

VILLAGE OF SPRINGVILLE
Historic Preservation Commission
Building Design Standards

June 10, 2014

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VILLAGE OF SPRINGVILLE

BUILDING DESIGN STANDARDS 1

GENERAL DESIGN GUIDELINES

PURPOSE

Design guidelines and standards have been established for Village of Springville to:

1. Restore the role of these streets as civic spaces where people are attracted for shopping, business, socializing, and recreational activities.
2. Improve the visual quality of the primary streets leading through the village's business districts.
3. Preserve and enhance the unique character of the village.
4. Improve pedestrian safety and provide amenities that encourage pedestrian activity.
5. Encourage economic development.
6. Retain the visual character and character-defining features of existing historic² buildings.
7. Illustrate concepts incorporated into the zoning ordinance adopted in 2006.
8. Maintain the residential character of Main Street and the architectural character of the historic homes that line the street.
9. Reestablish a more pedestrian-friendly environment within the village.
10. Guide new construction and development to follow the village's traditional design patterns rather than the suburban style of development prevalent in most areas at the present time.
11. Maintain and enhance the unique visual quality of the village's older residential neighborhoods.
12. Improve resident's quality of life.
13. Increase property values.

¹ Refer also to Chapter 200 Zoning, of the *Code of the Village of Springville*.

² For the purposes of this section, "historic building" shall mean any building deemed National Register eligible by New York State SHPO staff or a qualified consultant engaged by the Village of Springville or any building designated as an individual landmark or part of a historic district by the Village of Springville Historic Preservation Commission.

BASIC DESIGN PRINCIPLES

1. **GENERAL BUILDING DESIGN** - Buildings, structures, sites, signs and public spaces should be designed to:
 - A. Retain, reflect and enhance the dominant aesthetic or visual qualities of the neighborhood.
 - B. Encourage and promote a sense of design continuity that appropriately relates the historic past of the neighborhood to ongoing revitalization and redevelopment efforts.
 - C. Appropriately relate proposed development to existing designs, styles, building forms and land uses.
 - D. Encourage and promote the sensitive and contextual design of buildings, signs, sites and public spaces through the use of design elements, details, styles and architectural features as well as other amenities, materials or treatments that may be appropriate to further the design standards. Blank end walls should incorporate building components or design features. Blank rear walls should be screened with landscaping.
 - E. Encourage a pedestrian-oriented and human-scaled streetscape.
 - F. Promote safe pedestrian movement, access and circulation. Public walking areas, including streets, sidewalks and public rights-of-way should be highly visible and clearly defined. Pedestrian areas and vehicle parking areas shall be lit by lighting of an appropriate scale, design, color, and intensity.
 - G. Encourage and promote the use of predominant existing building materials within the neighborhood and the predominant existing building materials, architectural features and windows on specific structures as a guide in determining appropriate replacement and new construction materials. To the maximum extent possible, all replacement windows in elevations visible from any public right-of-way should match the original windows in size, materials, and configuration.
 - H. Protect, respect, and expand the design of green space, landscaping and open space within the village and encourage public and private development that enhances this character with landscape design details such as trees, lawns, plantings, fountains and malls.
 - I. Improve the ambiance and visual qualities of the village's commercial areas by increasing density, encouraging consistent setbacks, and promoting consistent streetscape design.
 - J. Promote preservation of historic buildings to enhance and promote the history, culture and architecture of the village.

2. **FORM MASSING AND ORIENTATION** - Most buildings in the Village of Springville have a simple block-like massing with a primary facade, containing the main entrance, parallel to the street. The streets within Springville's Historic district have historically been defined by buildings with little or no setback.



#Typical building characteristics:

- a. Block-like massing
- b. Consistent setbacks
- c. Main entrance opens to the sidewalk

#Do:

- a. *Design new buildings to be consistent in scale with surrounding buildings.*
- b. *Match setback of adjacent buildings. In the Historic district, storefronts are located adjacent to the sidewalk.*
- c. *Provide entrance facing the sidewalk*
- d. *Provide adequate glass to allow transparency between interior and exterior*



#Don't:

- a. Don't set retail commercial buildings back from the sidewalk*
- b. Orient buildings with a skewed alignment that does not face the street*
- c. Locate parking between the front of the building and the sidewalk*
- d. Allow service elements and blank walls to face street and sidewalk at the main façade.*



#An example of a building that is out of scale with its existing neighbors

2. **FACADE** - The front face of a building or and building face with architectural distinction as seen from a street, alley or parking lot. It is usually distinguished from the other sides by the elaboration of architectural or ornamental details. The development of a principal facade is an opportunity to give a physical expression to the building's function. At corner sites, buildings have two facades, one facing each street. Facades are particularly important for public buildings.



#The facade should express a building's function

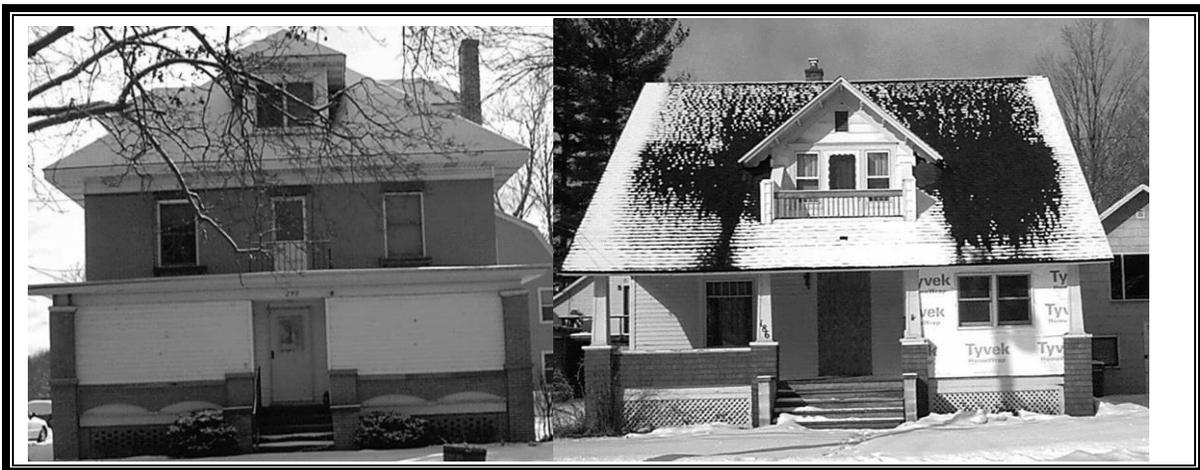
To ensure new construction harmonizes with Existing buildings, the following consideration should be incorporated into new building designs

#Do:

a. Maintain existing trim, window rhythm, details and architectural features.

