



*McKeen Café, 171 North Main, c. 1912.*

## ***Building Facade Assessments and Recommendations***

## Building Façade Assessment Overview

With the significant inventory of historic buildings within the nine block study area it was apparent – in large part due to the monies available – that not all of the buildings could be included in the façade assessment portion of this study. It was concluded, however, that many of the structural, cosmetic and renovation comments and recommendations for the nineteen included buildings would be relevant to most of the other buildings in the downtown commercial area.

### Existing and Proposed Building Images

The existing building façade images within the study were created digitally in order to be able to study the facades without having the foreground clutter of cars and street poles or signs that often accompany photographs. The digital images are in scale and accurate regarding building height and width as well as window and door sizes and locations. Proposed façade improvements are based on replication of building elements as interpreted from historic photographs, use of typical commercial building detailing that would have been appropriate for these buildings in the early part of the 20<sup>th</sup> century and restoration of existing historic elements that are still clearly visible on the buildings.

### Next Steps – Construction Documents

The proposed façade improvement diagrams are meant to be a guideline for a future restoration process which must include detailed architectural construction documents with measured drawings of all building details. Construction specifications that are appropriate to the varied construction materials of each individual building should be included in the construction documents. Because many of the buildings in the downtown area are suspected to have some structural deficiencies, it is imperative that structural drawings be included in the final construction drawing set. Newer materials that are visually consistent with historic materials but may offer a longer lifespan, reduced maintenance or better energy conservation should be considered. If historic rehabilitation tax credits or state and federal implementation grant money is involved, the property owner and design architect should study the guidelines for use of these newer materials to ensure that they are not disqualified for use.

## Construction Materials and Methods

### ❖ Paint

Many of the proposed building façade images show paint colors not currently appearing on the buildings. The paint colors are shown as examples only and are not necessarily colors that are recommended for a specific building. Colors should be chosen for compatibility with the age of the structure, complementarity to the body color of the building or to the natural brick color if brick is exposed. If the entire brick façade is to be painted (the Historic Downtown District zoning ordinance does not allow unpainted brick to be painted without approval), it should be a muted tone selected to complement the neighboring buildings. Bright tone colors that clash with surrounding buildings and streetscape elements should be avoided as well as dark colors that hide architectural detailing. An example of an appropriate family of historic paint colors would be the Victorian and Arts and Crafts selections in the 'Exterior Color Preservation Palette'® developed by Sherwin Williams (see Appendix). Paint color selection should be part of an overall architectural review before work would begin.

### ❖ Storefront and Façade Construction

Wherever possible, existing salvaged elements from the building should be reused. New materials used for renovations and reconstruction should be both compatible and consistent with the original materials and construction details. Plastic, vinyl and aluminum materials should not be used in most instances. Composite wood/cement dimensional material may be appropriate for areas that are repeatedly subjected to weathering but should be milled to the dimensions of the original detailed components. Treated wood, and weather resistant wood is acceptable as is molded metal that would match original detailing. The attached photo shows new construction in Madison, Indiana, that replicates an historic commercial storefront.



### ❖ Glass

Existing historic transom and storefront window glass should be reused if in good condition. If glass is to be replaced, clear, energy

efficient glass should be used and original window frames should be modified to accept thicker glass without altering the profile of the frames or window mullions. There is photographic evidence that some transom glass was textured glass. Textured glass is a smaller tile type of glass that has a slight color but is still translucent. Textured glass is still available from architectural salvage operations and from specialty glass distributors.



*Example of textured glass from Madison, Indiana, storefront.*

### ❖ Upper Floor Windows

Traditional windows for upper story windows are double hung wood windows. This holds true for the downtown buildings in the study area. Existing window frames should be salvaged, repaired and reused wherever possible. Windows that are beyond repair should be replaced with windows of the same size and profile. Window mullions should match the same width as the original. Glass should be clear, and if new glass is installed, it should be energy efficient glass. Wood replacement windows would be more consistent with the character of the historic buildings. Aluminum or vinyl clad windows may be acceptable if the frame and mullion sizes are the same as the original windows. Before aluminum or vinyl windows are installed, the building owner should review federal guidelines for building replacement materials if they plan to apply for historic tax credits or historic rehabilitation grants and loans to make sure these materials are included as acceptable materials.

### ❖ Brick and Stone

Salvaged brick that is consistent in size, profile and color should be used wherever repairs are made to the exterior of buildings. Brick that is manufactured for interior use should not be used on the exterior of buildings. Many of the salmon color bricks found in historic buildings are soft and not made to be installed where they are subjected to weathering. Bricks may be tested for water absorption if there is a question about whether they are exterior brick. Mortar should be compatible with older, softer brick and can be mixed with integral color agents to match existing mortar. Milled limestone is the most commonly used stone in the Martinsville area for building lintels, watertable trim and coping; new stone should match the texture and profile of existing stone pieces. Rough cut



stone and fieldstone were not typically used in buildings of the era seen in the Martinsville downtown commercial buildings and should not be used in façade renovations.

