

GARLAND RESIDENTIAL IDEA BOOK



STYLE GUIDE



HOME IMPROVEMENTS

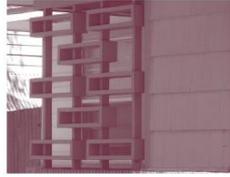


TOP TEN IDEAS



STEPS TO TAKE

Idea Book



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Today's Presenter

- Roger Sexton
Senior Neighborhood Planner
City of Garland

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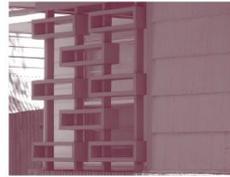


STEPS TO TAKE

Introduction

- What is the Idea Book?
 - A collection of inspirational ideas and best practices for homeowners who want to improve and invest in their single-family homes
 - Overview of typical housing styles found within Garland
 - Variety of possible projects, from modest to transformative
 - Helpful tips about planning and executing a project from beginning to completion
 - Not a code or requirement!

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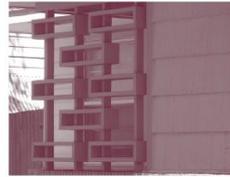


STEPS TO TAKE

Introduction

- Why did we create the Idea Book?
 - **Aging housing stock:** 70 percent of Garland homes were built before 1980.
 - **Changing resident profile:** Household size, type, and demographics affect needs of homeowners.
 - **Changing housing market and buyer preferences:** Preferences for size, style, and amenities continue to change.
 - **Residents are investing in homes and making changes throughout Garland:** How have homes in your neighborhood changed?

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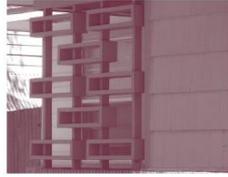
Introduction

- Who is the audience?
 - **You, the homeowner!** Use it to plan your next home improvement project.
 - **Neighborhood organizations** can use the book to stir interest in improving their neighborhoods.
 - **Contractors, builders, architects, and rental property owners** can also use the project to plan their next project or enhance their properties.
 - **City of Garland departments and their partners** that provide affordable housing can use the book to enhance future housing rehabilitation projects.



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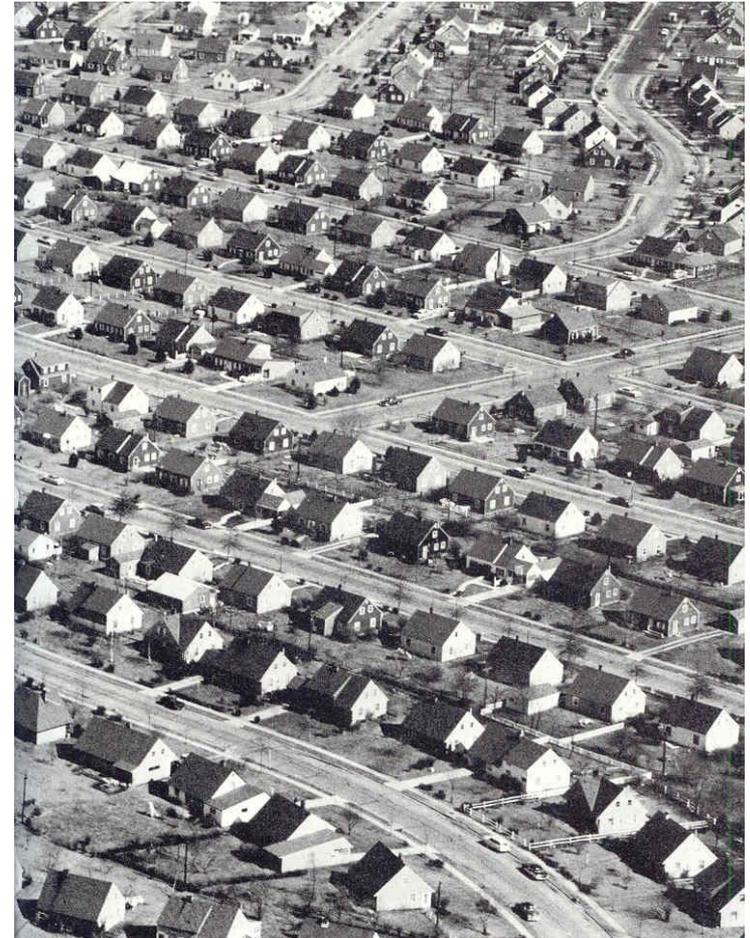
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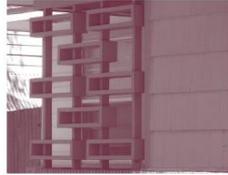
STEPS TO TAKE

Post World War II Housing Boom

- The Great Depression and WWII puts virtual stop to home building
- 1934 FHA insured home financing
- 1944 Servicemen's Readjustment Act (GI Bill)
- 1945 End of WWII causes housing boom
- 1940's – 50's FHA defines minimum standards for housing



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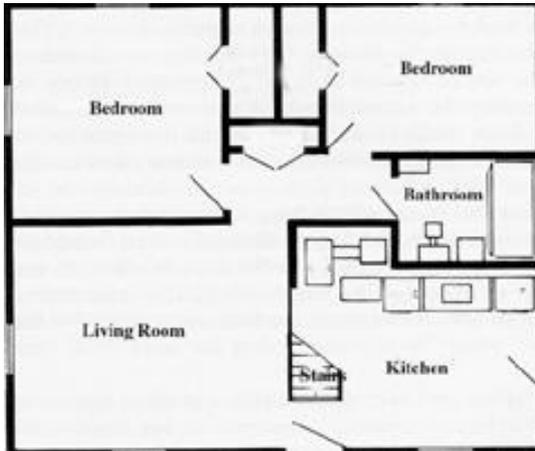
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Mass production and prefabrication allows demand to be met

Levittown OFFERS

5 different exteriors, all authentic Cape Cod architecture



The "Lookout"



The "Mariner"



The "Snug Harbor"

(The "Faint Pleasant" not illustrated)

every modern city convenience *plus* country comfort \$ **8,490**
at down-to-earth cost

compare

the structural and accessory features of these remarkable homes, built by Levitt & Sons!



