Design Review in a "You Can't Tell Me What To Do With My Property" World

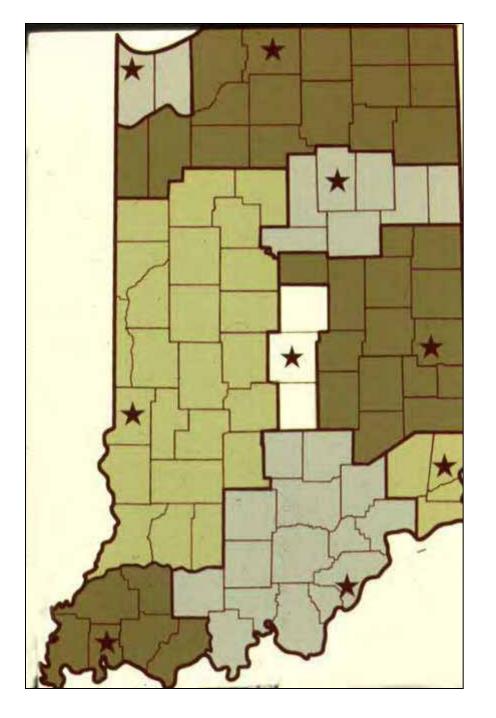










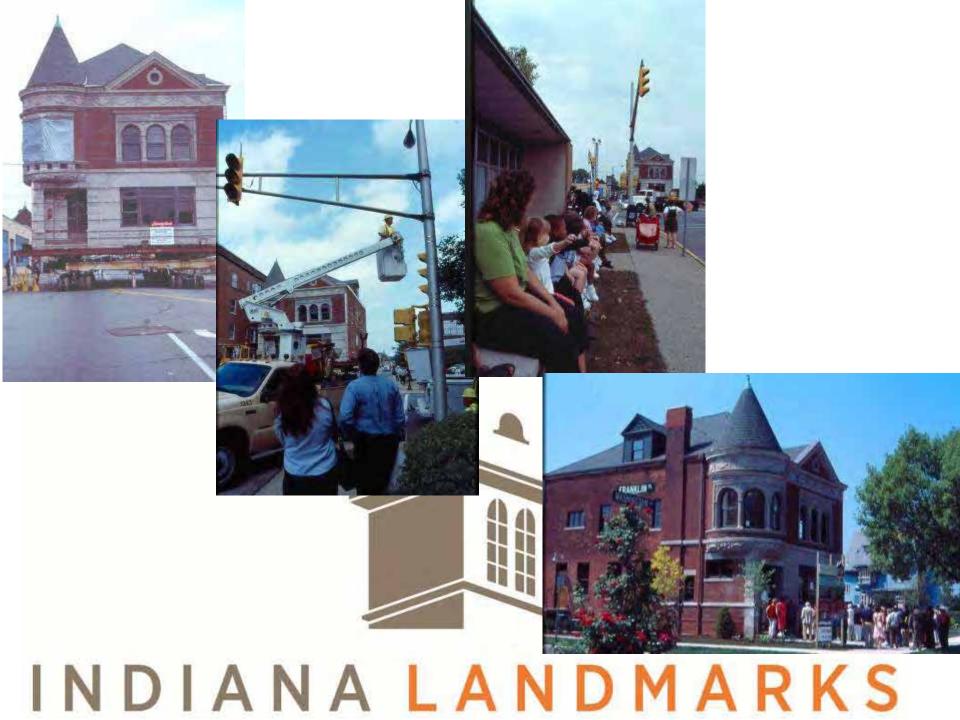


HLFI Network Headquarters plus 5 Regional Offices and 4 Field Offices









INDIANA Jan-Feb 2012 PRESERVATIONI





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INDIANA LANDMARKS



RESCUE THE CONTRACTOR

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Expect to be recommended involvement of the discussion of the disc

Contour socia ideas for State Theater The State Thesian has been many through since its construction in 1915. Downlow: South Earth, Inc. array to breathe new life and the historic building, which has been dark for several years, through a contest. Anyone can submit an idea through the official was ble constructions. Read (logs)

ations arought for potatanding private values graneets V you know of an outsetting preservation project completed in the test lost years, consider normating 4 for a National Regional Oversitation Avest, presented by Indexe Landonako au regional metrics in a metric provide the constraints of the avest and by indexe Landonako for the avest automatic present in the constraints of the avest and by indexe Landonako for the avest automatic present in the constraints of the avest and by a section of a constraint out, Regional present in the original constraints of the avest and the (automatic present and the rest of commation). (Notice presents of a section and the constraints are averaged as the rest of commation contact Topic 2 ages at 374-322-4324 or interest blocks test on the rest of commation.



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of 10 Most p.8

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IT'S TOO LATE

RECOGNIZING GENEROSITY

Thanks to our contributors p. 16

Community Assistance Program

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





Education + Advocacy + Training

Education:

Forum

The Alliance Review

NAPC-L, our member Listserv

Technical assistance and research library



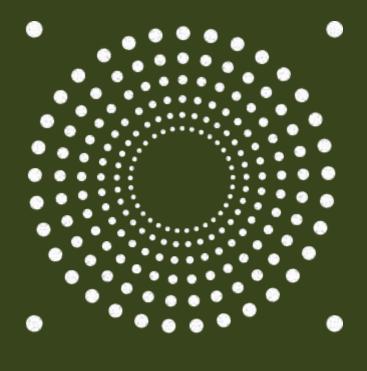
Education + Advocacy + Training

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

NAPC

Education + Advocacy + Training





























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.



