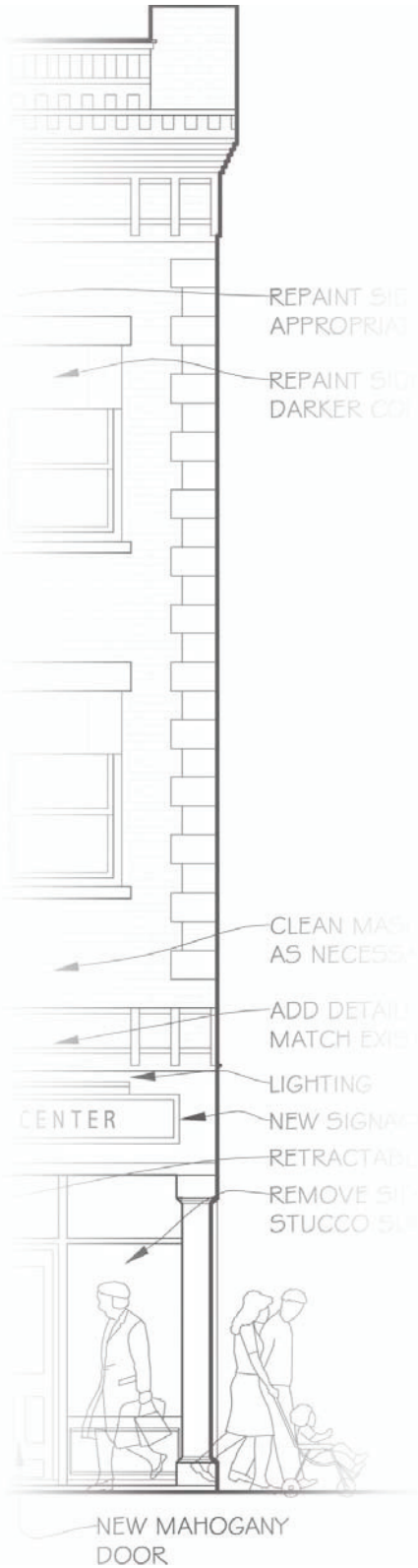


Lima, NY Façade Renovation Guidelines 2010



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Table of Contents



OVERVIEW3

GUIDELINES5

1) **Materials6**

2) **Storefront Windows and Doors7**

3) **Upper Floor Windows10**

4) **Signage11**

5) **Street to Façade Interface14**

6) **Lighting16**

7) **Awnings17**

8) **Color18**

9) **Detailing20**

Maintenance22

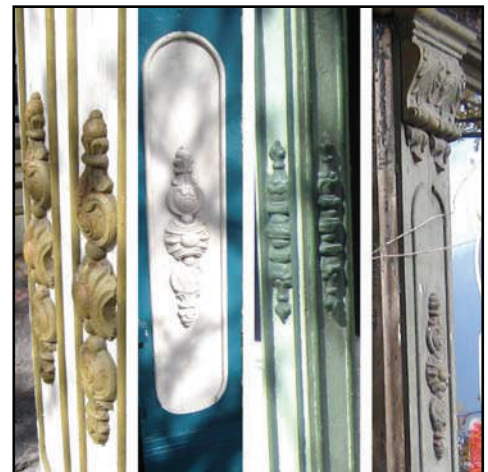
Owners with buildings in the National Register Historic District, who are interested in pursuing the state and federal rehabilitation tax credits, need to comply with Secretary for the Interior Standards in order for work to qualify. If interested, you should consult a qualified architect and/or State Historic Preservation Officer prior to planning improvements.

OVERVIEW

This overview represents the broader aims of the program. Specific guidelines follow in the next section.

The revitalization district of Lima is compact with an informal historic charm. Its “crossroads” character is memorable and distinctive. Several characteristics stand out to differentiate Lima from other villages in the region. These items relate to the interface between façade and sidewalk, porticos, basement access, steps and landings, green space and historic markers.

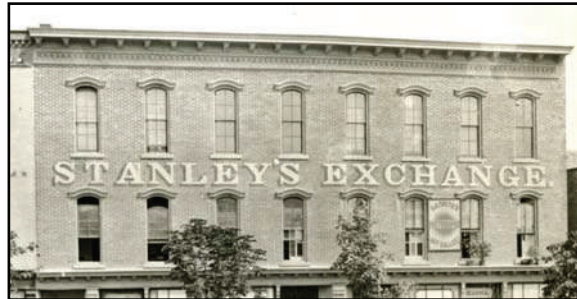
- The portico of the American Hotel is a unique feature. In many places these elements have been removed over time.
- Storefronts have steps up or down. Street and sidewalk levels will undergo changes over many years. Lima’s infrastructure has been adapted to maintain many of the existing steps that lead into businesses.
- Lima’s history is visibly celebrated and shared through an established and visually prominent network of signs, plaques and artifacts
- Highly articulated storefront detail exists on the main blocks of buildings. Some of the detailing is cast iron while other details were fabricated from wood.



