

5.5 Downtown (DT-OL)

Introduction: The purpose of this Chapter is to establish an overlay district to address the unique characteristics of the properties in Franklin’s Historic Downtown. The character of historic towns and the sense of place that it creates are defined by its history, and unique architecture and streetscape. Preservation of this indigenous design not only creates a visually inviting environment, but drives economic development. People are pulled to the human scaled, pedestrian oriented environments with an architecture that provides the scale and detail that people innately seek. The general principles behind the following standards are:

- Retain and restore what you have
- Harmonize new structures with the old
- Provide for the automobile but design for the pedestrian

These design standards will provide the criteria by which the City Council, Plan Commission, and Planning Department Staff will evaluate development plans for consistency with the implementation policies of the City’s Downtown Plan and the purposes of the Downtown Overlay District. The design standards are required to be met in the Downtown Overlay (DT-OL) Zoning District. Figure 1 outlines the boundaries of the Downtown Overlay Zoning District where the design standards are required to be met. Figure 1 also outlines the boundaries of the Integrated Economic Development Area. In this area the design standards should be referenced as guidelines, but are not required. The Franklin Development Corporation offers incentive financing and grants for projects that meet the design standards in the Downtown Overlay Zoning District and for projects that opt to meet the design standards in the Integrated Economic Development Area, where the design standards are not required.

Comment: This is where the Design Standards Review Committee should be referenced if the Council agrees there should be one in place.

- A. Boundary:** The Downtown Overlay (DT-OL) Zoning District shall apply to all properties as indicated on the Official Zoning Map of the City of Franklin. (Refer to Figure 1)
- B. Uses:** All uses permitted in the underlying district(s) are permitted in the Downtown Overlay Zoning District. All uses that are special exceptions in the underlying district(s) are special exceptions in the Downtown Overlay Zoning District.
- C. Background:** The downtown core of Franklin is characterized by historic structures that are predominately late Victorian Italianate and Beaux Arts style of the late 19th and 20th centuries circa 1880 to 1930. This is exemplified by the structures along Jefferson Street running from Walnut east to Home Street on the north side of the street. These structures are typically two to three stories in height and consist of a lower storefront predominately of clear glass and columns or large windows, an upper floor with punched masonry windows and an ornamental cornice at the top of the building. The proportions of the façades are based largely on an 18 to 20 foot wide storefront bay repeated multiple times where the buildings are larger and repeated only once where they are of a single bay width. The façades are primarily constructed of glass, cast iron, brick masonry, brick and stone masonry, ornamental metal, and in some cases wood trim. The historic windows in the upper façades are largely double hung windows with either one over one or two over two panes. An 18 to 20 foot width is established on the façades that run vertically through the building. The buildings are organized by six to eight foot bay lines running vertically through the building consisting of columns, windows and pilaster elements creating the vertical width and ordering of the façade.



Jefferson Street

General Requirements

5.5.1 Façade Retention & Restoration

The building facades on a street provide the visual image of the downtown. Because they are composed of similar parts, their appearance should be organized and coordinated. Over the years, however, maintaining this appearance has been a challenge. Due to technological developments, changing tenants, and different merchandising trends, a storefront will go through multiple design changes over time. The upper façade, often viewed as less important, tends to have been ignored or even covered over. Because building appearance is an essential ingredient of a successful downtown, owners are encouraged to restore and maintain their building facades in the original, intended manner.

The façade of the typical downtown building is made up of three parts: the storefront with entrance and display windows, the upper façade, and the cornice that caps the building. Within these three parts are the details that give a façade its character, including the bulkheads, transom, storefront cornice, windows, and window hoods (See Figure 2).

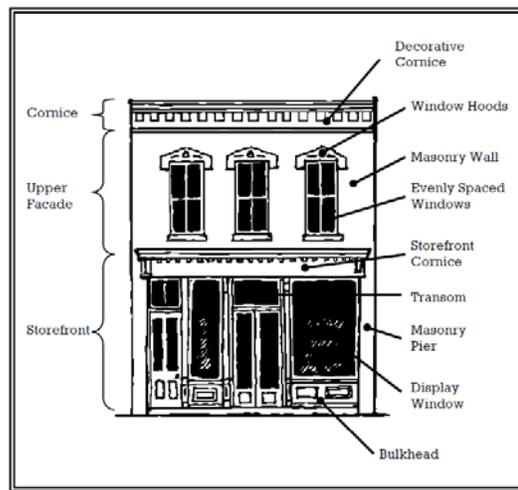


Figure 2

When planning a façade renovation, consult the following standards, as well as the standards relating to specific elements found later in these standards. The following standards apply to all facades of both commercial buildings and residential buildings:

- A. Changes that have no historical basis or seek to create an earlier appearance should be avoided.
- A. **Façade Retention:** All historic buildings shall be preserved. In the case of commercial buildings where the area of the building behind the façade is in severely deteriorated condition, all primary façades shall be retained and new construction may be in-filled behind the façade.
 - a. Original features, historic elements, and examples of craftsmanship shall be retained wherever possible. The removal of distinguishing features or significant architectural

details should be avoided. Previously made changes that have achieved architectural or design significance should be retained.

- b. Exception: In the case where an accessory structure is so severely deteriorated that it is an unsafe structure, the accessory structure may be razed. This exception shall not be construed as permitting the demolition of an accessory structure by means of purposely causing or allowing it to fall into disrepair.

B. Façade Restoration: The following standards shall apply to the repair or restoration of any façade or façade feature.

- a. Historic buildings shall retain all architectural elements such as windows, cornices, porches, roof lines, eaves, entry ways, and façade materials. Deteriorated architectural elements on any historic building shall be repaired rather than replaced or removed. Where an architectural element has been previously removed or the severity of deterioration requires replacement of a feature, the new feature shall match the original in size, scale, and architectural style, and where possible, materials. Synthetic materials may be used in the case where original materials are not available.



- b. Non-historic buildings which contain architectural elements similar to those on surrounding historic buildings shall retain those elements by repairing or replacing those elements. It is recommended that those elements be repaired rather than replaced. If those elements are being replaced, they shall match the original in size, scale, and architectural style. Those elements shall not be removed without being replaced.
- c. Where any architectural element on a primary façade or other highly visible location is being replaced, the replacement feature shall match identically any parts, portions, or pieces of remaining similar architectural elements in size, scale, style, design, color, and where possible, materials.
- d. Where the replacement of an architectural element is limited to the secondary façade and is not highly visible, the replacement feature shall be consistent with architectural style of the building and shall not clash with the overall architecture of the building or any individual architectural details.
- e. Chemical or physical treatments, such as sandblasting, that cause damage to historic building materials shall not be used. The surface cleaning of structures shall be undertaken using the gentlest means possible in order to preserve the building materials.
- f. Infilling, enclosing, covering, or removing of any original windows, doors, storefronts, porches, display windows or other architectural details shall be prohibited.

g. Shutters, if utilized, shall be sized to appear as though they could work. However, shutters were seldom used on 19th and 20th century buildings.

h. Awnings should be of a proportion and color to complement the existing colors of the building.

i. Accessibility modifications should be made at side or rear entrances to maintain façade integrity.

5.5.2 Window Restoration & Replacement

Windows play an important visual role in the downtown. Display windows provide merchants with an area to display their wares. The upper story windows establish the pattern that helps tie together the facades of a block. Transom windows provide light and ventilation to the inside of the building. Window style and decoration has changed through the years (see Figure 3). However, proper care and maintenance of all storefront windows remains key to an attractive building.