#Don't:

- a. Alter window size, locations or style*
- b. Enclose porch*
- c. Remove or alter architectural details.*
- d. Remove porch, overhangs, balconies*
- e. Remove, alter or obscure original or historic features*



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1. The design of new front façades should relate to the proportion of surrounding buildings. New construction shall respect existing building widths by providing a horizontal division of the facade into visible building increments no larger than the average width of existing buildings on the block. Facades may be subdivided through the use of window patterns, slightly projecting bays, quoins, pilasters, or other elements.
 2. Along street frontages, all exterior building walls and structures shall be constructed with durable materials such as masonry, stone, brick, finishing wood, stucco or glass. Evidence shall be submitted that demonstrates that the exterior building material has sufficient impact resistance at the pedestrian level.
 3. Any facade facing a sidewalk, street, or public park shall have an active building elevation. Active building elevations shall include windows, building entrances and other architectural features that enhance the pedestrian scale and experience of the building façade.
 4. Finishes that are intended or designed to reflect light and glare are not permitted. A variety of colors is apparent throughout the Historic District, but traditional muted colors with a pastel or earth tone hues are generally acceptable. All finished natural wood tones are permitted. Florescent or day-glow colors of any shade are expressly discouraged.
4. **SYMMETRY** - Symmetry is often used to organize a building's façade. Symmetry can encompass the entire facade or can be limited to individual elements.



#Full symmetry

#Asymmetry with symmetry elements

#DO:

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- a. Additions and alterations shall be designed in harmony with the existing organizational structure of the façade.
- b. Maintain symmetry with windows, entry and architectural details

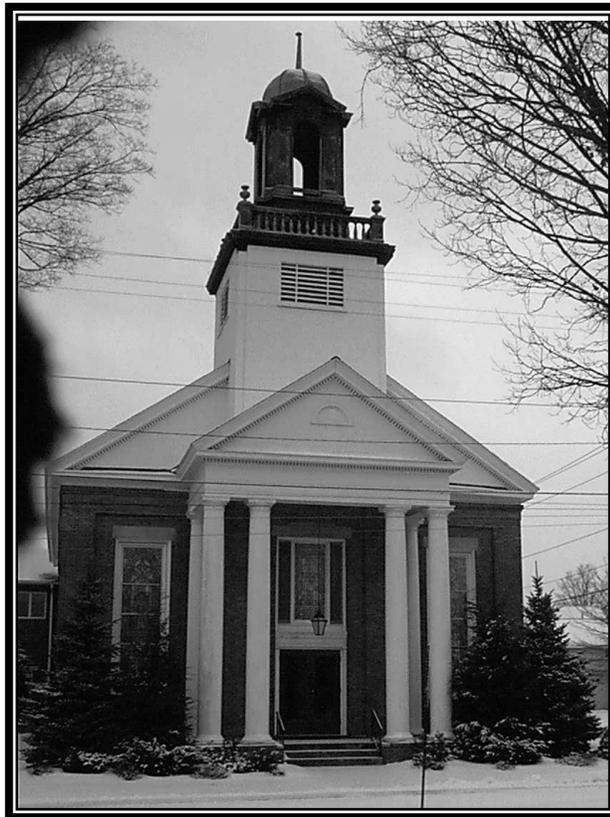
#DONT:

- a. Alter architectural elements that contribute to the symmetry of the structure
- b. Remove significant architectural features.

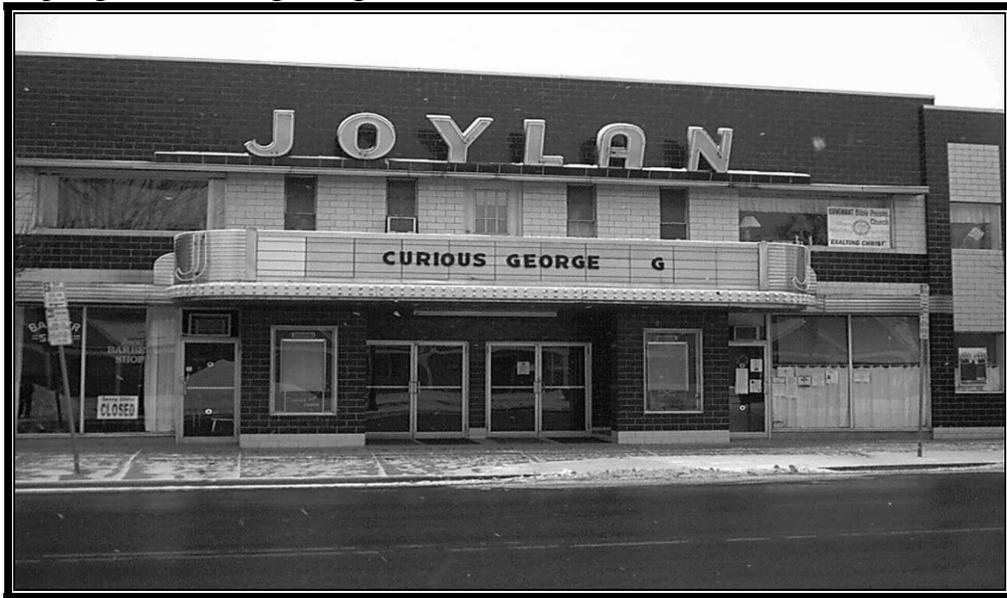
5. **ENTRANCE** - In traditional urban buildings, the main entrance is expressed as the most important element of the facade. In a downtown area, the main entrance should always face the public sidewalk and street.