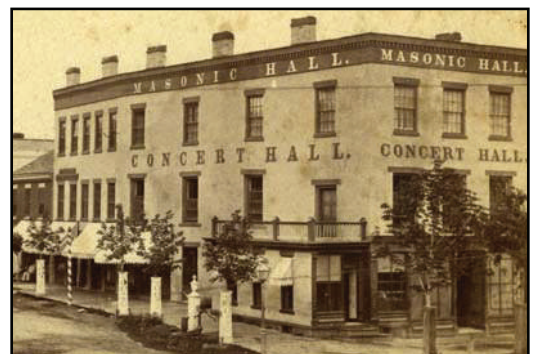
- There are several examples of visually intriguing doors and clever solutions to renovated openings. There are also many instances of double doors in Lima.



- The variety of existing perpendicular signs and some existing painted signs add to the historic charm of Lima.



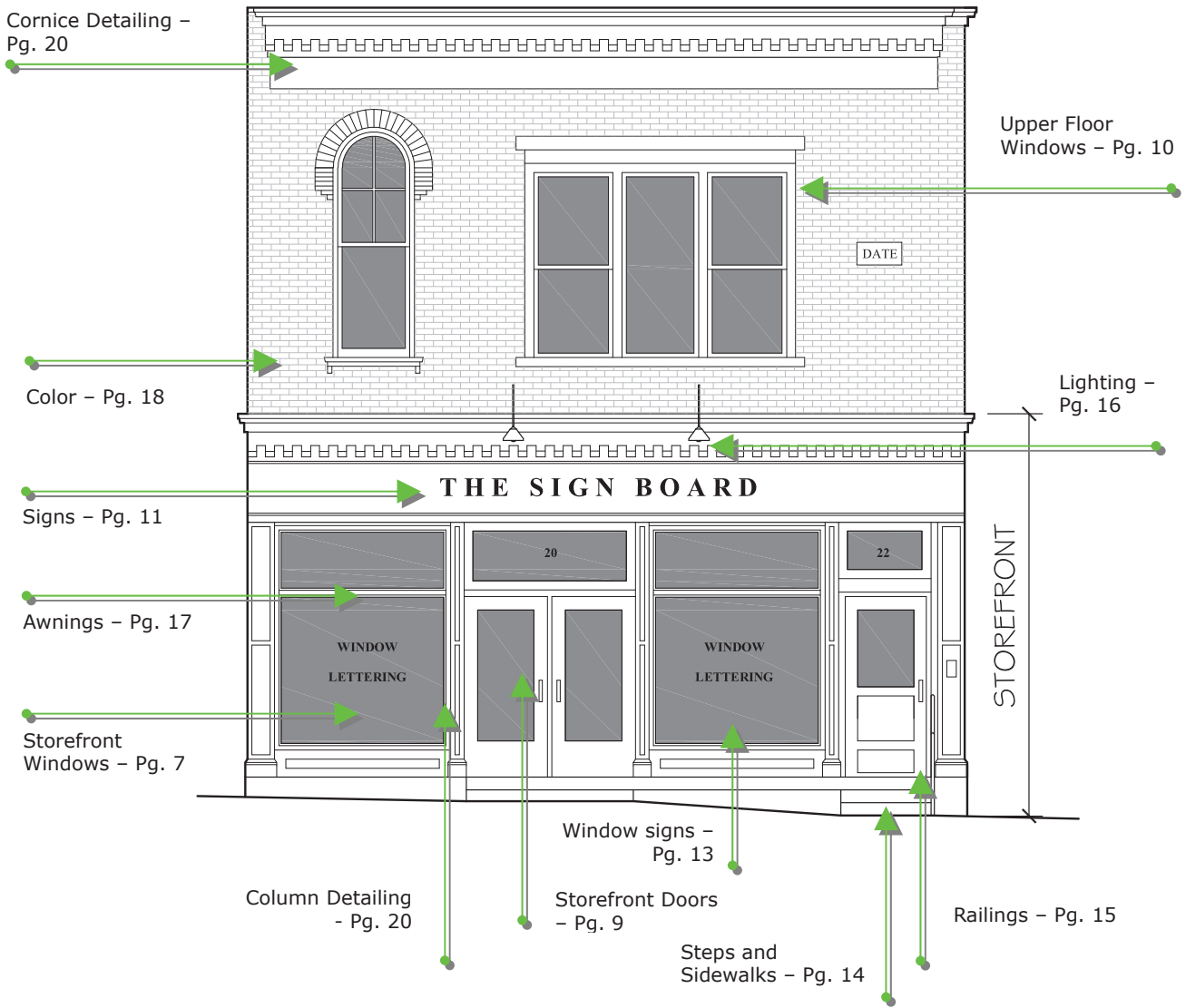
- Last but not least, Lima has well established zoning ordinances that have placed it in an excellent position to maintain a vibrant village.



GUIDELINES

Graphic Table of Contents

Guidelines for Commercial Buildings: This graphic table of contents will direct you to the section of the guidelines that will address each of the following façade elements.



All work produced by In. Site: Architecture remains its intellectual property. The Livingston County IDA, the Alliance for Business Growth, and the Village of Lima have a license to copy and distribute the guidelines only for the intended purposes within each community. Please contact In. Site: Architecture in advance to discuss use of the guidelines for any other purposes.

