VILLAGE OF HAMBURG

Building Design Standards

RECEIVED
JUN 19 2008
Village of Hamburg, Clerk

Central Business District
Commercial District
&
Professional Office District

Prepared by:
Clark Patterson Lee
www.clarkpatterson.com
(800) 274-9000

Table of Contents

BUILDING DESIGN PRINCPLES 1
Purpose 1
Compliance 2
Definitions 3
General Issues 9
Form, Massing, and orientation 10
Façade 12
Entrance 14
Symmetry 16
Roof 17
Windows 20
Storefronts 26
Signs 29
Trim 31
Ornamentation 32
Outdoor Lighting 34
Equipment and Open Storage Areas 41
Handicapped Accessibility 42
Secretary of the Interior's Standards for Rehabilitation 43

DESIGN EXAMPLES 45

CENTRAL BUSINESS DISTRICT 69
Lot and Building Rules 69
Facades and General Building Design 71
Historic Buildings 72
Storefronts 72
Windows 74
Awnings 75
Signs 76

COMMERCIAL DISTRICT 79
Lot and Building Rules 79
Facades and General Building Design 81
Windows 86
Storefronts 86
Historic Buildings 87
Awnings 88
Signs 89
Supplemental Site Design Considerations 91
Equipment and Open Storage Areas 94

PROFESSIONAL OFFICE DISTRICT 95
Lot and Building Rules 95
Historic Buildings 97
Porches 97
Windows 99
Doors 99
Chimneys 100
Signs 100

REFERENCES 101

Building Design Principles
Purpose

Design standards have been established for Village of Hamburg to:

- Restore the role of these streets as civic spaces where people are attracted for shopping, business, socializing, and recreational activities.
- Improve the visual quality of the primary streets leading through the village's business districts.
- Preserve and enhance the unique character of the village.
- Improve pedestrian safety and provide amenities that encourage pedestrian activity.
- Encourage economic development.
- Retain the visual appeal and character-defining features of existing historic buildings.
- Illustrate concepts incorporated into the zoning ordinance adopted in 2004.
- Maintain the residential character of the western block of Main Street and the architectural character of the historic homes that line the street.
- Reestablish a more pedestrian-friendly environment within the village.
- Guide new construction and development to follow the village's traditional design patterns rather than the suburban style of development prevalent at the present time.
- Maintain and enhance the unique visual quality of the village's older residential neighborhoods.
- Improve residents' quality of life.
- Increase property values.

Compliance

In the Central Business District, the Commercial District and the Professional Office District, all building construction, exterior renovation, façade renovation, window replacement and roof replacement shall be reviewed to insure compliance with the Building Design Standards. The Code Enforcement Officer shall refer all plans, drawings, and material lists to the Architectural Review Committee which shall make a recommendation to the Board of Trustees. Upon receipt of the Architectural Review Committee's recommendation, the Board of Trustees, after determining that all the requirements have been met, shall approve, approve with modifications, or disapprove the plan. In approving with modifications or disapproving the plan, the Board of Trustees shall set forth its reasons for such action in the minutes of the meeting at which such action is taken. The requirements set forth in this paragraph are in addition to any requirements set forth in Section 250 of the Hamburg Village Code, or any other sections therein.

Definitions

ARCADE – a series of arches supported by columns or piers, either attached to a wall or freestanding; a passageway covered over by a succession of arches or vaults supported by columns.

ARCH – a curved masonry structure spanning an open space such as a door or window, resting on supports at each end, and supporting itself and the wall above the opening.

ARCHITRAVE – The lowest member of an entablature.

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

AWNING WINDOW – a window that pivots at the top edge of the sash toward the exterior.

BALUSTER – one of a series of vertical members, ornamental or simple in design, supporting a handrail.

BALUSTRADE – an assembly composed of balusters, top rail, and bottom rail located along the edge of a porch, balcony, roof, stoop, or stairway.

BATTEN – a narrow strip of wood covering the vertical gaps between siding boards.

BAY – repetitive division of a building façade or plan defined by columns, pilasters, or window divisions.

BAY WINDOW – a structure containing windows, projecting from the face of a building.

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.

BOARD AND BATTEN SIDING – wood exterior wall cladding consisting of wide, tall vertical boards with the vertical joints between boards covered by battens.

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.

BULKHEAD – the low wall located between grade and the bottom of a traditional storefront window.

CAPITAL – the decorative element crowning a column or pilaster shaft.

CASEMENT WINDOW – a window containing vertically hinged sash.

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.

COPING – metal, stone, or tile covering the top of a wall or parapet.

CORBELLING – a series of projections where each masonry unit is stepped out further than the one below it. Corbelling is a common decorative surface treatment found on exterior walls, parapets, and chimneys.

CORNER BOARD – a vertical board at the corner of a wood frame structure protecting the butt end of wood siding.

CORNICE – the uppermost division of an entablature; a projecting horizontal molding 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.

CUPOLA – a decorative small structure located at the peak of a roof to provide ventilation or light.

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.

DENTIL COURSE – a cornice ornament consisting of a row of evenly spaced small, tooth-like, square blocks.

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.

DRIP MOLDING – a small projecting molding located at the head of an exterior door or window frame designed to shed water.

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 a building face with architectural distinction.

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.

FRIEZE – the middle horizontal member of an entablature located between the architrave and cornice or a plain band or board located at the top of a wall immediately below the eave.

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.

GUTTER – a shallow metal channel located along the lower edge of a roof to catch and carry off rainwater.

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 Hamburg 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 Hamburg.

HOOD – a decorative projection spanning a door or window opening.

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

LINTEL – a horizontal masonry or metal structural element spanning a masonry opening and supporting the wall above.

LUMINAIRE – A complete lighting unit.

