

HISTORIC PRESERVATION
DESIGN GUIDELINES

PURPOSE

The purpose of these design guidelines is to establish criteria for the construction of new buildings and for the remodeling of existing structures. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the Village, preserve taxable values, and promote the public health, safety, and welfare.

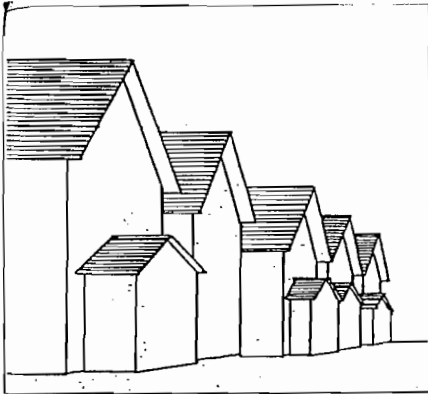
DEFINITIONS

1. Appearance - The outward aspect visible to the public.
2. Appropriate - Sympathetic, or fitting, to the context of the site, immediate surroundings, the Historic District, and the whole community.
3. Architectural Concept - The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.
4. Architectural Feature - A prominent or significant part or element of a building, structure, or site.
5. Architectural Style - The characteristic form and detail, as of buildings of a particular historic period.
6. Attractive - Having qualities that arouse interest and pleasure in the observer.
7. Cohesiveness - Unity of composition between design elements of a building or a group of buildings and the landscape development.
8. Compatibility - Harmony in the appearance of two or more external design features in the same vicinity.
9. Conservation - The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.
10. Historical District - The area defined by the H-1 zoning classification (see attached).
10. Proportion - Balanced relationship of the parts of a building, landscape, structures, or buildings to each other and to the

whole.

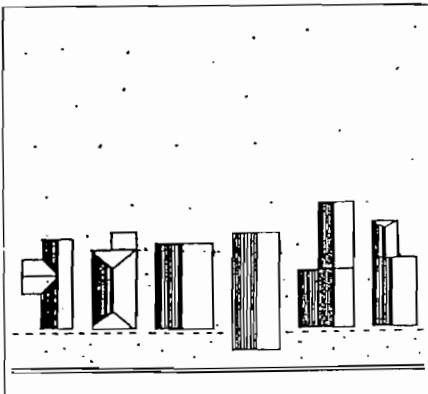
11. Scale - Proportional relationship of the size of parts to one another and to the human figure.
12. Streetscape - The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.
13. Structure - Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

RELATIONSHIP OF BUILDINGS TO SITE



Setback and Siting

New buildings should respect the traditional setback of other buildings on the street (and conform with current building and zoning codes). Whenever possible, new buildings should also be compatible with the orientation of adjacent buildings--including placement of the entry and the direction and character of the roofline.



Setback and Siting

In the placement of new buildings, setback should be compatible with the historic streetscape.

1. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
2. Without restricting the permissible limits of the applicable zoning district, height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.

BUILDING DESIGN

1. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
2. Buildings shall have good scale and be in harmony with permanent neighboring development.
3. Materials
 - a. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - b. Materials shall be selected for suitability to the type of buildings and the design in

which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building components wholly or partly visible from public ways.

- c. Materials shall be of durable quality.
- d. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
4. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
5. Colors shall be harmonious and shall use only compatible accents.
6. Mechanical equipment ^{to be considered as ?} or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible in any public ways whenever possible.
7. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.

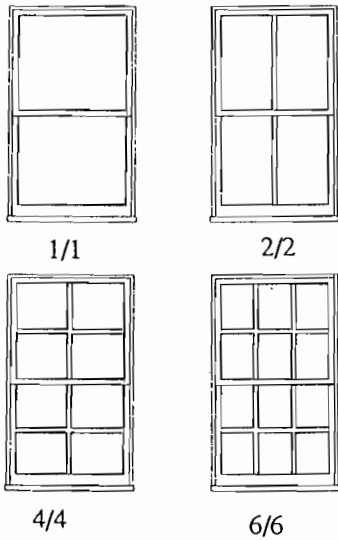
ROOFS AND ROOFING

1. The existing original form of the roof shall be retained. All architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimney, cresting and weather vanes shall be retained.
2. Whenever possible, the original materials of the roof should be restored. Particular effort should be made to retain materials such as slate, tile and other unique materials not commonly found in the new construction. Roof coverings which are deteriorated beyond repair should be replaced with new material that matches as closely as possible the existing or original in composition, size, shape, color, and texture.
3. The roof shall not be stripped of architectural features important to its character. Nothing shall be done to change the essential character of the roof by adding architectural features or roofing materials inappropriate to the style of the house.
4. If seamless aluminum or vinyl siding is added to a building, it should not cover decorative features.