1) Materials

a) Whenever possible, repair original materials before replacing them with new materials. In some cases, old brick buildings will require repairs to the brick and mortar. If the existing brick is sound and unpainted, painting is discouraged.

✓ **DO** repair and restore original materials whenever possible



Do not use thin veneer/fake brick or stone applications as they do not accurately represent the building or the material. Do not use vinyl or metal siding. Many of these materials have unnatural trim, lintel and edge conditions that cause the facade to look too uniform and massive.

✗ **DO NOT** use vinyl siding



If materials are beyond repair - Use materials that don't require replacement as the only option for maintenance. Products such as brick, wood, or fiber-cement board can be painted and are easily maintained - colors for painted surfaces can be changed as required.

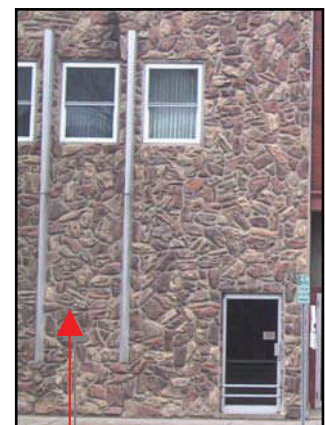
✓ **DO** use wood or fiber-cement clapboard siding and trim



Smooth fiber-cement clapboard is an acceptable wood substitute because it can be painted, it can be used where wood is used, and it's very durable when installed per manufacturer's specifications.

Zoning ordinances place emphasis on using real materials rather than synthetic substitutes as well as compatibility with surrounding buildings.

✗ **DO NOT** use fake or thin veneer brick or stone



✗ **DO NOT** use fake or thin veneer brick or stone

2) Storefront Windows and Doors

Windows:

- a) Windows allow for pedestrian safety and flow in addition to easy viewing of merchandise for mercantile businesses. Original existing openings should be maintained. Do not reduce the glazed area of the original storefront. Window openings that were previously reduced should be restored

Do not use vertical blinds or any other elements that will block view into storefront windows. Use awnings for sun control instead. Displays should not interrupt view into the business.

For Lima, a minimum of 60% of the storefront pedestrian zone (3'-10' above the sidewalk) should be clear glass, window area.

Maintain 3' minimum visual access into storefronts from the pedestrian zone and avoid using displays that prohibit views in and out such as large shelving units with their backs facing the window.

Do not use opaque or tinted glass. Stained glass is permitted.

Use adequate lighting inside display windows to ensure that displays are visible.

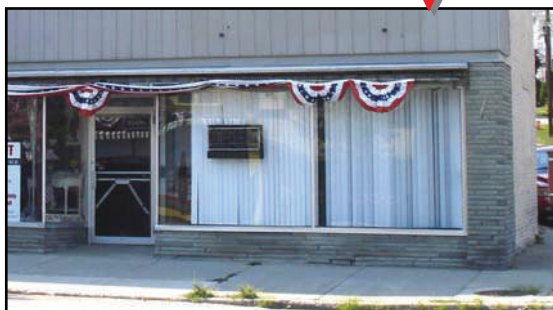


DO NOT reduce storefront window openings or have less than 60% clear glass

DO restore window openings and create visual access into businesses



DO NOT block view into storefronts with window shades or oversized window signs



DO create and maintain large, glass, street level storefronts - 60% minimum, clear glass

DO create large storefront windows to allow 3' minimum visual access into storefronts



- b) Frame and sash profiles should be large enough to compliment trim elements. For traditional façades trim elements should be wood or approximately the same dimensionality and character of wood.

The windows should be sized to fit with existing vertical and horizontal elements when available. Large areas should be broken up to address human scale as shown.



DO break up storefronts with horizontal and vertical elements

Using transom windows adds visual interest by creating a horizontal line to break up the store front and address door heights relative to overall height of the storefront. Transom windows should be restored if they were previously removed or hidden. Existing transom windows should be maintained. Maintain the window and door proportions across the entire façade.

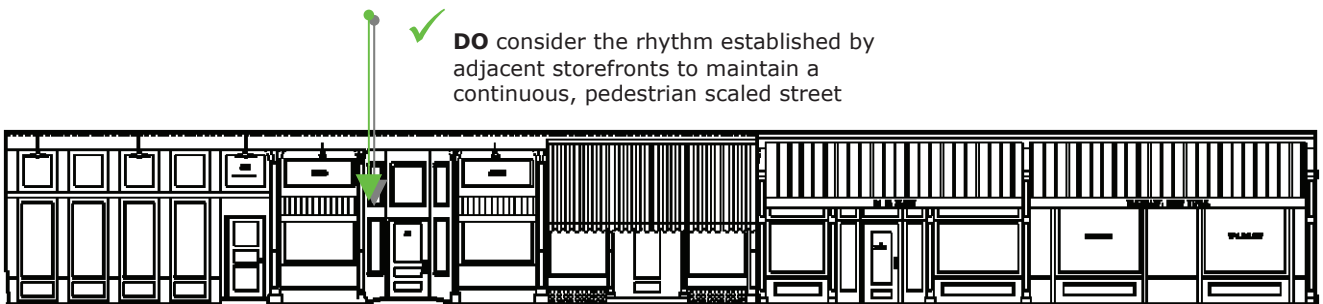
DO establish a rhythmic pattern to break up large areas



Lima's zoning regulations address the "rhythmic relationship" of a building's façade elements to surrounding buildings. Using the methods depicted here will help achieve these zoning requirements.