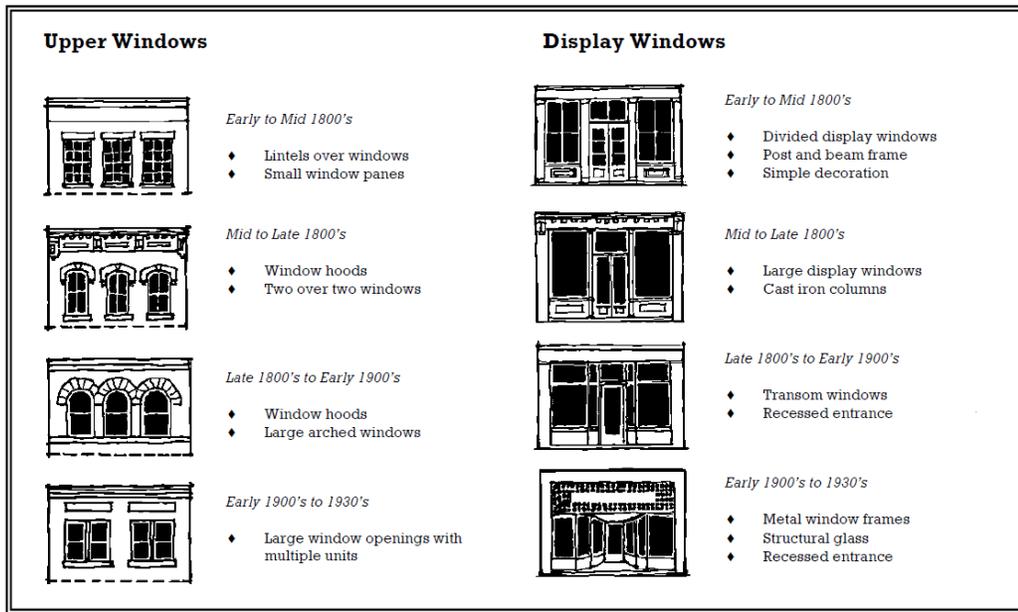


Figure 3

Display Windows: The display window is a crucial element in the success of a downtown business. An attractive, well-planned display can be the difference between someone merely walking by or actually coming in to shop. After setting up your window display, be sure to view the display from outside, to gain the same perspective as customers and passers-by. Also, be careful with all window signage. While a display window can provide space for an attractive painted sign, you should not cover excessive amounts of any window with signage.

Upper Story Windows: Upper story windows are often neglected, inappropriately replaced, or even boarded up. Not only does this impact the appearance of the building, it can change the character of a block. If your building has upper story windows, be sure to set up a regular maintenance schedule. This will help prevent further deterioration.

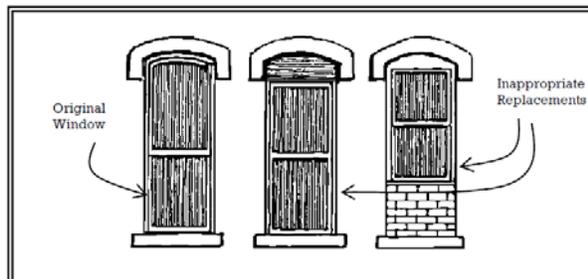
Transom Windows: Transom windows, located at the top of the storefront opening, are a source of natural light and ventilation. For energy conservation, these windows were often covered or removed. Covering or painting over transom windows upsets the design relationship of the façade and destroys the rhythm of repeating patterns on the street. Uncovering and restoring transom windows is encouraged.

Windows on historic buildings are the most important elements in defining its architectural character and significance. Their original materials and features should be respected and retained. Repairing historic windows has become easier with the introduction of new materials and techniques. The following standards apply to the restoration or replacement of windows.

A. Window Repair: The most common window problems involve damaged or deteriorated wood, faulty window operation, and broken glass panes. Many problems can be easily repaired at a minimum cost.

- a. Deteriorated wood is often found on the sill or bottom of the sash. These parts can be replaced without replacing the whole window. Local building supply stores may have pieces that match the original window. Minor repairs can be made by scraping off old paint, filling in cracks with putty or caulk, sanding, priming and applying a fresh coat of paint.
- b. A window that isn't operating like it used to should be addressed. It could be that the window is painted shut. This can be corrected by tapping the sash with a hammer wrapped in cloth. Another problem could be with the window mechanism (sash locks, cords, weights). If this is the case, contact a window dealer who can offer assistance without changing the window. Franklin Heritage can recommend contractors who have experience with this type of work.
- c. Broken glass panes can be easily fixed by removing all old glass and glazing putty, and installing a new pane using the appropriate glazier's points and putty.
- d. Be sure to check all joints between a window and its masonry opening. If loose or open joints exist, caulk to prevent air and water filtration.
- e. Window trim, cornices, sills, and decorative window caps or other details should be replaced and installed on historic buildings only if they originally existed. In the case of non-historic buildings, these window elements may be added only where they fit the architectural style of the building. Enhancing windows with superfluous non-historic or architecturally inaccurate details is not permitted.
- f. Creating new window openings or eliminating original window openings that significantly alter the character of the elevations shall be prohibited.
- g. Re-establishing original window openings that have been reduced or completely closed is encouraged. New windows used to re-establish the original openings shall follow the standards for window replacement.

B. Window Replacement: Sometimes repairs may be impractical and the only option available is replacement. If you're replacing only one window, find a replacement that matches the existing units. If you cannot find a suitable replacement, consider having one custom made. Wood is the preferred choice, however if you must use aluminum or vinyl, a darker color is preferred. Do not alter the existing window opening to fit new windows and do not install windows that are not in keeping with the style of your building (See Figure 4). ~~Windows may only be replaced if necessary. Any replacement window shall be substantially similar to the original in shape, size, location, material and design of sashes, mullions, muntins, sills, and heads of the original window~~



~~as may be documented in historic photographs or other historic information. Window replacement is only permitted under the following circumstances:~~

- ~~a. Where the existing windows are not the original historic windows or~~
- ~~b. Where the existing historic windows are so deteriorated that repair is not feasible. Existing historic windows which are repairable shall be retained~~

C. New Window Installation: If necessitated by a new adaptive reuse, new window openings may be installed only on secondary elevations. New windows must be consistent with the overall façade in terms of design, proportion, and architectural character. New windows must be installed in a way that complements and does not detract from the original design of the building

D. Storm Windows: Installing storm windows is a great way to cut down on your energy costs. The downside is that they often look inappropriate on an older building façade. If possible, consider installing storm windows on the inside so they will not be seen. If they must be installed on the outside, make sure they are the same shape and have the same overall design features as other outside windows. An anodized or baked-on finish is more desirable than plain aluminum.



Removing windows eradicats character definition of a building.



Filling in windows detracts from the architectural integrity of the building.

5.5.3 Masonry Repair & Restoration

Regular maintenance is the most efficient and economical way to keep your building looking its best. As a general rule, you should treat any historic detail with care. First and foremost, maintain what you have. If necessary, repair or replace the detail, duplicating or complimenting the original. The following tips will assist you in identifying and addressing potential problems.

Every effort shall be made to retain the historic masonry façades in their original design, shape and architectural appearance including all relevant detailing, and ornamentation. For the purposes of this section, masonry includes stone, brick, architectural terra cotta, cast stone, concrete, and concrete block. Typically masonry deterioration and damage has been caused by neglect or deferred maintenance due to water infiltration, horizontal and vertical movement of the masonry due to disengagement from the structural frame, vertical settlement, or horizontal movement due to expansion and contraction. **Extreme care is required for any masonry repair to prevent an obvious unsightly patch.**

Moisture: Brick and stone are durable but they can deteriorate over time. Most often, water infiltration is responsible. Moisture can enter through the top of a wall or where the wall meets the roof. Check your roof, flashing, and wall copings periodically for soundness. Gutters and downspouts should also be inspected periodically for leakage.