#Entrances:

1. *Are an important feature of the façade.*
2. *Face the street and public sidewalk.*
3. *Often provide shelter from the weather.*



#Entrances often provide an architectural focal point



#The marquee at the Joylan Theatre provides shelter and physically expresses the importance of the theater entrance on the street.

#DO:

- a. **Significant architectural features, including doord, sidelights, transoms, columns, steps, and cornices, etc., shall be preserved.**
- b. **Histroical materials shall only be replaced when it demonstrated they are deteriorated beyond repair. Replacement materials shall match the existing in form, scale, profile and texture.**

#DONT:

- a. **Alter or replace historic elements of the entryway, doors, portico, etc. with dofferent size, shape and detail.**
- b. **Relocate the intended or natural entryway.**

HANDICAPPED ACCESSIBILITY

To ensure handicapped ramps are as visually unobtrusive as possible, the following strategies should be considered during project design.

1. Use materials that are compatible with the existing building.
2. The use of unpainted pressure-treated wood is prohibited because it appears unfinished and temporary and is not visually compatible with most existing buildings.
3. Railings should be simple in design. Using balusters and posts with a slender profile diminishes the visibility of railings.
4. Investigate different options to identify a plan that minimizes changes to architecturally significant features.
5. Ramps must be designed in accordance with the provisions of the *Building Code of New York State* and other applicable codes.

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6. Temporary or portable handicapped ramps are not permitted except during construction and renovation projects. Temporary ramps must be removed within 30 days of completion of the project or one year from the issuance of a building permit which ever is less.



#. Note that the materials of the ramp and the slender look of the railings.

6. ROOF - Most buildings in the Village of Springville have either a gable roof, a low pitched hip, or shed roof which appear to be flat when viewed from the ground. Gable roofs are most commonly detailed with projecting plumb-cut, boxed rafters. “Flat” roofs typically have a projecting cornice. Both types of roof treatment are usually accompanied by a wide frieze below the eave or cornice.

Roof Types:



#Gable

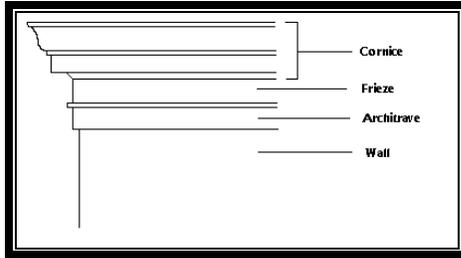
#Shed

#Hip

#Cornice elements

Eave details contribute to the character of historic buildings. Today, most builders finish eaves with minimal detail as shown in the boxed soffit illustration above. Alterations that conceal or alter, including the removal of historic trim are

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not permitted.



Eave Treatment:



#Pediment – Gable treatment where a triangle is formed by the two raking cornices and a continuous horizontal cornice at the base of the gable.



#Cornice Return – Similar to pediment except horizontal cornice is not continuous



#Square-cut eave - Soffit is parallel to the roof slope and fascia is perpendicular with a vertical fascia



#Modern boxed soffit – Inappropriate for pre-1950 buildings. Soffit is often level to roof slope.

#Do:

- a. Significant architectural features, including windows-watch weathervanes, lightning rods and ventilation etc., shall be preserved.
- b. Match existing roof pitch and style
- c. Maintain existing cornice and trim style
- d. Match existing cornice in dimension and style
- e. Skylight placement should not detract from the architectural style.
- f. Color of replacement elements should be approved

#Don't:

- a. Replace existing roofing with non period materials such as corrugated steel. Standing seam, slate, shake, asphalt or terra-cotta is preferred.
- b. Alter or obscure roof trim

7. **WINDOWS** - In vernacular buildings constructed before 1950, windows are usually at least twice as high as they are wide and there is a consistent

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ratio of solid wall surface to the voids created by window and door openings.

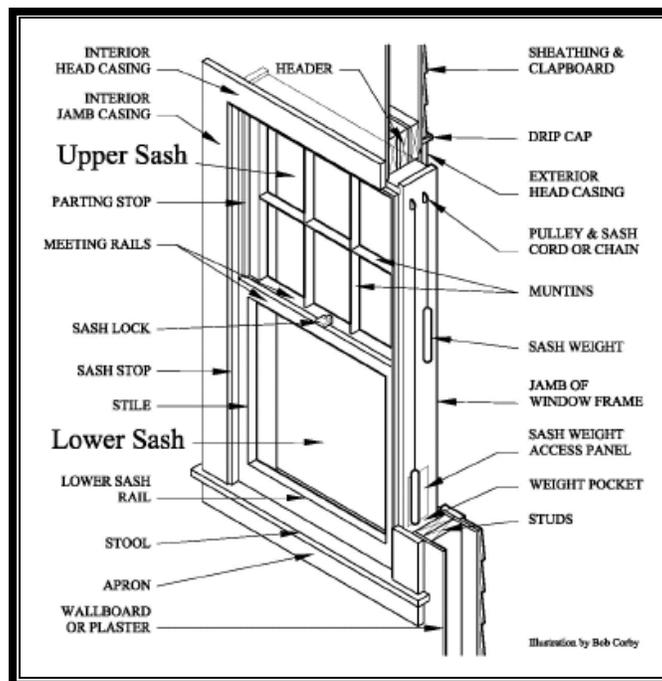


#Traditional

buildings employ regular window spacing and a consistent solid to void ratio

#Avoid altering existing window patterns

Installing shutters in the closed position is a traditional way of maintaining a regular exterior window rhythm while allowing interior flexibility



#Double-hung window components

1. Renovations of the first floor of existing buildings shall not decrease the area of transparency. Where feasible, renovations shall increase the area of transparency to

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that required for new construction unless the original historic character of the building requires less transparency area.