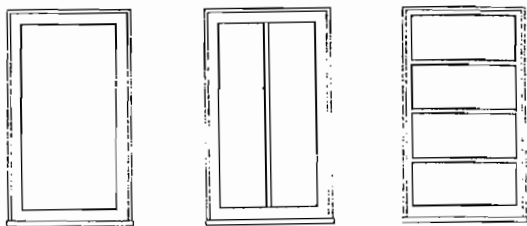
DORMERS

1. Existing dormers should be preserved unless proven historically inaccurate.
2. New dormers should match the style, size, and materials of structure, preserving the style of the overall structure.

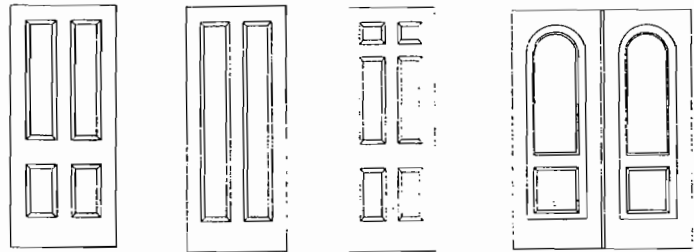
WINDOWS AND DOORS



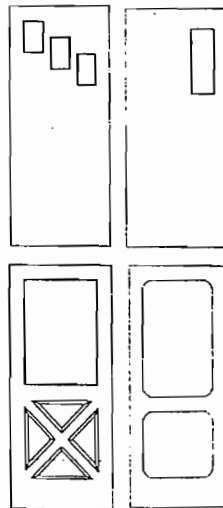
Historic Window Types



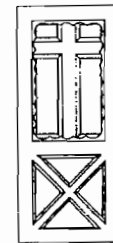
Modern Window Types
Inappropriate For Historic Homes