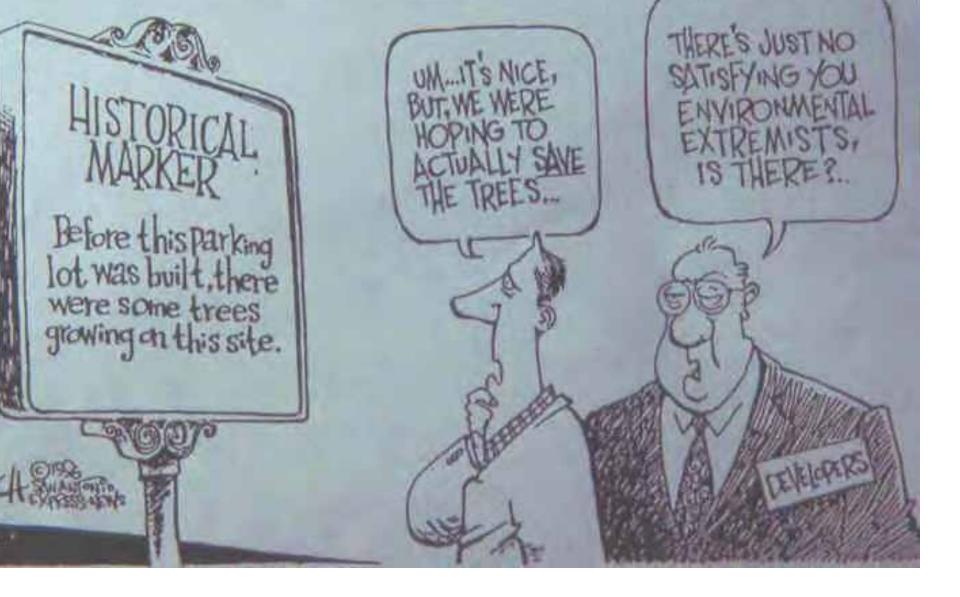




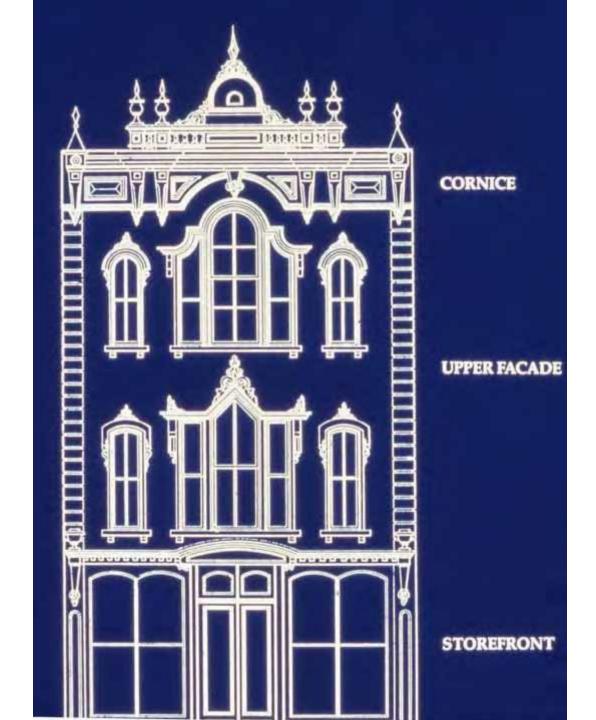






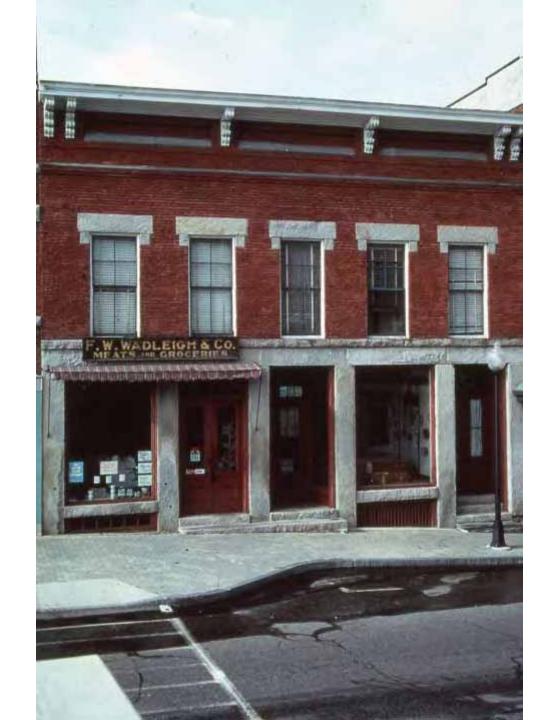


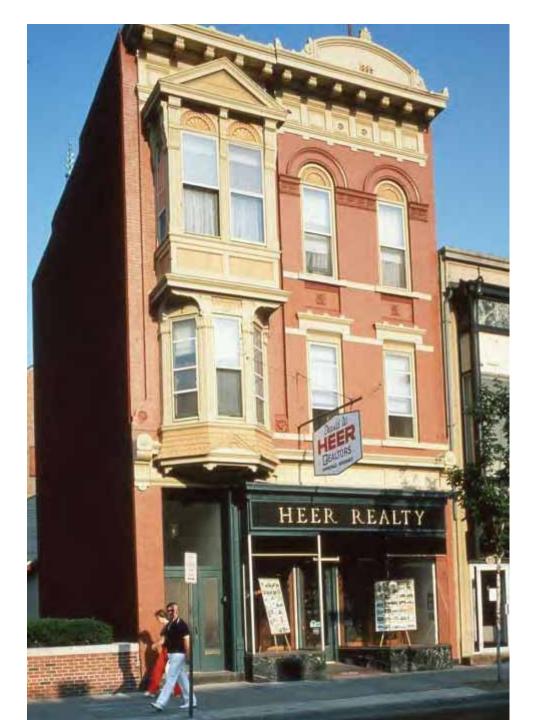






















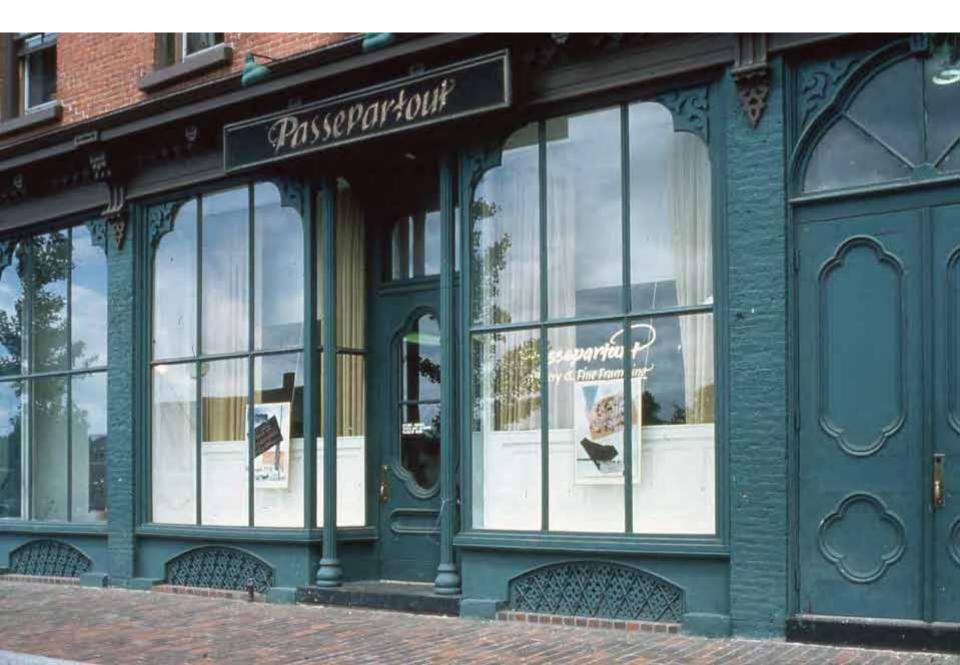




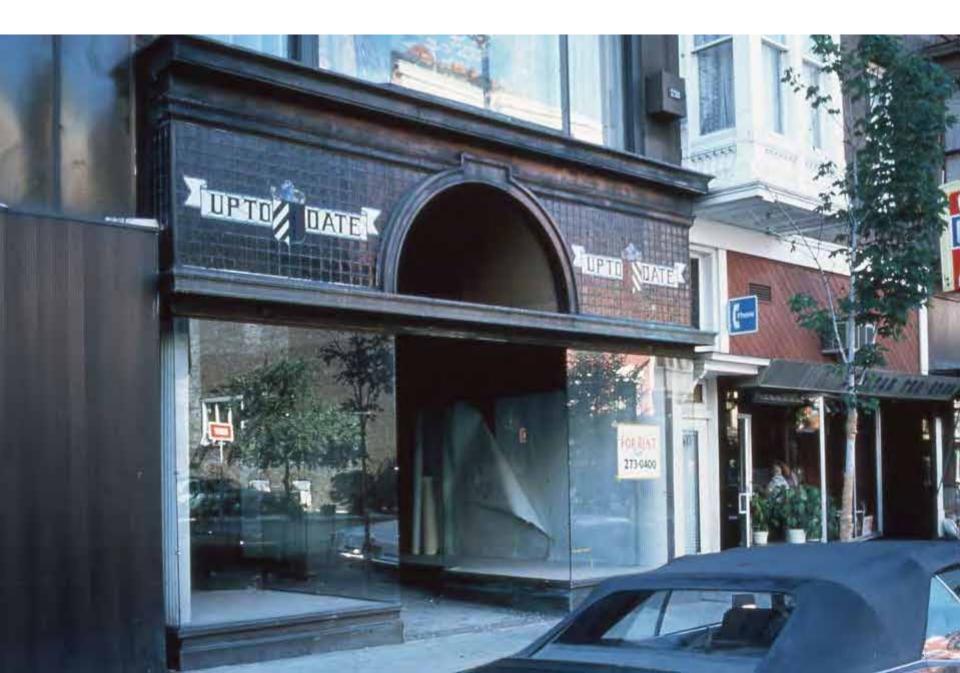




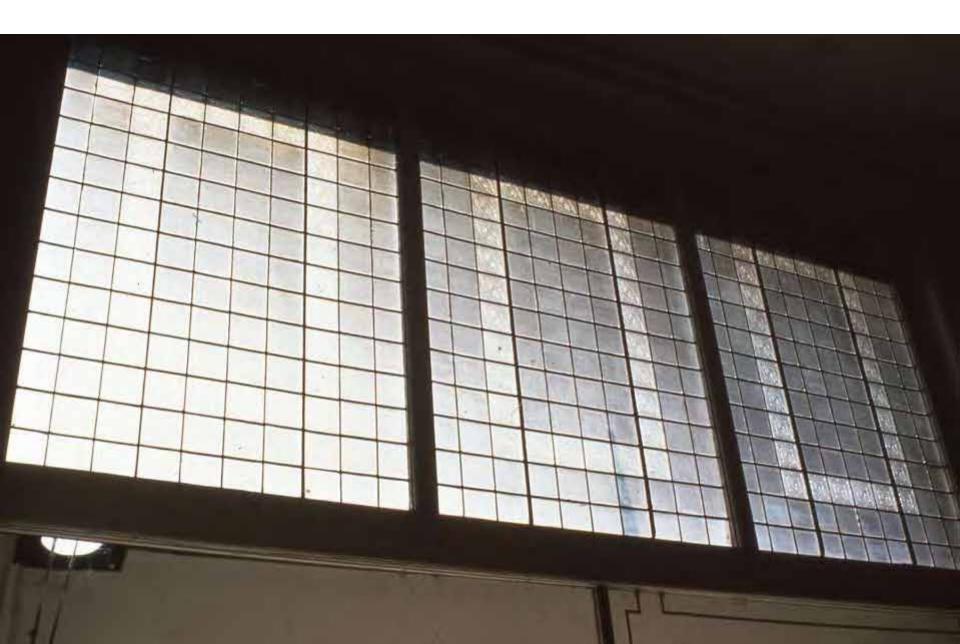


















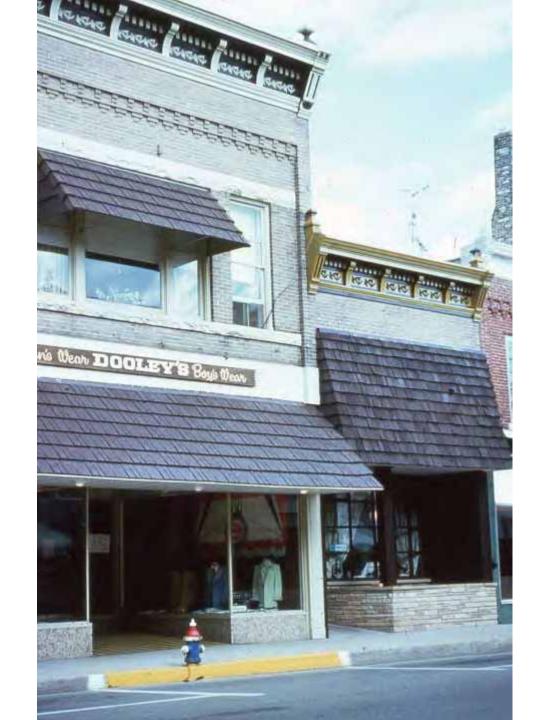




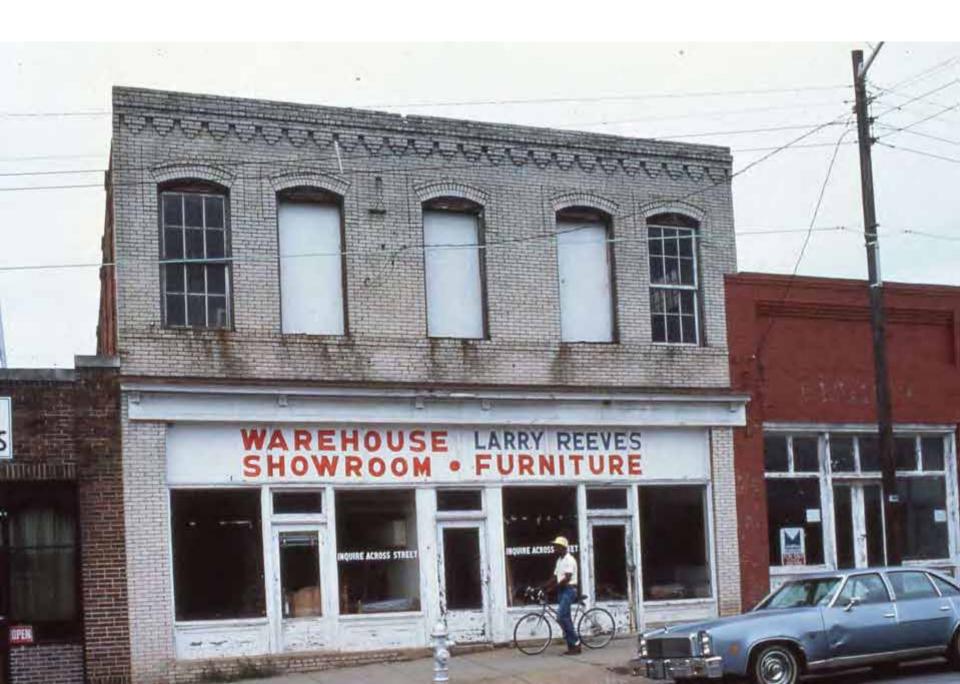
























HT and investigation in the statiges (BID \$10717 BDD months for one