In some applications, brick has been damaged to the extent that it cannot be feasibly repaired to a condition that it can be exposed to weathering. Parging with a cementitious coating has historically been used to cover rough or mismatched brick particularly in alleys or backs of buildings. A newer form of plaster coating for exterior use is referred to as EIFS or Exterior Insulation and Finish System. This product is typically a three layer system that consists of the following:

- **Inner Layer** Foam insulation board that's secured to the exterior wall surface, often with adhesive.
- **Middle Layer** A polymer and cement base coat that's applied to the top of the insulation, then reinforced with glass fiber mesh.
- **Exterior Layer** A textured finish coat.

The material is a waterproof material but it does not breathe, so it is imperative that all points of moisture intrusion are stopped particularly at tops of walls and at window and door openings.

❖ **Awnings**

Canvas awnings were typically used to protect pedestrians from rain and sun and are still a valid element for protection of pedestrians and for keeping buildings cooler in summer.

- ✓ Awnings should not detract from the historic character of the building
- ✓ Awnings should not cover or obscure architectural details of the building
- ✓ Awnings should typically be weather resistant canvas or vinyl that does not have a shiny or slick finish
- ✓ Awnings made of wood with wood shakes, corrugated metal or asphalt shingle roofing are not consistent with historic buildings and should not be constructed
- ✓ Fixed or movable awnings are both appropriate but the front valance should not be fixed or rigid. Original awning hardware should be reused whenever possible

**Restoration Contractors**

Contractors for renovation projects should be selected based on past experience with load bearing masonry structures that are the age of the buildings in the downtown area. Unqualified contractors who do

not understand the structural systems of these older buildings may create hazardous and possibly catastrophic failures in the buildings. Poor cleaning, tuck pointing and restoration of exterior brick may also cause irreparable damage to the face of the brick.

**Secretary of the Interior’s Standards for Rehabilitation**

In order to be eligible for Federal and State tax credits, grants or low interest loans, restoration projects must comply with the Secretary of the Interior’s Standards for Rehabilitation which are summarized as follows:

- *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.*
- *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.*
- *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.*
- *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *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.*
- *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.*
- *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- *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.*

- *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.*

The Standards pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. For more information, go to [www.nps.gov/hps/tps/tax/rhb](http://www.nps.gov/hps/tps/tax/rhb)

**Selected Buildings for Façade Assessments & Improvement Recommendations**

The Steering Committee invited every downtown property owner to participate in the Martinsville Planning Study for Downtown Revitalization. Participation was defined as the willingness to work with the design team, including providing information about and access to buildings if requested. Not all building owners were interested and others felt no particular need to participate. After reviewing the list of properties whose owners wished to participate, the committee selected fifteen building to receive building façade assessments and improvement recommendation plans. Selection criteria included the following:

- Location – preference was on those directly facing the courthouse square
- Need – those with conditions that warranted immediate repair or renovation
- Landmark status – priority was on size and prominent corner locations
- Significance of the occupying business

Building façade renderings were prepared showing proposed improvements to the selected buildings including door and window fenestration, store front design, cornice and wall materials and potential wall mounted signage location. Façade renderings were prepared for the following buildings identified by street address:

- **110-120 East Morgan**
- **78 East Morgan**
- **56 East Morgan**
- **28 East Morgan**
- **10 East Morgan**
- **165 East Morgan**
- **159 North Main**
- **96 North Main**

- 10-20 North Main
- 37-39 East Washington
- 59 East Washington
- 109 East Washington
- 27 North Jefferson
- 35 North Jefferson
- 59 North Jefferson
- 65 North Jefferson

An annotated list of obvious façade issues (indicated by notes on the renderings) including loose or missing details, window issues or obvious structural concerns were included on all building façade renderings with emphasis on the following buildings:

- 37-39 East Washington
- 27 North Jefferson
- 35 North Jefferson
- 65 North Jefferson
- 10 East Morgan