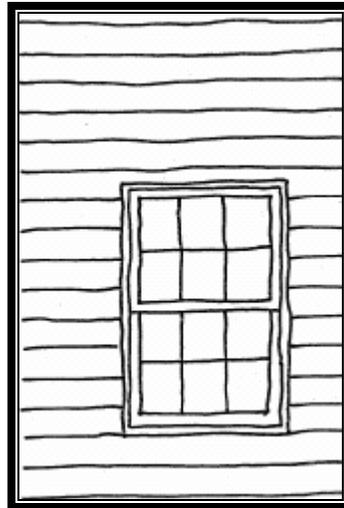
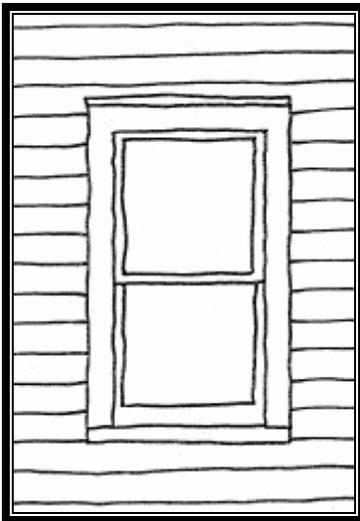
2. The visual connection between building interiors and the street is a critical factor contributing the ambiance of a traditional downtown. The use of mirrored glass and tinted glass with less than 40% light transmittance is prohibited.
3. New construction along the street shall provide areas of transparency equal to 75% of the wall area between the height of two and eight feet from the ground.
4. The rhythm of solids to voids in new construction should be similar to those of existing nearby historic buildings.

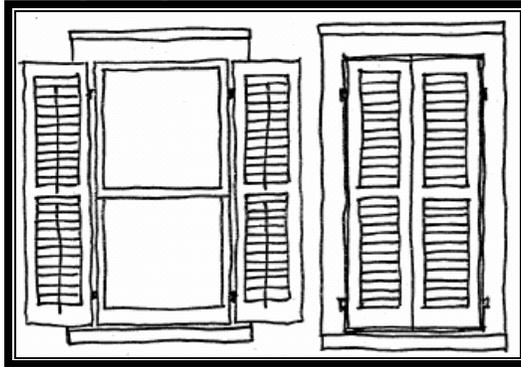
#Do:

- a. Preserve historic window size*
- b. Maintain trim*

#Don't:

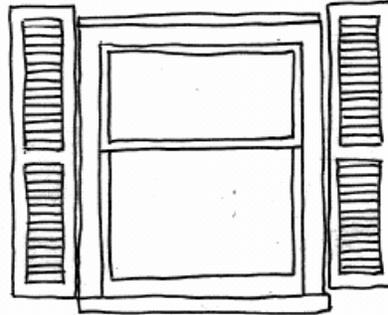
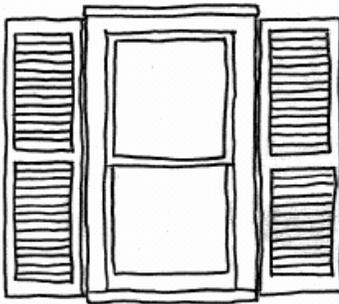
- a. Alter size or proportion of window*
- b. Conceal or remove casings and/or decorative trim*
- c. Add non-historic decorative elements such as a new muntin pattern*
- d. Cover over windows that define the architectural characteristic*





#Do:

- a. *Size shutters to fit the size of the window sash opening. They should cover the window if closed.*
- b. Mount shutters over the window frame (casing).

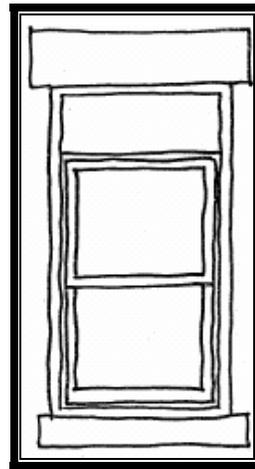
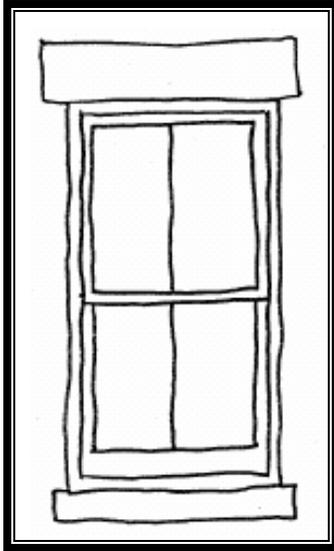


#Don't:

- a. *Mount shutters outside the window frame (flat against the siding).*
- b. Select shutters that are too wide, narrow, tall or short for the window opening to which they are attached.

#Do:

- a. Maintain full size of existing window openings*
- b. Maintain the existing sash configuration (i.e. two-over two in the sketch above) “Two over two” refers to the division of the sash into two panes of glass. The strip of wood between the top and lower sash each contain one pane of glass.*



#Don't:

- a. Install new window units that do not fit the opening between the separate panes of glass is known as a muntin*

8.STOREFRONT - A storefront is a window wall system incorporating doors and large areas of glazing. Storefronts are usually designed as a horizontal band at the first floor, with the mullion divisions echoing the proportions of the building's other facade elements. Storefronts enliven traditional downtowns by connecting interior activities with the civic space of the street.

1. Maintain the appearance of the appropriate period and character of the overall building. Avoid adding details or elements that convey an earlier or later historic period.
2. Do not reduce the size of storefront windows. If a smaller window is desired for a new use, retain the historic windows and install interior blinds or shutters.
3. Storefronts should be transparent. Do not use mirrored or tinted glass with less than 40% light transmittance.
4. Later alterations may have historic significance. Consult with an expert if in doubt.
5. The sill of storefront windows should be no higher than 24" above grade.

#Basic storefront elements



#Storefronts visually connect building interiors with the street



#Don't reduce the size of storefronts or other windows by filling original openings with non-transparent construction.



