

DESIGN ASSISTANCE OPTIONS

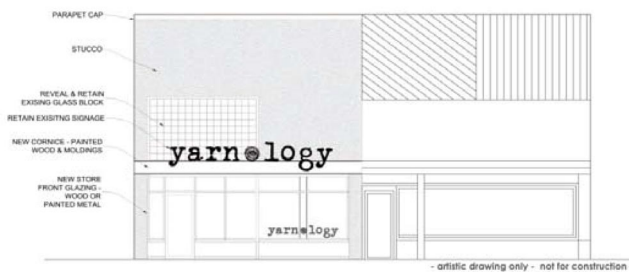
2018



1. STORE FRONT SCHEMATIC DRAWINGS:

Historic preservation of our downtowns and traditional commercial districts is one of the primary cornerstones to long-term and sustainable economic development within our communities. In order to help maintain, strengthen, and capitalize on a community's historic resources, the Minnesota Main Street Program offers design assistance to individual property and business owners whose Main Street is one of the Designated Minnesota Main Streets.

Storefront re-envisioning can provide helpful design assistance to property and business owners. Ideas presented in these illustrative drawings can help property and business owners envision what the design and preservation possibilities can be for their property. Additionally, schematic façade drawings can be used to raise funds for the rehabilitation of a significant historic building, market the possibilities of a for-sale building, recruit new businesses to vacant storefront, and demonstrate revitalization progress on your Main Street.



Rendering One utilizes the existing glass block to bring light into the office work-space and to retain some of the original a-symmetrical design found on Neville's storefront and other storefronts of the 1930-1940s



The design assistance provides important information and recommendations on exterior façade improvements that will improve the appearance and visibility of the building and business while also maintaining the historic integrity of the building and making it functional for the owner’s current needs. The design assistance includes either an on-site visit at the building or phone interview with the property/business owner and the local Main Street manager (or design committee representative). All recommendations follow the Secretary of Interior’s Standards for Rehabilitation.

In order to be eligible to receive design assistance, a property/business owner’s building must be within the local Main Street area and be zoned for commercial or mixed-use. The building does not have to be considered “historic” in order to be eligible. Individual owner-occupied residences are not eligible to receive design assistance.

2. SIGN ASSISTANCE:

Similar to storefront design services, sign assistance can provide helpful design assistance to property and business owners. Ideas presented in these illustrative drawings can help property and business owners envision what the sign possibilities can be for their property.

In order to be eligible to receive design assistance, a property/business owner’s building must be within the local Main Street area and be zoned for commercial or mixed-use. The building does not have to be considered “historic” in order to be eligible. Individual owner-occupied residences are not eligible to receive design assistance.



CONDITIONS OF SERVICE

Minnesota Main Street Design Assistance is available to designated Minnesota Main Street Communities only. Applicants receiving design services are required to share final project costs, information, and photographs with Minnesota Main Street program.

Minnesota Main Street Design Services are preservation-based recommendations that follow the Secretary of Interior's Standards for Rehabilitation as developed by the National Park Service.

Any drawings that may be provided to the applicant are for illustrative purposes only and are not for construction. Design services by Minnesota Main Street are artist renderings and do not take the place of services provided by a registered architect.

Minnesota Main Street is not responsible for the non-discovery of any defects in material, workmanship, or other conditions of the property. The property owner/applicant should consult with licensed professionals before embarking on any of the design ideas illustrated.

Minnesota Main Street design assistance does not guarantee approval nor does it constitute formal comment of a project under either the state or federal rehabilitation tax credit review process, does not fulfill review requirements pursuant to Minnesota state statute 138 or section 106 of the National Historic Preservation Act, and does not supplant local review authority.

There are a limited number of design services that can be requested each year by a designated Main Street Community. Contact the State Design Coordinator for more information.

2018 DESIGN SERVICES SELECTION CRITERIA



Upon receipt of a "Design Assistance Request" form the local Main Street manager and/or the design committee should use these selection criteria to review, evaluate, and select projects to be forwarded onto the Minnesota State Design Coordinator.

The criteria are to help ensure that the committee has a fair, formal, and objective process for making its decisions. Each criterion should be scored based on the points available. The high scoring projects should be given priority. Please submit only appropriate projects.

The property must be at least 50 years old, located within the designated local Main Street area, and be zoned for commercial or mixed-use. Individual owner-occupied or rental residences are not eligible to receive design assistance.

A designated Main Street community can request one storefront schematic drawing per year. There are a limited number of other design related services that can be requested each year, contact the State Design Coordinator for more information.

IMPLEMENTATION

Is the applicant committed to taking the time, doing their due diligence, hiring contractors, and spending the money to implement the project within the next 12 months? Does the applicant have the required financial backing to complete the proposed work?

(0 - 10 points)

0-10 pts

NEED

Priority for design assistance should go to those projects with a real need for help. What is the real need for the project? Does the community-at-large consider the building to be an eye-sore? Is the facade and/or storefront in danger of being lost or compromised due to deferred maintenance? Have inappropriate changes in the past left the facade with an undesirable appearance? Are windows, bricks, or cornices in danger of falling off of the building? Is the building in danger of demolition due to neglect?

(0- 10 points)

0-10 pts

SIGNIFICANCE

What is the significance of the resource? Is it contributing to a National Register listed district or Local Historic District? Is it individually eligible for listing in the National Register?

(0- 5 points)

0-5 pts

VISIBILITY

It is important during the first year of the Main Street program that positive visual change begins to happen. How visible is the building storefront? A prominent building, or one that is located on the corner of a main intersection, should be a higher priority than a rear facade off an alley, or one that is a block or two off the main travel routes.