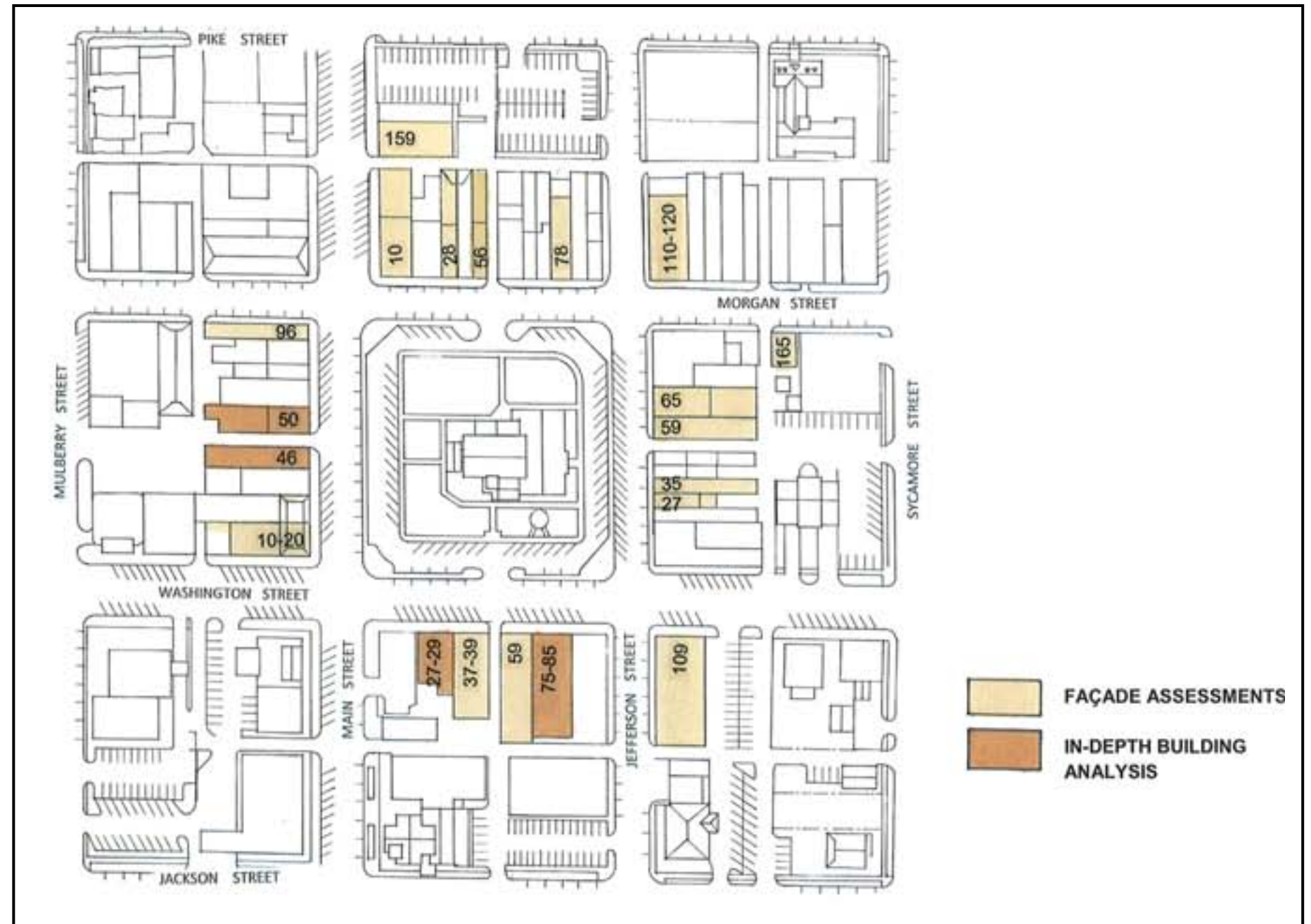
### ***In-depth Building Analysis***

A more in-depth analysis was prepared for 4 key buildings selected by the steering committee. The in-depth analysis focused on structural issues, façade improvement recommendations and exterior renovation estimates based on current 2010 construction cost estimating guides.

- 50 North Main
- 46 North Main
- 27-29 East Washington
- 75-85 East Washington

### ***Second Floor Pro Forma Data***

Second floor pro forma data is also included for the four buildings listed above and assumes that the highest and best use for second floor space might be residential. Commercial uses for second floor spaces were not deemed viable without the addition of elevators. Commercial space renovation also has extreme variables based on the intended use for the space; therefore, residential space renovation estimates were considered a better example.



***Nine Block Study Area with Buildings Selected for Façade Assessment & Improvement Recommendations***

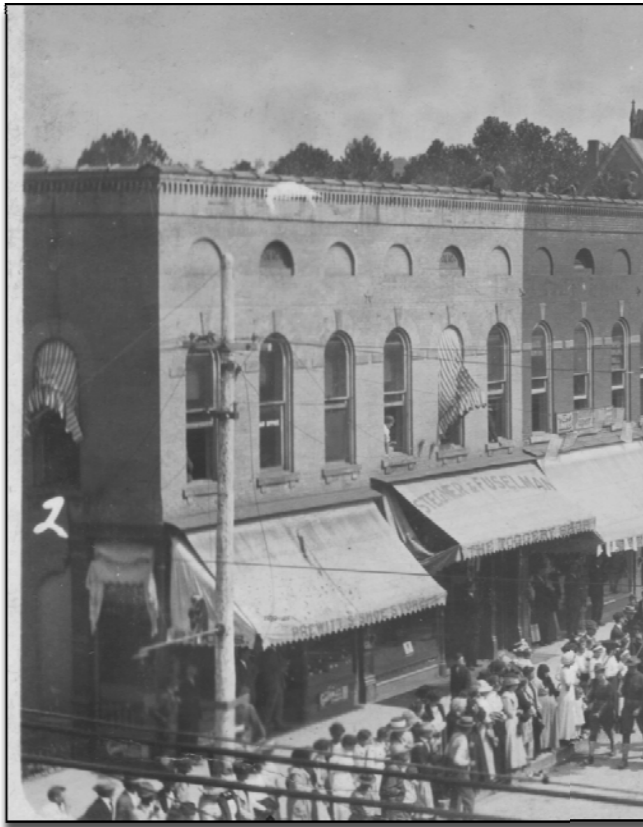


**Visual Definition of Façade Components**



Manna Mission, 65 East Morgan Street





c. 1912 photo of 10 East Morgan exhibits most of the details that currently are evident on the existing building. 100 years ago, the brick was not painted and the awnings were the more traditional operable canvas type that fit below the building cornice.



