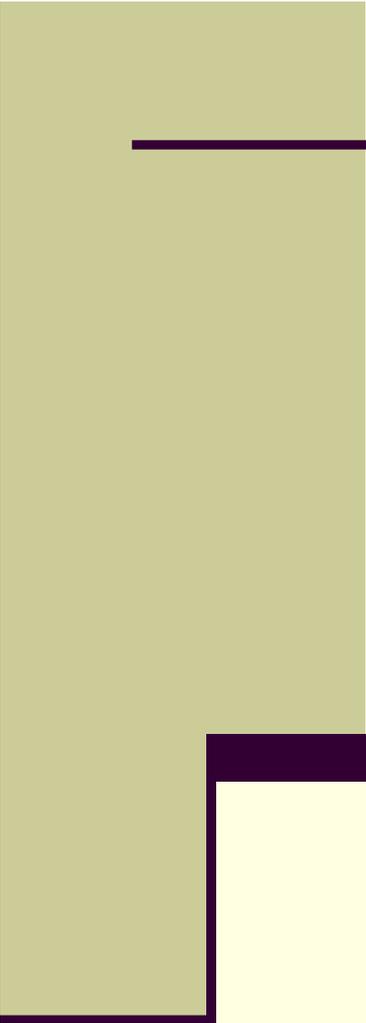




# Historic Downtown Main Street



Design Concepts

October 2010

# Historic Main Streets

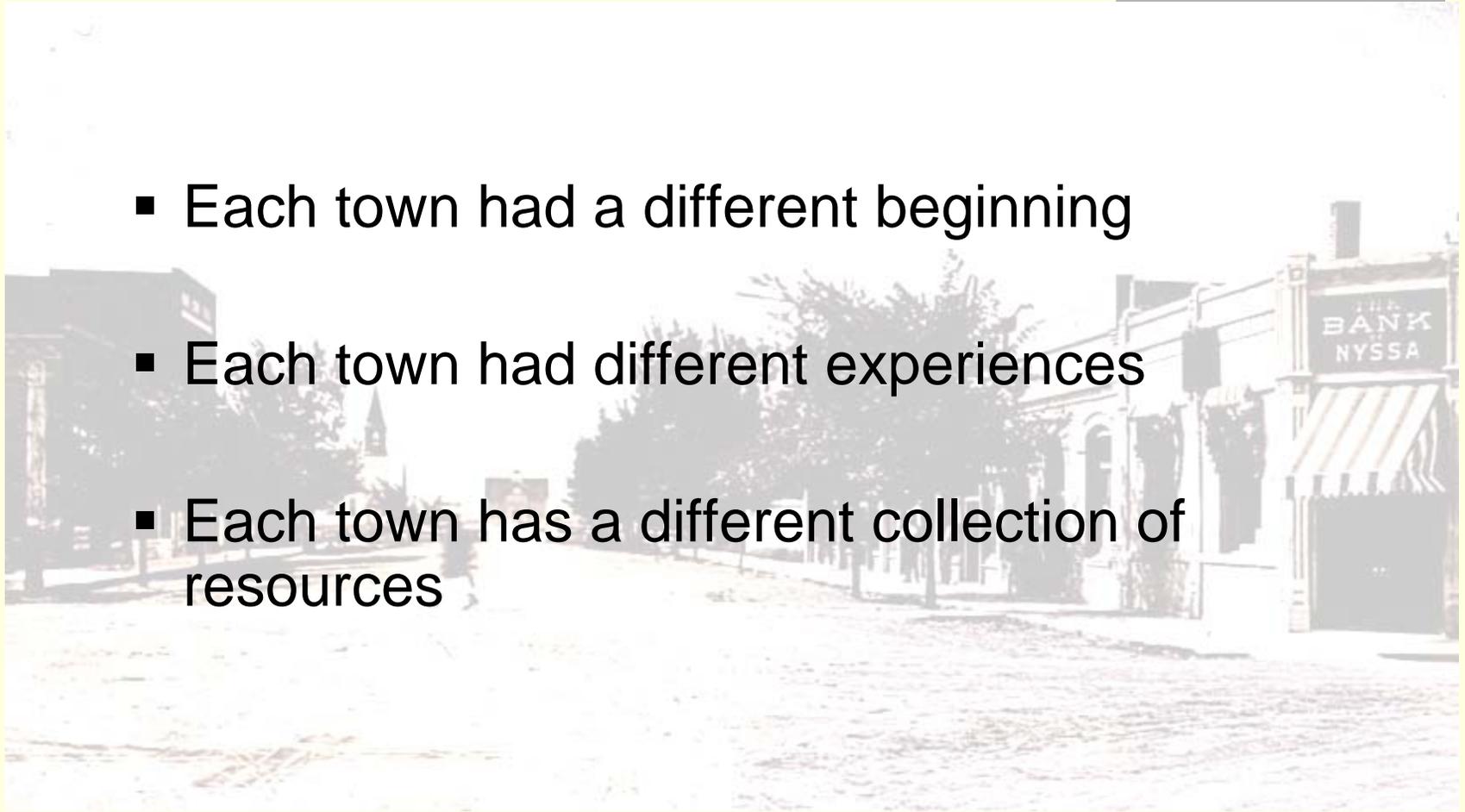
- ④ Remain the heart of the community
  - ◆ Recall the unique character and collective history
    - ✿ Remain the place people refer to as their town
      - ❖ Are where people connect