- Spacious lots, minimum 5,000 square feet; mature shrubs, lawns and trees.
- Modern kitchen, with exhaust fan, G-E range and refrigerator, Bonalix washer, Tracy stainless steel sink and steel cabinets.



- 2 comfortable, beautiful bedrooms, with choice of color schemes.
- Colored steel tile bathroom, with built-in tub and shower.



- Large spacious attic, with ample room for 2 more bedrooms and second bath.
- York-Shipley Oil Burner, Radiant Heat, Automatic Hot Water.
- Copper piping throughout, Rockwool insulation and fire-resistant Johns-Manville insulating shingles.



- Built-in bookcases, vanities, blinds and many other extras, such as ventilated closets.

compare

the community advantages only Levittown offers, at **NO EXTRA COST!**



- 8 fine, modern schools within walking distance.



- 8 complete shopping centers within minutes of your house.
- Fast, frequent transportation — 138 buses daily from Wau-nahg and Hicksville stations.



- 8 supervised championship swimming pools, exclusively for residents.
- Adult education courses.
- Nursery school.
- Softball league.



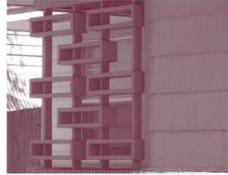
- Many fully-equipped playgrounds, grass, parks.
- 26 churches and synagogues of every faith.
- Active community center, including theatre group.
- Youth center and organized activities.
- Community library, including mobile van.
- Movie theatres and bowling alleys.
- No through traffic streets, safe for children.
- U. S. Post Office.

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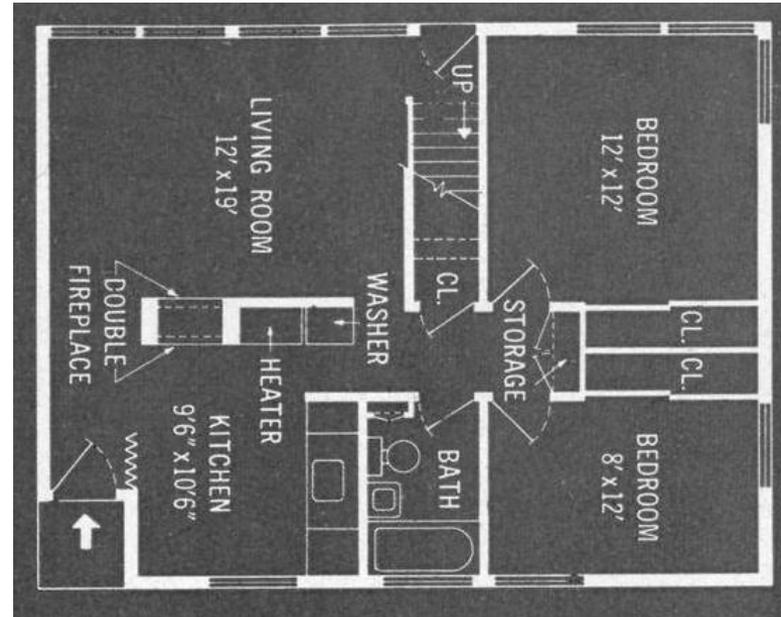
HOME IMPROVEMENTS



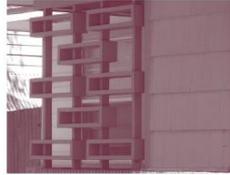
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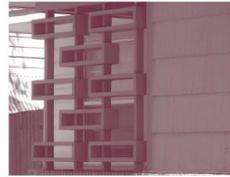
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STEPS TO TAKE

Housing Styles

- Focus on 4 predominant housing styles built post-War and before 1980
- Examples are in Garland or Dallas-Fort Worth metro area
- Styles distinguished by common elements:
 - Size & function (living areas, bedrooms, bathrooms, garage placement)
 - Architecture (roof slope, scale & massing, building shape)
 - Details (windows, decorative elements)
- Styles can inform about best elements and constraints; guide improvements

A

MINIMAL TRADITIONAL STYLE

STYLE GUIDE

STYLE CHARACTERISTICS

- 1 Attached single-car garage.
- 2 Low sloped roof with shallow overhang.
- 3 One picture window in front.
- 4 Minimal or no front porch/entry with no interruption of the roof line at the entry.
- 5 Wood siding, often with multiple siding types or in combination with wood shingles or a small amount of brick. This example has been covered with aluminum siding, which was only available in white. There have been so many of these homes covered in aluminum siding that people now associate white paint with this style. In fact, the original wood may have been painted in two or more colors.



The Minimal Traditional style was produced in response to federal government-insured mortgage policies intended to supply WWII veterans with new affordable housing. These homes were around 1,000 square feet in size. The earliest homes came without attached garages but soon the attached garage debuted. With the attached garage came other characteristics of the early Ranch style including a picture window and a shallow sloped roof with deeper overhangs. The example above has been covered with aluminum siding, a common way to “improve” these homes in the 1960s and 1970s. The original home most likely included two types of wood siding, color, wood windows and possibly, exposed roof rafters. Variations include a combination of brick and wood siding and all-brick homes. Built from 1945 through the 1950s.