A. **Tuckpointing:** The mortar used in older masonry buildings gradually erodes as water runs over the wall surface and with freeze/thaw cycles. Joints should be inspected periodically for crumbling or missing mortar. If mortar joints have recessed more than 2", they should be repointed with new mortar to prevent water infiltration and ensure the integrity of the wall. New mortar joints should match the original in style, size, composition, and color. It is especially important to repoint with mortar of the same hardness as the original. The softer historic mortar compresses as the bricks expand in warm weather and flexes as they contract in cold weather. It is by design, the sacrificial element of the wall and gradual erosion is to be expected. Harder modern mortars with a high content of Portland cement will resist the warm weather expansion of the brick, which can cause cracks in the brick surface. In the cold weather, this same inflexibility may cause cracks to open up as the historic bricks contract.

B. **Cleaning:** Masonry cleaning can have a huge impact on the appearance of a building. Most historic masonry buildings have never been cleaned and accumulated dirt can obscure the original masonry color. Masonry should always be cleaned by the gentlest method possible. In many cases low pressure water washing (no more than 250 psi), together with scrubbing with a natural bristle brush may be sufficient. If paint or heavy grime must be removed, a chemical cleaner may be required. There are a variety of chemical cleaners available and a qualified cleaning contractor should be consulted to evaluate your building and recommend a treatment. Whatever treatment is selected, a test patch should first be tried in an inconspicuous area and allowed to weather for a few weeks or months. If the results of the test are satisfactory and no damage is observed, it should be safe to proceed. Remember to protect nearby trees, shrubs, and groundcover when cleaning your building. Chemical cleaners may be hazardous to vegetation. ~~In general, all masonry repair work shall be conducted in the least aggressive manner. It is strongly encouraged that before any masonry work is accomplished the person accomplishing the work consults the National Parks Service's Preservation Briefs One and Two for cleaning and repair of masonry structures.~~ The following treatments are appropriate and shall be used during all cleaning, repairing, and restoring of masonry:

- a. Cleaning masonry with the least abrasive method possible.
- b. Using test patches in inconspicuous areas on secondary elevations to determine the appropriate means of cleaning.
- c. Addressing and correcting the underlying cause of damage to masonry before any repair or repointing is undertaken.
- d. Mortar joints should be cleaned out and loose mortar removed to appropriate depth, usually one to one, replacing typically all mortar on historic buildings with a high lime content.
- e. All mortar should be carefully removed so as to not damage any of the edges of masonry surfaces.
- f. All replacement masonry should match the existing whether it is salvaged or new material and reused material should be closely matched in terms of size, color and texture.

- g. Painted masonry structures should be permitted to retain painted surfaces after appropriate cleaning and removing of loose paint and debris.
- ~~h. Materials must closely match those of the historic materials, which they are replacing.~~
- ~~i. Synthetic materials can be used on an exceptional basis to replace stone and terra cotta surfaces. Acceptable substitute materials would include GFRC, cast stone, architectural fiberglass, and synthetic stucco plastering systems made to imitate stone or terra cotta.~~

C. **Inappropriate Masonry Treatments:** The following treatments shall be prohibited for all cleaning, repairing, and restoring of masonry:

- a. In no case shall abrasive treatments (sand blasting or high pressure washing) be use to clean masonry surfaces.
- b. Replacing bricks and brick masonry unless it is excessively spalded or cracked. Instead the same bricks should be reused if possible by cleaning and reversing their faces. Use of contemporary new brick that is “antique in appearance” with a wide range of color is discouraged. Brickwork, particularly on historic buildings, is usually uniform in character
- c. Covering of historic masonry surfaces with any type of siding, metal or synthetic sidings, stucco, exterior insulation finishing systems (EIFS) or ceramic or fiberglass veneers.
- d. Using of any kind of power grinding to remove masonry or to remove mortar or to alter masonry
- e. Sandblasting is not permitted on historic structures unless where otherwise specifically allowed. ~~Cleaning must be accomplished chemically or by using medium pressure water in the 600 to 800 PSI range~~ Sandblasting is especially harmful to brick surfaces, eroding the hard outer layer to expose a softer, more porous surface that will weather rapidly. You should be aware that sandblasting will disqualify a project from consideration when applying for state and federal tax credits.-
- f. ~~Exposed masonry should never be painted. A previously painted surface can be restored by a chemical paint remover.~~ Previously painted structures should, in all probability, be retained as such because removing paint can result in detrimental effects to the underlying masonry surfaces.
- g. Waterproofing, repellants or sealers used on any masonry surface. These materials can potentially cause serious damage by trapping moisture in masonry, which would cause deterioration in the future. If used, it is essential to allow breathing of the surfaces on which they are applied

Exception: If it is found that this treatment is necessary to salvage original brick, the entity accomplishing the work or a consultant must be approved by the Design Review Committee for their experience and expertise in the use of this treatment.

Comment: This should be removed is there is not a Design Review Committee.

- ~~h. Any cleaning that appears to be damaging the surface of the masonry or internal components. If any treatment, approved or otherwise appears to be causing damage, all~~

~~work causing the damage must stop immediately and the DRC shall be consulted before work may resume.~~

- i. ~~Use of high strength N and S bag mortars typically on softer older brick structures which is characteristic of many of the early structures in Franklin can aggravate or destroy the masonry facing on brick structures.~~
- j. Abrasive methods for paint removal to expose original brick.



Examples of careful and appropriate cleaning



*Excessively
deteriorated brick*

*Inappropriate mortar
work*

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Storefronts, cornice brackets and other decorative façade elements were often made of wood. These original exterior woodwork elements should be retained wherever possible. Regular maintenance will prevent deterioration. Check periodically for soft, rotted areas, splits, and dampness. Damage or decayed sections can usually be repaired by re-nailing, caulking, and filling. Epoxy pastes and epoxy consolidants can also be very effective in repairing even seriously rotted wood. When painting, use an oil-based primer followed by two coats of oil-based paints.

Severely rotted or missing pieces may be reproduced by a good carpenter or millwork shop. Try to match or at least complement the existing details when replacing woodwork.

5.5.5 Metal Maintenance

Many of the buildings in the historic core of Franklin are defined by the cast iron and ornamental metal elements that form the storefronts at the pedestrian level. These elements are principal defining features of the façades and should be retained and restored through every possible effort. The lower display window kick fronts support columns, window mullions, and decorative elements of the transom and sign bands are typically made of these materials. Stamped or pressed metal was most often used to create

decorative metal cornices. This kind of architectural ornamentation became quite popular because intricate detail could be reproduced at a reasonable cost.

The signs of metal deterioration are obvious: corrosion, tears, holes and missing pieces. Pressed or stamped metal may be of copper, which requires no surface protection, or of sheet iron, usually coated with zinc or lead to retard rusting. A proper coat of paint is essential to prevent rust and corrosion on such metals. Missing parts can be reproduced in fiberglass or aluminum using existing pieces to make a mold. Be sure to communicate to the person fabricating the replacement part the importance of maintaining the intricate decoration of such pieces.