# Each community is unique

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- Each town had a different beginning
- Each town had different experiences
- Each town has a different collection of resources



# Different Beginnings



Bonanza

Toledo



# Different Experiences



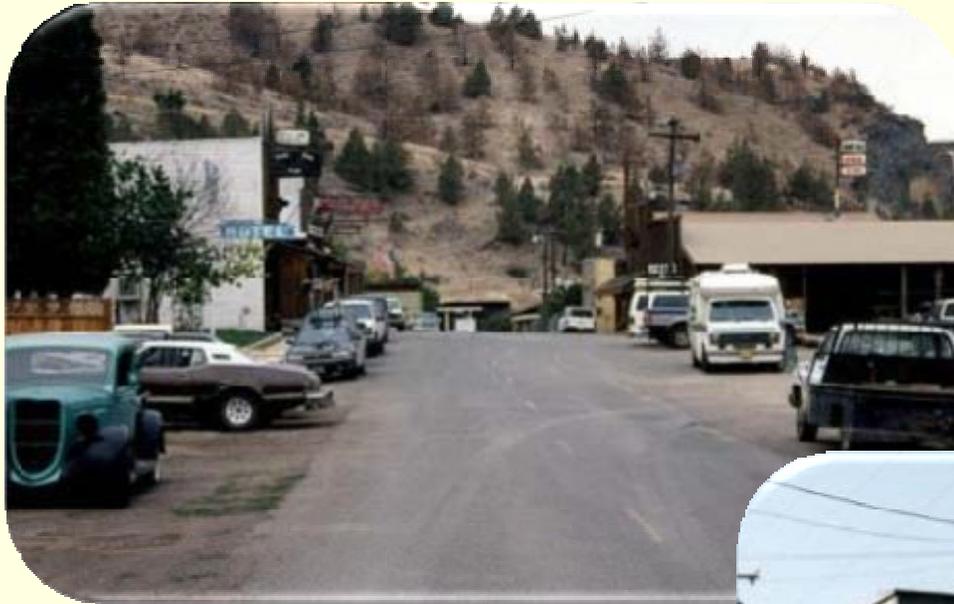
Portland

Lakeview



# Different Collection of Resources

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Mitchell

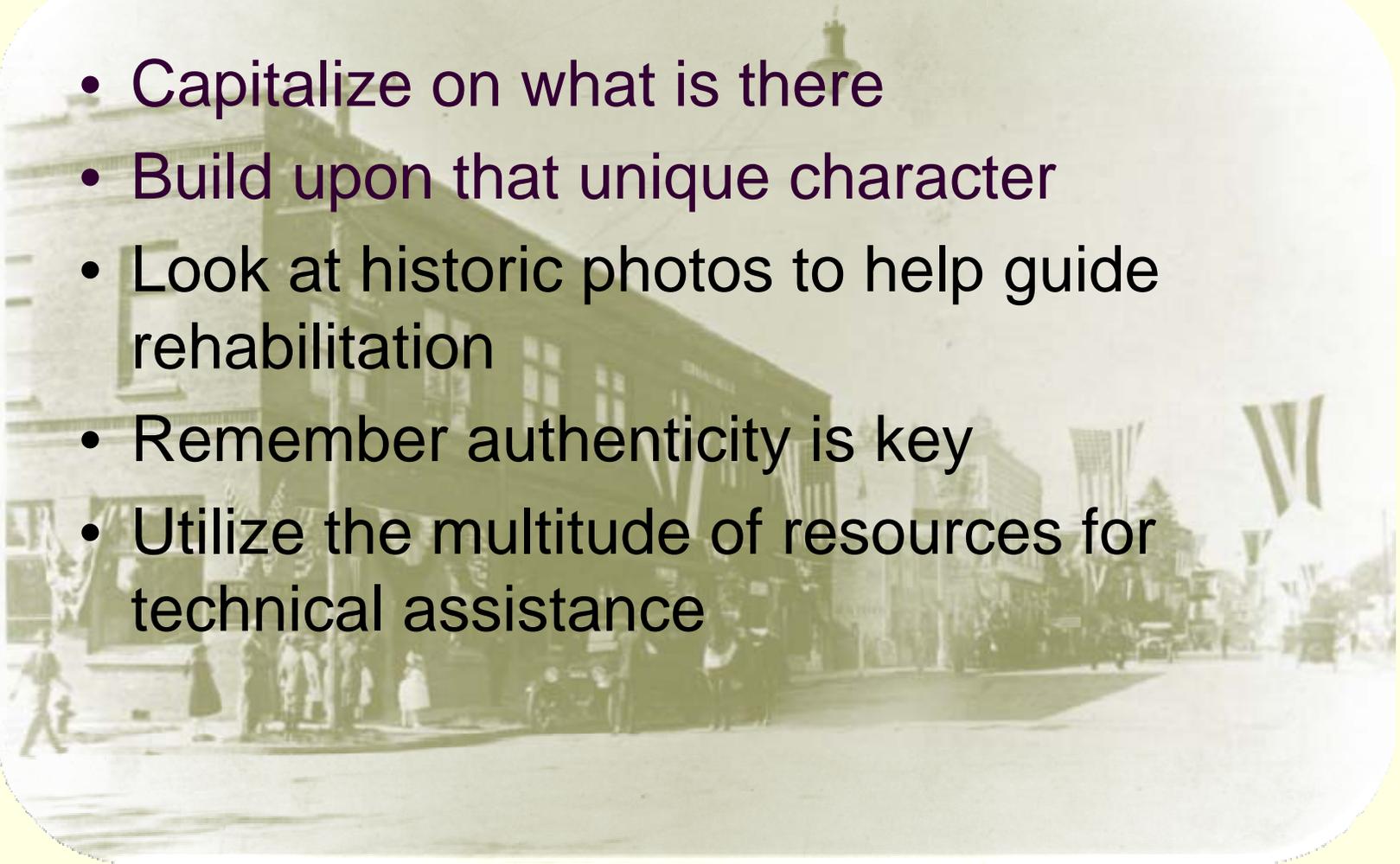


Silverton

# Historic Downtown Dayton Case Study

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- Capitalize on what is there
- Build upon that unique character
- Look at historic photos to help guide rehabilitation
- Remember authenticity is key
- Utilize the multitude of resources for technical assistance



# Existing Buildings

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- Unique Sense of Place
- Strong Community
- Assets
- Authenticity