A

STYLE GUIDE

STYLE CHARACTERISTICS

- 1 Attached single or double car garage.
- 2 Low sloped roof with deep overhang.
- 3 One picture window in front.
- 4 Almost hidden front door located asymmetrically and without interruption of the roof line.
- 5 Screen elements provide privacy; usually of metal, wrought iron or wood. Here a simple paired column is used but these screens can also be significant architectural features.
- 6 Brick in combination with wood siding as the primary materials.

TRADITIONAL RANCH STYLE



The Traditional Ranch style and many of its variations can be found in Garland. This style originated in California where emphasis on low slung roofs, deep overhangs, and connectivity between the indoors and the outdoors were ideally suited to the climate. Throughout the United States, this style prevailed with many variations, including the “L” shaped plan type with the garage on the side of the house instead of facing the street and a modern interpretation that features almost flat roofs, screening and low planter walls, and often a carport instead of a garage. The style’s popularity is due in part to its suitability to suburban development and ability to take on a wide variety of design features. Some variations found in Garland are the “Ranchy,” “Storybook” and “Colonial.” The home above is a simple version of the Storybook type. Built in the 1950s and 1960s.



A

LATE RANCH STYLE

STYLE GUIDE

STYLE CHARACTERISTICS

- 1 Simple rectangle or "L" shape with variety of roof shapes and design details. Garage is attached but is located at the rear in this example.
- 2 Low sloped roof with average overhang.
- 3 Centrally located entry with minimal recess and without interruption of the roof line.
- 4 Brick exterior with particle board siding in selective locations.
- 5 Slab on grade foundation; no steps required to get to the front door.



The Traditional Ranch style evolved into a more compact and efficient house like this Late Ranch style home. Its compact rectangular form, lower roof slope and slab-on-grade construction also make this home cost-effective. The entrance is located in the center of the front facade, but is not a focal point. More emphasis is placed on windows and roof gables than on the minimally recessed entry. A reduction in the number and size of windows improves energy efficiency, but also makes this home dark on the interior. A wide range of design details and roof forms provide great variety of appearances as shown from top to bottom at right: a "Colonial," "Gambrel Front Gable" and a "Double Front Gable." Built in the 1960s and 1970s.

A

CONTEMPORARY STYLE

STYLE GUIDE

STYLE CHARACTERISTICS

- 1 Attached two-car garage in back.
- 2 Low sloped roof with deep overhang.
- 3 Covered entrance with prominence, but still without interruption of the roof line.
- 4 Special column feature supporting overhang of roof at entrance is a feature that is special to this neighborhood.
- 5 Combination of brick planes and wood siding that provides vertical emphasis to windows and doors.
- 6 Narrow windows for further vertical emphasis on some examples.



The Contemporary style has a decidedly more modern feel than the earlier Ranch styles, achieved through its form, which often utilizes shed roofs, simple intersecting gables and planes of brick and siding. Materials such as brick and siding are used to create patterns and shapes on the facades, instead of being used in more traditional ways. Like the Late Ranch style, the size and number of windows is minimized, which creates a dark interior. An important feature with this style in Garland is the overhanging roof or roof rafters at the entrances, supported by unique and inventive column designs. At right from top to bottom is the one-story, one and a half-story, and the two-story variations of this style. The variety of sizes gives the neighborhood more of a custom-built appearance. Built in the 1970s and 1980s.





B. HOME IMPROVEMENTS

Idea Book



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HOME IMPROVEMENTS



TOP TEN IDEAS

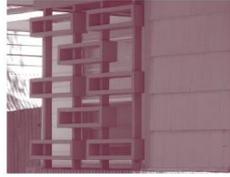


STEPS TO TAKE

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TOP TEN IDEAS

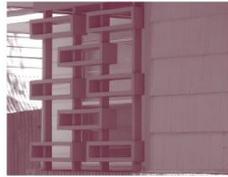


STEPS TO TAKE

Home Improvement Ideas



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HOME IMPROVEMENTS



TOP TEN IDEAS



STEPS TO TAKE

Curb Appeal: Color



HOME IMPROVEMENTS

There are many color combinations and ways to approach their selection. While it may seem daunting at first, here are some ways to get help:

LOOK AT EXAMPLES

Tour your favorite neighborhoods and consider what you like and do not like, and why. Look at houses that are similar to your own. What colors do you like? How many colors are used and where are they used?

GET INSPIRED

Use books and magazines, as well as nature (fall leaves, sea shells) or anything that appeals to you as inspiration. Pick out two or three of the colors that are used and then make sure they work on the outside of your home (with your brick, for example).

MANUFACTURER'S GUIDES

Many paint manufacturers provide tried and true combinations of colors that can save you a lot of time. Paint manufacturers offer cards with coordinated colors as well as brochures like the one shown on the right by Sherwin Williams.

CURB APPEAL: COLOR

A homeowner should know the basics of how color is made and which colors contrast and which colors are complementary with one another. All colors come from the three primary colors of red, blue and yellow. These three colors contrast with one another. Colors that contrast are opposite on the color wheel. Contrast creates tension, boldness and attracts attention. Colors that are harmonious are those closest to one another on the color wheel. Harmonious colors are calm, soothing and they work best as background colors since they blend with one another.

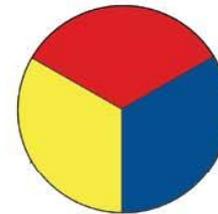


As the number of colors in the color wheel increases, so does the number of opposite colors that contrast with one another and the number of adjacent colors that are harmonious.