The design police – not a helpful perception for your design review process or vision.....

Educate before you create





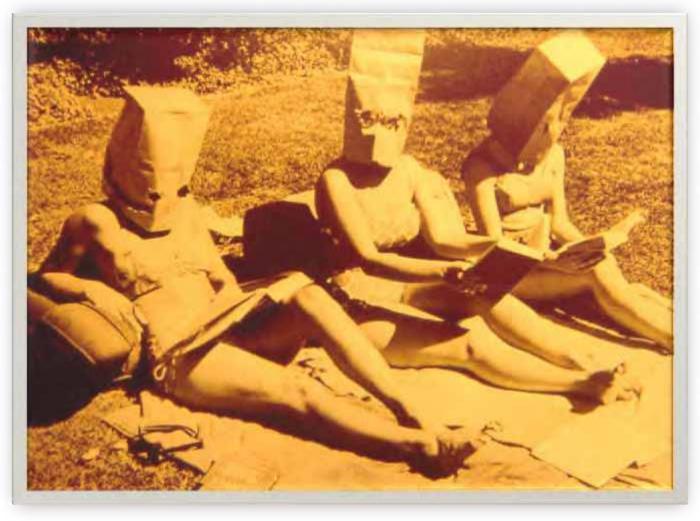
Create the lead group

Involve the public





Identify your historic buildings and districts



Create a ranking and catalogue known resources about the building

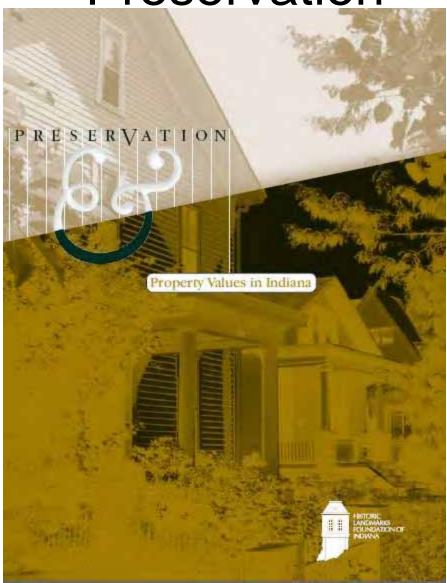


Build understanding/appreciation

Charrette



Economic Benefits of Historic Preservation



Craft draft guidelines

How specific do guidelines get?