### Existing Building Façade

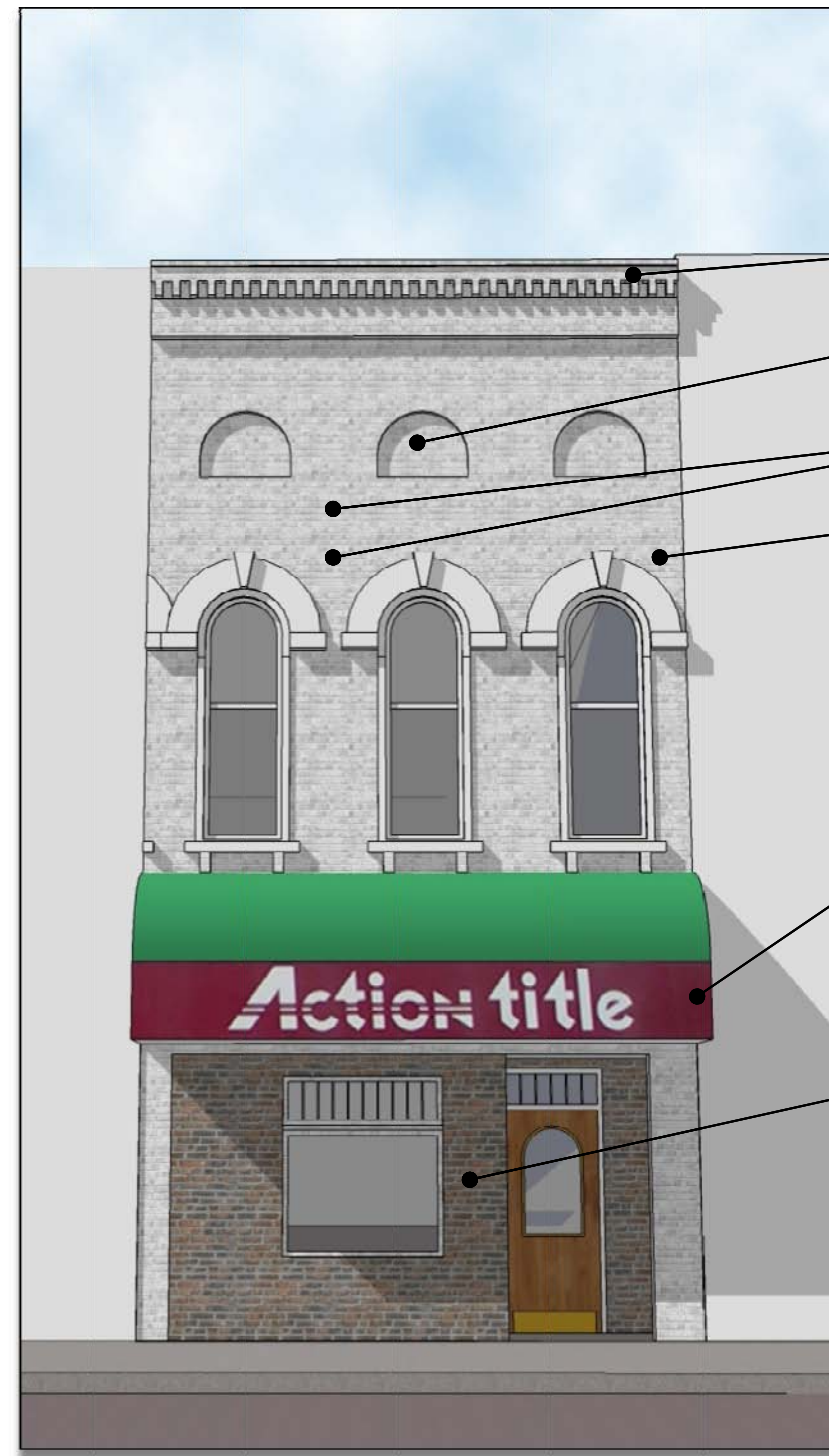
- Where there are attic openings, restore surviving original or recreate missing grilles and paint.
- Repair brick and mortar including cracks.
  - Option one: remove paint using nonabrasive method to protect old brick.
  - Option two: remove loose paint and repaint brick. Paint trim and face brick complimentary colors.
- Analyze structural condition of upper building façade. Repair cracks in brick.
- Remove awning that covers building details.
- Remove backlit plastic sign and install more appropriate façade or smaller hanging sign(s).
- Remove wood window infill and recreate clear glass storefront windows.
- Remove window air conditioners, infill square openings.
- Remove aluminum from bulkhead below storefront windows.