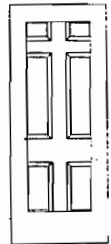
Examples of Historic Paneled Doors



Modern Door Designs
Inappropriate for Historic Homes



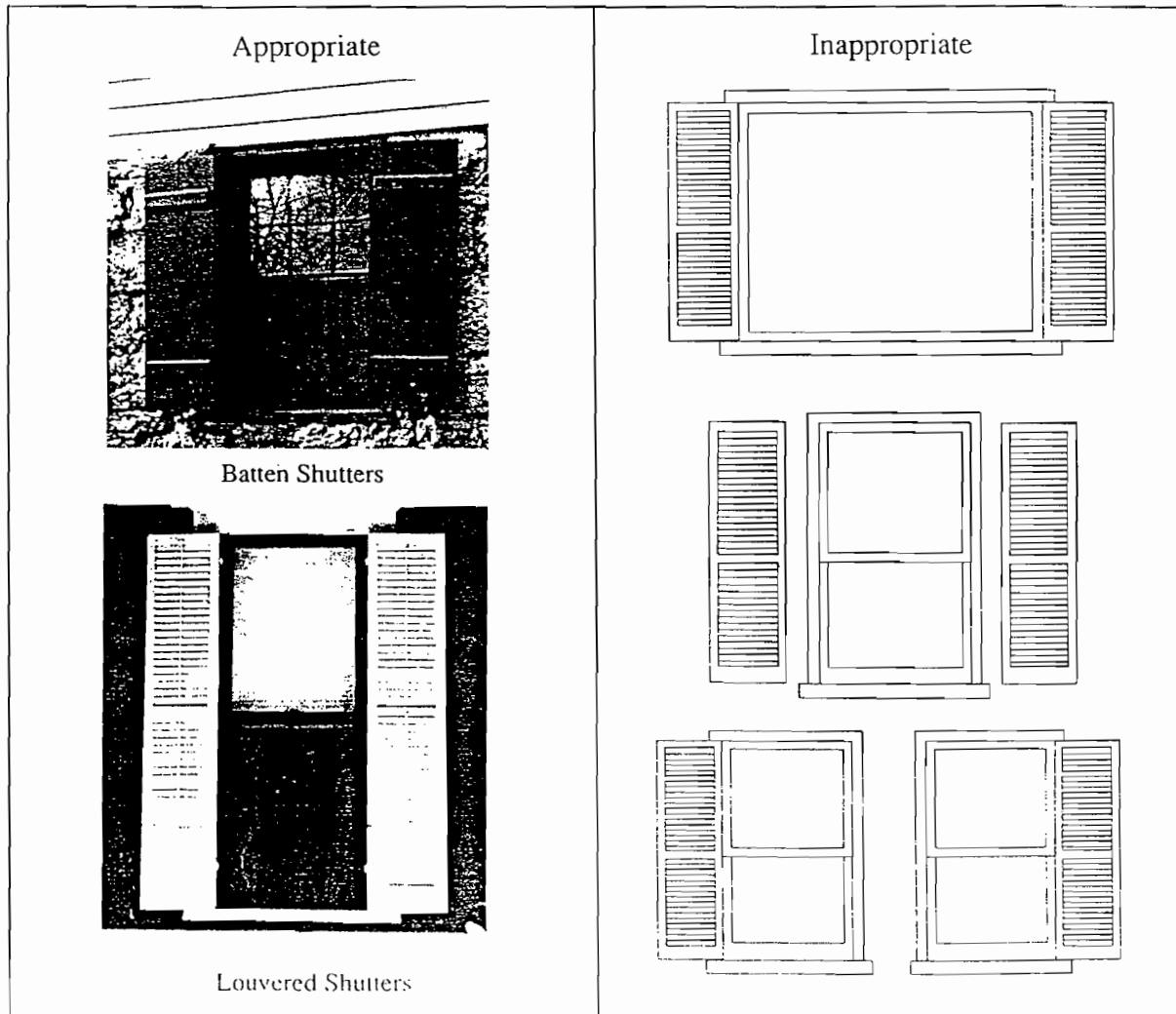
Inappropriate:
Storm Door
Covering
Historic Door



Appropriate:
Storm Door
Revealing
Historic Door

1. Existing or original windows and doors, including sash, lintels, sills, shutters, pediments, hoods and hardware shall be retained, or when deteriorated beyond repair, replaced with replacements consistent with original architecture. When metal or synthetic storm windows are used they shall be painted or coated to match the existing color of the trim.
2. Wooden frame storm windows and doors, finished to match the existing or original should be used but should not damage existing frames and should be removable in the future. If new sash and doors are used, the existing or original material, design and hardware should be used.
3. Window shutters may be used but should appear to be capable of properly covering the windows.

Shutter Size and Placement



4. Decorative glass should be replaced with like material if damaged.
5. Unless specifically required by the fire code, new windows or door openings that would alter the scale and proportion of the building shall not be introduced. Inappropriate new window or door features such as aluminum insulating glass combinations that require the removal of original windows and doors shall not be used. Existing lead, stained, prism or cut glass shall not be removed from its position.
6. Vinyl awnings, hoods or shutters that would detract from the existing character or appearance of the building should not be used.
7. The addition of permanent security bars (defined as those clearly visible and fixed to windows or the facade), and window air conditioners on the first floor are strictly prohibited.
8. Contemporary flat doors are not permitted unless proven to be historically accurate.

*Take out
w/ refer
add visible
Sun Row*

PORCHES

1. Existing original porches and steps, including handrails, balusters, columns, brackets, tiles, roof decorations and other details shall be retained or replaced by replicas of similar design and materials when deteriorated beyond repair.
2. Primary or secondary facade porches and steps that are appropriate to the building's style and development shall not be removed or altered unless it is required to meet the American's with Disabilities Act.