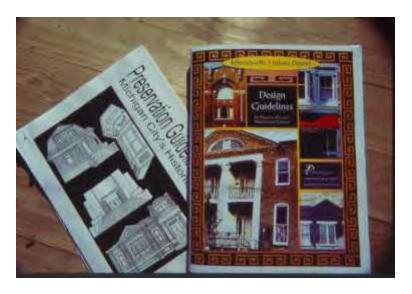
•Guidelines should be created with input from the owners of the proposed district

•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.

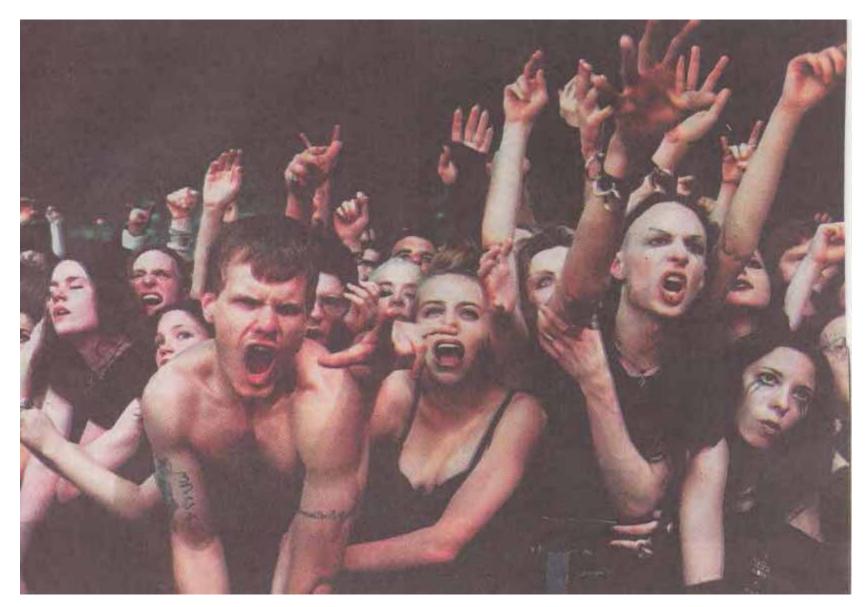
•Yes landscaping may be reviewed if desired

•Must be user friendly





"Our hobby is finding old, run-down Victorian houses and levelling them."