Appropriate Cleaning and Repair: ~~The following treatments are appropriate and shall be used during all cleaning, repairing, and restoring of structural and ornamental metals:~~

- a. Strip and clean of old paint and rust using appropriate chemical strippers and non-abrasive power washing and light sandblasting. Extreme caution must be taken with rolled sheet metal surfaces so as to not damage them if any of the power washing or light non-abrasive power blasting methods are used
- b. ~~Replicate all missing parts with similar historic materials. Patching and repair may be achieved with synthetic finishing and patching with materials recommended in the National Parks Service Preservation Briefs regarding the restoration of metals as can be found in the Department of Planning.~~
- c. ~~All new materials, which are added to the façade, should have the same characteristics as the historic material in terms of design and architectural style. This would include materials for sign bands, transoms, kick plates and door trim.~~



B. Inappropriate treatments and replacements: ~~The following treatments are inappropriate and shall not be used for structural and ornamental metals:~~

- a. ~~Do not fabricate historic features or elements, which are foreign to the building and are characterized by architectural periods different from the historic period~~
- b. ~~Metal elements should not be enhanced with non historic additional ornamentation or decoration~~

5.5.6 Decorative Glass Maintenance

Beveled, stained, leaded and etched glass are all forms of decorative glass. Glass decoration is often covered up. Look for it in transoms or behind plywood window covers. Sagging means that the glass and frame will need to be reinforced with a brace. Leaded or stained glass can have problems. The metal between the glass pieces, called the "came," could either be zinc or lead. Always use the same metal when making repairs.

5.5.7 Color Guidelines and Recommendations

Choosing the right color combination for a building can unify the elements of the façade and relate the building to others on the block. Again, step outside and look at your building as it relates to others. Make sure the colors you use are in character with the rest of the buildings on the block. Generally, no more than three colors are sufficient for a building façade. Paint manufacturers have a large selection of historic colors available and can assist with an appropriate color scheme. Stay away from bold colors that attract undue attention to the property. The use of fluorescent, metallic, reflective, or glittery colors for exterior walls, trim or other architectural features is prohibited.

Background: Muted or natural tones are appropriate for the background of the building. The background consists of the upper wall and the piers on either side of the storefront. This color is often natural brick and requires no painting. In fact, painting of brick surfaces is strongly discouraged and discussed in section 5.5.3 Masonry Repair & Restoration.

Major Trim: The color of major trim elements such as cornices, window frames, sills and hoods, and the storefront frame, bulkhead and columns should complement the background color.

Secondary Trim: Secondary trim such as the window sashes, doors, and certain cornice and bulkhead details, should enhance the color scheme established by the background and major trim. A darker shade of the major trim is often used to highlight these features. Caution should be exercised to ensure that the façade is not over-decorated.

In general, color schemes should be selected that are appropriate to the building's style and period. Using a 1950's color scheme on a Victorian building is inappropriate. The color schemes should be developed to enhance the character defining elements of the architecture and to complement and relate to its neighbors in the downtown core. Different color schemes were popular at various times. In the mid 1800's, soft, neutral tints were common. Toward the end of the 19th century, darker, richer shades were used. Tastes changed again at the beginning of the 1900's to lighter, calmer colors. If you are thinking about returning your building to its original colors, carefully scrape the paint from a small area. There may be several layers of paint over the original color. It's possible that the original color may have changed over time. For a better idea of the true color, wet the original surface. The base color will appear more accurately when wet. It is not necessary that colors be researched and analyzed to document original authenticity. As noted in the masonry repair section, previously painted structures should, in all probability, be retained as such because removing paint can result in detrimental effects to the underlying masonry surfaces.

The sun will play an important role in the colors you select. Before deciding on a color, take a paint chip outside to see how it looks. Do this at various times throughout the day, and also on both sunny and cloudy days. Sometimes a small paint chip is not enough to get a good idea of how a color will look. In that case, invest in a quart of the color you choose and apply it to a small area on your building. The effect may be surprising.

Next Steps:

Painting your building can provide a dramatic improvement in your building's appearance for a relatively low cost. After deciding on the appropriate colors, however, your work has just begun. There are several steps you should follow to ensure your new paint job will be long lasting and successful.

1. **Type of Paint:** Should you use oil based or latex paint? Both have their advantages and disadvantages. Oil based paints are generally more durable, and may provide better adherence. Clean up is more difficult. Latex paints are easier to apply and clean up is simple. However, latex paint can be less durable than oil based. Whichever you choose, select a quality paint. Although you'll pay more, a quality paint will last longer than a cheaper paint, will not fade or peel as

quickly, and gives better coverage. It is important to note that once you use a certain type of paint for your building, you should continue to use the same type of paint. Switching back and forth between oil and latex is difficult.

2. **General Preparation:** There are many things you can do to prep your building for painting. Check the condition of any wood and replace any boards that are rotted. If you are painting a masonry building, check the condition of the mortar and tuck-point where necessary. Review the condition of your windows. Install new glass in all broken windows. Replace damaged putty with a glazing compound and make sure it goes all around the windows. You'll need to wait 203 days for the compound to dry before you can paint.
3. **Surface Preparation:** Prior to painting, all surfaces should be adequately prepared. All loose or peeling paint must be removed. Wire brushes and scrapers are the best tools to use. If these do not work, consider a blow torch or electric heat gun. Use caution with these last two devices, with only enough heat to soften the paint so it can be easily pushed away. Consider using a primer for the first coat, especially on older buildings. It will help the final coat adhere better.

Other Considerations:

1. Colored mortars shall not be employed to alter the coloration of historic structures.
2. Natural colors of brick, terra cotta, fired clay stones, masonry, limestone, granite, sandstone or other natural materials shall be retained and shall not be painted over unless it is consistent with the historic precedent.
3. Architectural metals such as copper, bronze and brass shall not be painted in any case.

Commercial Requirements

~~Sections 5.5.5 through 5.5.9 apply to all Commercial buildings.~~

~~**5.5.5 Facade Design Standards**~~

~~As noted in other sections, it is of paramount importance to retain the original primary façades of the historic structures or to reconstruct them consistent with their historical precedent. The following standards apply to all commercial buildings.~~

1. The primary façades of all historic structures (Outstanding, Notable or Contributing by the Johnson County Interim Inventory Report, published by Historic Landmarks Foundation of Indiana, 1985) shall have all defining features of the overall historical character retained. In the case where these defining features no longer exist, have been torn down, or covered up, these features shall be restored if and when restoration or remodeling takes place in the particular area of the feature. Where documentation of the original is not accessible, all work on a façade shall comply with the standards for new development. The following are the defining primary façade features which must be retained or restored. This shall not be construed as preventing the ordinary maintenance and repair of a façade.
 - a. Kick plates at the base of storefront display windows
 - b. Clear glass, which does not produce excess amounts of glare for all first story windows and glazing
 - c. Original recessed entrance areas, angled vestibules, spaces, or corners
 - d. Transoms above doors and windows

- e. Clearstory portions of the façade
 - f. Signage bands including relevant ornamentation
 - g. Original window styles including opening size and location, sashes, mullions, muntins, sills, and heads
 - h. Decorative columns, pilasters of cast iron, brick or stone
 - i. Cornices
 - j. Parapet walls
2. The following additional requirements shall also apply to all facades.
- a. In the case where a building was originally built in such a way that it would not meet the standards of this chapter and the façade does not contribute to the overall character of the Downtown Overlay District, any remodeling of such building's facades shall follow the standards for new development. This shall not be interpreted as being required during ordinary maintenance and repair.
 - b. No HVAC, mechanical or other equipment shall be placed on or attached to the primary façade. Additionally, equipment shall be concealed from view from any public street.
 - c. First floor display windows shall allow visibility from any pedestrian walkway into the business or contain a display of products, art, or other creative display, which is oriented towards and facing the sidewalk and is a minimum of 18 inches deep. No obstruction of view such as paper or plywood coverings or interior facing display case shall be permitted within 18 inches of the interior of the glazing except during active construction for which all required certificates, permits, and approvals have been obtained.
 - d. Windows on secondary facades or upper stories shall not be covered from the inside with coverings such as paper or plywood. If the space behind the window is vacant, it is recommended that the window contain blinds or curtains if blocking of the window is so desired.
 - e. The use of the following inappropriate materials shall be prohibited.
 - i. Coarsely finished rustic material such as wood shake shingles, barn boards, plywood and wood siding.
 - ii. Carpeting
 - iii. Expanded or perforated metals, industrial metal siding, wire mesh, or corrugated metal or fiberglass
 - iv. Inappropriate ornate ironwork such as New Orleans style grills and rail work,
 - v. Stucco surfaces with rustic or highly textured surfaces characteristic of Mediterranean or Southwestern styles.
 - vi. Antique appearing, synthetic, oversized, or variegated brick