DO consider the rhythm established by adjacent storefronts to maintain a continuous, pedestrian scaled street



Doors:

- c) Uninterrupted full-glass and half-glass doors allow for visibility in and out.

Exterior doors that lead to residential second floors may be style and rail doors without glass. When possible restore transoms above doors to allow for light to enter into the stairway.

Reuse of salvaged, vintage, and period appropriate doors is encouraged.

Vinyl and steel doors are not acceptable.

Lima’s doors are a unique asset and should be emphasized. As an alternative to the standard door guidelines in this section, consider precedents already established within the village when choosing and designing entry doors. Use or reestablish double entry doors or doors with variations of divided lites.



✓ **DO** use unique doors in façade proposals to expand on existing precedent and establish a unique characteristic for Lima



Do not use external security devices such as coiling shutters, accordion gates, etc. For security, use lighting, alarm systems, or interior barriers. External devices imply that the street is unsafe and cause businesses to look uninviting.



✓ **DO** use full glass entry doors for storefronts



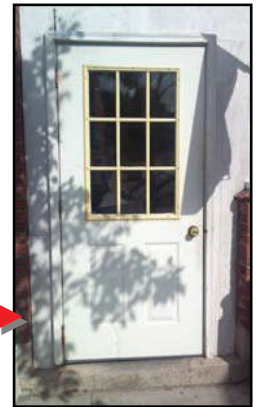
✓ **DO** use style and rail type doors for second floor access doors and restore transoms above doors



✓ **DO** use half-glass doors for second floor access and restore transoms above doors



✗ **DO NOT** use aluminum storefront doors and windows



✗ **DO NOT** use residential type doors



✗ **DO NOT** use external security devices

3) Upper Floor Windows

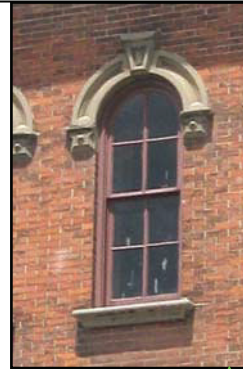
a) Lima’s zoning regulations discuss the restoration and rhythm of windows. These guidelines provide examples of what should and should not be included in façade design proposals for upper floor windows.

Restore original openings whenever possible. Use wood or aluminum-clad wood windows, depending on the degree of historic character that has been maintained or is desired.

A minimum of 25% of the façade for the upper floor should incorporate transparent glass openings.

For upper level windows that have been blocked and cannot be opened up, spandrel glass should be used to maintain window openings. In special situations the review panel may allow for openings to be filled in to match the exterior finish with brick or fake shutters.

Do not place window unit air conditioners or satellite dishes on street side façades.



✓ **DO** maintain or restore original window openings



✗ **DO NOT** reduce window openings



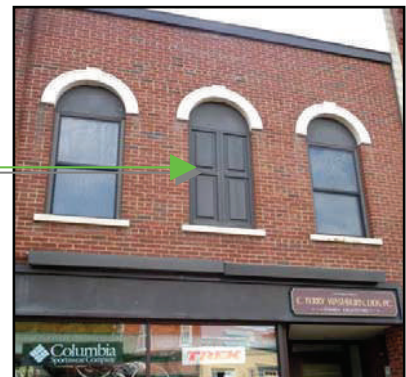
✗ **DO NOT** cover window openings



✓ **DO** keep a minimum of 25% of upper level façade area for window openings



✗ **DO NOT** block any window openings with air conditioners and do not mount satellite dishes to the facade



✓ **DO** properly infill upper floor windows when necessary, coordinate with the planning board for appropriate solutions

4) Signage

- a) A variety of signs and fonts around Main Street is acceptable. Signs will identify and define individual businesses. The scale and placement of the lettering and sign boards is important. Sign boards above storefront windows or awnings should not cover second floor windows or consume more than 5%-7% of the height of the façade. Signboard and lettering wall mounted signs should not project more than 6" from the wall to which they are attached.

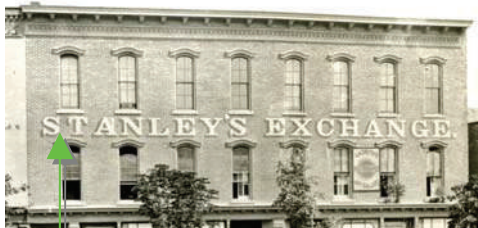
The business name should fit within the allotted sign board space; additional words and descriptions can appear as lettering on canvas awnings, window lettering and perpendicular signs. Sign board lettering should have a minimum depth of 1/2". Flat vinyl lettering is prohibited.

