

DESIGN & PRESERVATION

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DESIGN



ELEMENTS OF MAIN STREET BUILDINGS

~1800S – 1920S



Cornice

Structural Masonry

Upper Windows

Expression of Floors

Header

Transom

Recessed Entry

Storefront windows

Wood Bulkhead

STYLE OF MAIN STREET BUILDINGS

~1870s - 1910



STYLE OF MAIN STREET BUILDINGS

~1910 - 1930



ELEMENTS OF MAIN STREET BUILDINGS

1930s – 1950s



No Cornice

Band of windows

Flat Awning
Display Windows

Deeper recesses

Larger glass

Smaller bulkhead

**STYLE OF
MAIN
STREET
BUILDINGS**



**1920s –
1940**

STYLES OF MAIN STREET BUILDINGS



1930s –
1950s

LOOKING NORTH ON BROADWAY - TACOMA - WASH.

Ellis
1209

STYLE OF MAIN STREET BUILDINGS

~1930s – 1960s



**ELEMENTS OF
MAIN STREET
BUILDINGS**

1950s – 1960s



No Cornice

Stone Veneer

Flat Awning

No Transom

Metal Windows
Small Display
windows

Larger bulkhead



CERAMIC VENEER CREATES COLOR INTEREST

For store modernization or new construction on busy city streets or in suburban shopping centers, it is used extensively to give facades a modern, more colorful appearance. For the facing and surrounds of this store in Cincinnati, Ohio, Grayson-Robinson Stores, Inc., architects, specified 1 1/2" thick grey Ceramic Veneer with brown mottled overtones. Kaylan Contractors, Inc. were the builders. Colorful literature illustrating the versatility of Ceramic Veneer is available on request. Also without charge we will gladly furnish construction detail, data, color samples and advice on preliminary sketches. Write or phone us today for complete information.

FEDERAL SEABOARD TERRA COTTA CORPORATION

102, 400 E. New York St., N.Y. Plant at Perth Amboy, N.J.



STYLES OF MAIN STREET BUILDINGS

~1940s – 1960s



DECLINE OF MAIN STREET – RISE OF THE SUBURBS

1950s – 1970s



**TRYING TO KEEP
MAIN STREET
ALIVE**

~1950s – 1970s



**MAIN STREET
IS BACK!**

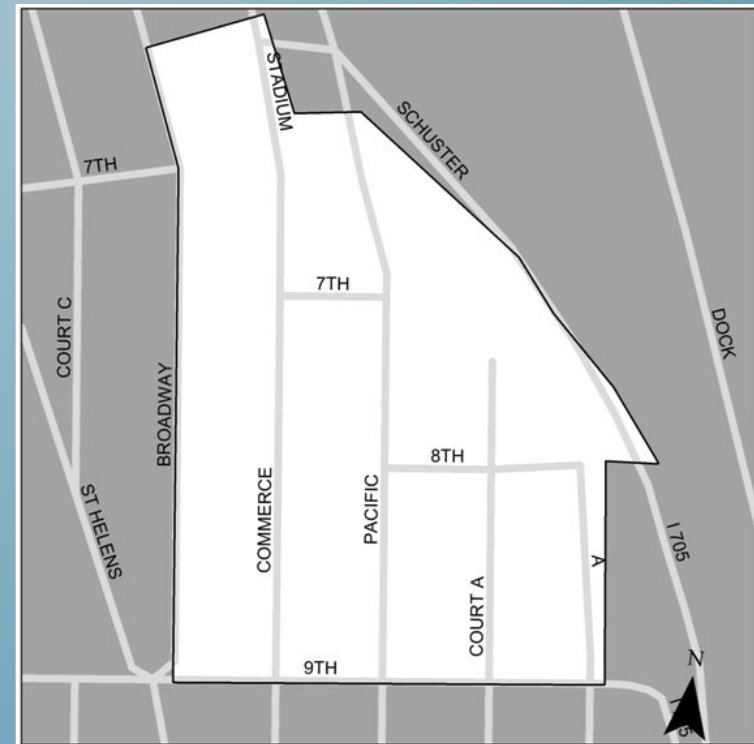
1968 CANOPY REMOVED IN 2006



DESIGN REVIEW

LOCAL DESIGN REVIEW

- *Enabled by ordinance*
- *In accordance with standards*
- *Permit application triggers review*

