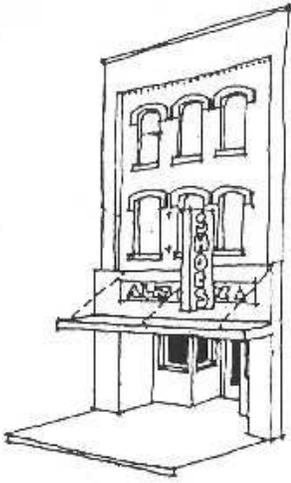


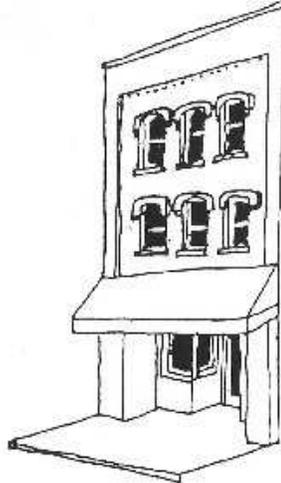
FAÇADE IMPROVEMENTS

This information has been adapted from "Keeping Up Appearances" by the National Trust for Historic Preservation.

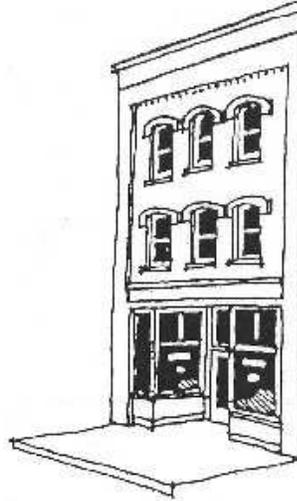
Existing Façade



Minimal Rehabilitation



Major Rehabilitation



Restoration



What to do?

If you wish to improve your facade, a good place to start is by finding old photographs of the building and studying how it originally looked. (The Special Business District has a list of likely sources for historic photos.) Determine what changes have been made and how they have affected the appearance of the façade. Investigate to see if the original storefront and façade elements have been covered over or removed. One of the most common changes that occurred when the canopy was built was the covering or removal of transom windows above the open display windows; original openings are often still apparent. Depending on the condition of the building and the amount of money you have budgeted, there are three basic approaches you may want to consider.

Minimal Rehabilitation

This approach includes basic maintenance, necessary replacement of missing features, and removal of extraneous materials such as tacked-on storefront coverings and remnants of roofing and other materials from the canopy. Simple design improvements, such as a properly proportioned sign, new paint scheme and a new awning are also recommended. (Sign and awning guidelines are available from the SBD office.) Cosmetic treatments to unify the building can include covering the area once blocked by the canopy with an awning, and/or using a new color scheme to help unify discordant design elements.

Major Rehabilitation

This approach retains the existing original elements of the façade while using contemporary as well as traditional design and materials for replacement of inappropriate elements. For instance, when installing a new storefront, any of these three alternatives would be appropriate: (1.) a contemporary design constructed in wood or aluminum; (2.) a simplified version of a traditional storefront in wood or aluminum; (3.) a traditional period storefront constructed in wood. In all major renovations, care must be exercised to ensure that the design of any improvement is understated so as not to compete with the overall character of the façade. *NOTE: This general approach could be followed for Historic Preservation Tax Credit projects; design requirements for façade alterations would likely be more stringent.*

Restoration

This approach requires that the façade be brought back to its historic condition. ("Historic" is generally defined as at least fifty years old; if for example, you have an 1890s building that saw a major remodeling in the 1920s, you would take the building back to its 1920s appearance.) Restoration involves the exact duplication of the original storefront, detailing, color schemes and sign placement.

In considering each of the above approaches, always remember to retain as much of the original façade as possible, and to analyze carefully the effects of any improvement both to your building and to the streetscape.