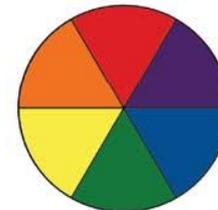
A contrasting color scheme would typically include just two colors: a brownish red brick for example with green trim. This combination will make both the brick and the trim pop. If a third color is used, it should be related either to the brick or the trim—rarely is a third contrasting color used because it is too colorful for most people.

A harmonious color scheme would include two or more colors that are strongly related to one another. These may be neutrals, using light to dark versions of the same neutral, or a color with the colors adjacent to it on the color wheel: a yellow with a yellow-green and a yellow-orange tertiary color—the effect will be monochromatic. An accent could be a bolder version of the yellow color.

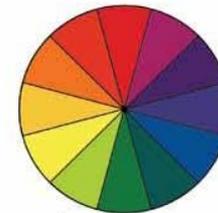
Always test the colors you think you want on your house and evaluate them in the sun and shade, rain and snow, close and from far away, before you buy all of your paint. Light has an enormous impact on color. Other existing colors will also have an impact.



3 primary colors

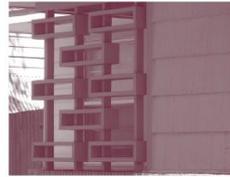


3 primary plus 3 secondary colors



Tertiary colors

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HOME IMPROVEMENTS



TOP TEN IDEAS



STEPS TO TAKE

Curb Appeal: Entrances

CURB APPEAL: ENTRANCES

HOME IMPROVEMENTS



- 1 Use a front door of quality, with a design that is appropriate for the style of the home. Paint with a color that contrasts with the other colors of the house. A natural wood finish can be warm and inviting also.
- 2 Coordinate the design and color of the elements that compose the entrance: lighting, address sign, front door, hardware, mail box and porch furniture or planters.
- 3 Use the landscape to draw the eye to the front door.
- 4 Take advantage of your home's special features like this decorative and structural wrought iron and use an accent color to call attention to it.
- 5 Introduce more color in small accents like this address marker.

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HOME IMPROVEMENTS



TOP TEN IDEAS



STEPS TO TAKE

Curb Appeal: Landscape

B

HOME IMPROVEMENTS

CURB APPEAL: LANDSCAPE

Landscape is one of the easiest ways to have a positive impact on the curb appeal of your home. It is inexpensive, able to be installed by a homeowner, and it provides shape, color, accents and interest.

A landscape architect or designer is often available at your landscape supply retailer and their professional opinion can be valuable in ensuring your investment will have longevity.

Some mistakes that are sometimes made with landscape are:

Overgrown hedges that cover windows.

Too many trees in the front yard. Although small now, they can crowd one another when mature.

Too many plant types and colors that create a muddled effect.

Very symmetrical tree placement can be out of place with an asymmetrical house.



CURB APPEAL: LANDSCAPE

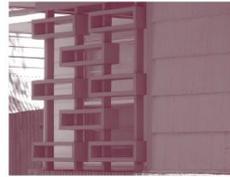
HOME IMPROVEMENTS



- 1 Hedges should be trimmed below window sills.
- 2 Specimen trees should be balanced with the form of the house. Here the tree balances the protruding portion of the house on the left. Give trees room to grow into their natural shape by placing them properly.
- 3 Massing a single type of plant can give you a more dramatic appearance than having small amounts of different plants. Color at the entrance is welcoming.
- 4 Matching the hedge unifies the appearance of the house.

Consider sun exposure when you choose the location of trees and shrubs to provide shade to the roof and windows. This can lower your energy use. Consider using deciduous trees to get winter solar gain too.

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HOME IMPROVEMENTS



TOP TEN IDEAS



STEPS TO TAKE

Curb Appeal: Porches and Patios

CURB APPEAL: PORCHES AND PATIOS

HOME IMPROVEMENTS



- 1 The railing design can be an important part of a home's appeal. This open design provides interest without hiding the porch. Keep railings in place and if you need to replace them, do so in a style that fits the style of your home.
- 2 When there is no porch, it may be possible to create an outdoor patio in the front of the home. This example utilizes a low screen wall and a deck to define the seating area.
- 3 Decorative screens provide privacy and often are important features of a home's design.
- 4 Planters can be used to define outdoor spaces and to transition between the landscape and the home, as in this entry patio.
- 5 Furniture on the porch or patio adds curb appeal, as do potted plants, lighting, and art.

B

HOME IMPROVEMENTS

1 **COLOR**
Paint colors can add appeal and warmth to your home. Wood materials mean unlimited color options, whereas aluminum and vinyl siding come in only a few standard colors.

2 **ENTRANCE**
By adding a walkway from the sidewalk, the entrance is immediately made more visible.

3 **LANDSCAPE**
The hedge helps to define the extended porch area while the plants in front of the hedge add softness and color. The asymmetrical placement of a smaller specimen tree on the right helps provide balance.

CURB APPEAL: MINIMAL TRADITIONAL



CURB APPEAL: MINIMAL TRADITIONAL

HOME IMPROVEMENTS



4 PORCH OR PATIO

By extending the deck of the existing shallow porch, a larger and more usable space is provided that can act as an extension of the living room. The hedge reinforces the form of the patio and the furniture makes it a welcoming addition to this home. A nice railing that picks up on the design of the existing wrought iron column (hidden behind the tree) can be added if desired for additional interest. Check the building line location and the zoning setbacks for the lot before adding an extended porch.

