

Character Defining Features

03.15.16 | Tacoma WA

Nicholas Vann, AIA | State Historical Architect
DEPT OF ARCHAEOLOGY AND HISTORIC PRESERVATION

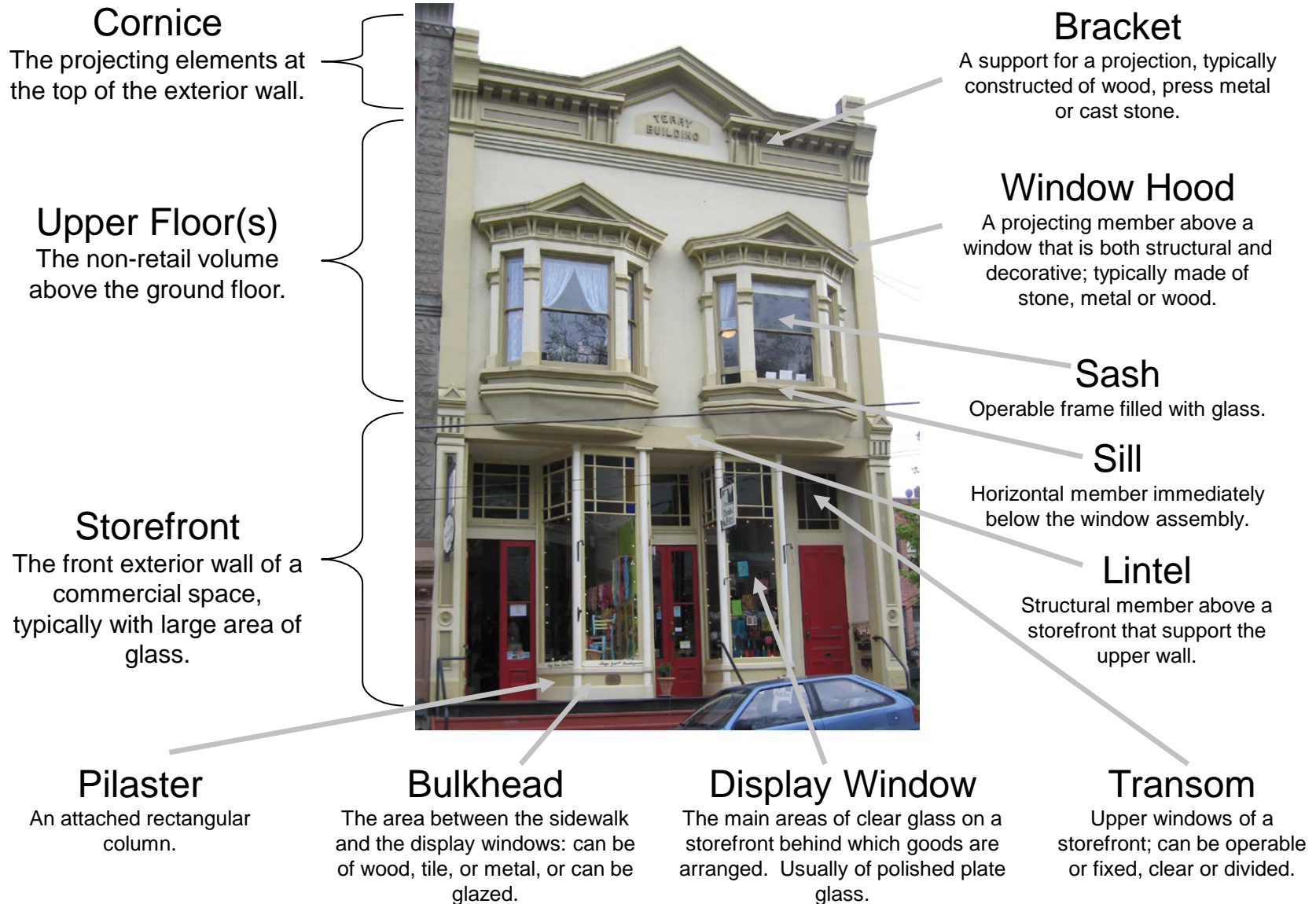


ANATOMY OF A MAIN STREET BUILDING



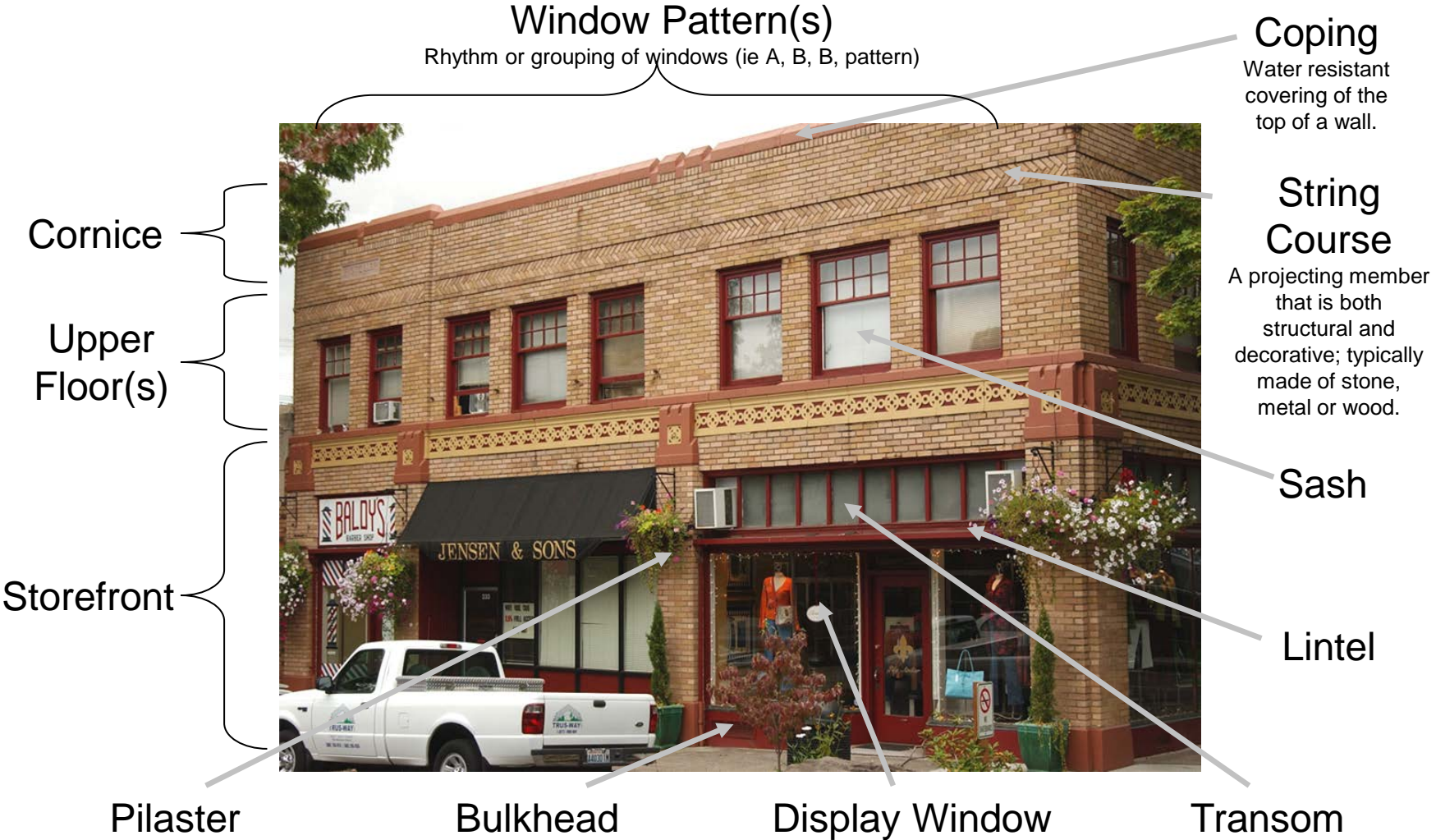
ANATOMY OF A MAIN STREET BUILDING

TERRY BUILDING, PORT TOWNSEND



ANATOMY OF A MAIN STREET BUILDING

STOLLER BUILDING, CAMAS



ANATOMY OF A MAIN STREET BUILDING

PAY n' TAKIT STORE, SPOKANE



Cornice

Storefront

Parapet

Spandrel Panel

A section of wall, defined as an ornamental panel, typically between two vertical windows or arches.

Awning

Fabric or rigid metal projection offering protection from the weather.

Bulkhead

Corner Entry

Double entry at chamfered corner of building.

Display Window

Transom

ANATOMY OF A MAIN STREET BUILDING

JC PENNY STORE, PUYALLUP



WHAT IS THE HISTORIC CHARACTER?

IDENTIFY THE OVERALL VISUAL ASPECTS



whitman county library, colfax

WHAT IS THE HISTORIC CHARACTER?

IDENTIFY THE OVERALL VISUAL ASPECTS

The SOI Standards embody two important goals:

- 1) the preservation of historic **materials**
- 2) the preservation of a building's distinguishing **character**.



LOOK AT THE BUILDING FROM A DISTANCE

IDENTIFY THE OVERALL VISUAL ASPECTS



This first step involves looking at the building from a distance.

- Shape
- Roof + Roof Features
- Openings
- Projections + Recesses
- Exterior Materials
- Trim + Secondary Features
- Building Site