- vii. Silver, gold or clear anodized bright metal including aluminum or stainless steel trim for windows and doors,
- viii. Residential type materials such as embossed entry doors, sliding patio doors and residential beveled and leaded stained glass doors
- ix. Flat or molded plastic sheeting used to simulate historic materials, stone, or masonry veneers
- x. Rustic field stone or rustic rock masonry work
- xi. Flush glazing treatments, glass block windows, or mirrored, highly tinted, colored, metalized, or reflective glass



Transoms maintained with appropriate clear glass



Historic windows repaired. New windows on infill structure harmonize with old



Inappropriate materials and use



Shaded glass does not invite pedestrian into store or cafe



Storefront scale, façade rhythm and proportion



5.5.6 — ~~Cast Iron Shaped or Structural Steel & Shaped Ornamental Metals~~

~~These elements shall be restored in place if at all possible and may be replaced only with replicated material and only if damage is beyond repair and the materials are unsound. The missing pieces should be replicated to the greatest possible extents in terms of shape, color and finish.~~

5.5.8 Doors

Traditionally, downtown buildings had three doors. On the building front, there was storefront door, providing access to the business, and a secondary door, providing access to the upper floors (see Figure 5). The rear door was primarily used as a service door.

Storefront Door: Historically the entry to a store was more than just a door. The design and appearance reflected its commercial importance. The traditional storefront door was substantial, built of wood with a large glass panel. Despite its stately proportion, the door was inviting to a customer. Although traditional storefront doors are rarely found these days, there are several things that can be done to make a front door the special, inviting element it should be.

1. A front door should be compatible with the rest of the storefront and make a significant statement.
2. To retain a traditional appearance, a wood door with a tall glass panel is most appropriate to maintain the original character. Try and locate a salvaged older door to repair or use a new door of similar design.
3. If a traditional appearance is not desired, the design choice should be based on the overall design of the storefront. Many different wood and metal styles are available. If a glass and aluminum door is chosen, consider using a dark, anodized finish rather than a metallic color.
4. Avoid over-decorating the door. The design should reinforce the character of the building and be inviting for shoppers.

Secondary Door: A secondary door on the front façade provides access to the upper floors and is usually less elaborate in design. When choosing a secondary door, keep in mind that it should be visually understated, fitting in with the overall façade, but not drawing attention to itself. To maintain a traditional appearance, an old wood panel door is most appropriate.

Rear Doors: A practical style is recommended for a rear door to reflect the unadorned character of the rear façade. If the back door will be used as a customer entrance, consider the addition of glass to the door to make it more inviting to shoppers and passers-by.

5.5.8 Awnings

Awnings can be both a decorative and functional addition to a storefront. Visually, an awning can add character and interest to a storefront. Practically, an awning provides a sheltered space for customers to view store window displays, and can provide energy saving benefits, especially when used on southern facing windows. When planning an awning for your building, the following should be considered:

Design: The design of an awning determines how energy efficient it will be. There are two types of awnings available, fixed and operable. An operable awning can be opened and closed, allowing sun to shine in on cold days and providing shade on warm sunny days. A fixed awning is primarily decorative.

Style: Awnings should be integrated into the design of the building façade, with simple pitch and profile that matches the building bay structure. Awnings along a street should have a consistent pattern in size and shape, and not

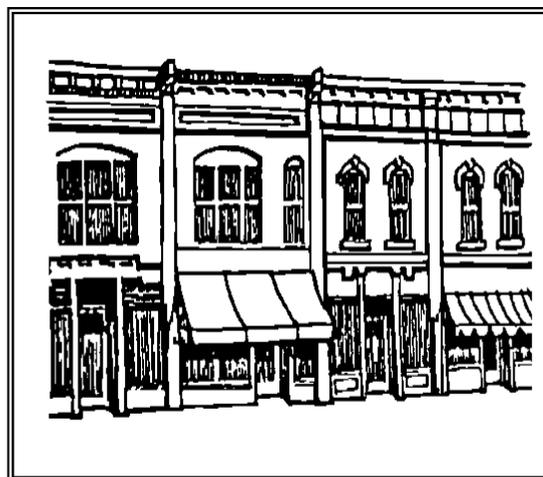


Figure 6

conflict with others. Look at your neighbors' buildings and visualize how adding an awning will affect the character of the streetscape (see Figure 6).

Material: Awnings can be constructed from several different materials, including canvas, vinyl, and aluminum. Whichever material is chosen, make sure it is guaranteed weather-resistant. Fading or bleaching from the sun is also an important consideration.

- A. Canvas awnings are traditionally popular, but must be weather-treated before installation. Canvas has a lower initial cost, but may require more maintenance than plastic or aluminum.
- B. Vinyl (plastic) has a more contemporary effect, but can be attractive if done correctly. Vinyl is more flexible and usually requires less maintenance than fabric.
- C. Aluminum is another choice but is more residential in character and not generally appropriate in the downtown area.

Mounting: Awnings should be mounted so that the valence is approximately 8 feet above the sidewalk. A 12-inch valence flap is usually attached at the awning bar and can serve as a sign panel. Typically, an awning will project between 4 and 7 feet from the building. An awning can be attached above the display windows and below the sign panel or cornice. It can also be mounted between the transom and the display window, which allows light into the store while shading the merchandise for customers. An awning over upper story windows should not cover the piers or the space between the window sills and the storefront cornice. If an awning has support posts that are permanently affixed to the sidewalk, approval from the Board of Works is required before installation. Contact the mayor's office to make the request.

Color: Look at the entire building before deciding on a color for your awning. You'll want a color that enhances the existing features without overwhelming them. For buildings with more detail, a subtle shade should be used. For buildings with minimal architectural detailing, a bright accent color may enhance the façade. Pattern is important too, depending on the image you would like to project.

Signs: The valence of an awning has traditionally been used for advertising. If you choose to incorporate a sign on an awning, keep the message simple and for identification purposes only (see Figure 7).

Illumination: Internally illuminated or back-lit awnings are highly discouraged and not recommended.

~~Awnings are used for visual and functional purposes to shade and provide cover from the weather. The critical issues to address with respect to awnings relate to shape, material, size and proportion, color and alignment with principal façade elements of the structure on which they are placed. Awnings shall conform to the following requirements:~~

- ~~1. Awnings may project no more than 4 feet from the building façade.~~
- ~~2. Awnings shall be a minimum of 9 feet from grade level at the lowest point.~~
- ~~3. Awnings shall be located below and not extend over any cornice, sign band, architrave or second-story windows.~~
- ~~4. Awnings should be confined within historical structural support elements.~~
- ~~5. Translucent awnings which are backlit or internally illuminated are prohibited.~~
- ~~6. Awnings materials shall consist of canvas or vinyl covering over metal frames.~~
- ~~7. Materials shall not have any iridescent, fluorescent, reflective or glittery colors or qualities.~~

- 8. ~~Colors should reinforce and harmonize with those selected for the building façade and storefront.~~



Figure 7

5.5.9 Signage Treatments

All signs must conform to Article 8 Sign Standards. In addition the following standards apply to all signs in the Downtown Overlay Zoning District.