Do not place lettering or sign boards at the second floor portion of the façade and do not use lettering or signage that is over-sized for the particular façade.

Sign boards should be wood or fiber-cement board panels for mounting letters or signs.

Corner buildings with two visible façades are permitted to have additional signage that complies with the guidelines and should be a continuation of the signage on the primary façade.

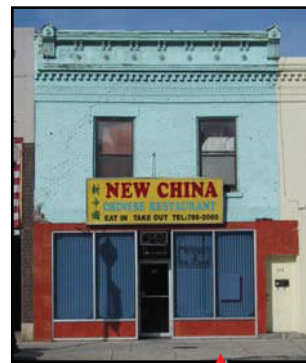
There is historic precedent for painted signs in Lima. Proposals for painted signs need to be approved by the planning board, and any grant review board for eligibility.



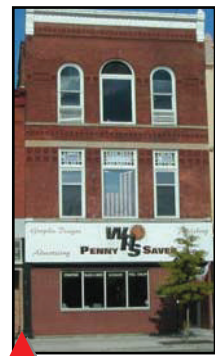
DO use painted signs with approval from the planning board and grant review board



DO make sign board size proportionate to building height



DO NOT cover second floor windows with sign boards



DO NOT oversize sign boards

DO make sign board size proportionate to building height



b) Perpendicular signs should not project more than four feet (4') from the building façade. There should be a minimum of eight feet (8') from the closest floor or grade level to the bottom of the sign and signs should be a maximum of 9 ft² of area per side. Perpendicular signs should be suspended from horizontal standards or brackets mounted to the building. The actual sign boards should not touch the building face.

Providing lighting for perpendicular signs is encouraged. Do not use internally lit perpendicular signs.

Typically perpendicular signage should be used when awnings are not present to extend into the streetscape. If both an awning and sign are used they should be placed as to not interfere with visibility to the sign.

Hanging signs that are parallel to the street and are suspended from a ceiling are permitted to be a minimum of eight feet (8') from the closest floor or grade level. The overall size and shape of the sign must fit within a maximum area of 9 ft².

Letting on fabric awning valances are acceptable and must maintain a seven foot (7') minimum clearance from the closest floor or grade level. They should be no more than 3 ft² in size and no longer than 50% of the width of the awning.

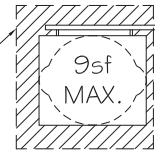
For gas stations, front-lit carved or vintage signs and suspended/perpendicular signs are preferred. Internally lit signs are discouraged.

✓ **DO** use perpendicular signs



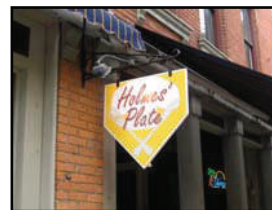
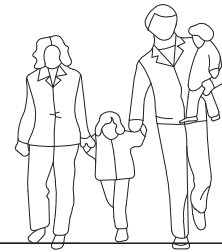
4'-0" MAX.

ACCEPTABLE SIGN ZONE



✓ **DO** correctly size and locate perpendicular signs

8'-0" MIN.



✓ **DO** use brackets to suspend perpendicular signs



✓ **DO** use suspended front-lit, or vintage signs for gas stations.

✗ **DO NOT** use oversized, backlit, or plastic perpendicular signs



- c) Window lettering should be carefully organized and applied so as to not clutter or prohibit viewing into the business, and should relate to the color scheme and other fonts for the business. Window signs should not be more than 30% of each window area and no more than four square feet of area per window.



DO make any solid window signs a maximum of 30% of the glass area or 4 square feet, whichever is smaller

DO use window lettering without cluttering the view in and out



DO



5) Street to Façade Interface

- a) Building owners in Lima who are proposing façade renovations should carefully consider the transition from sidewalks, steps and slopes to the finished floor of the business. In some cases, proposals may be able to achieve entrances with ambulatory or full handicap accessibility. Proposals that alter the transition to the public right-of-way will need to be coordinated with the municipality.



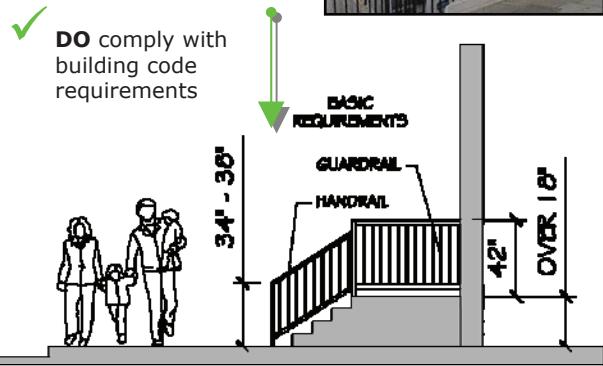
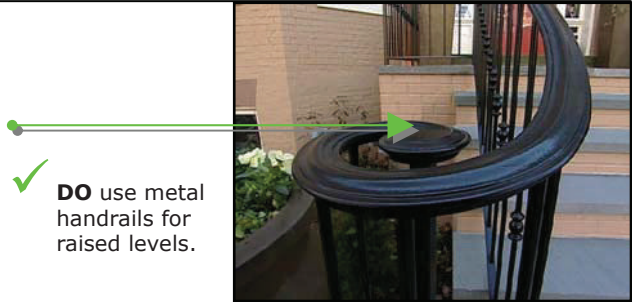
✓ **DO** create accessible entrances to businesses



✓ **DO** consider the interface between the businesses and sidewalk as part of façade proposals

b) Handrails should be used at stair and grade changes and along accessible ramps. Elevation changes at stairs and level changes greater than 18" need to comply with building code requirements. Decorative handrails and guardrails are encouraged and design proposals should be approved by the appropriate review board. Acceptable materials for railings are painted steel and natural or painted wood.

