

OLD TOWN GUIDELINES SUMMARY

New Commercial Developments

BUILDING MATERIALS & COLORS

The use of traditional building materials found in the area should be continued. Brick and stone—used for building walls, chimneys, porch supports and foundations—were the primary materials used. In each case, the distinct characteristics of the building material, including the scale of the material unit, its texture and finish, contribute to the historic character of a building. Aluminum and vinyl siding are examples of materials that are often discussed and are not allowed.

- Materials shall appear to be similar to those used traditionally.
- Brick and cast stone were the traditional materials of commercial style buildings
- A simple material finish is encouraged for a large expanse of wall plane.
- A matte, or non-reflective, finish is preferred.
- Polished stone should be avoided as a primary material.

The appropriate use of color can be used to embellish building façade elements and enhance the attractive details of commercial buildings and should not disguise or overpower them. Colors should compliment neighboring buildings and reflect a traditional color palette. Extremely bright, fluorescent or neon colors shall not be permitted as the primary color on the facades of buildings. Only colors similar to or comparable to the palette adopted by the National Trust for Historic Preservation will be allowed.

MASS, SIZE AND FORM OF BUILDINGS

A building's mass and size is its exterior bulk and form is its shape in its relationship to its adjoining buildings and to its users-pedestrians.

- Building heights vary in the Old Town and yet there is a strong sense of similarity in scale.
- Building wall offsets, including projections, recesses, changes in floor level, or changes of materials should be used to add architectural variety and interest, and to relieve the visual impact of a blank wall.
- While single buildings may span several of the 20- to 30-foot wide properties, the individual lot width is still expressed as a distinct bay or module. Buildings should reflect this pattern.
- Traditional floor heights should be expressed with horizontal moldings, alignment of windows and other architectural details.
- Floor-to-floor heights shall appear to be similar to those seen traditionally. In particular, the windows in a building

should appear similar in height to those seen traditionally. Windowsills, moldings and cornices are among those elements that may be seen to align.

ARCHITECTURAL ELEMENTS

Include architectural elements similar to those seen traditionally such as recessed entries, display windows, kickplates, transom windows, cornices, vertically oriented upper-story windows, awnings.

Architectural elements are the individual components of a building, including walls, doors, windows, cornices, parapets, roofs, pediments, and other features. Ornamentation and details of elements such as cornices and parapets are original components that "dress up" a building and give it a sense of style and character. Ornamental items include hoodmolds, trim at doors and windows; plaques and medallions; signboards or sign panels; date or name stones; and simple geometric shapes in metal, stone, or concrete. For a commercial storefront building, a rehabilitation or new project should include as many as possible these defining elements.

Cornices

Cornices, which are usually found at the top of building walls, and ornamental moldings or belt courses, which are located just above storefronts, are horizontal projecting elements that provide a visual break in or termination to a wall. A parapet is an upward extension of a building wall above the roofline, sometimes ornamental, capped with brick, stone or tile, and frequently decorative elements or panels are placed in it, and sometimes plain, used to give a building a greater feeling of height or a better sense of proportion.

Storefronts

- While commercial structures in the Old Town Design District may be setback from the street edge is important to provide a storefront that defines the main entry from the street for both the pedestrian and the automobile.
- Alternative designs that are contemporary interpretations of traditional storefronts may be considered.
- New designs should continue to convey the character of typical storefronts, including the transparent character of the display window.
- On traditional storefronts, first floors should be more transparent than upper floors. Upper floors should appear more solid than first floors.
- Avoid a blank wall appearance that does not provide interest to pedestrians.
- Large surfaces of glass are inappropriate on the upper floors and sides of commercial buildings. If necessary,

divide large glass surfaces into smaller windows that are in scale with those seen traditionally.

Entrances

- Maintain recessed entries where they are found.
- The repetition of recessed entries provides a rhythm of shadows along the street, which helps establish a sense of scale.
- These recessed entries were designed to provide protection from the weather and the repeated rhythm of these shaded areas along the street helps to identify business entrances. Typically, recessed entries were set back between three and five feet.
- Clearly define the primary entrance with an awning, canopy or other architectural or landscape feature.
- Secondary public entrances are also encouraged on a larger building or along an alley if there is parking in the rear of the site.

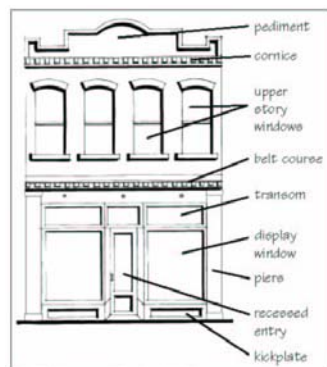


Windows and Doors

Windows and doors are some of the most important character-defining features of older structures. They give scale to buildings and provide visual interest to the composition of individual facades. Windows and doors often are inset into relatively deep openings or they have surrounding casings and sash components that have a substantial dimension that cast shadows which also contributes to the character of the historic style. A typical, upper-story window is twice as tall as it is wide. These proportions are within a limited range; therefore, upper-story windows in new construction should relate to the window proportions seen traditionally. Features important to the character of a window include its clear glass, frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, location and relation to other windows. Features important to the character of a door include the door itself, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.

Window Types:

- Display windows: The main portion of glass on the storefront, where goods and services are displayed. This will help maintain the interest of the street to pedestrians by providing views to goods and activities inside first floor windows.
- Transom: The upper portion of the display window, separated by a frame.



- Kickplate: Found beneath the display window. Sometimes called a bulkhead panel.
- Upper-story windows: Windows located above the street level. These usually have a vertical orientation.

Guidelines:

- Retain the original shape of transom glass in historic storefronts. Transoms, the upper glass band of traditional storefronts, introduced light into the depths of the building, saving on light costs.
- Traditionally, windows had a vertical emphasis. The proportions of these windows contribute to the character of each residence and commercial storefront.
- Installing window air-conditioners in windows on building fronts is inappropriate.
- Very ornate windows or doors that are not appropriate to the building's architectural style are inappropriate.
- Windows should align with others in a block. Windows, lintels and their trim elements should align with those on adjacent older buildings.

Awnings and Canopies

- An awning or canopy should be similar to those seen traditionally. Traditionally, awnings and canopies were noteworthy features of buildings in downtown and their continued use is preferred.
- An awning compatible in material and construction to the style of the building is encouraged.
- Canvas awnings are inappropriate in the Old Town Center.
- Use awning colors that are compatible with the overall color scheme of the facade. Solid colors or simple, muted-stripe patterns are appropriate.
- The awning should fit the opening of the building.
- Simple shed shapes are appropriate for rectangular openings.
- Odd shapes, bull nose awnings and bubble awnings are inappropriate on most historic structures.
- Internal illumination of an awning is inappropriate. Lights may be concealed in the underside of a canopy, however.
- A fixed metal canopy may be considered.
- Appropriate supporting mechanisms are wall-mounted brackets, chains and posts.
- Mount an awning or canopy to accentuate character-defining features. It should be mounted to highlight moldings that may be found above the storefront and should not hide character-defining features such as transom windows. Its mounting should not damage significant features and traditional details.