Design Review in a “You Can’t Tell Me What To Do With My Property” World
HLFI Network

Headquarters plus
5 Regional Offices and
4 Field Offices
Veraestau 1810, 1838, 1913, 1936
Community Assistance Program

- Provide consultation and staff support for historic preservation commissions and design review districts.
Education:

Forum

The Alliance Review

NAPC-L, our member Listserv

Technical assistance and research library
Advocacy:

National partners in Washington, D.C.

Preservation Advocacy Week

A voice for local commissions at the federal level
Training:

CAMP
Speakers Bureau
National Trust Conference
• Review some basic historic building design
• Outline baby steps for implementing design review for an area of your community
• Discuss some best practices for managing a design review process
• Windows and Signs – oh my.
HISTORICAL MARKER

Before this parking lot was built, there were some trees growing on this site.

UM... IT'S NICE, BUT, WE WERE HOPING TO ACTUALLY SAVE THE TREES...

THERE'S JUST NO SATISFYING YOU ENVIRONMENTAL EXTREMISTS, IS THERE?...

DEVELOPERS
The design police – not a helpful perception for your design review process or vision......
Educate before you create

Create the lead group

Involve the public
Identify your historic buildings and districts

Create a ranking and catalogue known resources about the building
Build understanding/appreciation

• Charrette
Economic Benefits of Historic Preservation
How specific do guidelines get?

• Guidelines should be created with input from the owners of the proposed district

• Should not be advisory – you either have to play fair or not at all

• Guidelines should address all aspects of the built environment. Anything visible from the public way is the general term used.

• Yes landscaping may be reviewed if desired

• Must be user friendly
"Our hobby is finding old, run-down Victorian houses and levelling them."
THE GLASS MÉNAGERIE
STEINHARDT-HANSON

OFFICE PRODUCTS
BUSINESS FURNITURE
OFFICE MACHINES
GIFTS • GREETING CARDS
The vision for the district shouldn’t be a secret.
Be aware of perceptions
Set Expectations

- Not museums – living, active commercial districts

- Process, timeframes, application expectations (what to submit, where to submit, dates for submission)
Invest in Relationships

- Service Club talks
- Merchant association meetings
- Building Department/City Inspector
- Sign Shops
- Building Owners
...How to Have a Good Relationship
Create and Share the Vision

• Guidelines – graphic
• Written in plain English and are easy to understand. Avoid jargon
• Focus on the important
• Authentic
Tell the Story

• Design Workshops

• Window Workshops

• Archi-treasure hunts

• Walking Tours

• Realtor training
Engage in a professional manner

- Not personal
- Listen first to understand then work to bridge gaps in understanding about the vision
- Work to understand what the building owner is trying to achieve – find solutions that attempt to meet that plan within the vision for the area.

Are you listening?
1. Remove existing storefront.

Through old photos and drawings, there is evidence of the original storefront design.

2. Reconstruct storefront using these old photos. This will include:
   a. Stained glass transom windows
   b. Oak double entrance doors
   c. Tongue & groove ceiling
   d. Large columns and brackets

3. Clean paint of second floor windows

4. Repaint building colors: Brick-red, trim: off-white

5. New signage
"He was quite a double glazing salesman!"
### Windows Available in Most Common Sizes

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</table>

**Rough Opening Sizes**

Width x Height

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These Marvin windows, doors, blinds, and trims carry the Marvin Warranty. This warranty is non-transferable and applies to the original owner of the product for as long as he or she owns the property on which the product is installed. All terms of the warranty begin on the date of installation.

THE MARVIN WINDOWS AND DOORS TEN YEAR LIMITED WARRANTY

YOUR WARRANTY

This ten-year limited warranty covers the following: all parts of Marvin Windows, Doors, Blinds, and Trims, excluding those parts specifically excluded in the Conditions and Exclusions section of this warranty. This warranty applies only to the original owner of the product and covers defects in material and workmanship.

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2. Marvin is not responsible for any consequential damages resulting from the use of the product, including but not limited to, replacement cost, labor, loss of time, inconvenience, or other commercial loss.

3. This limited warranty is in lieu of all other warranties or agreements and applies only to the original owner of the product. The product must be installed in accordance with the installation instructions provided by Marvin.

4. This limited warranty is subject to the conditions and exclusions set forth in this warranty and is non-transferable.

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If you have a warranty claim, please contact the retailer or installer where you purchased the product. If you are unable to resolve the issue, please contact Marvin at the following address:

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1500 Research Parkway
St. Paul, MN 55120

Toll-Free: 1-866-971-7826
Email: warranty@marvinwindowsanddoors.com

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http://www.downtowndevelopment.com/downtown_research_and_development_center_books.php
Online Design Guidelines

The following links provide direct access to the .pdf document or the main page of each local jurisdiction’s historic preservation commission. Titles and verbiage may vary from “historic guidelines” to “historic district regulations.” If you find an inactive link, please email us at napa@uga.edu and let us know.

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http://napc.uga.edu/resources-links/