B

HOME IMPROVEMENTS

DESIGN DETAILS: WALLS

- 1 Original 1940s siding has character. This version is unique and found in Garland's Freeman neighborhood.
- 2 Aluminum and vinyl siding by contrast has a uniform appearance.
- 3 Shingle walls are a common accent material for Ranch style homes; ideally wood shingles should not be painted.
- 4 Special siding such as this exaggerated board and batten design combined with a simple lap- siding at the bottom of the wall is a feature of Ranch style homes.
- 5 Here the board and batten style siding is more traditional and provides a strong texture to the wall. Locating wood siding like this above a brick "wainscot" base is a common feature of Ranch style homes. Note also that the exposed rafters provide additional texture that is consistent with the siding.



B

HOME IMPROVEMENTS

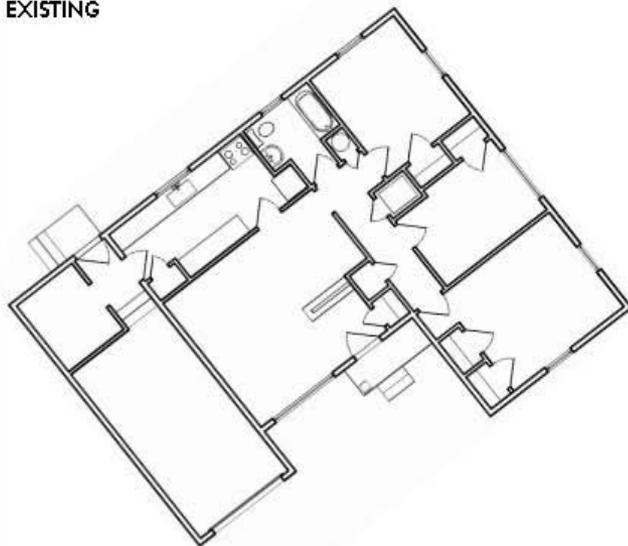
- 1 Remove room divider at entry to make furnishing living space easier.
- 2 Enlarge opening into the kitchen to connect the kitchen with the living space.
- 3 Add a pass-through or bar to further connect the two spaces.
- 4 Enlarge the master bedroom by removing the two closets and converting the third bedroom into a walk-in closet and a second bathroom.
- 5 Add an outdoor raised patio as an extension of the living space.
- 6 Use sliding glass or French doors to connect it to the living space.

CODE INFORMATION

A building permit may be required for some of the small improvements shown in this book. Contact the City of Garland's Building Inspection Department, or go to their office to explain your plan.

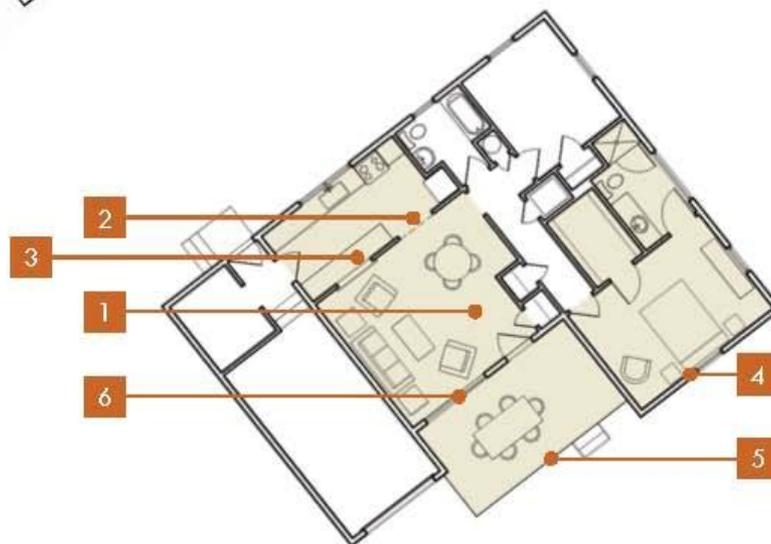
SMALL IMPROVEMENTS: MINIMAL TRADITIONAL

EXISTING



Some of the characteristics of the existing home that are not desirable are:

- Small living space
- Separated, small kitchen
- Single bathroom
- Small bedrooms



PROPOSED

B

HOME IMPROVEMENTS

Converting your garage is a great way to get more interior space for less cost, but when not done well, this may be the single most common way to ruin the curb appeal of your home.

- 1** Park on side.
You need a minimum of 12 feet for a small garage.
- 2** Park in front.
You can enter the garage from the front or side.
- 3** Park in back.
This is ideal and the most flexible solution.