### Proposed Building Façade Improvements



- Restore and relight the historic 'City of Mineral Water' sign on roof.
- Replace existing doors with historically accurate two panel, glass over lower kick panel doors.
- Repair existing wood storefront window frames and repaint. Install clear, energy efficient glass to fit within existing frames.
- Replace missing trees in tree grates along Main Street.
- Restore or recreate bulkhead.
- If desired, install fixed or operable canvas or matte-finish weather resistant cloth awning. Width of awning shall fit between column lines and should not extend the full width of the storefront. Awning valance shall not be fixed or rigid.





### Existing Building Façade

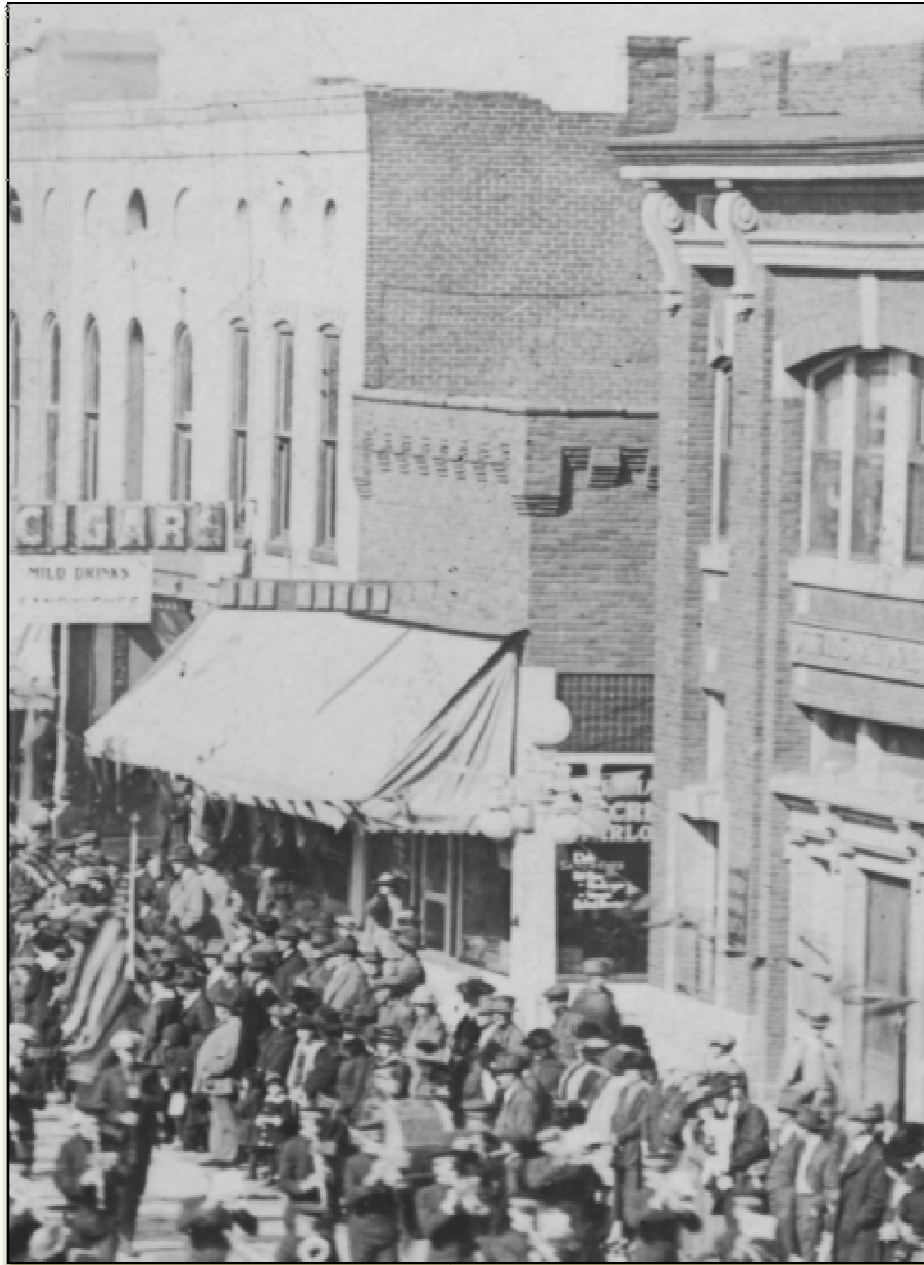
- Repaint or replace coping
- Remove plywood infill and install grilles with traditional pattern openings and bird screen behind grille.
- Remove old signage anchors; repair masonry.
- Remove paint with non-abrasive methods. Repair any loose masonry and mortar.

