DESIGN & PRESERVATION

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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
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
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
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,
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
Changes that have acquired significance shall be retained & preserved.
DESIGN REVIEW
STANDARDS - ADDITIONS

Compatible Design & Subordinate Placement
DESIGN REVIEW
STANDARDS - ADDITIONS

Reversibility
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?

Main St