LOOK AT THE BUILDING FROM A DISTANCE

IDENTIFY THE OVERALL VISUAL ASPECTS



SHAPE

LOOK AT THE BUILDING FROM A DISTANCE

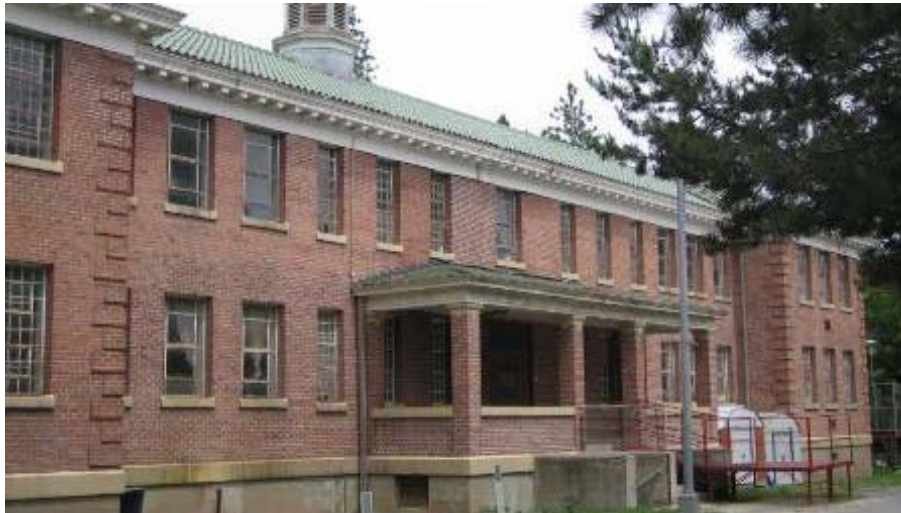
IDENTIFY THE OVERALL VISUAL ASPECTS



ROOF + ROOF FEATURES

LOOK AT THE BUILDING FROM A DISTANCE

IDENTIFY THE OVERALL VISUAL ASPECTS



OPENINGS

LOOK AT THE BUILDING FROM A DISTANCE

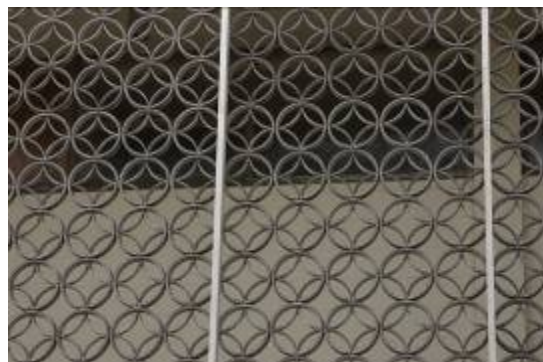
IDENTIFY THE OVERALL VISUAL ASPECTS



PROJECTIONS
+ RECESSES

LOOK AT THE BUILDING FROM A DISTANCE

IDENTIFY THE OVERALL VISUAL ASPECTS



EXTERIOR MATERIALS

LOOK AT THE BUILDING FROM A DISTANCE

IDENTIFY THE OVERALL VISUAL ASPECTS



TRIM + SECONDARY FEAT.

LOOK AT THE BUILDING FROM A DISTANCE

IDENTIFY THE OVERALL VISUAL ASPECTS



BUILDING SITE

LOOK AT THE BUILDING UP CLOSE

IDENTIFY THE FEATURES IN DETAIL



The second step involves looking at the building at close range.

- Materials
- Craft Details



LOOK AT THE BUILDING UP CLOSE

IDENTIFY THE FEATURES IN DETAIL



MATERIALS

LOOK AT THE BUILDING UP CLOSE

IDENTIFY THE FEATURES IN DETAIL



CRAFT DETAILS

LOOK AT THE BUILDING INSIDE

IDENTIFY THE FEATURES IN DETAIL



The third step involves looking at the interior.

- Individual Space
- Related Spaces
- Interior Features
- Surface Materials + Finishes
- Exposed Structural Elements