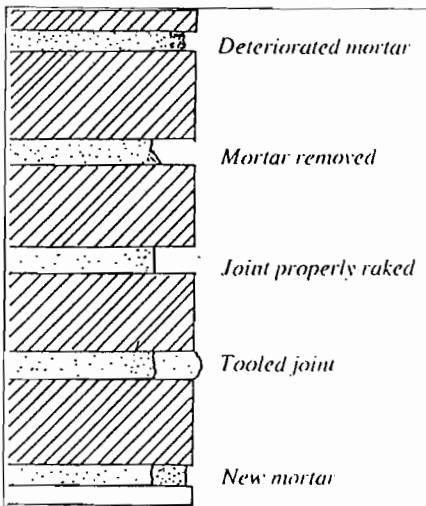
NEW CONSTRUCTION AND ADDITIONS

1. The height of a new structure and its height to width proportions shall be consistent with buildings in the block. The building height shall be no greater than that of the tallest existing structure in the same block. Facade proportion shall be established by permitting no structure with a face wider or narrower than those existing in the same block. Additions to existing structures shall be related in proportion to the existing structure.
2. Existing original stories shall not be removed. No portion of an existing structure shall be removed if it would destroy important details of the structure.
3. Designs of additions shall be compatible with the character of the existing structure, but not replicate the structure

exactly.

4. The rhythm of solids and voids in new structures shall be consistent to those in existing structures.
5. The ratio of the body structure to the roof shall be consistent to existing structures.
6. The ratio of lot width to building width shall be consistent within a neighborhood block.
7. When metal or synthetic storm windows and doors are used, a metal finish, aluminum or silver, shall not be exhibited.
8. Exterior materials shall be in keeping with the neighborhood block.
9. Roof pitch and style should be similar to those found within the neighborhood block.

RESTORATION



1. Masonry cleaning is restricted to water and chemical cleaning. Mechanical abrasive cleaning such as sand blasting is prohibited.
2. Chemical cleaning is allowed if used properly. A test area of 1 square yard should be used to measure the chemical's effectiveness before it is applied to the entire structure.
3. If masonry was originally painted, it must stay painted to provide a strong protective layer. If masonry was not painted, it should remain unpainted. Painted masonry may be stripped in order to repaint it.
4. When repointing masonry, mortar should be of similar color, texture, and chemical composition.
5. Retain and repair original wood where possible.
6. If it is unfeasible to retain original wood on walls, 4 inch seamless aluminum or vinyl siding may be used. Heavily textured wood grain aluminum or vinyl siding is prohibited.

COLORS

Exterior colors should be historically appropriate to the structure. Neutral colors are preferred. Colors shall be reviewed by the 1890's Theme Committee for appropriateness before applied to any structure.

1. The number of colors used should be limited to two or three main colors.
2. The use of color to accent detail is encouraged.
3. Do not paint brick if it was not painted before. Do not paint over stained wood.