Signs are a vital part of any downtown. They call attention to your business and help attract customers. Additionally, signs help shape the image of downtown. The following questions are provided to help you determine the right signage for your business and the downtown:

What is the Purpose of My Sign? Do you merely want to identify the name of your business? Or should you provide information on the products you sell or services you offer? Who are you trying to attract? Take some time to consider what you want your sign to do.



What Type of Message Should I Use? Can you convey your message with words? Or will a logo or symbol be more recognizable to potential customers? Possibly, a combination of words and symbols is appropriate. Sign lettering should have a high contrast ratio in order to be clearly legible for vehicular traffic. Sign lettering on wall signs, awning signs, or projecting signs shall be a minimum of 4 inches in height so as to be clearly legible for vehicular traffic.

What Style Sign Should I Use? For most downtown businesses, wall, window, projecting, or canopy signs are the only types of signs that can be used. For new development or redeveloped sites, a freestanding sign is a possibility with special approval from the Board of Zoning Appeals. If you want to use a freestanding sign, consider a monument style sign to maintain the pedestrian scale of the downtown. Taller pole signs are inappropriate and should be avoided.

Where Should I Put My Sign? When considering sign placement, you need to visualize how your sign will appear in relation to the entire façade. A sign should not dominate the faced; its shape and proportions should fit the building just as a door or window fits. The most common location for a wall sign is just below the lower cornice. This location compliments the architecture of the building and presents a strong image. Other common locations include on the glass display window and on the awning flap (see Figure 8). A good resource to consult is a picture of how your building looked in the past. This may give



Figure 8 Page 17

you ideas about how signs were related to the details of your building. Signs should never project above the cornice line or be mounted on the roof of a building. Never cover up architectural details. Horizontal projecting signs have a width which is longer than the height of the sign. Horizontal projecting signs should project no more than 4 feet from the building and be no more than 12 square feet in sign area. In addition, horizontal projecting signs should generally be located between the transom line of the first floor and the lower half of the windows of the second floor. Vertical projecting signs shall have a height which is longer than the width of the sign. Vertical projecting signs project no more than 3 feet from the building and do not exceed 30 square feet in sign area. In addition, vertical projecting signs shall be located above the first floor or sign band whichever is higher.

Should I Illuminate My Sign? Illuminating a sign may be desirable. Individual back-lit letters and signs illuminated by wall-mounted fixtures are appropriate. Illuminated box signs, flashing signs, moving signs, and electronic or fixed letter reader boards are not permitted.



Materials: Appropriate sign materials include painted or carved wood, galvanized sheet metal or aluminum, stone materials consisting of marble, slate or sandstone veneer, granite or granite veneer, gold leaf, gilt, painted accents, sandblasted glass or metal, stained glass, clear or acrylic neon. While the use of neon can create an attractive sign, neon shall not be used to outline or trim a building or the architectural elements. Additionally, the Committee may approve modern materials which are durable and similar in character to those listed above.

- a. ~~LED or other electronic high intensity or variable message displays are not permitted.~~

B. Illumination:

- a. ~~Where signs are illuminated, they shall be illuminated externally.~~
~~Exception: Channel letters may be individually illuminated internally.~~
- b. ~~Exterior illumination for signage shall be aimed down and directly at the sign.~~
- e. ~~Light sources other than neon shall be concealed from vehicular traffic.~~

C. Design:

- a. ~~Sign lettering and graphics should be clear and simple in its application and should be of a style that complements the architecture of the building.~~

D. Location: ~~No sign shall in any way cover, extend over, or disrupt any architectural element including but not limited to the cornice, windows, or entryway features. Signs shall only be permitted in the following locations with these conditions:~~

- a. ~~Wall: Signs are permitted on walls if they meet one of the following conditions:~~
 - i. ~~Signs which are confined to the sign band that typically runs above the transom window line of the first floor on most downtown structures~~

- ii. ~~Upper floor wall signs where they relate to historic precedent for that building and are integrated into either the cornice or key façade element of the structure.~~
- iii. ~~Painted building wall signs which are not located on a primary façade and do not span across any window, trim, or any other architectural feature.~~
- b. ~~Windows: Window signs are permitted where they are located on the interior side of the glazing; or where they are painted on the glazing, they may be on either side of the glazing.~~
- e. ~~Awnings: Awning signs shall not exceed more than fifteen (15%) percent of the awning area.~~
- d. ~~Ground: Freestanding signs are only permitted where allowed by the Sign Standards.~~

5.5.10 Lighting

Lighting is an important element when considering visibility in the evening hours. Generally, street lighting installed by the City will provide adequate lighting of the overall building and sidewalk. However, there are times when you may want to provide additional illumination to your building.

Lighting should only be used to illuminate entries, signage, displays, adjacent pedestrian and parking areas, or to highlight significant architectural elements. Use fixtures with a traditional style, or contemporary fixtures that are appropriately scaled. Building mounted fixtures should be used to illuminate entries, wall mounted signs, and walkways adjacent to buildings. Fixture color should be muted and coordinate with the overall color scheme of the building. Exposed or painted metal finishes are recommended.

To attract attention to your storefront area, there are some traditional methods of lighting you can use:

Well-lit display windows attract attention to items in your window.

Residual light washed the sidewalk and attracts pedestrians.

Light over recessed entry doors can highlight your entrance.

Lighted signs in the window (neon is acceptable) can highlight products and services.

5.5.11 New Development

Construction of new buildings on vacant lots in the downtown is encouraged. The design and location of such buildings, however, requires special care. The goal of this section is to provide standards for the design of new construction including in-fill structures, stand-alone buildings, and additions. Two types of new construction are discussed: Infill Development, where new construction fills-in gaps in the existing street façade, and Standard Development, where new construction is on parcels located in lesser dense areas of the downtown. In order to retain the historic context and character, new buildings should reflect the character of existing historic buildings by relating to the massing, scale, articulation, and rhythm of Franklin's historic architecture.

Infill Development: The design of new infill development, especially the front façade is critical. The new façade must look appropriate in relation to the surrounding buildings, without replicating them. When designing a new infill building, particular attention shall be paid to the following:

A. **Building Design:** The design of new infill buildings should be harmonious with its surroundings. Architectural style is not restricted, however, extremes of styles, or attempts to recreation a style indigenous to the downtown are discouraged.

B. **Building Setback:** A new infill building should maintain the line of existing storefronts at the sidewalk edge. Creating gaps in the streetscape by setting the building too far back from its neighbors, or by placing off-street parking in front of a building is not permitted (see Figure 9).

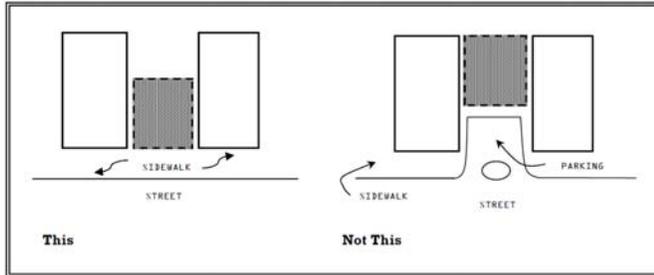


Figure 9 – Building Setback

C. **Building Scaling and Massing:** When designing a new infill building, the scale (height and width) and mass of existing buildings along the street should be respected. The average height and width of nearby buildings can be used to determine a general set of proportions for an infill structure or the bays of a larger structure. The infill building should fill the entire void, or, if the site is large, the mass of the façade can be divided into two or more smaller bays to maintain the established rhythm of the block (see Figure 10). Primary façades shall have vertical articulation a minimum of every 20 feet. There shall be a minimum of 2 windows per upper story between required vertical articulations. A vertical articulation may be implemented by using one or more of the following techniques: a structural or expressed column, a distinctive change in coloration, a slightly varied façade position, or distinctive change in overall style of architectural elements.