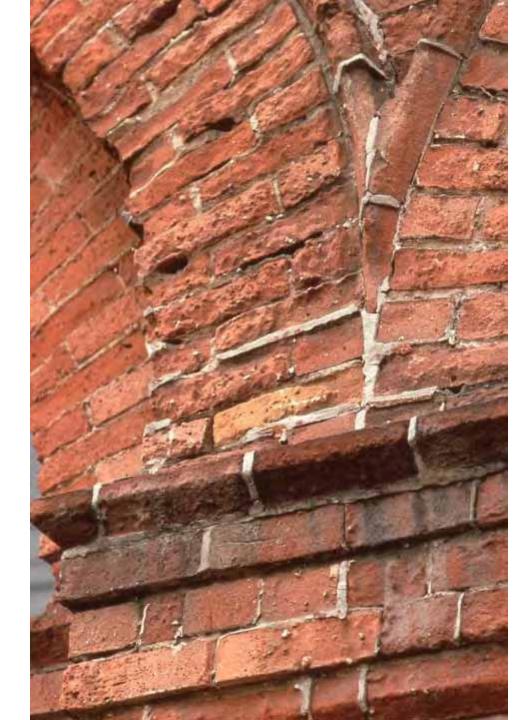




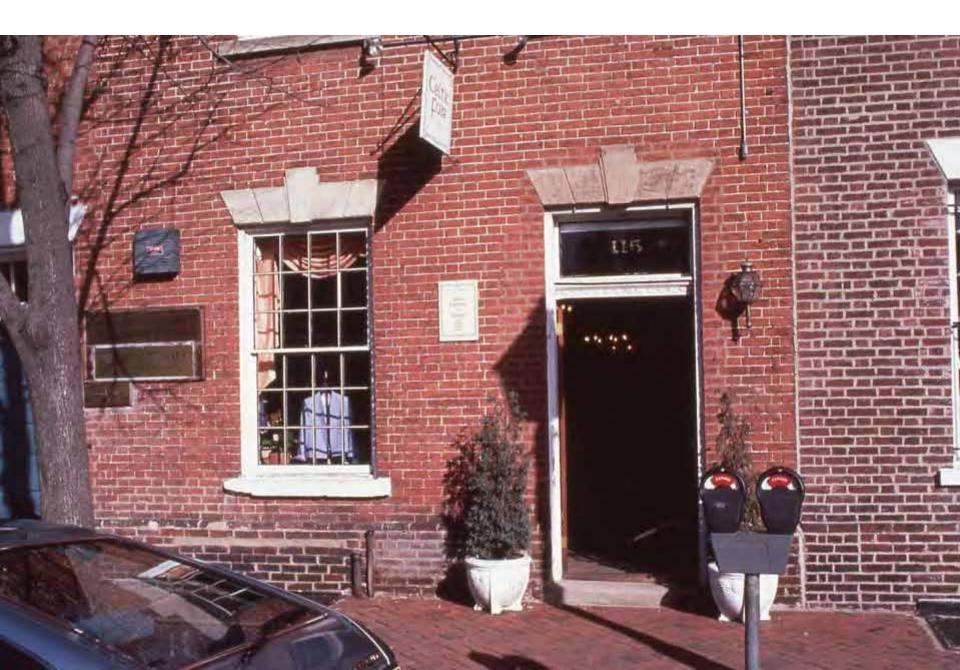




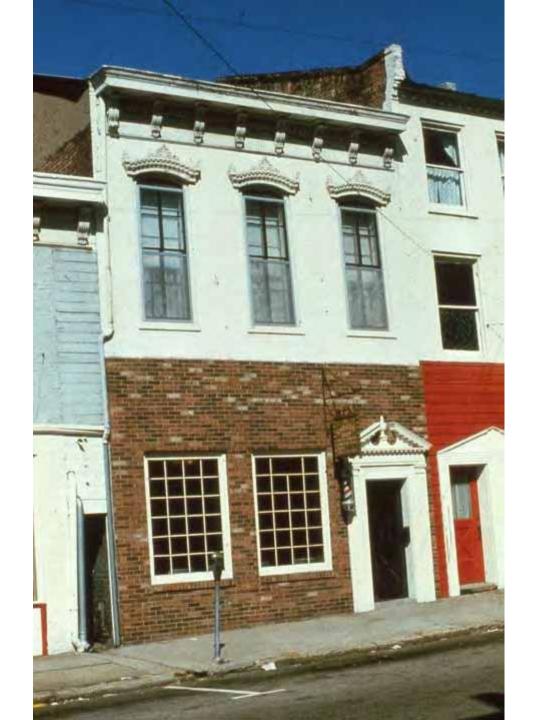


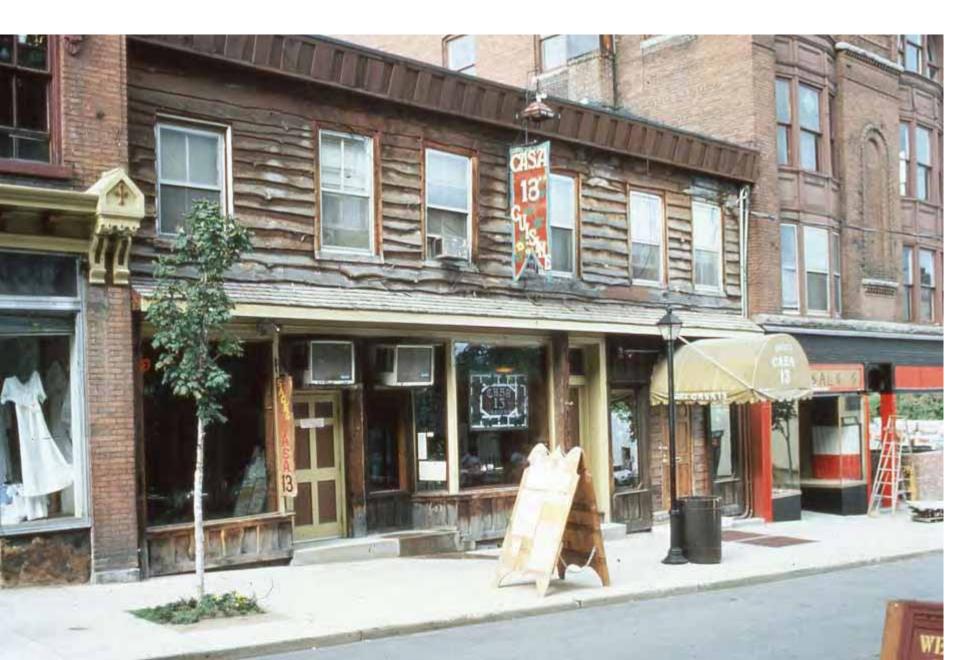




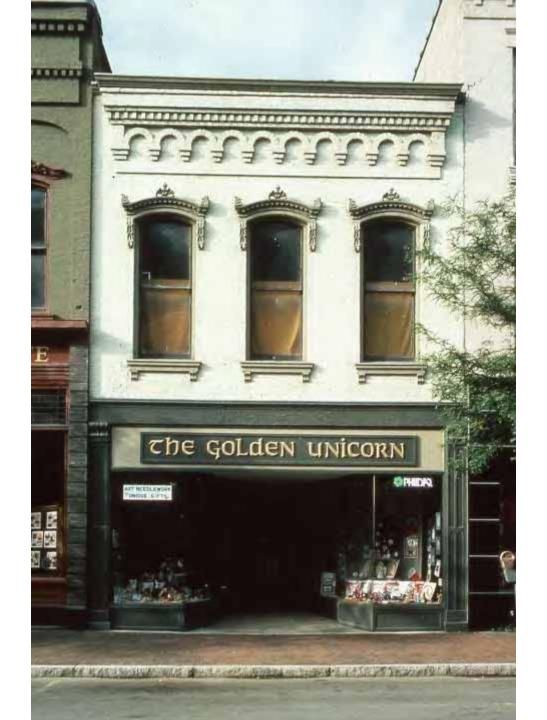




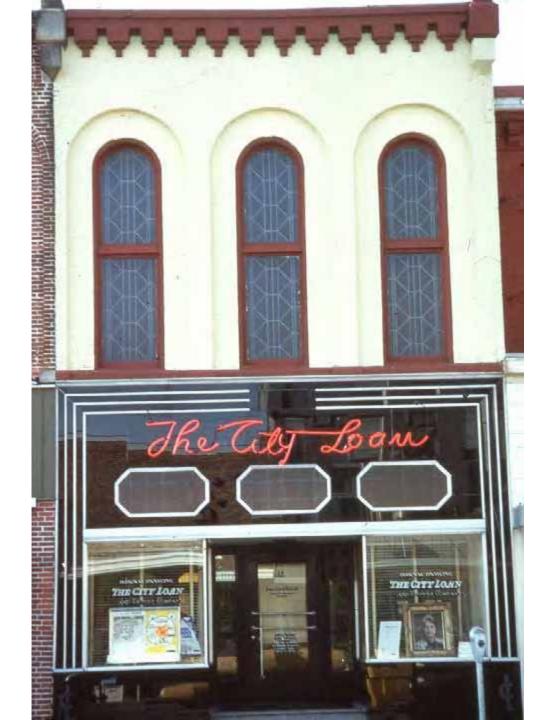


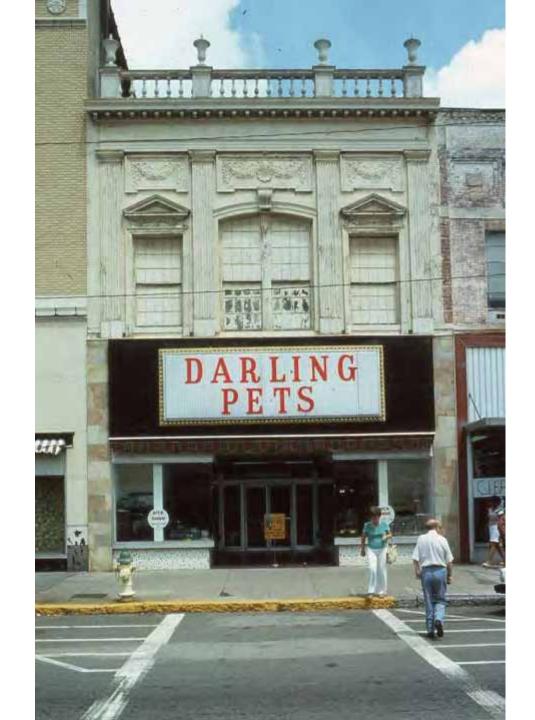


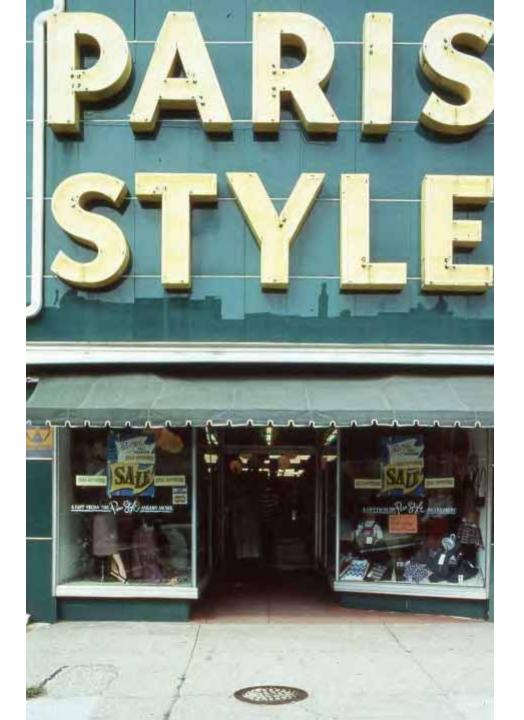


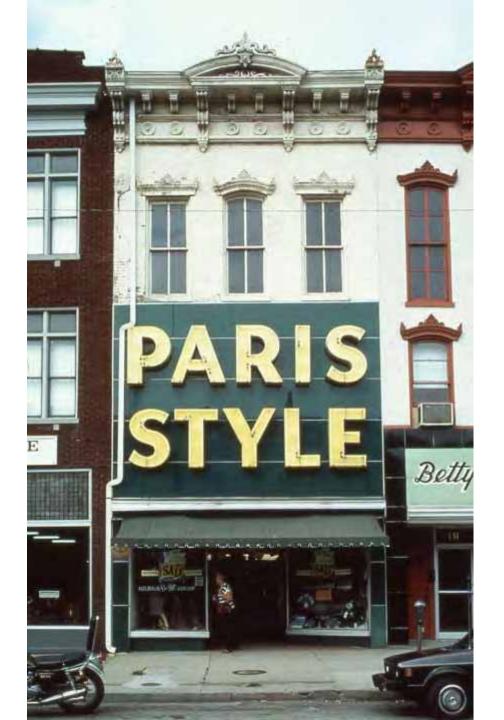