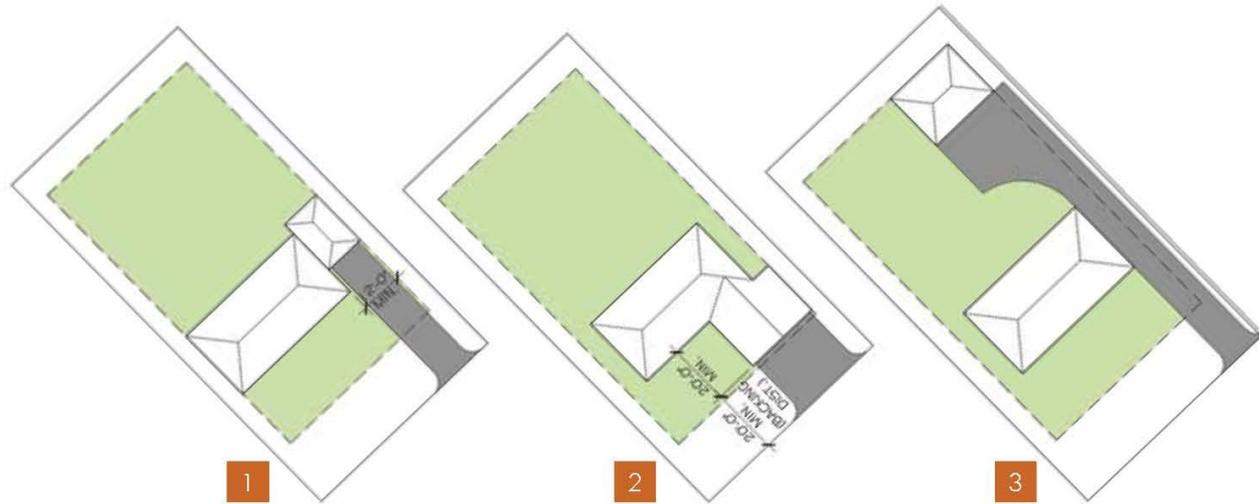
CODE INFORMATION

A building permit is required to convert the garage and there is an ordinance that specifically addresses garage conversions. Contact the building department for more information.

GREEN DESIGN

Converting the garage is an opportunity to insulate walls and roofs, to install energy-efficient windows and to design something that is sustainable. Take that opportunity.

GARAGE CONVERSIONS



If you decide to convert your garage, you will need to find an alternative place to park. You can continue to park in your driveway in front of the garage of course (in fact, you cannot remove that driveway unless you have plans to construct a new one elsewhere), but what if you need space for two cars? Or what if you prefer to park in the rear of your property? These are all options. The diagrams above illustrate three ways to address parking after you have converted your garage to other uses. The solution for your home will depend on your lot and the placement of your house.

THE PROCESS

1. Obtain a survey or a plot plan of your site.
2. Determine what your zoning designation is.
3. Using the zoning designation, determine what the setbacks are on your property.
4. Measure from the property line to find the setback lines.

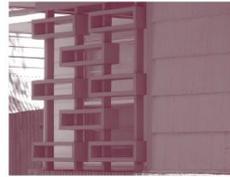
Outline the setbacks—this shows you where the buildable area is on your property and can determine whether there is room to build a new garage or carport on your property.

Once you have the buildable area, you can determine whether there is room to build a new garage or carport on the side of your home or in the back of your home. Although rare, it might even be possible to build in the front of your home.

A two car garage or carport will typically require a 22 x 22 foot area, or more if you have large vehicles.

A driveway needs to be a minimum of 9 feet wide and preferably 12 feet wide for a single car to pass.

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HOME IMPROVEMENTS



TOP TEN IDEAS



STEPS TO TAKE

Garage Conversions

GARAGE CONVERSIONS

HOME IMPROVEMENTS

The image of this house has been altered here to show what it might have looked like before the garage was converted. The existing house is shown on the right. There is a minimum setback dimension required for locating a carport on the side of the house and it is not known if this property meets that requirement. However, if you have a lot with sufficient room to build a carport or garage to the side, this is an excellent option.



GARAGE CONVERSIONS

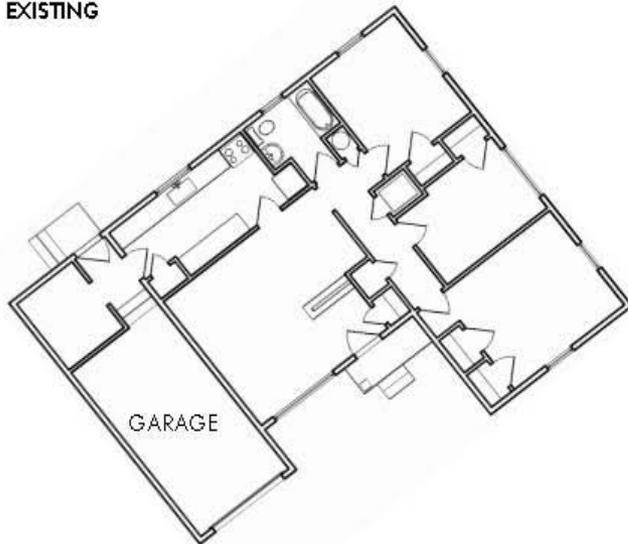
HOME IMPROVEMENTS



- 1 Keep the existing driveway where possible and turn it to the side yard of the house as shown here.
- 2 Convert the garage using similar or matching materials, window style and proportion. An exact match is not necessary when the general character matches, as it does here. Remove the header from the garage door opening and reframe the entire wall. Now the top of the new window can match the top of other windows on the house.
- 3 Cover the brick on the sides and top with wood spacers and siding or remove the brick.
- 4 Locate your new parking driveway, carport or a garage setback ten feet or more from the face of the house.
- 5 Match the roof pitch and material with the main house so that it blends in and does not call attention to itself.

GARAGE CONVERSIONS: MINIMAL TRADITIONAL

EXISTING



HOME IMPROVEMENTS

- 1 Reduce the size of the laundry room and add a door, if desired.
- 2 Add a second bathroom with a small shower.
- 3 Add a fourth bedroom and closet. Raise the floor in the garage to match the floor level in the rest of the house.



