



DESIGN GUIDELINES

PAINTING AND EXTERIOR DECORATION

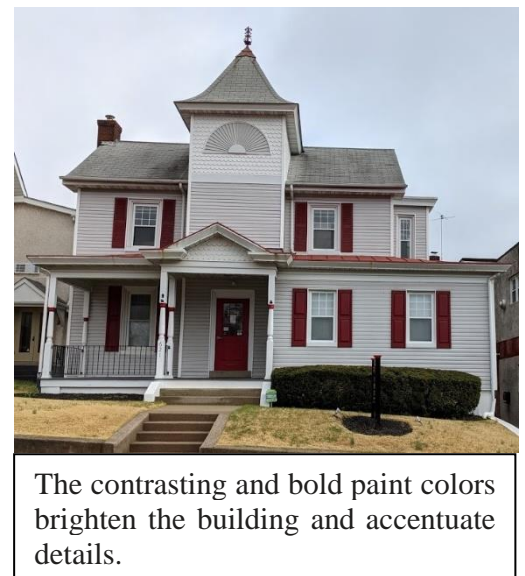
The condition of Perkasio's commercial buildings is immediate visual evidence as to the vitality of the overall town. All buildings should be recognized as products of their own time. Modifications which copy paint color(s) or exterior decorations of other times should be avoided.

The original materials used for wall facings such as brick, sheet metal or cast iron and paint colors help give buildings their special character, as well as provide visual harmony to the entire streetscape. Covering original facing details with inappropriate materials like aluminum, or vinyl siding, for example, robs a façade of its architectural identify and destroys its relationship to the immediate neighborhood. Repair and proper ongoing maintenance of exterior decorative features and paint coatings is a better solution to the problem of a deteriorating façade. By taking advantage of the quality of the original materials, the life of a building will be indefinitely prolonged.

PAINTING

The Perkasio Towne Improvement Association Design Committee recommends:

- All wood structures and wood trim be prepared for re-painting by manual scraping to reveal the original architectural details, if present. Wood should not be cleaned by sandblasting, or by using pressurized water or steam.
- While paint is a very reversible treatment, paint color(s) should nonetheless be chosen from those colors which are appropriate to the period of the building and should be applied to the architectural features of Perkasio buildings in a period appropriate fashion.
- Single color schemes and contemporary colors be avoided for early buildings, for example: Victorian. The placement of accent colors and the relationship of lights to darks should be in keeping with the character of the building.
- The choice of color palette be made to correspond with the era the building was erected.
- Avoiding a stark, bright white, as it is not historically correct. In many cases the original color(s) used can be determined with a minimum of detective work and would be appropriate for use.



The contrasting and bold paint colors brighten the building and accentuate details.

SHEET METAL WORK

The Perkasio Towne Improvement Association Design Committee recommends:

- The cleaning of sheet metal, if necessary, with chemical paint remover. Never sandblast or use abrasives on sheet metal.
- The repair or replacement of damaged areas with sections duplicated by a commercial sheet metal shop or use of automobile fiberglass compounds to fill and patch voids.
- Proper priming and painting with oil-based paint products to prevent rusting.



The metal work integrates with the existing features of the building but create an updated facade.

BRICKWORK

The Perkasio Towne Improvement Association Design Committee recommends:

- Buildings that are made of brick, many of which in Perkasio are built with historical local product, be cleaned by the gentlest of methods such as steam or low-pressure water. Never sandblast or use abrasives on brick.
- As brick is one of the least costly building materials to maintain it needs only periodic cleaning and repointing to preserve its original beauty and long life.
- When appropriate, the use of the process of repointing. Repointing is the removal of deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. When properly done, repointing restores the visual and physical integrity of the masonry. Improperly done, repointing detracts from the appearance of the building and may cause physical damage to the masonry.
- When repointing, match the new mortar to the original compressive strength, color, composition, depth, and type of joint.
- If brick is already painted it may be cleaned with a chemical paint remover, but a test should be done to make certain that the masonry won't be damaged by the process. Sometimes brick used in older buildings was of a poor quality and was meant to be protected. Painting over unpainted brick is not suggested or encouraged.
- The repairing of stucco by removing the damaged material only and patching with new stucco that duplicates the old in strength, composition, color, and texture.
- The replacement of decorative masonry features only when they are missing or too deteriorated to repair. Use physical evidence to guide the new work.



An example of beautiful new brickwork.