LOOK AT THE BUILDING INSIDE

IDENTIFY THE FEATURES IN DETAIL



INDIVIDUAL SPACE

LOOK AT THE BUILDING INSIDE

IDENTIFY THE FEATURES IN DETAIL



RELATED SPACES



LOOK AT THE BUILDING INSIDE

IDENTIFY THE FEATURES IN DETAIL



INTERIOR FEATURES

LOOK AT THE BUILDING INSIDE

IDENTIFY THE FEATURES IN DETAIL



SURFACE MATERIALS + FINISHES

LOOK AT THE BUILDING INSIDE

IDENTIFY THE FEATURES IN DETAIL



EXPOSED STRUCTURAL ELEMENTS

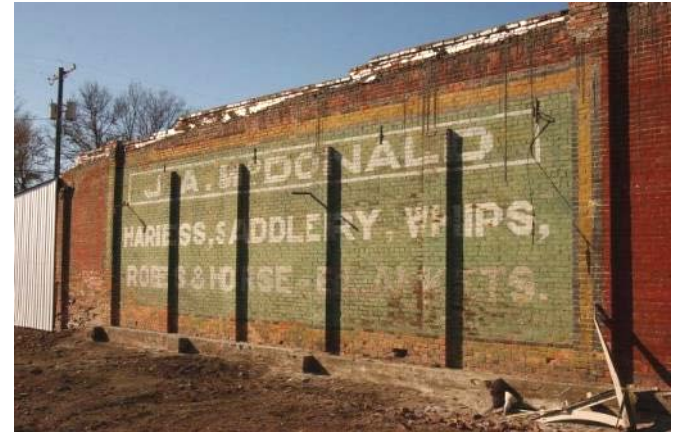
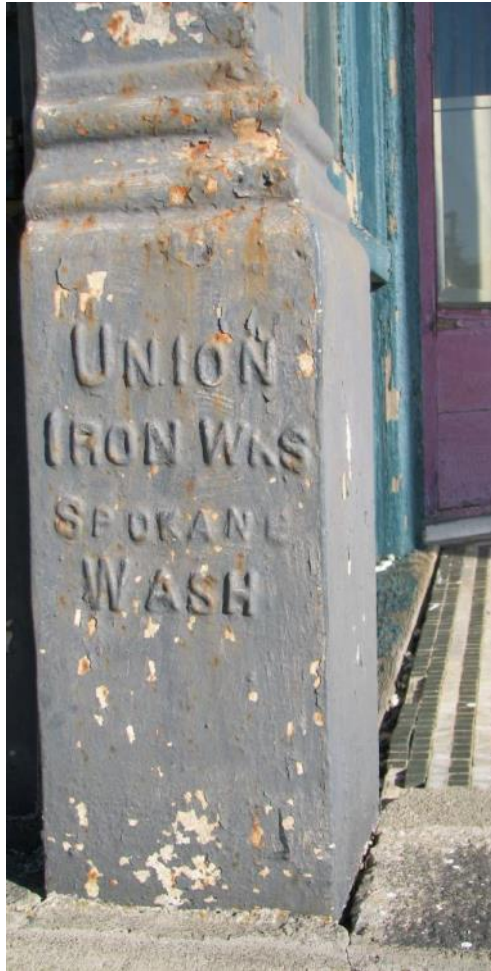
ANATOMY OF A MAIN STREET BUILDING

BUILDING DETAILS



ANATOMY OF A MAIN STREET BUILDING

COMMERCIAL DETAILS



ANATOMY OF A MAIN STREET BUILDING

COMMERCIAL DETAILS - STOREFRONTS



ANATOMY OF A MAIN STREET BUILDING

COMMERCIAL DETAILS - CORNICE



ANATOMY OF A MAIN STREET BUILDING

COMMERCIAL DETAILS - SIGNAGE



ANATOMY OF A MAIN STREET BUILDING

COMMERCIAL DETAILS - DOORS



ANATOMY OF A MAIN STREET BUILDING

COMMERCIAL DETAILS - AWNINGS



ANATOMY OF A MAIN STREET BUILDING

COMMERCIAL DETAILS - EXTERIOR MATERIAL



Carrera Glass



Poured Concrete



Brick



Concrete Block



Pressed Tin



Enameled Metal

CASE STUDY

CURRAN HOUSE – UNIVERSITY PLACE



CASE STUDY

CURRAN HOUSE – UNIVERSITY PLACE



CASE STUDY

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CASE STUDY

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CASE STUDY

CURRAN HOUSE - UNIVERSITY PLACE



FINANCIAL RESOURCES FOR HISTORIC REHABILITATION



HISTORIC TAX CREDITS

WHAT ARE THEY?

20% Federal Tax Credit on Qualified Rehabilitation Expenditures

Example: For \$1,000,000 in rehab expenditures a \$200,000 credit can be taken.

FEDERAL HISTORIC TAX CREDIT

STATS IN WASHINGTON STATE

Since 1977 when the program began:

275 projects statewide
\$997 million Total QRE

125 Seattle projects for
\$695 million Total QRE
~\$5.56 million / project

59 Spokane projects for
\$154 million Total QRE
~\$2.61 million / project

Certified Rehab Projects & Totals by County

2011 - 2016



2011 - 2016

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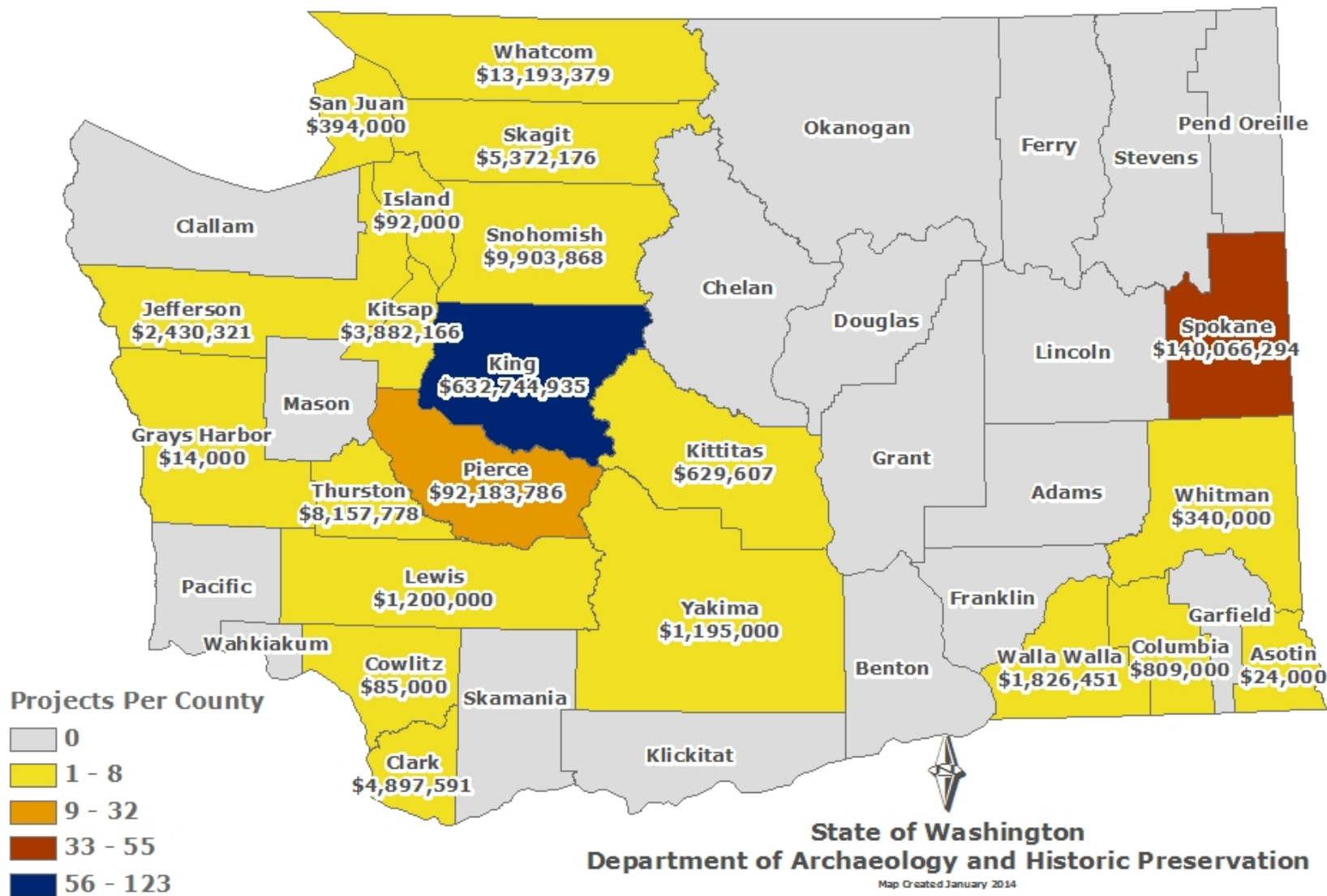
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State of Washington
Department of Archaeology and Historic Preservation

Map Created: February 2016
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Certified Rehab Projects & Totals by County 1977 - 2013



SPECIAL VALUATION

WHAT IS IT?

The revision of the assessed value of a historic property which subtracts, for up to ten years, such rehabilitation costs as are approved by a local review board.



before Coleman Automotive, Seattle



after



SPECIAL VALUATION
STATE IN WASHINGTON STATE

Since 2000 when we began tracking projects:

605 projects statewide

\$1.03 billion Total Rehab Expend

Questions?



Nicholas Vann, AIA | State Historical Architect

(360) 586-3079

Nicholas.vann@dahp.wa.gov