Vinyl or aluminum railing systems are discouraged.



c) Lower level access stairs should have handrails and guardrails. Color schemes should be carried over to lower level doors and details. Steps should be maintained in good condition.



6) Lighting

- a) Sign boards should be lit with either fluorescent linear or goose neck lights. Fluorescent linear lights should match the traditional incandescent range of warm, consistent colors (2,000K-3,000K).

Do not use up lights that will shine into upper level windows.

Backlit signs, neon signs, or neon "open" signs are discouraged. Open flags are preferred as part of a consistent downtown program. Perpendicular signs should be lit from both sides.

✓ **DO** use alternatives to neon "open" signs such as flags.



✗ **DO NOT** use neon "open" signs



✓ **DO** use linear fluorescent fixtures with incandescent color ranges



✓ **DO** use gooseneck fixtures to light signs

✗ **DO NOT** use lit backlit signs



- b) Use interior lighting for displays. Interior lighting at night will also draw attention to your business indicating that it is open and it is an occupied space on Main Street. Interior lighting should also be used for security purposes.

Use adequate lighting inside display windows to ensure that displays are visible.

✓ **DO** light storefronts at night for security



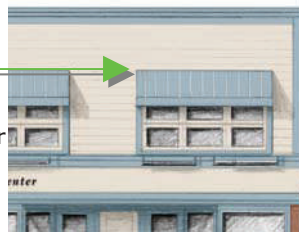
7) Awnings

- a) Awnings should be fabric and coordinate with the proposed color scheme. Any awnings should be sized relative to the window openings that they are sheltering to maintain vertical separations. Awnings may have a triangular or curved profile and may be fixed or retractable. For Lima, the bottom of awnings should be a minimum of 7'-6" above the closest floor or grade level and should not project more than 6'.

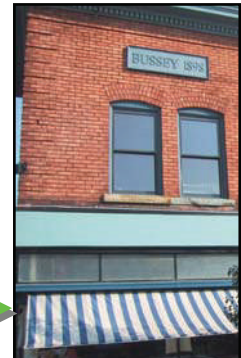
When possible, align awnings with the awnings of adjacent buildings. Awnings should start and stop with each building or other vertical façade elements.

Prefabricated metal awnings are *prohibited*.

- ✓ **DO** use awnings at upper floors - colors should coordinate with the overall color scheme



- ✓ **DO** match awning size and location to vertical and/or horizontal separations - reference section 2C



- ✓ **DO** coordinate awning colors with the building color scheme

- ✓ **DO** use fixed or retractable awnings in triangle or curved profiles



- ✗ **DO NOT** use metal awnings



- ✗ **DO NOT** attach structured overhangs to original facades



- b) Awnings can provide an opportunity for supplemental sign information. Placing lettering on the awnings allows businesses to share more information without using up other signage locations such as windows and sign boards. Lettering height should fit within the awnings valance space and should be limited to one row. Awning lettering should not be in a bold face font and letters should be spaced apart to prevent the valance from appearing cluttered.



- ✓ **DO** utilize awnings for supplemental lettering location

8) Color

- a) Lima zoning regulations state that for buildings that maintain substantial historic character, historic colors and finishes should be used.

When choosing a color scheme for a building, ensure that complementary colors are chosen. Maintain consistent tones when assembling colors to prevent awkward contrasts. Historic preservation color palettes are preferred.