CONCLUSION

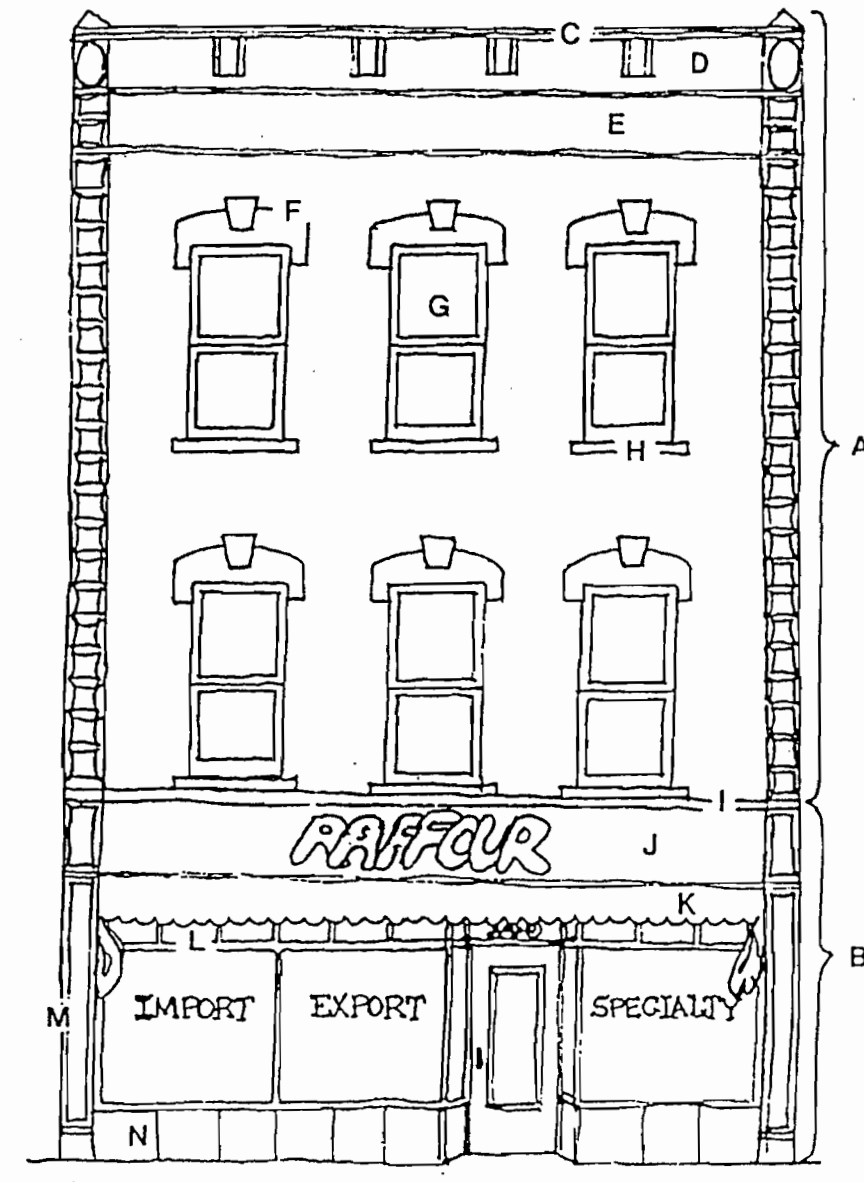
These guidelines were not established to prohibit growth. Instead they are designed to encourage growth in ways that are favorable for the Village of