#Storefront displays animate downtown streets

#Do:

- a. Maintain the visual character of older buildings*
- b. Provide transparency at storefront*
- c. Use appropriately sized and located signs*
- d. Preserve existing architectural elements and proportions.*
- e. Color must be approved*

#Don't:

- a. Cover or remove architectural features*
- b. Reduce size of storefront windows*
- c. Install signs that are out of scale or inappropriately placed*
- d. Introduce elements that are out of character with building (diagonal siding)*

9. Awnings.

1. Awnings are appropriate over entrances, storefronts and large first-floor windows and over upper-floor windows.
2. Awnings should be made of low-sheen fabrics with a traditional appearance such as canvas or acrylic. Common traditional colors include black, dark green, navy, and maroon. Vertical stripes are an appropriate option. The use of rigid, reflective, and translucent materials is prohibited.
3. Wood, metal, and internally illuminated translucent awnings are prohibited.



#This inappropriate wood awning conceals the original transom window

4. Awnings may be retractable or fixed. Fixed awnings must be capable of withstanding both high winds and winter snow loads as per NYS Building Codes.
5. The exclusive use of roll-type sloped awnings was typical from the mid nineteenth century until 1970. Fixed rounded awnings did not become popular until the late 1970s. Because they are historically inappropriate, the use of fix rounded awnings on historic buildings is prohibited. The use of rigid-frame rounded entrance canopies is permitted only where it is deemed architecturally compatible with the building to which it is attached.
6. Placement should be in a traditional position and should not conceal significant architectural features.
7. When an appropriate location on the building is not available, sign lettering is permitted on the lower front flap of the awning. Lettering on other surfaces of an awning is discouraged.



#Roll-type awning where lettering could be located on the lower flap

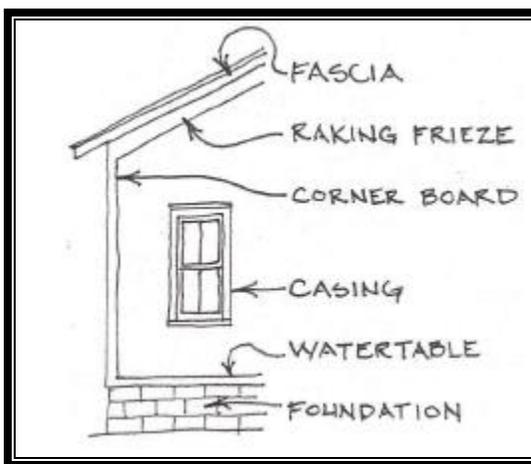
8. The shape of the awning should fit the opening behind it. The flap or valence is typically no wider than 12”.

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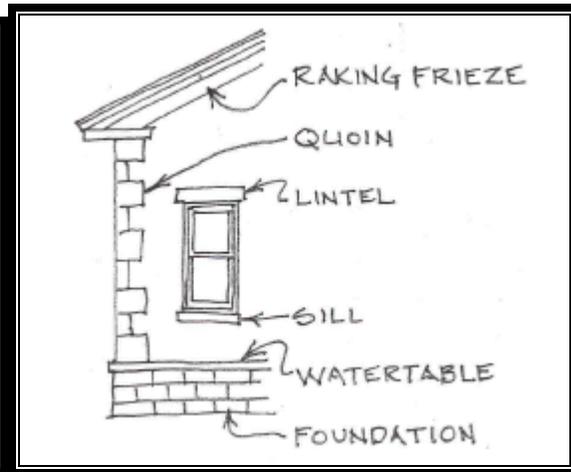


- Traditional sloped fabric awning preferred
- Awnings provide shade and enliven commercial facades
- Awnings that are too large, too bright, and/or too complicated in shape may detract from the appearance of the building to which they are attached

10. TRIM - In wood-frame buildings, decorative trim is provided at most junctions between different materials and between different surfaces. These include the top of the foundation (waternable), corners (corner boards), roof (frieze trim), and openings (casings). Casings shall be at least four inches wide while trim at the frieze, waternable, and corners are often wider.



#Typical wood-frame building trim



#Typical masonry building trim

In traditional masonry buildings, the same junctions are highlighted, but in different ways. At the division between the foundation and the exterior wall above, the waternable is indicated by a change in materials and is occasionally accentuated by slight horizontal projection. Corners can be emphasized by quoins or pilasters. The frieze can be either wood trim or a differentiated treatment of the unit masonry wall material. Openings are emphasized by sills, lintels, arches, and/or rowlock (A rowlock header course consists of bricks laid on their slender side with their short ends visible) header courses. Masonry construction usually respects gravity; meaning there is a transition from heavier, rougher materials located near the ground to progressively lighter materials at the top of the building.

#Do:

- Maintain the visual character of the building**
- Use appropriate trim style in the correct locations**

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- c. **Maintains the integrity of existing trim**
- d. **Preserve existing architectural elements and proportions.**
- e. **Colors must be approved**

#Don't:

- a. **cover or remove architectural features**
- b. **obscure or cover trim details**
- c. **install signs that block building trim**

11. ORNAMENTATION - Ornamentation was traditionally used to reinforce the organization of a facade or other architectural elements. Modern manufactured stock ornaments can give buildings a “cartoon” appearance when they are not properly scaled to the features they are applied to. Common examples include fiberglass shutters that don't fit or work; aluminum columns that lack the proper taper (entasis); and oversized moldings.

If a traditional ornamental system is used, a basic understanding of classical proportions and relationships will help avoid an awkward visual appearance. For example; a column normally supports a thick beam or architrave and a projecting cornice. Information on the basic components and proportions of the classical column system is available in *Architectural Graphic Standards* a general architectural reference book.

Charles George Ramsey. John Ray Hoke, Jr., editor in chief. *Architectural Graphic Standards, Tenth Edition*. (New York, New York: John Wiley & Sons, 2000).

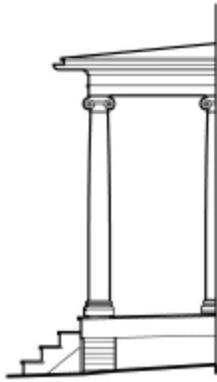
An understanding of proportion does not require a precise recreation of past historic styles. Abstracted features may be used to identify new buildings as a product of our time.