### Proposed Building Façade Improvements

- Canopy style is not in keeping with style and proportion of historic canopy. Width of canopy would historically have fit within storefront column spacing and not extend across the entire width of building. Front valance should not be rigid or fixed. More appropriate canopy would be canvas or matte-finish weather proofed fabric.
- Remove modern brick façade and windows
- Install wood frame storefront and energy efficient glazing to match historic storefront detailing that would have maximized the glass. Use interior shades or drapes for privacy. Top of bulkhead below storefront glass should be no more than 30" above sidewalk grade.







c. 1922 photo of 56 East Morgan Street. Note textured glass in transom above windows facing the alley.



### Existing Building Façade

- Remove, clean, reset and seal existing clay coping tile.
- Clean and repoint brick.
- Remove existing hanging sign hardware.
- Repair brick where bolts are removed from brick and mortar.
- Replace metal flue on chimney.
- Replace gutters and downspouts. If downspouts cannot be connected to city storm pipe, install boots at the base to direct water away from building.
- Replace roof over door with inset doorway to provide a covered entrance without adding a roof structure.
- Remove wood infill from corner opening. Salvage any original transom glass or original storefront structure.
- Carefully remove wood and shingle awning and wood and brick storefront. Look for any original transom window glass or original storefront structure. Salvage and reuse all historic materials.
- Repair cementitious parge coating on base of building and repaint.



### Proposed Building Façade Improvements

- New painted steel sign bracket with two sided hanging sign.
- New textured glass in transom. Glass color shall be clear or lightly tinted and allow filtered light into building.
- New wood window and door frame storefront inset slightly from iron corner posts.
- Open windows in alley to provide light to inner offices.
- Inset door, centered in storefront to provide covered entry that has an historic precedent in early 20<sup>th</sup> century commercial storefronts.
- New clear insulated storefront glass.
- Clean existing iron columns and paint.
- New wood bulkhead, height of bulkhead to match corner column base, approximately 20" above pavement.





*This c. 1910 photo of 78 East Morgan shows rounded architectural elements along the top parapet walls which are no longer in place. This proposal does not replace those elements due to lack of architectural details and anticipated cost to reproduce.*



#### Existing Building Façade

- Repair rotted wood window pieces, caulk and paint. Caulk perimeter of wood frames.
- Remove existing signage and hardware complete.
- Remove existing plywood infill panels.
- Remove existing aluminum window frames and single pane glass.
- Remove modern covering from column.



#### Proposed Building Façade Improvements

- Rebuild cornice to match historic cornice on the building to the east that was originally identical.
- Replicate original storefront with composite cement/wood frames and energy efficient glazing.
- Replace doors with wood frame doors that have historically accurate detailing and energy efficient glazing.
- Existing stone base can remain though it is not the original base. Optional composite cement/wood bulkhead below windows could be installed for a more historically accurate façade. Repaint columns, trim and storefront.
- Paint door and remove metal bars.





The original Independent Order of Odd Fellows (I.O.O.F.) building photo c.1895 shows large storefront windows with clear glass transom windows. Note that the entrance door currently inset, was set flush with the corner face of the building.



### Existing Building Façade

- Clean masonry to reduce visibility of previous mortar repairs.
- Replace cross buck door and wood siding with new doors to match new wood frame doors with energy efficient glazing.
- Remove existing plaster surfacing and open original transoms.



### Proposed Building Façade Improvements

- Recreate original painted wood frame storefront with energy efficient glazing.
- Transom could be filled with energy efficient windows of clear glass to match new storefront frames.
- Install new wood frame doors with energy efficient glazing. Install pair of doors to match original historic door layout.





### Existing Building Facade

- Repair masonry cracks.
- Remove paint from brick using non-abrasive materials.
- Remove old sign hardware and hooks.
- Remove wood and asphalt awning that is inconsistent with original historic storefront.
- Remove existing wood façade and windows. Look for original storefront details and posts behind wood.
- Remove modern doors that do not match historic period details.



### Proposed Building Façade Improvements

- Repair and repaint attic grilles to bring out original details.
- Install wood doors with open transoms to replicate original building details.
- Repair, caulk and repaint all existing windows. Caulk perimeter of window frames.
- Recreate original wood frame storefront with transoms and entrance door with energy efficient glazing.
- Install painted wood bulkhead.
- Remove rust and paint metal stair and railings.





*This c. 1922 photo shows that the upper level of 27 North Jefferson, the building to the right of Hipsh Jewelry, has been significantly altered and the upper windows removed. While it might be nice to recreate the upper windows, the current upper building façade retains some historic precedent of its own and should not be changed.*



### Existing Building Façade

- Repair and replace missing or loose mortar.
- Repair wood window frames and paint. Replace window glass as necessary. Install sealant around window frames.
- Remove paint on brick using non-abrasive methods.
- Remove plastic sign.
- Remove canopy and wood siding covering what were transom windows. Remove existing materials carefully and salvage all original transom frames if still in place.
- Remove wood infill panels and small glass panels.
- Remove existing metal door.
- Remove existing entrance door.
- Remove brick bulkhead below windows.