Frankfort. These guidelines are to improve the quality of the downtown historic area and to encourage economic growth.

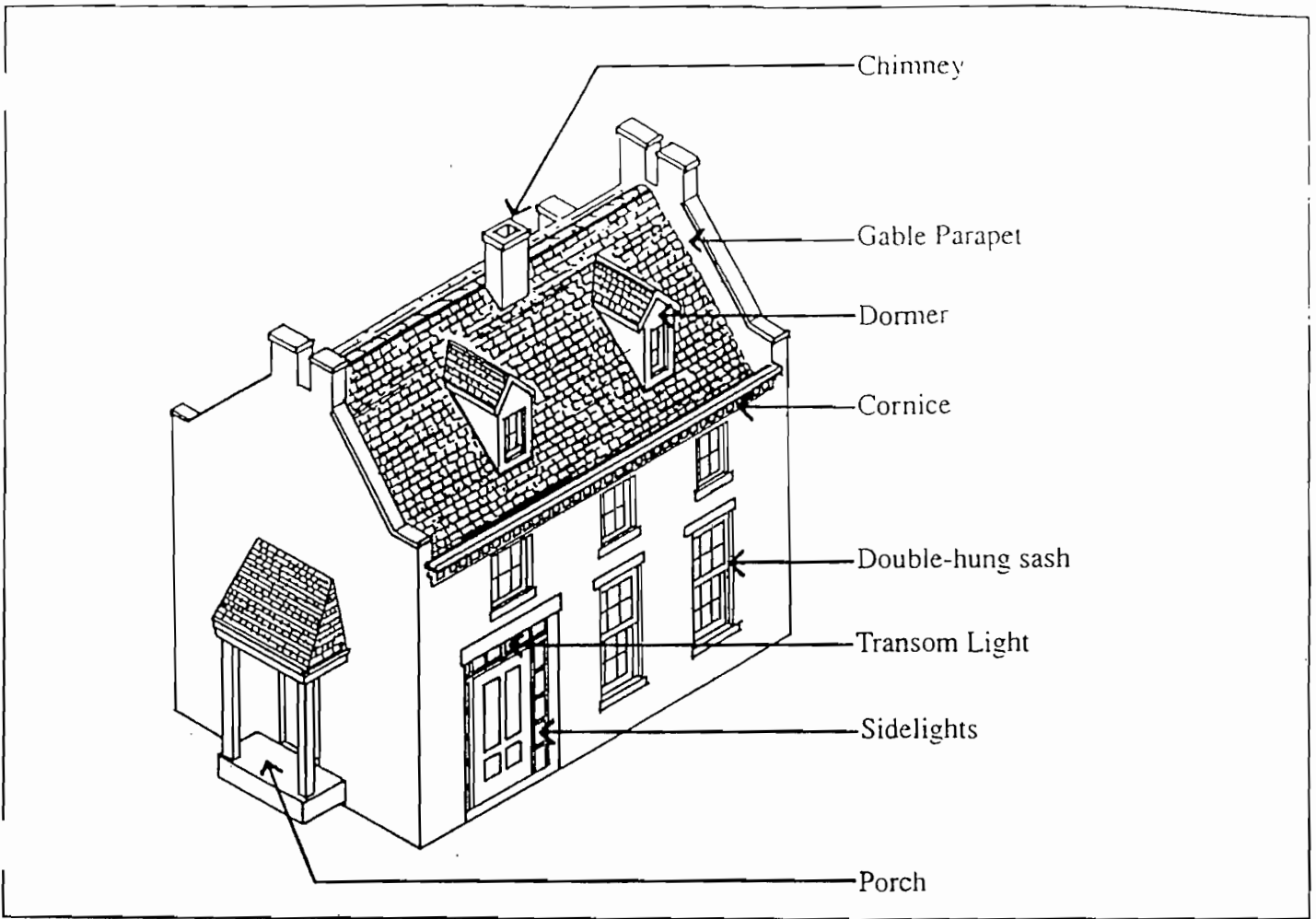
IDENTIFICATION OF ARCHITECTURAL ELEMENTS