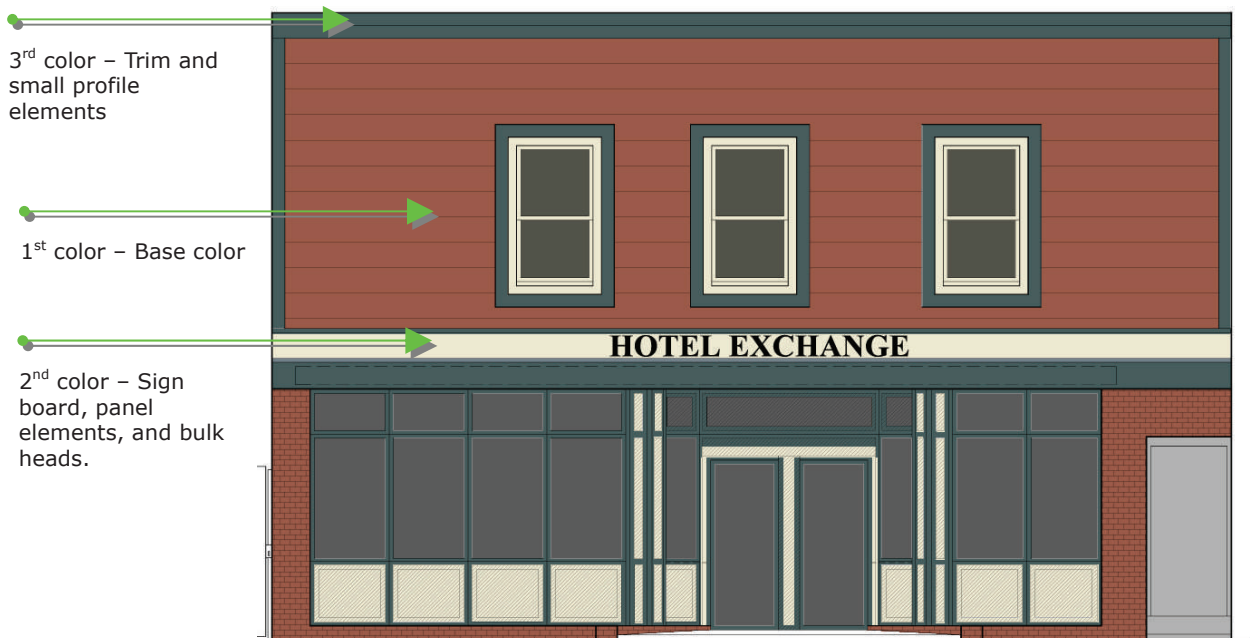
Design proposals should also consider the colors of adjacent buildings or buildings shared between multiple tax parcels to ensure that complementary colors are being used across the streetscape, this is especially important for Lima.

For a building with multiple tax parcels, an alternative is for the owners to agree on the upper level base color. Avoid duplicating the colors of adjacent buildings.

Note: Colors as printed here do not accurately reflect the true paint colors. Please consult paint chips for true representation.



Some acceptable combinations. The colors shown are from the Benjamin Moore Historic Preservation Color palette but other manufacturers are acceptable.



b) For buildings that are completely painted, choose 2-3 colors for different building elements. One color will act as a base color for the majority of the façade (for painted brick or wood facades).

The second color should be used for secondary elements like sign boards or medium sized elements such as columns or bulk head paneling.

The third color should be used to pull out cornice and/or column detailing. Do not use uncomplimentary colors, too many, too few, or monotone colors

Where the brick condition allows, the brick should not be painted on these buildings. The natural color of the brick should be considered in the overall color scheme. Some brick restoration may be required.

Colors and stains for window trim and frames should be considered as part of the proposed color scheme.

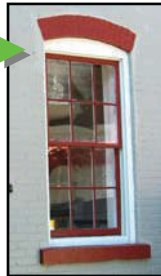
✓ **DO** use 2-3 colors to create a base and highlight details



✓ **DO** leave exposed brick and consider the natural brick color in the overall color scheme



✓ **DO** coordinate window trim and frame colors with building color scheme

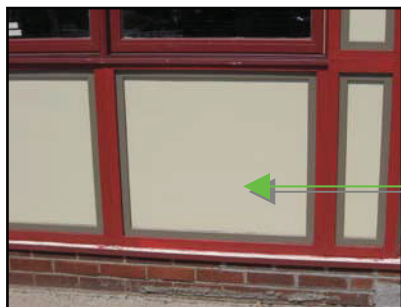


Base Color (Red)

Windows and trim elements (Orange)

Accent and detailing (Beige)

✗ **DO NOT** use a single color or colors that blend too closely



✓ **DO** use paint colors to highlight panels and trim.



9) Detailing

- a) When feasible, a proposal should reference original fragments of the existing facade in order to re-establish its own recognizable, authentic identity. The details should be highlighted through careful color selection. Do not cover or remove column, lintel, parapet details that provide historic character and address human scale.

✓ **DO** restore and highlight intricate details with careful color selection

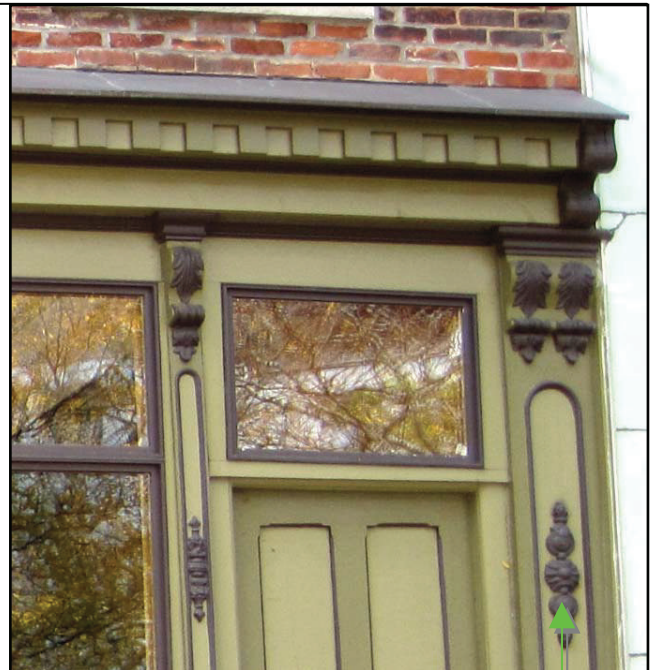
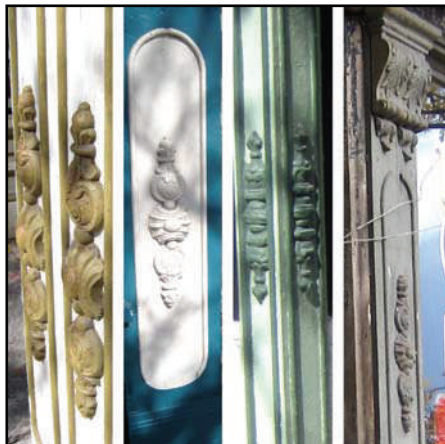