(0 - 5 points)

0-5 pts

APPROPRIATENESS

All design recommendations provided through Minnesota Main Street design assistance must comply with the *Secretary of the Interior's Standards for Rehabilitation*. Many property owners are not familiar with the Standards. Is the applicant open to implementing preservation design solutions in order to achieve a project that will meet the Standards while also meeting their personal/professional goals? Has the applicant attended basic design/historic preservation training? Does the applicant understand their project could have a positive or negative effect on the visual appearance of the downtown? Will the applicant learn from the experience and be positive in sharing that experience with other property owners? An applicant who is already committed to a certain appearance for their building facade may not be the best applicant at this time.

(0 - 5 points)

0-5 pts

SIMPLICITY

Large or complex projects are probably not advisable. Simple and achievable projects should be the priority. In addition, simplicity of ownership may be a consideration. A single building/business owner who is solely responsible for decisions about the building should take priority over a building with multiple owners or partners, an absentee owner, or a building that is divided with multiple owners.

(0- 5 points)

0-5 pts

TOTAL POINTS

(40 total possible points)

Out of 40

NOTES/COMMENTS:

DESIGN ASSISTANCE REQUEST

2018



APPLICANT INFORMATION

Local Main Street Community: _____ Application Date: _____

Applicant Name: _____

Applicant Mailing Address: _____

Town: _____ Zip: _____

Email: _____ Phone: _____

Applicant Status: Property Owner Local designated Main Street Design Committee*
 Business Owner* Other* _____

* If applicant not owner: Has the property owner agreed to allow alterations and new construction on/in the building? YES NO

PROPERTY INFORMATION

Building's Common Name: _____

Current Building Use(s): _____

Business Name(s): _____

Building Address: _____

Town: _____ Zip: _____

Building's Historic Name: _____

Year constructed: _____ Historic Use: _____

Listed on National Register (individually or as part of a district): YES NO

Listed as contributing resource in a Local Historic District: YES NO

Description and date(s) of significant alterations: _____

Please list the improvements made in the last 5 years:

- | | | |
|--|---|--|
| <input type="checkbox"/> Window repair/replace | <input type="checkbox"/> Expose transom windows | <input type="checkbox"/> Uncover upper windows |
| <input type="checkbox"/> Storefront rehabilitation | <input type="checkbox"/> Awning | <input type="checkbox"/> New sign |
| <input type="checkbox"/> Masonry re-pointing | <input type="checkbox"/> New paint color | <input type="checkbox"/> Door repair/replace |
| <input type="checkbox"/> Roof work | <input type="checkbox"/> Guttering & downspouts | <input type="checkbox"/> Handicapped accessibility |
| <input type="checkbox"/> Mechanical work | <input type="checkbox"/> Electrical work | <input type="checkbox"/> Energy efficiency |
| <input type="checkbox"/> Historic wood repair | <input type="checkbox"/> Historic metal repair | <input type="checkbox"/> Upper floor conversion |
| <input type="checkbox"/> Other : _____ | | |

PROJECT INFORMATION

Please check the improvements that you are currently considering implementing:

- | | | |
|--|---|--|
| <input type="checkbox"/> Window repair/replace | <input type="checkbox"/> Expose transom windows | <input type="checkbox"/> Uncover upper windows |
| <input type="checkbox"/> Storefront rehabilitation | <input type="checkbox"/> Awning | <input type="checkbox"/> New sign |
| <input type="checkbox"/> Masonry re-pointing | <input type="checkbox"/> New paint color | <input type="checkbox"/> Door repair/replace |
| <input type="checkbox"/> Roof work | <input type="checkbox"/> Guttering & downspouts | <input type="checkbox"/> Handicapped accessibility |
| <input type="checkbox"/> Mechanical work | <input type="checkbox"/> Electrical work | <input type="checkbox"/> Energy efficiency |
| <input type="checkbox"/> Historic wood repair | <input type="checkbox"/> Historic metal repair | <input type="checkbox"/> Upper floor conversion |
| <input type="checkbox"/> Other : _____ | | |

Project Budget:

- Funding not in place Under \$10,000 \$10,001-40,000 Over \$40,000

Financial incentives:

10% Rehabilitation Tax Credit for Non-Historic Commercial Buildings built before 1936

Accepted/approved *Applied for* *Considering application*

20% Federal & State Rehabilitation Tax Credit

Accepted/approved *Applied for* *Considering application*

Local façade grant/loan program

Accepted/approved *Applied for* *Considering application*

Local sign grant program

Accepted/approved *Applied for* *Considering application*

Small Cities Development Loan Program.

Accepted/approved *Applied for* *Considering application*

Other assistance _____

Accepted/approved *Applied for* *Considering application*

Estimated date to begin construction: (month) _____ (year) _____

ADDITIONAL MATERIALS REQUIRED

- Attach historic photographs from as many periods possible (minimum two). If possible, include photo date and credits. Digital scans or quality photocopies are acceptable.
- Attach a short narrative of building history – including building owners, occupants, and notable events or historic personalities associated with building.
- Clear current photographs of the building with at least one straight-on view from across the street with entire front of building in the frame. (Digital copies of these images will be required if accepted)
- Copies/examples of business cards, promotional materials, letterhead, logos, color swatches, graphic designs, etc
- If available, attach any building drawings (architectural, structural, or builder drawings)

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Applicant must initial this box after reviewing all terms above

Applicant's Signature:

_____ Date: _____

Main Street Manager's Signature:

_____ Date: _____

Property Owner's Signature (if different than applicant):

_____ Date: _____

RETURN THIS APPLICATION & ATTACHMENTS
TO YOUR LOCAL MAIN STREET MANAGER