D. Buildings should meet the ground with a solid base treatment to create a visual transition from the sidewalk to the building wall. Glass treatments that extend to the ground are not recommended. Upper stories shall not be set back from the first story primary façade.



Figure 10 – Façade Proportions

E. **Roof Forms:** The type of roof used for an infill building should be similar to those found on adjacent buildings. In general, flat roofs are preferred over gable, gambrel, hop, or mansard roofs. A parapet shall be used to conceal a flat roof and any roof protrusions, other than the chimney.

- F. **Openings:** Doors and windows on an infill building should be similar in size, proportion, and alignment based on the architectural style of the building, and to those on adjacent facades. The rhythm of structural mass to voids (doors, windows, etc.) should relate to rhythms established on adjacent buildings (see Figure 11).



Figure 11 – Openings

- G. **Detailing:** Details from adjacent buildings, such as the masonry work, cornice lines, window shapes and bulkheads should be reflected in the architecture of infill buildings.

- H. **Building Materials:** Materials used in the construction of infill buildings should be similar to that used on adjacent buildings. A new building should not stand out from other buildings on the block. Brick and wood are preferred materials. The following is a list of materials that are not considered appropriate:

- a. Aluminum siding
- b. Aluminum panels
- c. Coarsely finished rustic material such as wood shake shingles, barn boards, and plywood
- d. Mirrors or reflective glass
- e. Carpeting
- f. Stucco surfaces with rustic or highly textured surfaces characteristic of Mediterranean or Southwestern styles
- g. Antique appearing, synthetic, oversized, or variegated brick
- h. Corrugated fiberglass and metal
- i. Residential type materials such as embossed entry doors, sliding patio doors and residential beveled and leaded stained glass doors.
- j. Flat or molded plastic sheeting used to simulate historic materials, stone, or masonry veneers.
- k. Rustic field stone or rustic rock masonry work.
- l. Flush glazing treatments, glass block windows, or mirrored, highly tinted, colored, metalized, or reflective glass.

Aluminum, steel, or vinyl cased wood windows may be used, but should have an appropriate finish and color consistent with the overall color scheme.



Figure 11 – Openings

I. Miscellaneous:

a. Floor Level: The floor level of an infill building should relate to and be consistent with the floor levels of adjacent buildings.



Figure 11 – Openings

1. Details from adjacent buildings, such as the masonry work, cornice lines, window shapes and bulkheads should be reflected in the architecture of infill buildings.
2. **On Site Parking:** On-site parking shall be confined to the rear of structures and should be screened from public view per the Landscape Standards in Article 7.
3. **Height Requirements:** Buildings shall be a minimum of two stories of habitable floor space. Any building facing the Courthouse Square shall be no more than three stories and shall be no taller than the height of the upper cornice line of the Courthouse. Any building not facing the courthouse square shall follow the maximum height as specified in the base zoning district.
 - a. **Exception:** in the case of freestanding institutional buildings such as churches, schools, or government buildings, which do not face the immediate courthouse square, the DRC may exempt the development from certain requirements of this section where those requirements specifically contradict the traditional architectural style for that type of institutional building; e.g. a church would not be required to have first floor display windows, but vertical articulation and vertically oriented windows would still be appropriate.

- b. Exception: In detached buildings away from the courthouse square, the building may have only one habitable story as long as the minimum height of façade walls is 20 feet.

4. Overall Design Standards: The following standards apply to new development of commercial buildings in addition to the requirements of 5.5.5.

- a. ~~New structures shall not copy any of the historic structures in exact detail or use historical styles from other regions or eras that are inconsistent with the overall character of Franklin's historic core.~~

- b. ~~It is, however, appropriate to repeat façade features and patterns due to alignments that are consistent with the overall character. These features can be interpreted in a variety of contemporary ways. All new development shall include the following features as part of the design of the building.~~

- i. ~~A storefront containing a main entryway which faces the street or in the case of a corner lot, faces the primary street. The entryway shall be at the sidewalk level.~~

- ii. ~~Kick plates at the base of storefront windows. These shall be aligned with any kick plates of adjacent buildings or in the case where no adjacent kick plates exist they should generally be aligned with kick plates on nearby similar buildings~~

- iii. ~~Full height first floor display windows with transoms above.~~

- iv. ~~The first floor façade area shall contain a minimum of 75 percent glazing.~~

- v. ~~Signage bands made of sheet metal, stone, or differentiated masonry.~~

- vi. ~~Upper story façades facing a street shall consist of 30 to 65 percent glazing. This calculation shall not include the cornice. The glazing shall consist of vertically oriented, punched windows. Secondary façades wall within 10 feet of a property line are exempt from this requirement.~~

- i. ~~A window is considered vertically oriented if the height to width ratio is 2:1 or greater. In the case where two or more windows are adjacent to one another, mullions shall separate the windows and the ratio shall come from the dimensions between the mullions. In no case shall a single window or adjacent windows be sized in such a manner that the width of the overall opening is greater than the height of the opening.~~

- a. ~~This requirement shall not be interpreted as prohibiting additional decorative windows which do not take away from the overall rhythm and appearance of the windows.~~

- ii. ~~The use of expressed sills, lintels, masonry coursing, and banding is appropriate and may be expressed in a contemporary way~~

- c. ~~The use of uniform architectural curtain walls consisting of all glass or glass and metallic panels is prohibited.~~

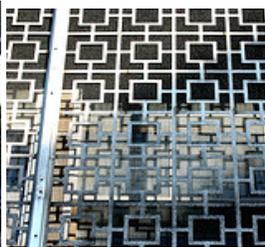
5. Building Materials: The following standards apply to all exterior materials used for facades, construction elements, and ornamentation.

a. **Permitted materials:** Only materials specifically listed below may be used; however, the planning director or Design Review Committee may approve the use of modern materials which are durable and have a similar character as those listed below.

- i. Wood or wood clad may be used for windows and trim materials.
- ii. For street level storefronts, clear glass, ceramic, terrazzo, or finished, painted, and beveled sheet metal may be used in addition to those materials allowed for trim and primary building materials.



Rustic materials not permitted



Inappropriate grillwork



Mirrored glass front not permitted

- 6. **Awnings:** Awnings may be used to emphasize entries and shade window areas. They should follow the standards for awnings in 5.5.8.
- 7. **Facade Lighting:** Building elements shall not be internally illuminated; however, lighting of the exterior should be encouraged to highlight prominent architectural features and to provide an overall ambience for the historic district. The lighting should be directed downward. Light sources shall be concealed from the view of vehicular traffic.
- 8. **Roof Treatments:** Roofs shall be treated with upper level cornice treatments at the top. The use of pitched roofs shall not be visible from any portion of an adjacent street.
 - a. **Exception:** In detached buildings away from the Courthouse Square, pitched roofs may be considered utilizing historic material of natural or imitation slate, sheet metal, or tile.



Windows in new building replicate transoms of historic context



New building blends with four story buildings at other end of block in scale and with one story neighbor at street level by harmonizing window design and materials.



New condo building adjacent to historic commercial area uses limestone, brick, and wrought iron

5.5.12 Residential Structures

The following applies to all residentially designed structures in addition to the general requirements of this chapter. **Any one or two dwelling unit structures shall be exempt from these design standards.**

1. **Residential Façade Design Standards:** The following applies to the restoration of residential primary and accessory structures in addition to the general requirement for façades.
 - a. **General:** All work shall follow the general requirements of 5.5.1 for façade retention and restoration.
 - b. **Windows:** All work on windows shall follow the general requirements of 5.5.2 for window restoration and replacement.
 - c. **Masonry:** All masonry work shall follow the general requirements of 5.5.3 for masonry repair and restoration.
 - d. **Retention of entrances:** Primary building entrances shall maintain historic stoops, terraces and relationship to grade so as to maintain the character of the historic façades. **Handicap** accessible entries may be located on a secondary façade so as to not obstruct the primary front yard elements.
 - e. **Alterations:** Any exterior alterations or remodeling shall follow the standards for new residential development under 5.5.10.3 New Residential.