### Proposed Building Façade Improvements

- Clean and paint upper metal cornice.
- Recreate lower metal cornice to match historic details.
- Repair cornice and paint.
- Repair wood storefront frames and modify to accept clear, energy efficient glass.
- Repair and paint existing cast iron columns. Replace missing details.
- Install new wood storefront frames and clear, energy efficient glass.
- Install new painted wood doors.
- Replace wood bulkhead below storefront.
- Install new painted wood bulkhead below windows.





*This c. 1922 photo shows that the upper window layout of the building has changed but the brick surround has remained intact. The lower part of the building is indicative of other commercial store fronts of the time with small pane textured glass transom and large clear storefront windows. Note ornamental street clock in foreground.*



### Existing Building Façade

- Repair masonry mortar cracks; repoint to match existing mortar.
- Remove existing wood and shingle awning to reveal original transom window behind. Salvage and reuse any existing remaining textured glass.
- Remove wood siding and casement windows.
- Remove stone bulkhead below windows.
- Remove wood surrounding brick building columns at corners.



### Proposed Building Façade Improvements

- Install textured glass transom to match historic condition.
- Install new painted wood storefront window and door framing with clear, energy efficient glass. Inset door for protection from weather. Use interior drapes or blinds for privacy.
- Repaint passage to second floor with color to match brick.
- Install painted wood bulkhead below storefront windows.
- Install new wood painted two panel door with glass above and wood below.
- Replace handrail in stairway. Repair lower wood steps.



The c. 1926 photo of the Toner Building below indicates that there was a textured glass or glass tile transom that included the words 'Toner Building' within the glass. While the Toner brothers and business have long since disappeared, the historic glass and building name is important to the history of downtown and should be saved and repaired.



- Existing Building Façade**
- Inspect and repoint all existing joints between terra cotta pieces to ensure water tightness of the façade.
  - Repair large cracks in existing terra cotta panels which may require fabrication of replacement pieces.
  - Remove existing louvers; rework ductwork inside building to maintain fresh air requirements.
  - Remove existing signage and wood siding. Protect any remaining textured glass transom below. Remove paint that is on terra cotta panels adjacent to the existing sign.
  - Repair holes and miscellaneous cracks in terra cotta.
  - Remove existing roll-up awning, repair frame, add new canvas or matte finish weather resistant material and reinstall.
  - Remove brick bulkhead below windows and replace with dark granite panels to match existing base at each end of building. Salvage existing granite if still in place underneath brick.



- Proposed Building Façade Improvements**
- New hanging sign to comply with the Historic Downtown District ordinance.
  - Salvaged or recreated textured glass transom. Repair holes left by louvers with matching glass tile.
  - Repair or replicate blue glazed terra cotta letters that spelled 'Toner Store'.
  - Restore decorative terra cotta detail to original condition.
  - Existing storefront frames and glass may remain but if new energy efficient glass is installed, a darker color window frame should be installed.
  - Install new dark granite panel bulkhead below storefront windows.





*This c. 1916 photo shows that the façade on 29 East Washington has been significantly changed. Brick columns separated the 3 bays of the façade. These brick columns have been removed but the larger storefront windows and open transoms are still in keeping with the age and scale of the building, so new brick columns have not been proposed.*



### Existing Building Façade

- Remove older signage.
- Remove paint from building including window sills and trim, repair loose brick and mortar. Remove paint with non-abrasive methods.
- Clean, caulk and paint windows. Caulk perimeter of wood frames.
- Remove window air conditioner and provide cooling using other means.

### Proposed Building Façade Improvements



- Install new painted wood frame door with glass transom.
- Install new energy efficient clear glass. Install new sealant at all windows to prevent water from causing problems with masonry.
- Install stone bulkhead below storefront windows.
- Clean and repaint existing storefront columns and bulkhead.
- Install new wood frame storefront with energy efficient, clear glass.
- Repair existing wood door and paint. Replace missing mailbox slot in door.
- Remove concrete block bulkheads and replace with stone base.





The above c. 1916 photo bears little resemblance to the later 1939-40 renovation shown in the photo below. Many of the 1939-40 building details are still recognizable, and it's this time period and detail recommended for façade renovations.



### Existing Building Façade

- Remove existing building signage.
- Remove signage and electric conduit complete.
- Remove shutters.
- Clean, re-glaze broken or missing window glass, remove rust from steel window frames and repaint.
- Replace window glass.
- Remove existing awning and framework.
- Remove stone veneer that is not typical for older building façade material.
- Remove non-historic steel door.



### Proposed Building Façade Improvements

- Install black glass tile to match 1939-40 façade.
- Paint horizontal bands to match historic façade.
- Paint window frames same color as building façade.
- Recreate aluminum theater type cornice and front overhang. Overhang can act to protect door and for business signage.
- Repair, repaint and reuse historic doors.
- New exterior materials to match original appearance.
- Install black glass tile bulkhead below storefront windows to match historic façade.
- Install new painted wood door with clear glass above solid kick plate.