Although not all of these elements are mentioned in the report, the reader should be familiar with their place in the typical commercial (A) facade and (B) storefront.

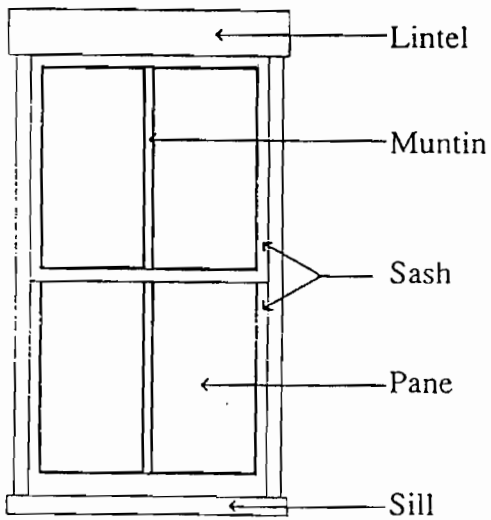
- C. Coping
- D. Cornice
- E. Fascia

- F. Lintel
- G. Double Hung Window
- H. Sill
- I. Sign Cornice
- J. Sign Frieze
- K. Awning
- L. Transom
- M. Pier
- N. Bulkhead

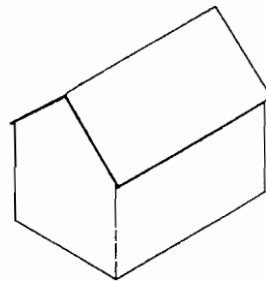




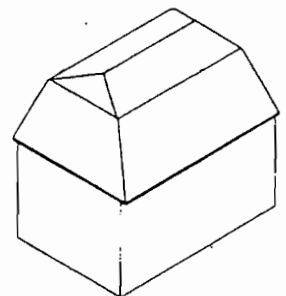
Window Elements



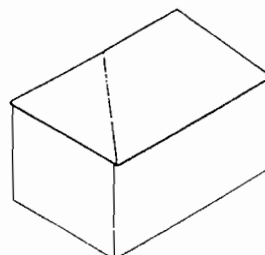
Roof Types



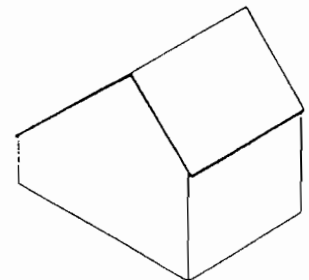
Gabled



Mansard



Hipped

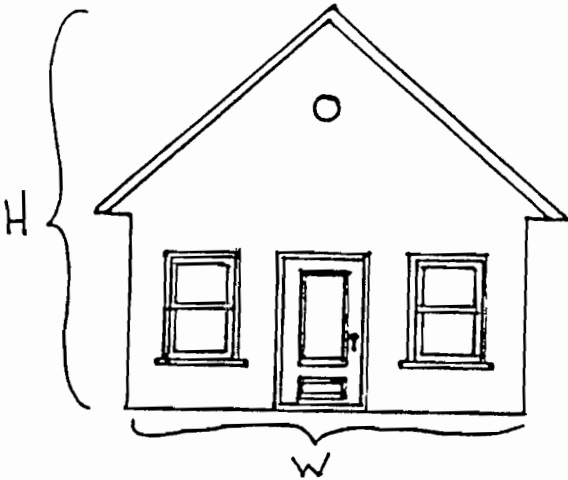


Salt Box

Definitions of Terms

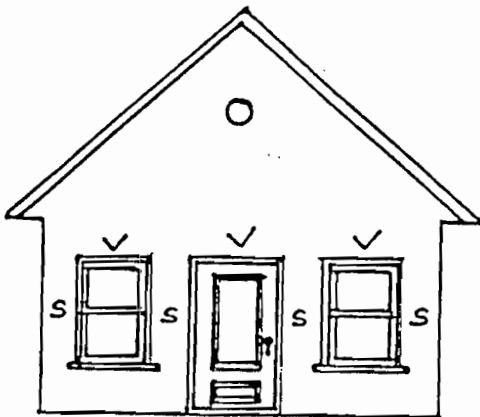
The height to width ratio is determined by dividing the height of the structure by its width. A ratio of .5:1 means that the structure is as half as high as it is wide.

(Hint: ratios can easily be determined by measuring photographs of the structures rather than finding the exact measurement)



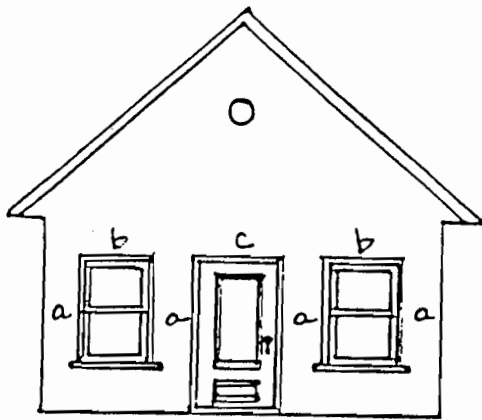
$$\text{Height to Width Ratio} = \frac{H}{W}$$

The solid to void ratio is determined by dividing the amount of wall space on the facade of a structure by the amount of open space, such as windows and doors.



$$\text{Solid to Void Ratio} = \frac{S+S+S+S}{V+V+V}$$

Rhythms describe the patterns apparent in a structure's facade. Letters are provided for each different width. For example, ababa means that there are three a widths and two b widths on the facade. Letters also distinguish between widths of solid space versus widths of open space. Therefore, wall space is differentiated from window space, even if their measurements are the same.



Rhythms = abacaba

Bays refer to openings in the facade. In this instance, the majority of paired and triple windows which have very little, if any, space between them have been categorized as a single bay.