CAST IRON WORK

The Perkasio Towne Improvement Association Design Committee recommends:

- Wire brushing to remove loose or deteriorating paint and rust. Chemical removers should be avoided, heat or low-pressure sandblasting may be used for removal purposes.
- Missing cast iron parts be recast in aluminum, fiberglass, or reinforced gypsum polymer cements.
- Proper priming and painting with rust inhibitive paint products made for use on exterior metal surfaces.



Interesting scrollwork surrounding the sign attracts interest and blends well with the building's traditional exterior.

ARCHITECTURAL ELEMENTS

The most enjoyable places we visit or patronize are generally very comfortable for reasons that we may not readily notice, or think about. These hidden assets of a community are made up of relationships between natural and man-made elements and ourselves. The architecture of our town is the visible face of these relationships. Scale, mass, rhythm, patterns, materials, shapes and color are some of the ingredients used to define streetscapes and public spaces. The following section of the guidelines will outline the appropriateness of these features.

The Perkasio Towne Improvement Association Design Committee recommends:

- Buildings front toward a street, or other public space. Buildings should not front directly onto parking lots.
- Corner buildings have at least two front facades visibly exposed to the street and be designed to respond to these more prominent locations.
- Setbacks be consistent with neighboring properties.
- Off-street parking areas be sensitively located to the side, or rear of buildings to reduce the visual impact to the streetscape.

SCALE AND MASS

The Perkasio Towne Improvement Association Design Committee recommends:

- Overall scale, massing and proportions relate to and be compatible with those of adjacent and surrounding buildings.
- Changes in scale and mass, such as a wall offset, or roof line variation be made through graduated increments.
- Buildings avoid long, uninterrupted wall or roof planes. Building wall offsets, and changes in floor level can be used to add interest and variety.



Architectural elements scaled to fit the building create an impressive facade.

- Roof line offsets, cross gables and dormers be used to help vary the massing of a building.
- Visibly exposed sides of a building be defined with a base and cap or cornice.

MATERIALS AND DETAILS

The Perkasia Towne Improvement Association Design Committee recommends:

- All materials, details and colors be compatible with the overall design of the building, as well as with the surrounding buildings.
- Original architectural features be retained and replaced whenever possible.
- If a building is attached to other buildings, the pattern and/or prominence of the materials used in adjacent buildings be considered.
- Artificial siding and trim materials are not used.



A simple storefront stands out with interesting details and creative use of materials.

ROOFS AND WALLS

The Perkasia Towne Improvement Association Design Committee recommends:

- The roof form be appropriate to the building and the neighboring buildings.
- The use of cross gables, dormers, belvederes, masonry chimneys, cupolas and other similar elements where appropriate to the design of the building.
- Flat roofs be avoided on (1) and (1 ½) story buildings.
- The front façade or wall of a building facing a street be emphasized through window patterns and proportions, entrance treatment and details.
- Visible side and rear walls be compatible with the design of the front façade.
- The use of blank and/or windowless walls be discouraged. However, if necessary, they should utilize articulation, or elements compatible with the other wall facings.



The durable metal roof evokes the era of the original building and creates interest.

STORE FRONTS AND ENTRANCES

The Perkasia Towne Improvement Association Design Committee recommends:

- Store fronts be compatible with the upper floors to retain the overall character of a building.
- Retail, service, and restaurant uses have large pane display windows on the ground level.
- Buildings with multiple storefronts be unified through the use of architecturally compatible materials including colors, details, awnings and lighting.
- The retention of the original proportions of display window glass and any special features such as transoms, leaded glass etc.
- Entrances be defined by architectural elements such as: lintels, pediments, pilasters, columns, porticos, porches, railings, balustrades, etc.



Awnings, window lettering, signage create inviting storefronts.

- The avoidance of replacing an entire store front when repair of materials and limited replacement of parts may only be necessary.

WINDOWS AND SHUTTERS

The Perkasio Towne Improvement Association Design Committee recommends:

- Windows be compatible with the style, materials, colors and details of the building.
- Location of upper windows aligning vertically with store fronts and entrances.
- The window opening rhythm is not broken by blocking up window openings or the use of undersized or oversized windows. The rhythm should be maintained by keeping openings, windows and decorative trim consistent with the original.
- Existing windows be retained whenever possible. If replacement is necessary, the new windows should match the originals in size, material, and style.
- Where appropriate to the design of a building, shutters be provided on all front facing windows and other windows visible from the street. Proper hardware should be used for the installation of the shutters.



Thoughtful details and interesting color choices enhance and compliment the historic exterior.