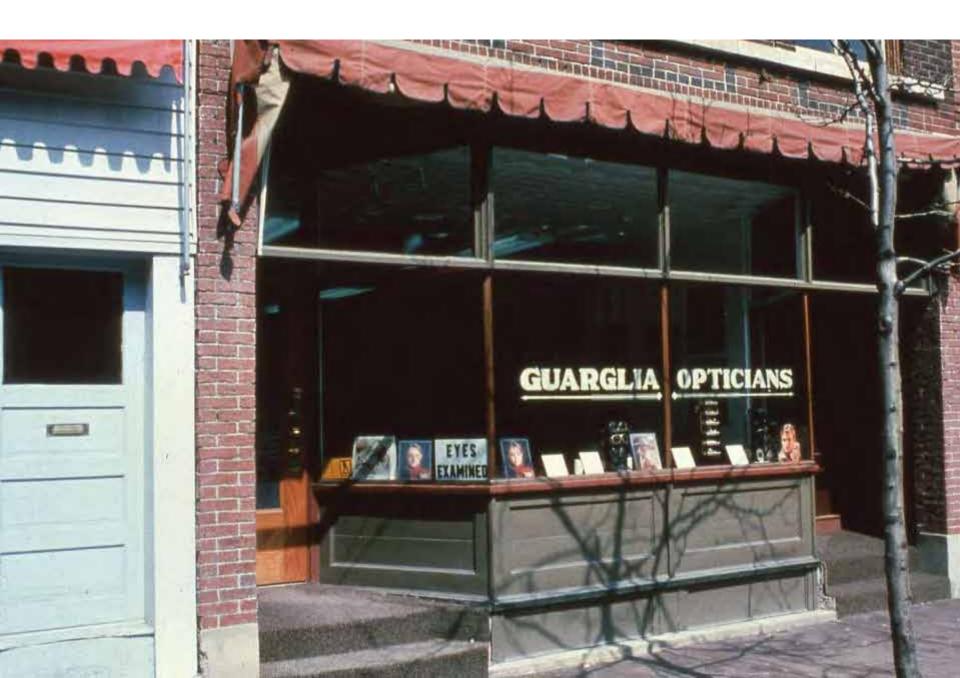


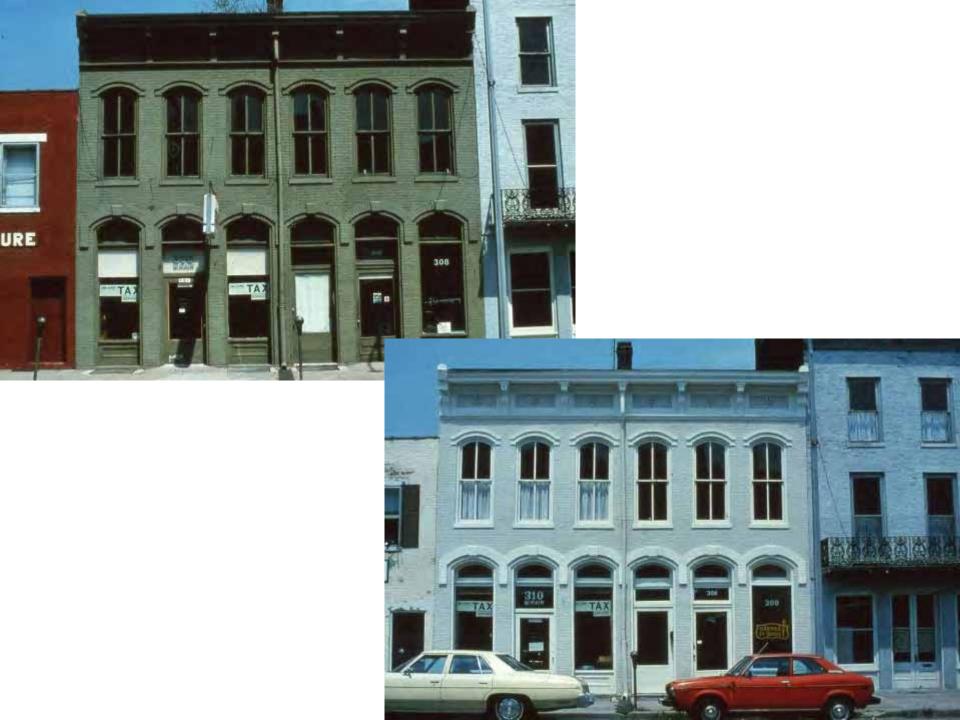












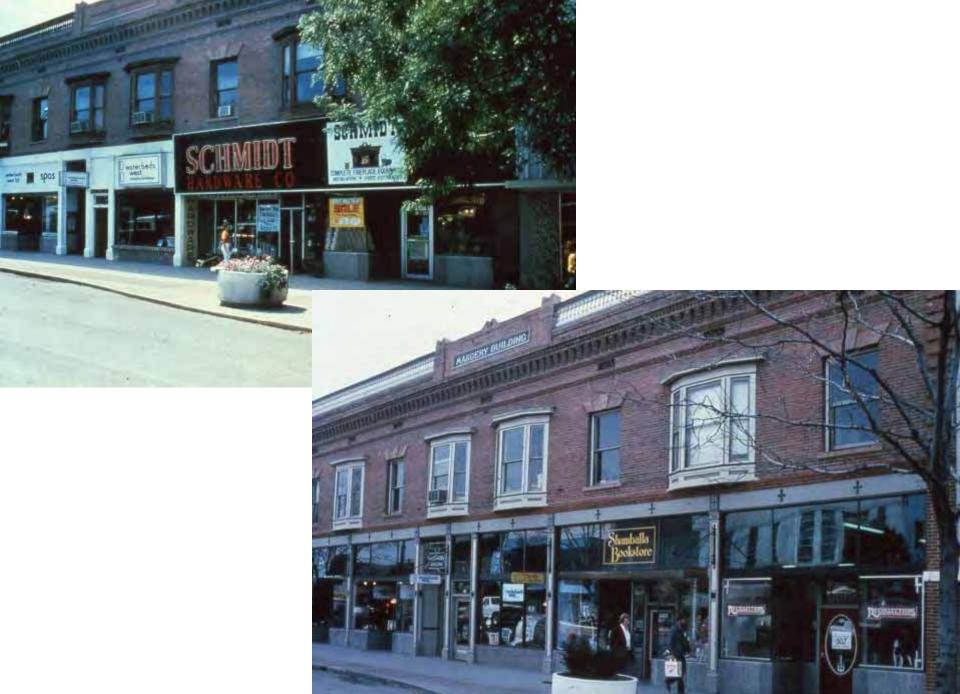












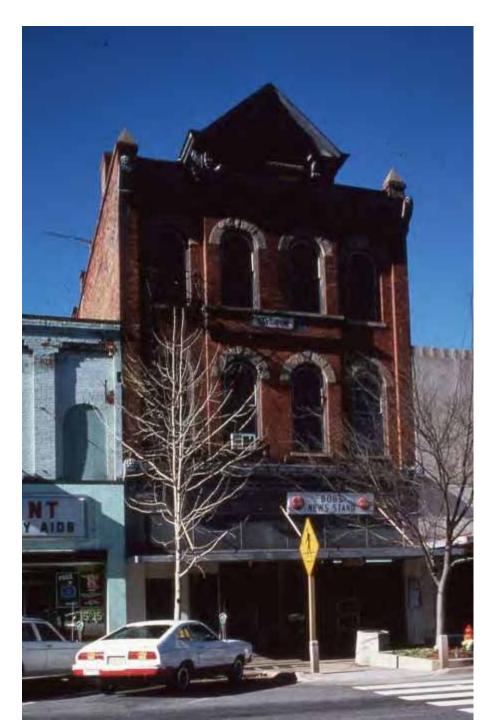


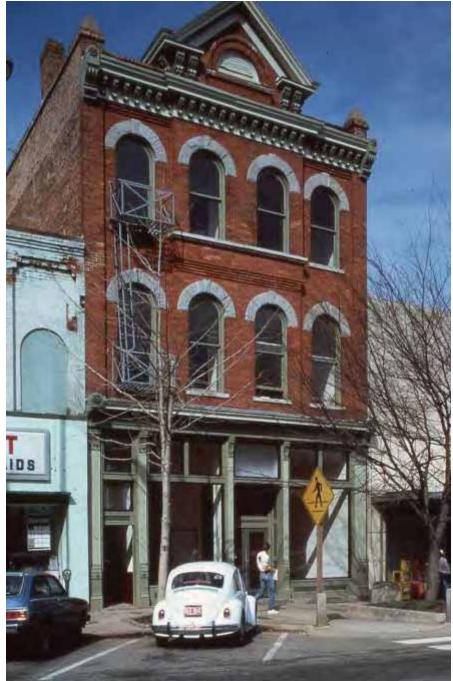
































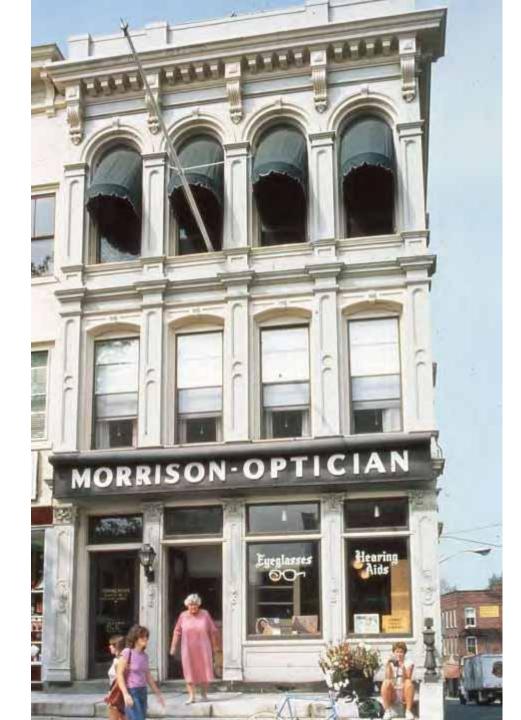


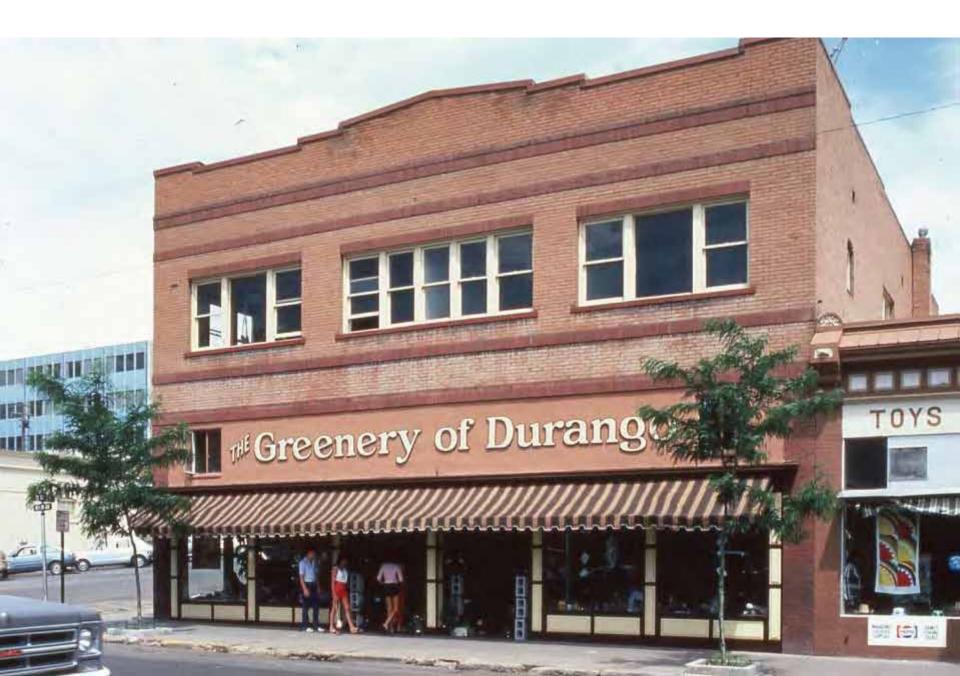


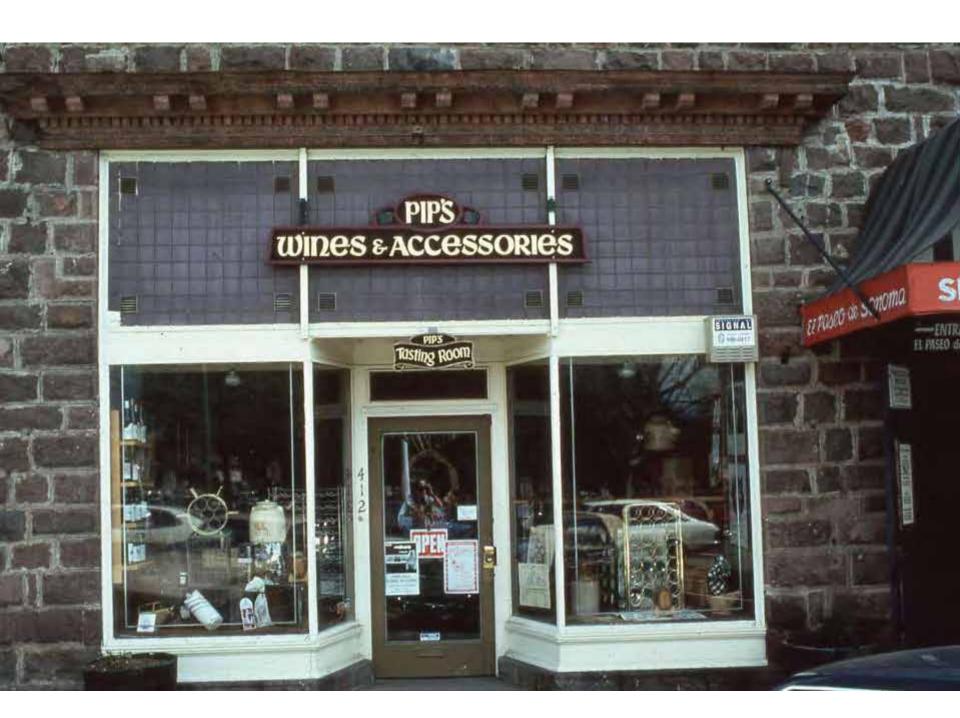
































Sssssshhhh...

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)



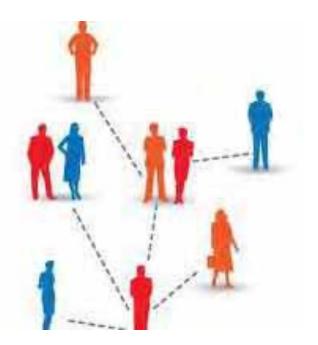






Invest in Relationships

- Service Club talks
- Merchant association meetings
- Building Department/City Inspector
- Sign Shops
- Building Owners













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-treasurer 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.