c.1930

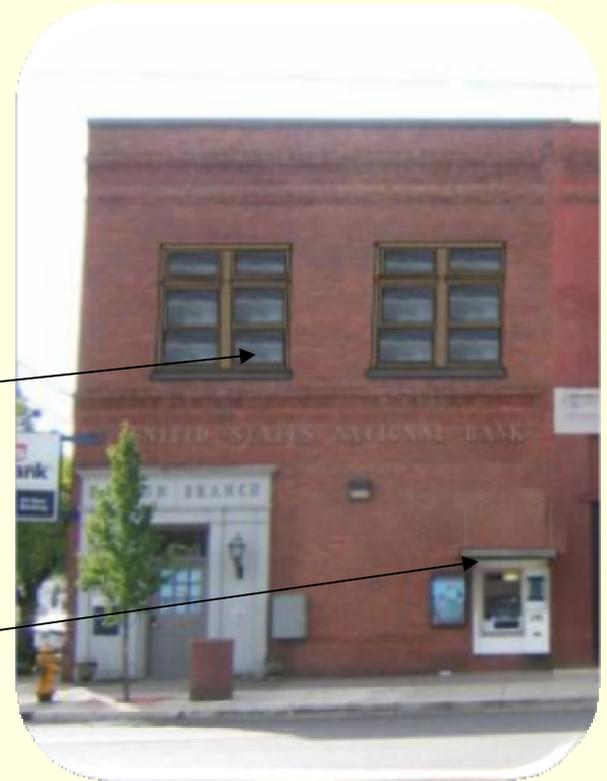
***US Bank  
300 Ferry***



***Existing Building***

Windows repaired  
and painted

Awning replaced  
with canopy



***Option 1***

***US Bank***

***300 Ferry***



***Option 2***

Windows repaired and painted

Windows restored

ATM

Entry restored

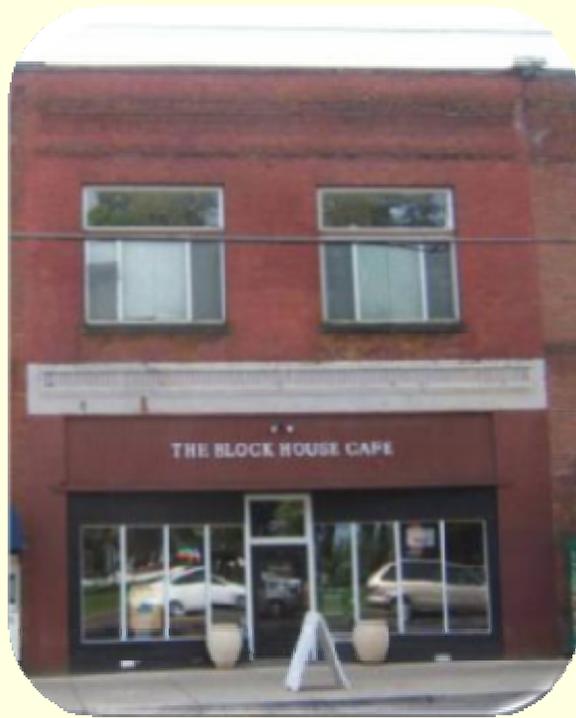


c.1905

**Block House Cafe**  
**302 Ferry**



c. 1910



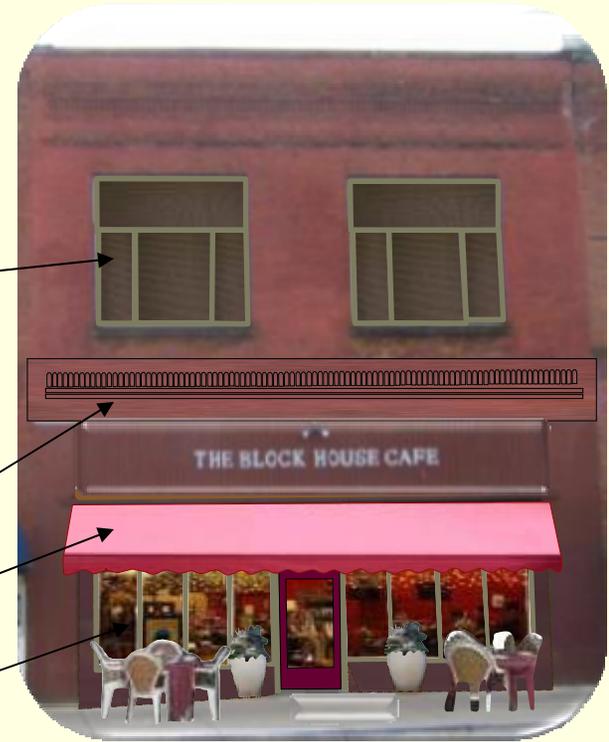
**Existing Building**

Windows  
painted; window  
treatment  
installed

Painted to match

Awning installed

Storefront  
painted



**Option 1**

## ***Block House Cafe***

***302 Ferry***



Windows restored

Painted to match

Transoms restored

Awning installed

Storefront painted

***Option 2***



c. 1950



**Existing Building**



c. 1900

***Putt's Market  
304 Ferry***



c. 1915

- Windows repaired and painted
- Transoms restored
- Canopy replaced
- Archway opened; new gate
- Window display



**Design Concepts**



**Existing Building**

**Mike's Place**  
**306 Ferry**

- Transoms restored
- Awning replaced with canopy
- Door replaced
- New signs



**Option 1**

***Mike's Place***

***306 Ferry***

Transoms  
restored

Awning  
replaced  
with  
canopy

Door replaced

Windows  
installed



***Option 2***



**Existing Building**



c.1910

**Zukaza  
308 Ferry**



**Option 1**

Signs consolidated

Window display

# Zukaza

## 308 Ferry



c.1930



c.1960

Signs consolidated

Window display

Brick restored



**Option 2**



**Existing Building**



c.1910

**Lupita's  
312 Ferry**

Building painted

Colorful interior  
window covering  
added



**Option 1**



c.1930



c.1960

# Lupita's 312 Ferry

Building painted

Transoms restored

Colorful interior window covering added

Storefront restored



**Option 2**

# Design Concepts

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- Storefront, Transoms, Windows restored
- Displays and Signs
- Awnings/Canopies Installed
- Materials cleaned and/or painted



## ***300 – 312 Ferry***



*Existing Buildings*



*Design Concepts*

# Design Concepts Group Activity

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- Break into groups
- Review Packets – Photographs and Worksheets
- Make recommendations for façade rehabilitation
- Regroup for discussion



# SHPO Assistance

- Technical Assistance
  - Contractors
  - Products
  - Recommendations
  - Window Rehabilitation
  - Masonry Cleaning/Repair
- Financial Incentives
  - Federal Investment Tax Credits
  - Special Assessment
  - Limited Grants



# Comments/Questions/Contacts

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102 MAIN STREET LEBANON ORE