**Existing Building Façade**

- Repoint joints between limestone pieces in coping.
- Remove wood infill panels from all windows.
- Repaint all window frames, caulk perimeter of all windows and openings.
- Remove painted metal panel over original 'Barkskins' sign panel.
- Replace wood frame covering over areaway and replace with flush grating to improve pedestrian flow on sidewalk. Review potential of having access to basement area on inside of building so outside attached access can be removed.
- Remove canopy complete.
- Remove small awnings and small windows.
- Remove canopy complete.



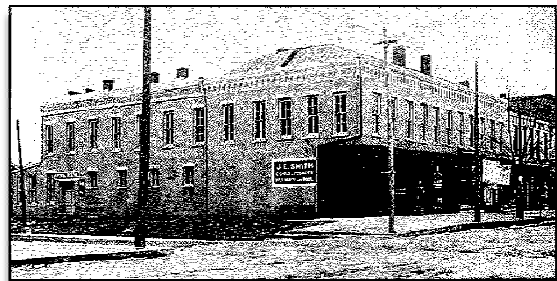
**Proposed Building Façade Improvements**

- Install new windows that match the frame style and profile of the older existing windows. Install clear, energy efficient glass.
- Repoint brick where inappropriate mortar was used in the repair of the parapet wall.
- Install textured glass transoms to match original details.
- Install awnings that fit between the brick columns and below the glass transoms.
- Install new clear, energy efficient storefront windows to match original storefront. Use interior drapes or blinds for privacy in apartments. Interior window treatments shall be consistent in all windows.
- Install new painted two panel wood entrance doors with clear glass above and solid kick plate below.
- Install brick and limestone bulkhead below storefront windows to match original detailing.





These c.1910 & 1904 photos show the prominent cornice that separates the brick façade from the lower storefront windows and transoms. Wood bulkheads below the storefront windows can also be seen below the awnings.



### Existing Building Façade

- Replace gutter and downspouts with new; rework details to be more historically accurate to early 20<sup>th</sup> century.
- Replace vinyl windows with custom windows that better fit the existing brick openings
- Remove large projecting sign and replace with smaller sign on transom.
- Remove old sign frame and hardware.
- Remove canopy that covers building details; create more historically accurate transom over storefront windows.
- Remove residential style pediment entrance around door.
- Open bricked over windows; install windows that are historically accurate to the age of the building.
- Remove and relocate building directory near building entrance or remove from building if no longer used.
- Remove aluminum cover from columns.
- Relocate exhaust fan to roof.



### Proposed Building Façade Improvements

- Remove flaking paint from entire building. Repair loose parging, brick and mortar. Repair areas where moisture is entering brick; repaint building.
- Install simple cornice and door trim to match style of new storefront.
- Recreate painted wood storefront and install clear, energy efficient glass and transoms.
- Paint cast iron columns.
- Replace doors with clear panel glass over solid kick plate to replicate historically accurate door.
- Install new bulkheads below windows to match era of building.
- Install new ornamental painted railings.





### Existing Building Façade

- Repair and reuse 1950 era sign.
- Remove existing canopy complete.
- Remove existing limestone infill panels and install new windows to match existing second floor windows.
- Remove existing wood siding and aluminum entrance doors.
- Remove existing wood siding enclosure around structural column.
- Remove painted wood infill panels.



### Proposed Building Façade Improvements

- Install new painted wood storefront frame with clear, energy efficient windows and transoms.
- Move new inset doors to center of bay. Number of doors will depend on number of future tenants.
- Recreate historic textured glass transoms.
- Remove mortar that was improperly installed and repoint brick.
- Install new painted wood bulkheads below storefront windows.







Building context and historic detail for proposed façade improvements is taken from the adjacent building, 171 North Main shown above and below, which still exhibits much of the original detailing.



### Existing Building Facade

- Repair attic grilles and paint.
- Remove inappropriate mortar repairs and repoint brick.
- Replace internally lit sign with double face non-internally lighted projecting sign and new hardware.
- Remove canopy that covers building details.
- Remove air conditioner above door and install in more inconspicuous location or add central HVAC system.
- Remove period inappropriate doors and replace with new two-panel doors with energy efficient clear glass.
- Remove wood façade carefully. Save original columns and reuse in existing location to recreate architecturally accurate storefront.



### Proposed Building Façade Improvements

- Restore original columns if they exist or install painted wood columns and window frames.
- New projecting sign with two sided text in scale with the building.
- Architectural interpretation of recreated storefront is based on the original, intact, storefront to the north.
- Install energy efficient, clear window glass.
- Install painted wood bulkhead below window to match the building to the north.
- Install new solid three panel painted wood door.
- If desired, install fixed or operable canvas or matte-finish weather resistant cloth awnings. Width of awning shall fit between column lines and should not extend the full width of the storefront. Awning valance shall not be fixed or rigid.