#Common ornamentation mistakes:

1. Improperly sized shutters are mounted in the wrong position.
2. Ornamentation is not scaled to fit opening.
3. Proportions are inconsistent with traditional decorative elements.

#Classical modern porch executed without an understanding of classical proportions or detailing

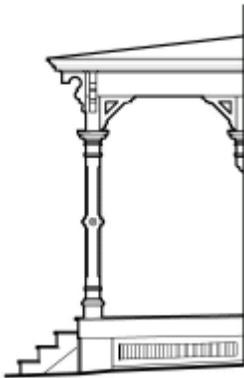
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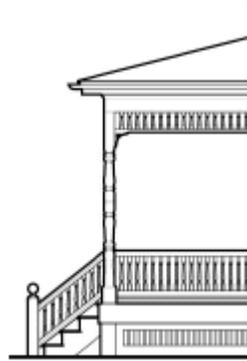
#Federal 1790-1835



#Greek Revival 1825-1860



#Italianate 1850-1880



#Queen Anne 1880-1905



#Colonial Revival 1890-1920



#Craftsman 1905-1925

#Do:

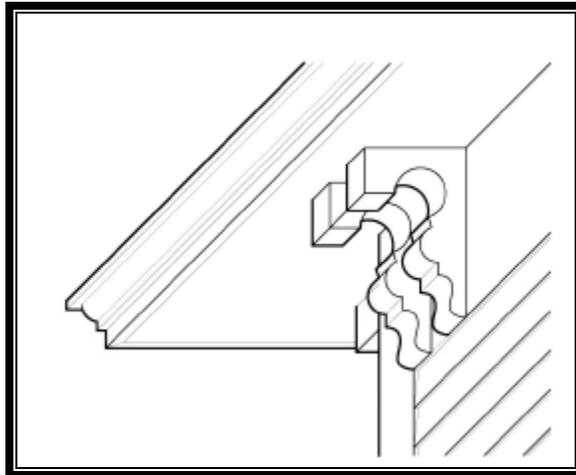
- a. Design new construction to relate to existing designs, styles, building forms, setback, scale, and land uses.*

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- b. Incorporate abstracted design features to identify new buildings as a product of our time.*

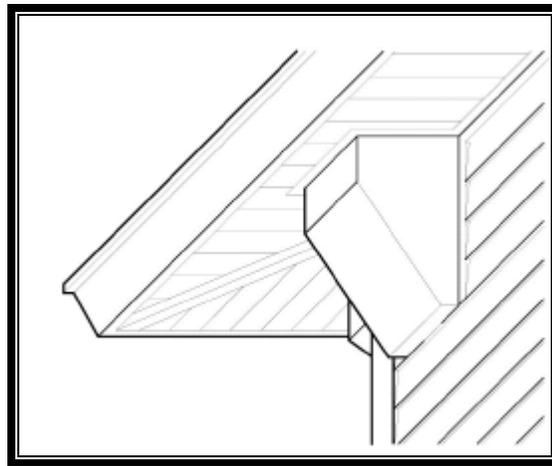
#Don't:

- a. Construct additions that conceal historic features.*
- b. Add elements that are inconsistent with the building and/or neighborhood.*



#Do:

- a. Preserve and repair historic ornament*
- b. Remove alterations that have obscured ornamentation*



#Don't

- Conceal or remove brackets or other decorative trim*

12. HISTORIC BUILDINGS

1. Any building deemed eligible for listing in the State or National Register of Historic Places or any building designated by the Village of Springville Historic Preservation Commission as a local landmark or as part of a local historic district shall be deemed a “historic building”.
2. Demolition of any historic building listed or shall require a certificate of appropriateness from the Village of Springville Historic Preservation Commission.
3. Significant architectural features, including but not limited to original cladding, porches, cornices, etc., shall be preserved.
4. Historic materials shall only be replaced when it demonstrated they are deteriorated beyond repair. Replacement materials shall match the existing in form, profile, and texture.
5. Replacement windows in historic buildings shall utilize true divided lights or simulated divided lights when matching the original mullion and/or muntin configuration. The use of interior-only grids⁹ or grids between the panes of glass is prohibited.

The term “grids” refers to prefabricated simulated muntins usually made out of plastic that are applied to the interior side or insulation cavity of modern insulated glazing. Because grids do not interrupt the exterior reflective surface of the glazing, they do not simulate the visual appearance of muntins.

13. LOT AND BUILDING RULES

To encourage density; concentrate activity and business; and preserve and enhance the traditional downtown character of the Village’s Main Street B-1 Zoning District in the Historic Preservation District, the following lot and building rules:

1. All lots shall have no front yard, and the principal building thereon shall abut the sidewalk, except existing residential-house-type structures, regardless of current use, shall have and maintain a front yard setback from the front lot line to the structure’s original building front line.
2. All lots shall have a maximum total side yard of 20 feet but are encouraged to have no side yard and for the principal building thereon to abut the principal building(s) next to it where feasible.
3. All principal buildings should be a minimum of two aboveground stories.
4. Drive-throughs are permitted under the following conditions only:
 - a. Only one drive-through lane per building lot;
 - b. Drive-throughs shall be located entirely behind the principal building and shall not be visible from the street;
 - c. Drive-throughs may not exit directly onto a street;
 - d. Drive-throughs are permitted only on lots where at least 10 motor vehicles can be stacked on the lot and separate from the parking circulation while wait for service at the drive-through.
5. Parking is not a permitted use and may only be constructed as an accessory use. Parking, if any, shall be located entirely behind the principal building on the lot.

No parking shall front on any street.