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12 E. BEVERLEY ST.

1 Remove exerting simefrants

Through all shares and domines inter a Cooleant desenvertation of the organic apartment design

Reconstruct storefront using three, old photos The will include A stained alass transom illindous b. ook datale entrance doors

d large control calling

2. Clean print of second floor windows

3 Repaint building Colors, Brick-Red Trim-off white

4 New signage



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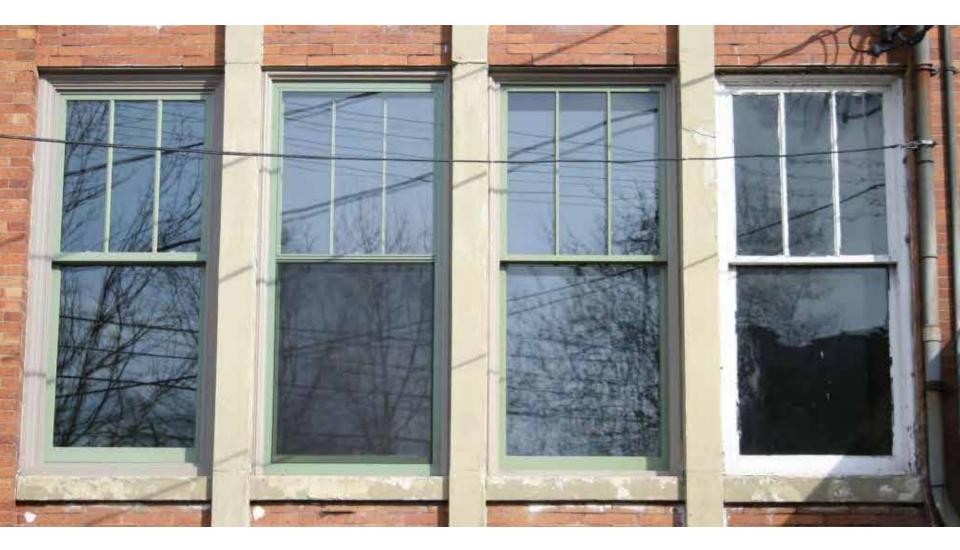
"He was quite a double glazing salesman!"

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ONLY	\$99		30 x 62	28 x 66	36 x 58 36 x 62			
24 x 38	30 x 46 32 x 38	28 x 54 28 x 58	32 x 54 32 x 58	32 x 62 32 x 66	36 x 66			
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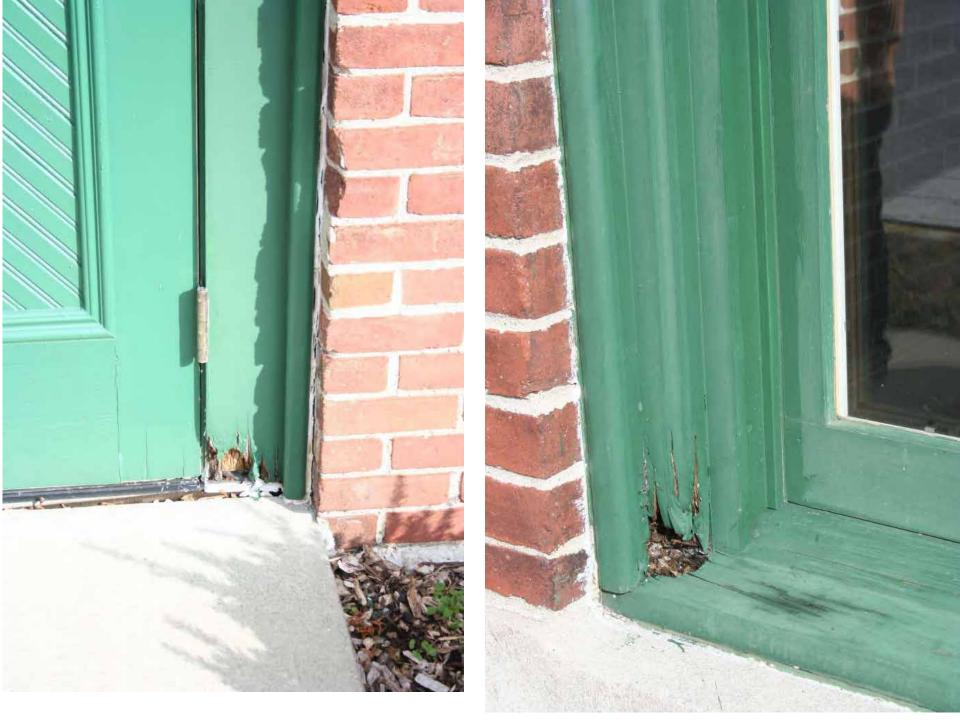














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IF YOU HAVE A WARRANTY CLAIM.

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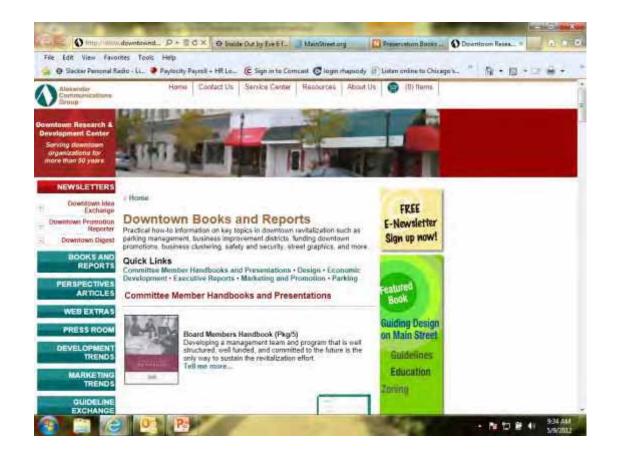




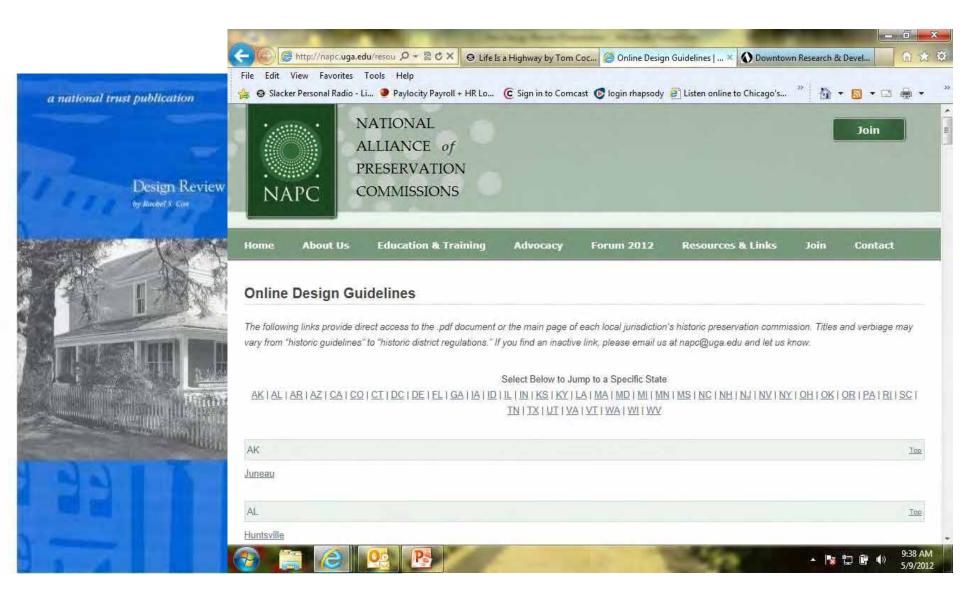








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