PROPOSED

ADDITIONS

HOME IMPROVEMENTS



1



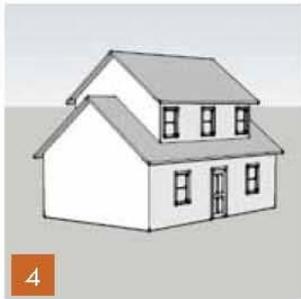
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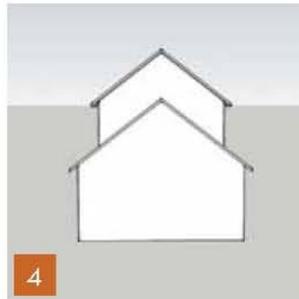
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4



4



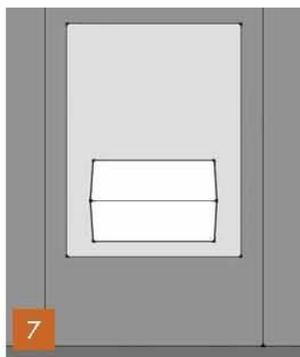
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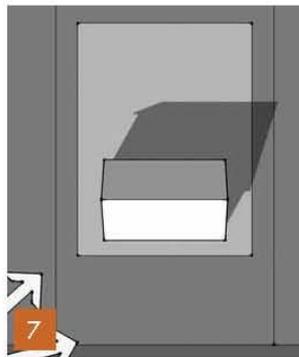
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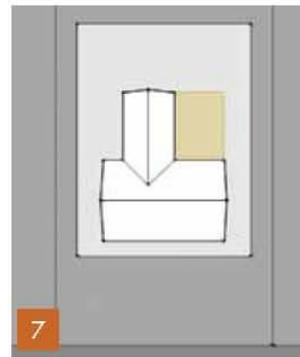
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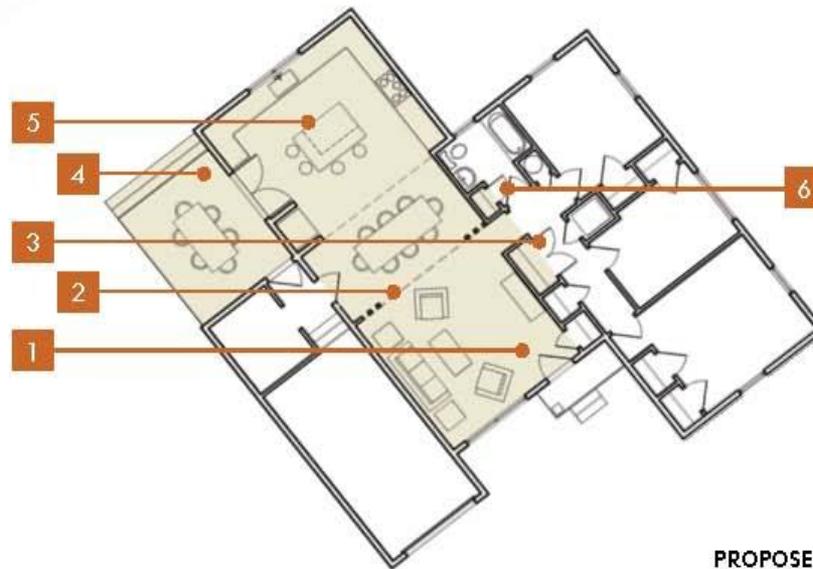
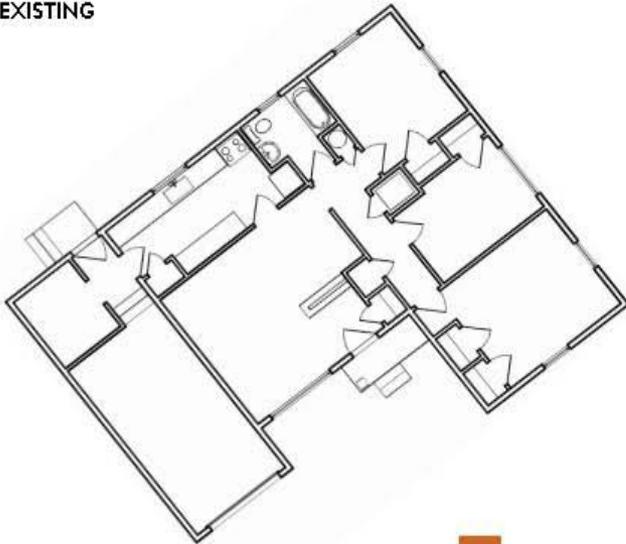


7

- 1 When considering an expansion of your home, start by understanding what you have. This example is a simple home.
- 2 Depending on the size of the home and the pitch of the roof, you may have room in the attic to expand. Use the gable ends for windows.
- 3 If you need more light, add dormer windows; align with windows below.
- 4 Or make a second floor addition; try to line up windows with those on the first floor. Setback the second floor from the front and sides and match the roof pitch, like the example on the left.
- 5 Or build an addition to the rear of your house.
- 6 Or make it two stories.
- 7 Consider the placement of your house on your lot, how it affects drainage, the shadows you will create and the space you will create by making an addition.

ADDITIONS: MINIMAL TRADITIONAL

EXISTING



PROPOSED

HOME IMPROVEMENT

- 1 Remove room divider at entry.
- 2 Enlarge opening between living space and existing kitchen. Use a screen wall system to support load bearing roof members while keeping an open connection between the two spaces.
- 3 Option to build closet accessed from the hall side or a built-in storage unit facing the living room; this space is not very useful as it is now.
- 4 Build a deck or patio and access it from the existing laundry area and from the new kitchen addition.
- 5 Build a kitchen addition and convert the existing kitchen into dining space. Open the new kitchen up to the living and dining rooms for a completely open plan, if desired.
- 6 Add a linen closet to bathroom after removing refrigerator.