Bays = 3

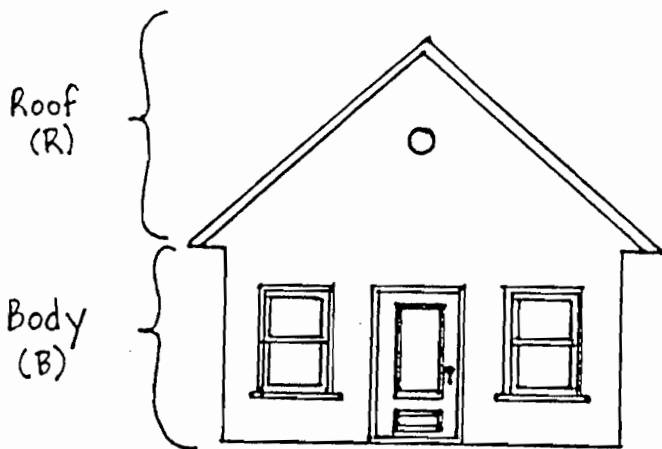
General Statistics

Height to Width Ratio

-overall: .8:1

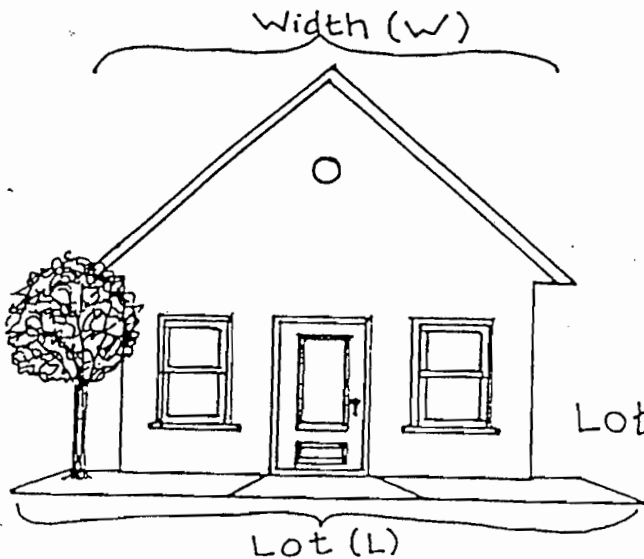
-range: from .4 to 1.25

Body of Structure to Roof Ratio 2:1



Body of Structure to Roof Ratio = $\frac{B}{R}$

Lot Width to Building Width Ratio 2:1



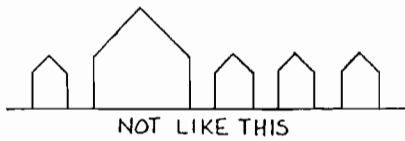
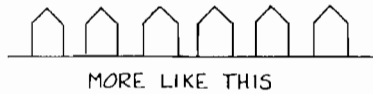
Lot Width to Building Width Ratio = $\frac{L}{w}$

· Design Advice ·

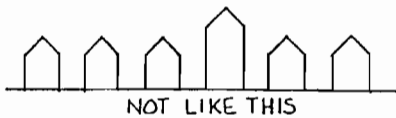
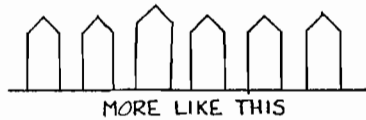
Compatible new buildings

- don't try to copy an old style
- don't scream but whisper "I'm new"
- don't ignore their neighbors, but fit in, in:

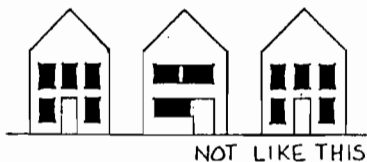
scale



height



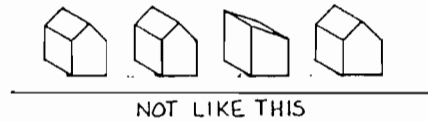
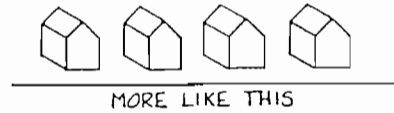
proportion and rhythm of openings



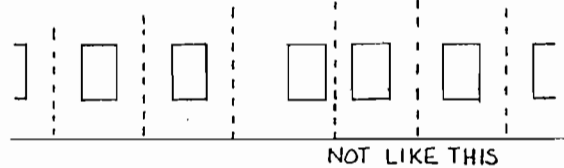
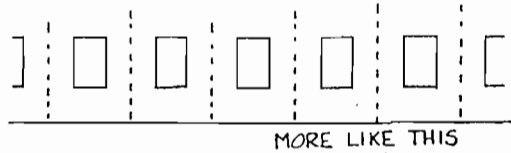
orientation



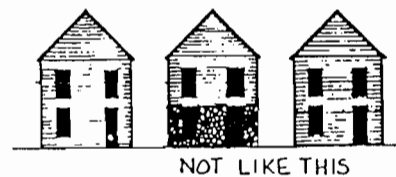
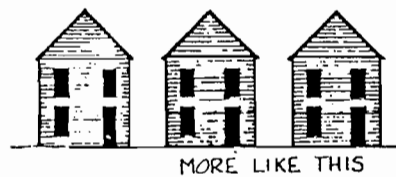
roof shape



spacing

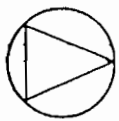


materials



VILLAGE OF FRANKFORT

OLDE TOWNE AREA



NORTH

VOF/618/TFR
7/8/95