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6. Commercial uses may be located on any floor of a principal building; provided, however, that residential shall only be located above first floor. It is encouraged that retail uses be located on ground floors.
7. New construction along the street should provide areas of transparency equal to 75% of the wall area between the height of two and eight feet from the ground.
8. Principal buildings shall have and maintain the main entrance to the building on the front of the building.
9. Lots abutting residential districts shall:
 - a. Maintain adequate screening (either solid fencing or live, healthy vegetation) of at least five feet in height;
 - b. Direct all illumination away from the adjoining residential district; and
 - c. Maintain a minimum yard of 20 feet (side and/or rear) adjoining the residential district.
10. It is encouraged that all additions and/or improvements to existing structures be of the same architectural style, use the same type of materials, be of the same height and width, and have the same window and door orientation as the original structure.
11. Corner lots shall have no front yard on either side of the corner, and the principal building thereon shall abut the sidewalk on both sides of the corner. Principal buildings on corner lots shall have and maintain the main entrance to the building at the front corner of the building or on the front of the building on the principal street. All of the above lot and building rules in Subsection D shall apply with equal force to corner lots.

SIGN DESIGN STANDARDS

Refer to Article VIII of the *Code of the Village of Springville* for general sign regulations. The following sign design standards have been enacted to create a more attractive economic and business climate and to enhance and protect the physical appearance of the Historic district.

1. Sign illumination shall be shielded to minimize glare directed toward pedestrian and motorists.



#Gooseneck fixtures are designed to direct light toward the sign and produce little glare

2. Signs shall be designed to be compatible with the surroundings and appropriate to the architectural character of the buildings in which they are placed. Sign panels and graphics shall be related with, and not cover, architectural features and should be in proportion to them
3. Signs shall be placed in traditional locations on building facades. For most pre 1950 buildings, this means either above or below the storefront cornice.
4. Electronic message (digital) signs are prohibited.
5. Compatible signs include:
 - a. Small plaques.
 - b. Projecting "shingle" signs that do not project more than 4 feet beyond the outer building wall and that have a bottom edge located at least 8 feet above the sidewalk. Hanging signs should be limited to 10 square feet (each face).
 - c. Framed on a background.
 - d. Painted on a building or mounted on a durable weather resistant material.
 - e. Mounted individual letters.
 - f. Painted, sandblasted, or carved wood signs.
 - g. Painted incised rigid urethane sign board.
6. A border trim of at least 1.5" will outline sign
7. Locate sign off building façade at least 1.5" -2" from building to create a shadow line

#Do:

- a. *Locate signs in traditional location along the storefront cornice.*
- b. *Harmonize design of signs with the building.*

#Don't:

- a. *Use signs that are too large for the scale with the building.*
- b. *Cover architectural features (windows in the example above).*

OUTDOOR LIGHTING.

Common contemporary site lighting practices do not consider the quality of lighting and usually prescribe far more lighting than is actually needed. Most exterior lighting needs are met with high-intensity light sources including high pressure sodium, mercury vapor, and metal halide lamps. These fixtures are efficient and long-lived but can create glare, harsh industrial lighting conditions, and light pollution when not used carefully.

1. Exterior lighting shall be designed and arranged to reflect light away from and not impinge upon adjoining properties or streets. The use of cutoff luminaires is required to eliminate unnecessary light and to reduce general light pollution. Where the use of a cutoff luminaire alone does not prevent light spread on to adjacent properties, additional shades or reflectors are required. The light intensity from illumination of any kind at any given location along the property line from which the light originates shall not exceed 0.2 footcandles, except that a banking institution shall be permitted to have light level in excess of the limit in this subsection, but only to the extent necessary to comply with the requirements of Article II-AA of the New York State Banking Law, commonly referred to as the "ATM Safety Act."
2. Spotlights or other types of artificial lighting used to illuminate signs or building faces shall not emit beams of light that extend beyond the vertical plane of the sign or building face that they illuminate and shall not be located in such a manner as to cause the beams of light to be reflected upon any adjoining property or public street.
3. The use of "wall packs" or other building-mounted high intensity fixtures is not permitted.
4. Pole mounted fixtures should not be mounted higher than eighteen feet above grade.
5. Consider using incandescent or warm fluorescent fixtures at entrances, pedestrian paths, decorative lighting, and other areas where glare and intensity will pose a nuisance.
6. To minimize light trespass at property lines ground surface illumination derived from luminaires should not exceed 0.1 foot candles at residential property lines or 0.5 foot candles on non residential property lines as measured on a vertical plane.

MECHANICAL AND ELECTRICAL EQUIPMENT AND OPEN STORAGE AREAS.

1. To the maximum extent practical, all roof-mounted and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential district within 150 feet of the subject lot, measured from a point five feet above grade.
2. Roof screens, when used, shall be coordinated with the building to maintain a unified appearance.
3. Mechanical equipment and open storage areas shall be screened from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. When solid screening is used, the materials shall be compatible with the building.
4. Dumpsters, refuse containers and compost must be in an enclosed screened area and obscured from views.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Village of Springville Building Design Standards for Historic Preservation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NOTE: Captions for pictures and drawings remained and will add appropriate illustrations when they are available.

DEFINITIONS

ARCHITRAVE – The lowest member of an entablature.

AWNING – a roof like covering placed over a door or window to provide shelter from the elements. An awning usually consists of a metal frame covered with fabric.

BELT COURSE - horizontal band of masonry or trim, extending across the facade of a structure; may be flush or projecting, and flat-surfaced, molded, or richly carved.

BLOCKING IN – the process by which one of a variety of materials is added to a window or door opening to decrease the size of the opening, or close the opening completely.

BRACKET – a general term for an architectural feature, typically treated with scroll or ornament, projecting from a wall, and intended to support a weight such as a cornice, etc.

CHARACTER DEFINING FEATURE – any distinguishable architectural element that has prominence in a composition, or that contributes to the ability to identify the style, period or distinction of a building.

CLAPBOARD – an exterior horizontal wood siding applied so that the thicker edge of each board overlaps the board below.

COLUMN – a vertical architectural element intended to support a load. Classically inspired columns incorporate a base shaft and capital.

CORNER BOARD – a vertical board at the corner of a wood frame structure, against which the siding abuts.

CORNICE – the uppermost division of an entablature; a projecting horizontal at the top of a wall, at the intersection of wall and roof, or at the top of a prominent architectural element such as a window or door.