B

HOME IMPROVEMENTS

BUILD A DREAM KITCHEN ONTO THE BACK OF YOUR HOME AND EXPAND YOUR LIVING SPACE TOO

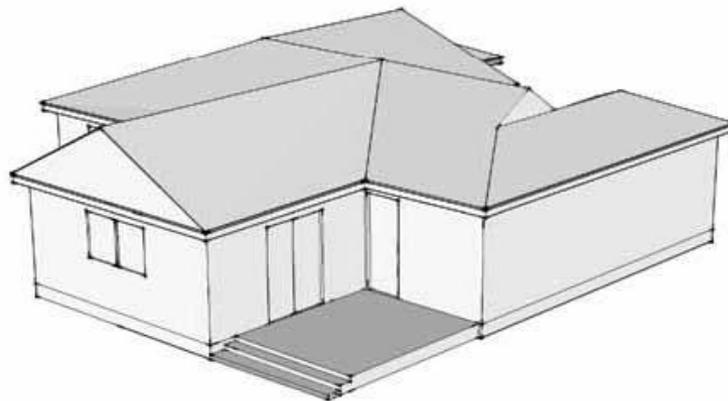
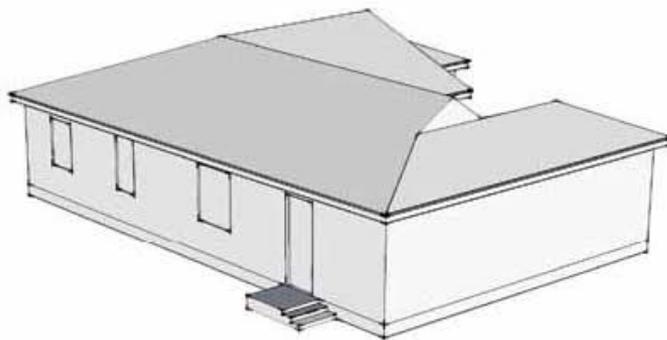
Many of the Minimal Traditional houses have large backyards, making them excellent candidates for an addition to the rear. Adding on to the rear also provides an opportunity to develop a stronger connection to the backyard, which these houses typically lack. This particular option for an addition seeks to improve the size and usefulness of the main living, dining and kitchen spaces by adding 254 square feet to the plan. Drawings to right show the back of the house where the addition is located.

TECHNICAL TIP

Building an addition requires a new foundation and framing plans that will connect to the existing framing on your house. Be sure to utilize the services of an experienced designer, contractor, engineer or architect when planning an addition like this.

ADDITIONS: MINIMAL TRADITIONAL

EXISTING - REAR VIEW



PROPOSED - REAR VIEW



D. STEPS TO TAKE

Idea Book



STYLE GUIDE



HOME IMPROVEMENTS



TOP TEN IDEAS



STEPS TO TAKE

Use of the Idea Book

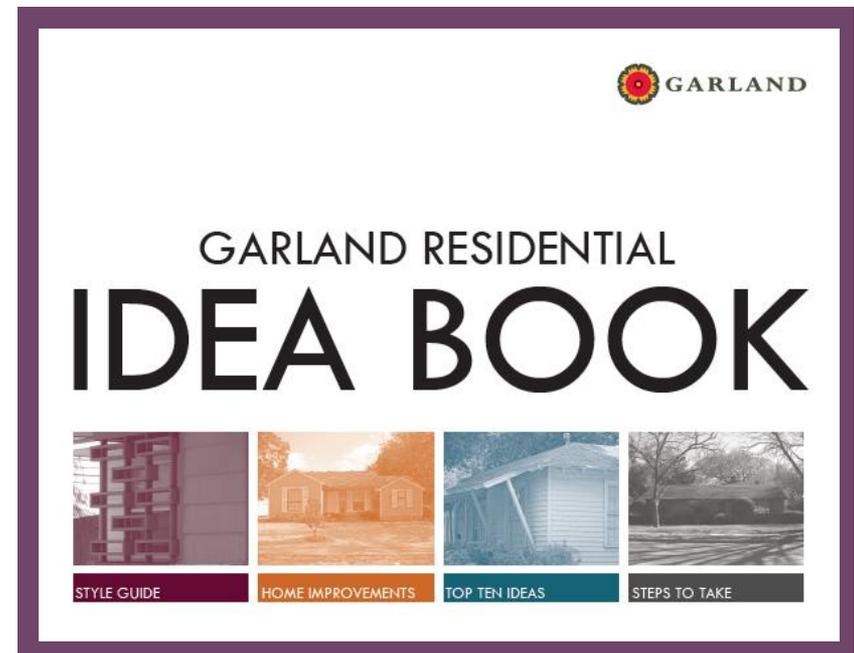
- Give people ideas to help shape improvements
 - Expanding their home
 - Improving their entryway
 - Selecting colors for painting their home
- Inspire people to improve their home
 - Show people what their home could look like
 - Shape their improvement plans to maximize the impact of their efforts

Idea Book

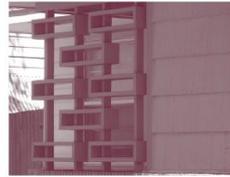


Distribution Methods

- Garland Neighborhood Management Academy course
- Promotional flyers in neighborhoods and meetings
- Building Inspection Department as people apply for permits
- Upcoming video



Idea Book



STYLE GUIDE



HOME IMPROVEMENTS



TOP TEN IDEAS



STEPS TO TAKE

How to get the book

- It will be on our website for free download
- We will have CD-ROMs to pass out and available at Building Inspections for free
- There will be printed copies available for a small fee at the Planning Department front desk