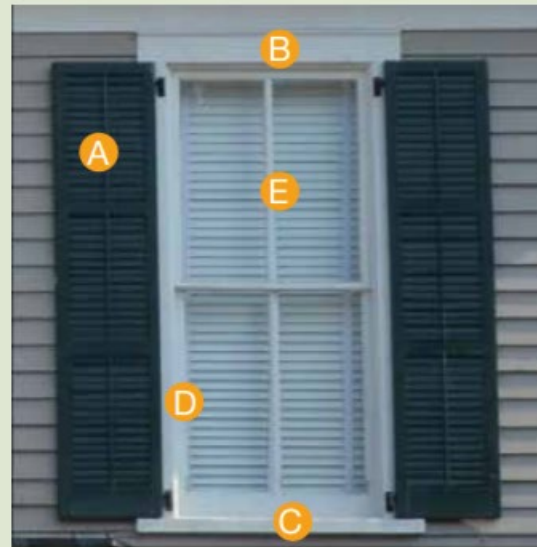


DESIGN GUIDELINES FOR HISTORIC DISTRICTS

Parts of a Window

This is a two-over-two (2/2) double-hung, wood sash window with shutters.

- A** Operable Shutters
- B** Lintel, Hood, Cap
- C** Sill
- D** Surround
- E** Muntin/Mullion



Design Guidelines for Windows and Doors

1. Identify, retain, and preserve historic window and door openings, materials, features and details including, but not limited to, sash, trim, glass, panels, configuration, muntins, mullions, dimensions, size, stained glass, lintels, sills,

PROTECT
**WINDOWS
& DOORS**
WITH ROUTINE
MAINTENANCE



DESIGN REVIEW PROCESS

Step 1: Owner applies for permit

Step 2: Permit desk forwards application to preservation commission

Step 3: Commission reviews project and approves/denies COA.

Step 4: Permit granted, depending on outcome



WHAT YOU NEED TO KNOW TO DO DESIGN REVIEW

1. **Adopted Standards for Review – *have them in front of you at the meeting***
2. **Important features of the building – *have the nomination in front of you at the meeting***
3. **The current state of the building and how it varies from it's original condition – historic images if possible**
4. **The proposed plans and how they affect the important features**

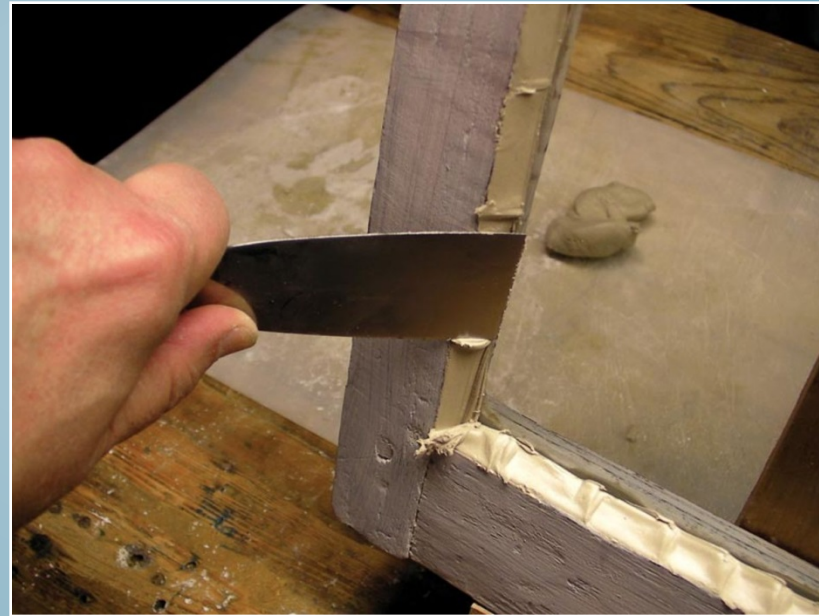
**DESIGN
REVIEW
STANDARDS**

**Protect &
Maintain**



DESIGN REVIEW STANDARDS

*Repair rather
than replace... Or*



DESIGN REVIEW STANDARDS

Replace in-kind



**DESIGN REVIEW
STANDARDS**

*Restore missing
features, or Design
compatible
replacement*



DESIGN REVIEW STANDARDS

*Changes that have
acquired significance
shall be retained &
preserved*



DESIGN REVIEW STANDARDS - ADDITIONS

*Compatible
Design &
Subordinate
Placement*



DESIGN REVIEW STANDARDS - ADDITIONS

Reversibility



WILSON HOTEL – CENTRALIA - 2012



WILSON HOTEL – CENTRALIA - HISTORIC





WILSON HOTEL – CENTRALIA - TODAY



MAKE A MOTION BASED ON FINDINGS OF FACT...

- **Approve**
 - *Based on what? What specific guidelines? Which parts of the proposal?*
- **Deny**
 - *Based on what? Which parts?*
- **Approve with conditions**
 - *How will the conditions make the project align with the guidelines; which specific guidelines?*
- **Deny**
 - *Based on what guidelines? Which section?*

QUESTIONS?