LIGHTING

The Perkasio Towne Improvement Association Design Committee recommends:

- The use of minimum wattage metal halide or high-pressure sodium light sources; low-pressure sodium and mercury vapor light sources are discouraged.
- Decorative lamp posts that conform to the downtown Perkasio lightstandards. The lamp posts are recommended especially along the frontage of gateways and entry corridors.
- Parking area and entrance way lights that do not exceed twelve (12) feet in overall height.



Directed lighting provides safety and ambience.

SERVICE AREAS AND MECHANICAL EQUIPMENT

The Perkasio Towne Improvement Association Design Committee recommends:

1. Loading areas, waste facilities, air conditioning units, exhaust and vent stacks, elevator penthouses and antennae be located to the rear of buildings or screened from view.
2. The use of interior refuse rooms in lieu of dumpsters or other methods of waste removal.
3. Fire escapes are not permitted on front facades.

Streetscape design and the location and design of off-street parking areas can dramatically affect the attractiveness and convenience of commercial districts to their potential users. These design elements, for better or worse, usually make the important first impression on customers, business associates, employees, and others. They also set the tone for design improvements by individual property and business owners.

WHILE SITE IMPROVEMENTS, LANDSCAPING AND PAVING ARE NOT ELIGIBLE FOR FAÇADE GRANT FUNDING, we include these items in this document for completeness and to ensure that larger exterior projects are designed in a manner consistent with the Committee's design guidelines.

The use of well designed and properly located street lighting, street furniture, landscaping, walls and fences and paving materials are strongly encouraged. In addition, off-street parking should combine practicality and convenience with a strong aesthetic consideration.

Streetscaping

LANDSCAPING

The Perkasio Towne Improvement Association Design Committee recommends:

- All areas of a site not occupied by buildings, parking or other improvements be planted with trees, shrubs, hedges, ground cover and/or lawn, unless such area consists of attractive existing vegetation.
- Plantings be designed in a manner that is complimentary to surrounding buildings and the context of the surrounding area in which the site is located.
- The use of repetitive, structure patterns, informal arrangements, complimentary textures and colors and other design approaches to reinforce the overall character of the area.

WALLS AND FENCES

The Perkasio Towne Improvement Association Design Committee recommends:

- Walls and fences be architecturally compatible with the style, materials and colors of the principal building on the same lot.
- The avoidance of highway style guard rail, stockade or contemporary fencing such as chain link, babed wire, or razor wire.
- Garden walls and appropriately styled fences to continue the building line along the sidewalk.

STREET FURNITURE

The Perkasio Towne Improvement Association Design Committee recommends that elements of street furniture, such as benches, waste containers, planters, phone booths, kiosks, bicycle racks and bollards be carefully selected to ensure compatibility with the existing overall character and/or architectural style of the surrounding area.

PAVING

The Perkasio Towne Improvement Association Design Committee recommends:

- Quality paving materials be utilized on sidewalks, pedestrian walkways and pathways, plazas and courtyards and be appropriate for the proposed pedestrian circulation function.
- The avoidance of asphalt as a pedestrian walkway or pathway construction material.

Off-Street Parking

LOCATION

The Perkasio Towne Improvement Association Design Committee recommends:

- Off-street parking lots be located to the side and rear of buildings and are not permitted to be located in front of buildings.
- Parking lots be accessed from alleys or narrow driveways that do not disrupt the streetscape.
- Parking lots be minimally sized, where possible, and are encouraged to be interconnected with parking lots on adjacent properties by cross-access easements.
- Common, shared parking facilities, where possible.

SCREENING

The Perkasio Towne Improvement Association Design Committee recommends:

- The perimeter of all parking lots be visually screened using walls, fences and/or landscaping, with an emphasis on any portions fronting a street.
- Screening of parking lots to prevent direct views of parked vehicles from streets and sidewalks and to avoid spill-over light, glare, noise, or exhaust fumes onto adjacent properties.
- That parking lots exposed to view be surrounded by a minimum four (4) foot high year-round screen, such as an evergreen hedge or wall, the height of the screen shall decrease, where appropriate, to meet clear sight triangle requirements.

LANDSCAPING

The Perkasio Towne Improvement Association Design Committee recommends:

- Parking lots be landscaped to provide shade and visual relief. This is best achieved by protected planting islands or peninsulas within the parking lot.
- Parking lots with ten (10) spaces or less not be required to provide interior landscaping if the Borough determines there is adequate perimeter landscaping.
- Parking lots with eleven (11) or more spaces or perimeter landscaping found to be inadequate by the Borough of Perkasio, a minimum of one (1) deciduous shade tree be planted for every five (5) parking spaces.