CORNICE RETURN – a pediment where the bottom molding is not continuous.

CUTOFF – A luminaire light distribution wherein the candlepower per 100 lamp lumens does not numerically exceed 2.5% at an angle of 90° above horizontal and 10 % at a vertical angle of 80° above horizontal. This applies This applies to any lateral angle around the luminaire.

Village of Springville Building Design Standards for Historic Preservation

DOUBLE-HUNG WINDOW - A window having two (usually counterbalanced) sash which slide vertically past one another.

DOWNSPOUT - vertical portion of a rainwater drainage pipe. Also called leader or conductor.

EAVE – The lower edge of a sloping roof that projects beyond the wall.

ENTABLATURE – the horizontal member carried by columns or pilasters and composed of an architrave frieze and a cornice.

EXTERIOR LIGHT – Any light using an artificial light source, whether mounted on a pole, bollard, sign, post, tree, building, or any other type of structure, intended to illuminate an exterior area of a property, parking area, walkway, water, landscaping, sign, or building face.

FAÇADE – the front face of a building or and building face with architectural distinction as seen from a street, alley or parking lot.

FASCIA – any flat relatively narrow horizontal member applied to the vertical face of the eave.

FEATURE – a single distinguishable part of a greater whole.

FENESTRATION - arrangement pattern of windows in a facade.

FINISH – the texture, color, smoothness, reflectivity, and other visual properties of a surface.

FLASHING - protective material, usually sheet metal, used to cover the joint between two parts of a building to prevent water from entering. Also a general term for similar material used for other purposes such as ledge covers and water diversions within walls.

FOOTCANDLE – The amount of light from one candle at one foot from the source of light.

FOUNDATION – the masonry substructure of a building which supports the structure, a portion of which is usually visible at grade level.

GABLE – the triangular shaped end of a building that has a double sloping roof.

GLARE – Any artificial light which shines with a strong, steady or dazzling light.

GLAZING – the glass surface of a window or door.

GRADE - top surface of the ground around a building: to bring to a desired height or contour the elevation of the ground about a building or the surface of a road or path.

GRIDS - prefabricated simulated muntins usually made out of plastic that are applied to the interior side or within the insulation cavity of modern insulated window sash.

Village of Springville Building Design Standards for Historic Preservation

HISTORIC BUILDING - any building deemed eligible for listing in the State or National Register of Historic Places or any building designated by the Village of Springville Historic Preservation Commission as a local landmark or as part of a local historic district shall be deemed a “historic building”. Determination of National Register eligibility shall be made by New York State SHPO staff or a qualified consultant engaged by the Village of Springville.

JAMB – the vertical side of any window or door opening.

LUMINAIRE – A complete lighting unit.

MDO PLYWOOD - Medium Density Overlay plywood has faces impregnated with resin. It is intended for exposed exterior uses.

MULLION – the vertical member that divides multiple windows or doors in a single opening, or the panes of a window, or the panels of a door.

MUNTIN – a small, slender framing member that divides panes of glass in a window or door.

PARAPET – an extension of the wall above the roof line typically found on buildings with low-pitch roofs

PEDIMENT – the gable end of a roof or portico, triangular in shape, and located above the cornice in classically inspired buildings.

PILASTER – a flat architectural member resembling a column that projects slightly from the surface of a wall.

PORCH – a covered entryway with open sides that is attached to the exterior wall of a building.

PORTE COCHERE - roof structure over a driveway at the door to a building, protecting from the weather those entering or leaving a vehicle: carriage porch.

PORTICO – an entrance shelter supported by columns and often incorporating classically inspired elements.

PRESERVATION – the stabilization of a building or material to protect it from deterioration. It includes initial stabilization work as well as ongoing maintenance of the historic building materials.

REHABILITATION - the act or process of making possible a compatible modern use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

RESTORATION - The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by removal of later work and/or reconstruction of missing earlier work.

SASH – the unit that holds the window glass; especially the sliding frames used in double-hung windows.

Village of Springville Building Design Standards for Historic Preservation

SASH GRIDS - prefabricated simulated muntins usually made out of plastic that are applied to the interior side or insulation cavity of modern insulated glazing. Because grids do not interrupt the exterior reflective surface of the glazing, they do not simulate the visual appearance of muntins.

SEASONAL LIGHTING – Any temporary exterior incandescent lighting erected for the purpose of holiday, festival, or other special event celebrations.

SCALE – an important proportioning system used in architectural design to regulate the size and shape of related architectural elements and to ensure their visual compatibility in an overall design.

SHUTTER – one of a pair of hinged doors that cover a window opening.

SILL - horizontal bottom member of a window frame or other frame. The portion of a structural frame which rests on a foundation.

SIGNIFICANT FEATURE/ELEMENT/DETAIL – a detail, element, or feature essential to the understanding of the value and character of a historic building or property.

SIMULATED DIVIDED LIGHTS - window sash with moldings applied to the exterior and interior faces and in between modern double-pane insulated glazing to simulate the appearance of traditional muntins.

SOFFIT – the exposed undersurface of any overhead component of a building such as a balcony, beam, cornice or eave.

SPANDREL - wall area between the top of an opening and the bottom of one above it.

STOREFRONT – the street level of a store or business, including windows, entrance, cornice, and signs.

STREETSCAPE – the overall view of a street and its component elements, including the street, sidewalk, buildings, signs, street furniture, lampposts, etc. and also including less tangible factors such as rhythm, solid-to-void ratio, changes or consistency in building height, and changes or consistency in building setback.

TRANSOM - opening over a door or window, often for ventilation, and containing a glazed or solid sash, usually hinged or pivoted.

TRUE DIVIDED LIGHTS - window sash employing traditional muntins installed between multiple pieces of glass. .

TYMPANUM - triangular, recessed wall of a Classical pediment, between the raking roof cornice above and the horizontal cornice below; by extension, the wall enclosed by pediments of other shapes.

WATERTABLE - band or belt course at the junction between the foundation and the wall above. This band often protrudes and is usually sloped to shed water.

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