2. **Additions:** The following shall apply to additions of residential buildings.
 - a. They should be substantially similar to the primary structure in terms of building materials, trim detail, roof lines, window and door styles, and other prominent details.
 - b. They should match the primary structure in terms of coloration of siding, trim, and other details.

- c. They shall not include architectural styles and details from a period different than the existing primary structure.
- d. They shall be no taller than the existing primary structure.
- e. ~~Additions shall be prohibited in any front yard except in the case where a porch is added which meets all other standards of this chapter and development standards for the base zoning districts.~~

Comment: This is covered in the base zoning district.

3. **New Residential:** The following applies to all new residential buildings including accessory structures. New infill structures should visually relate to the character and scale of the adjacent structures in the immediate block in which they are located.

a. ROOF

- i. Roof pitch shall reflect the architectural character of the home, and may be either gable, hipped, or a combination.
- ii. Eave lines shall align wherever possible. Eaves and rakes shall be articulated by multiple fascia boards, cove and crown molds, or gutters.
- iii. Eave overhang shall be minimum sixteen inches (16") from exterior face of structural framing.
- iv. Overhang of gable shall be a minimum of twelve inches (12").
- v. The following roofing materials are permitted: wood shingle, slate, tile and asphalt shingle.
- vi. Boxed in eave lines shall not be permitted.

b. WINDOWS: The following shall apply to all windows on primary facades and windows which are highly visible from a public street.

- i. All windows must be double-hung in appearance (except transoms). Single hung windows with a lower operable sash and fixed, non-operable windows are acceptable provided they have a double hung appearance.
- ii. ~~The DRC may approve the use of~~ Casement windows may be used where the paneling adds to and is consistent with the architectural style of the house.
- iii. Preferred window types include all wood, vinyl-clad wood, or aluminum-clad wood. All-vinyl windows may be utilized, provided they have an acceptable profile. Window types shall be called out on plans. ~~Under no circumstances will snap in grids or grids sandwiched between two panes of glass be allowed.~~
- iv. If all-vinyl windows are used, windows must have painted wood trim consistent with item v. below, consistent with the architectural style of the home.
- v. ~~Generally, window trim should have a header at a minimum width of five and one half inches (5 1/2"), side trim with a minimum width of three and one half inches (3 1/2"), and bottom trim with a minimum of one and one half inches (1 1/2"). Using a 1" x 4" trim along the bottom in lieu of a sloped sill is an acceptable substitute. Trim detailing may vary depending on architectural styles~~
- vi. ~~Window sizes must be of correct proportion, which typically means a 3' 0" x 5' 6" (or taller) first floor window and a 3' 0" x 5' 0" (or taller) upper floor window. Shorter windows are allowable on the first floor, but shall be narrower to keep the correct proportion (such as a 2' 6" x 5' 0" window). Special exceptions to window sizes include kitchens, bathrooms, utility rooms, and closets. In addition, smaller fixed windows are allowed on non-primary facades if they are~~

~~consistent with the architectural style of the home. All plans must call out window dimensions.~~

- ~~vii. The use of interior storm windows is preferred to exterior storm windows. When exterior storm windows are used, they shall match the size of the window opening. All meeting rails shall align with those of the window. Frames and rails of storm windows shall be painted to match the window sash or trim color.~~

c. SHUTTERS

- i. Shutters will be permitted on homes only if they are appropriate to the architectural style of the home.
- ii. Shutters shall function or appear to be functional by matching the size and shape of the shutters to the window. They shall include decorative hinges or be placed such that the shutters could pivot so as to be functional.
- ~~iii. Shutters must be wood. Vinyl or plastic shutters are not permitted.~~

d. EXTERIOR DOORS AND TRIM

- i. Door trim shall match exterior window trim treatment. Wood trim around doors is required when wood trim is used on windows.
- ii. Storm doors are acceptable provided that they are full-light doors with clear glass so the primary door is visible and all trim on the storm door is painted to match the home colors.
- iii. Sliding glass doors are not acceptable along a primary façade of the home.

e. SIDING AND DECORATIVE TRIM

- i. Brick, wood, or cement-fiber are preferred exterior materials.
- ii. Natural stone may also be permitted.
- iii. Vinyl siding may be utilized, provided it is a smooth surface with no wood grain stamping or texture, and is a flat color, not shiny. Wood grain stamped vinyl siding will not be permitted. ~~Examples of suitable vinyl siding include Wolverine, Royal Architectural, and CertainTeed Main Street.~~
- iv. No dutch lap vinyl siding will be permitted, as all vinyl siding shall be either double-four or triple-three type. Vinyl siding with a brush-stroke finish in lieu of a wood grained texture is acceptable, ~~but shall be called out on plans submitted to the DRC. Applicants may submit alternative siding and materials which are durable and have a similar character as those listed above for DRC consideration.~~
- v. Horizontal siding shall have a maximum six-inch (6") reveal.
- vi. Mixing of material types shall be restricted to fishscale or shake decorative siding at second floor transition and in gables in conjunction with horizontal siding.
- vii. Trim boards, corner and frieze boards shall be built out with filler boards to allow siding to be tucked behind trim board. Corner trim boards shall be a minimum of three and one-half inches (3 1/2") in width.
- viii. All trim must be smooth surface trim. No rough-saw trim will be accepted.
- ix. Siding latticework, spindles, brackets and other decorative trim is encouraged.
- x. T-1-11, ODB, plywood, aluminum or similar product styles and types are prohibited.
- xi. Recreating historic details or features contrary to the original architectural style of the subject structure shall be prohibited.

f. BRICK

- i. The use of brick is encouraged, but if used shall be provided consistently on all four sides of the home.
- ii. ~~Brick on only the front elevation (other than porches) or first floor levels only will not be permitted. In some instances, the use of brick along the front,~~

~~wrapping to a logical termination point on the side elevations may be considered, and will be reviewed and approved on a case by case basis by the DRC.~~

iii. Brick front porches are desirable and encouraged.

g. GARAGES and Accessory Structures

- i. Accessory structures shall not exceed 75 percent of primary structure footprint in ground floor area.
- ii. ~~A detached garage is highly preferred to attached garages for all single family detached homes.~~
- iii. Roof slope must be minimum 4:12 roof slope. Roof slope is preferred to match primary dwelling.
- iv. Roofs shall be gable or hip roofs.
- v. Roof shingles must match those on primary dwelling.
- vi. Aluminum gutters and downspouts must match those on primary dwelling.
- vii. Garages shall have minimum eave overhang as required for roof venting. It is preferred that overhang depth and finish shall be consistent with the primary dwelling.
- viii. Accessory structures must be wood framed wall and roof construction.
- ix. ~~Accessory structures shall have minimum eight foot (8' 0") tall exterior walls.~~
- x. Horizontal siding and trim must match those on primary dwelling in terms of design and coloration. The materials used for siding may differ from the primary structure.
- xi. ~~They shall match the primary structure in terms of coloration of siding, trim, and other details. The DRC may approve a different coloration if it is found that the proposed coloration for the accessory structure or addition creatively complements the primary structure without exactly matching~~
- xii. Decorative siding in gables is preferred, but not required.
- xiii. Overhead and passage doors and windows must be finished to match house.