✗ **DO NOT** paint detailing the same color as the building base color



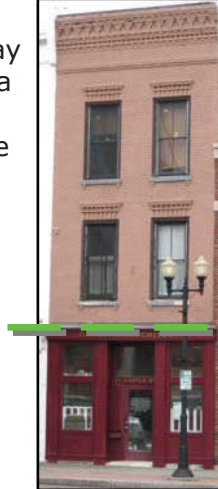
✗ **DO NOT** cover original detailing for cornices, lintels or columns

- b) Several of the column details are composed of two materials, wood and cast iron. The parts of the columns that are carved from wood are more likely to wear away or been damaged. The cast metal caps mostly remain in tact. Column detailing should be restored and accented with paint colors.



✓ **DO** use paint colors to highlight carved details and cast column and cap detailing.

- c) Provide visual separation between first and second stories. This separation may consist of decorative trim, awnings, or a change of material with added relief to create a shadow line that delineates the top of the first story.



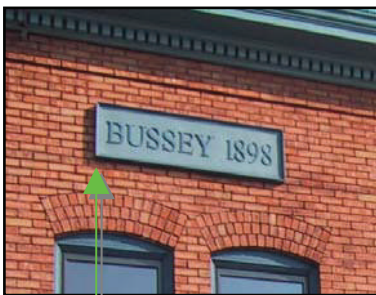
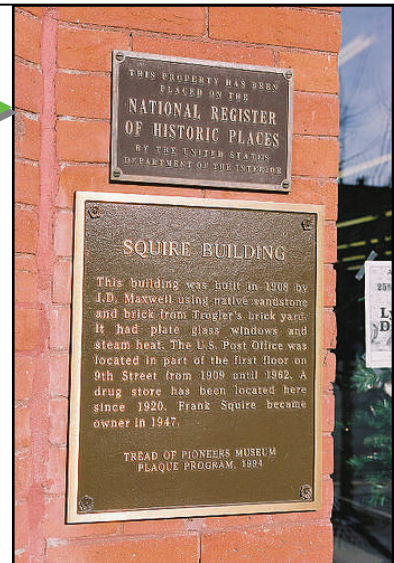
- d) The buildings that make up the district should build upon Lima's history through plaques, art and murals.

There are currently several signs in Lima that begin to tell the story of Lima's history. This can be expanded upon through the use of building plaques and murals that are more specific to past businesses, or the architecture itself.

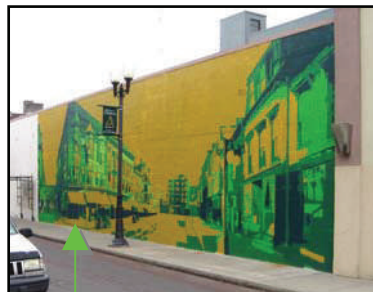
Plaques sharing specific information about a historic site or building are encouraged. These plaques should be of a consistent material, color, shape, and size as other façade mounted plaques throughout the village.

Many historic buildings are named and the names should be maintained. Name plates and signs can be used to ensure that these names are retained and used.

✓ **DO** use plaques to share building history



✓ **DO** retain and display historic building names.



✓ **DO** use murals on secondary facades – on sides of buildings or on smaller side streets and alleyways



Maintenance

1. Ensure that any exterior lighting lamps are not blown out and replace when required
2. As paint begins to deteriorate, scrape clean and apply a fresh coat of primer and paint. When painting masonry – repair masonry, allow for the masonry to dry out before applying fresh coats of paint
3. For brick buildings, over time the brick and mortar joints may need repair. By keeping the brick and mortar joints in good condition you will extend the overall life of the building while keeping the building looking clean
4. Windows should be kept clean. When windows crack or break they should be replaced. Verify that caulking around windows and other openings is in good condition to extend the life of the windows and adjacent building materials
5. Lettering should be replaced if letters are missing or damaged.
6. Do not board up damaged windows.
7. Do not leave scattered, disorganized, or abandoned utilities attached to buildings.
8. Miscellaneous Items: Plantings in flower boxes and planters should be attentively maintained. Seasonal decorations should be placed and removed when appropriate and kept neatly organized while displayed.