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

MOLDING – a decorative band used to trim structural members, wall plane intersections, and door and window openings.

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.

NEWEL - the low post supporting the end of a handrail, at the top and bottom of a stairway.

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.

PIER – a massive, square, vertical, masonry support.

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

PLINTH – a low square platform located beneath a column or pilaster.

POINTING – the repair of masonry joints by removing and replacing deteriorated mortar.

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.

PROPORTION – the ratio of height to width.

QUOINS – large cut stone blocks used to reinforce exterior corners of masonry walls.

RAKING TRIM – trim following the roof slope at a gable.

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.

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.

SHINGLES – roof or wall cladding composed of thin rectangular pieces of wood, slate, asphalt, or other material installed in overlapping rows.

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

SIDELIGHT – a tall narrow window located adjacent to a door.

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.

STUCCO – a mixture of Portland cement, lime, sand, and water applied as exterior wall cladding and hardening with either a smooth or course finish.

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.

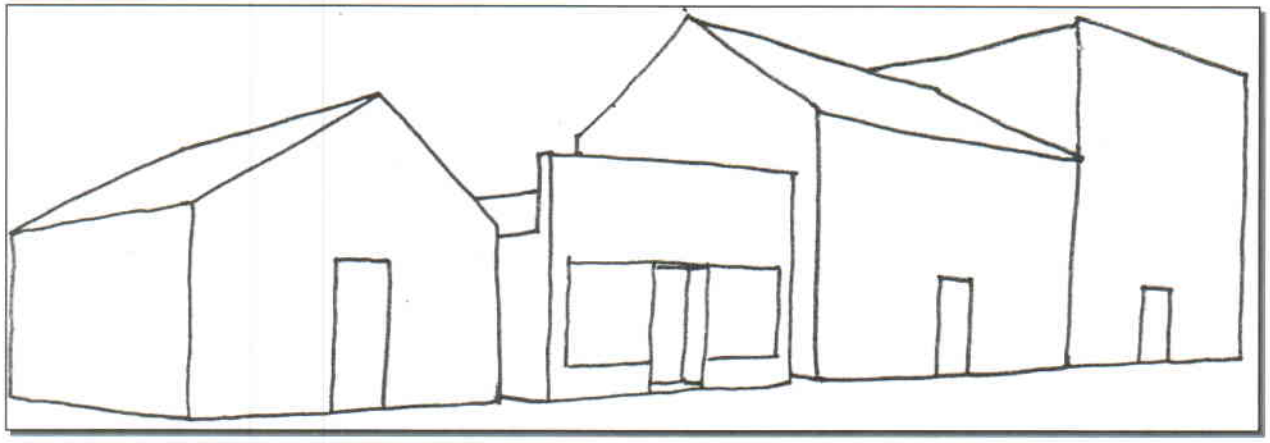
General Issues

1 GENERAL - 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.

Form Massing and Orientation

Most buildings in the village of Hamburg have a simple block-like massing with a primary facade, containing the main entrance, parallel to the street. The streets within Hamburg's central business district have historically been defined by buildings with little or no setback.



Typical characteristics of village buildings

- Block-like massing
- Consistent setbacks
- Main entrance opens to the sidewalk

New building that does not match the scale of existing buildings and disrupts the visual harmony of the street.

New Buildings should:

a. Be consistent in scale with surrounding buildings.
b. Match the setback of adjacent buildings. In the central business district, storefronts are located adjacent to the sidewalk.
c. Incorporate a visible entrance facing the sidewalk.
d. Provide adequate glass to allow transparency between interior and exterior.

New buildings should not:

a. Have blank walls facing the street.
b. Be set back further from the sidewalk than existing buildings.
c. Oriented with a skewed alignment that does not face the street.
d. Have parking located between the front of the building and the sidewalk.
e. Have service elements and blank walls located at the main façade.

Facade

The facade is the front face of a building. 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.

In traditional buildings, facades often express function

Maintain existing façade elements including trim, window rhythm, details and architectural features

- **Don't alter window size, location or style**
- **Don't enclose porch**
- **Don't remove or alter architectural details**

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.

Appropriate Entrance Treatments

- The entrance should be an important feature of the façade.
- Entrances should face the street and public sidewalk.
- Encourage the use of porches, canopies or awnings to provide shelter from the weather.

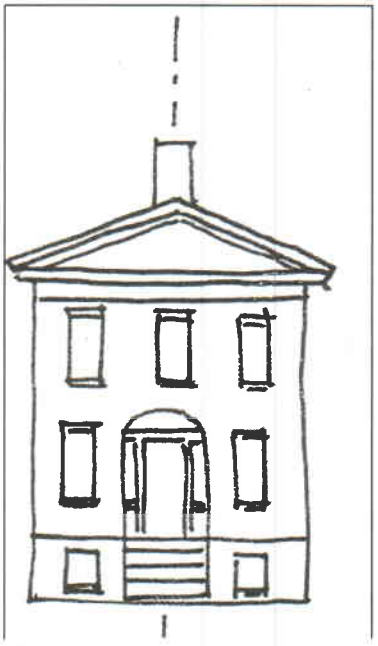
Compatible new entrance harmonizes with existing architectural features.

Entrances often provide an architectural focal point.

The Palace Theatre marquee provides shelter from the elements and expresses the theatre entrance on the street.

Symmetry

Symmetry is often used to organize a building's façade. Symmetry can encompass the entire façade or can be limited to individual elements. Additions and alterations shall be designed in harmony with the existing organizational structure of the façade.



Full Symmetry

Asymmetry with symmetrical individual features

Appropriate Treatments

1. Designing additions and alterations that are in harmony with the existing organizational structure of the façade.
2. Maintaining symmetrical placement of windows, doors and architectural details.
3. Relating new work to existing features through use of similar forms, shapes and proportions.

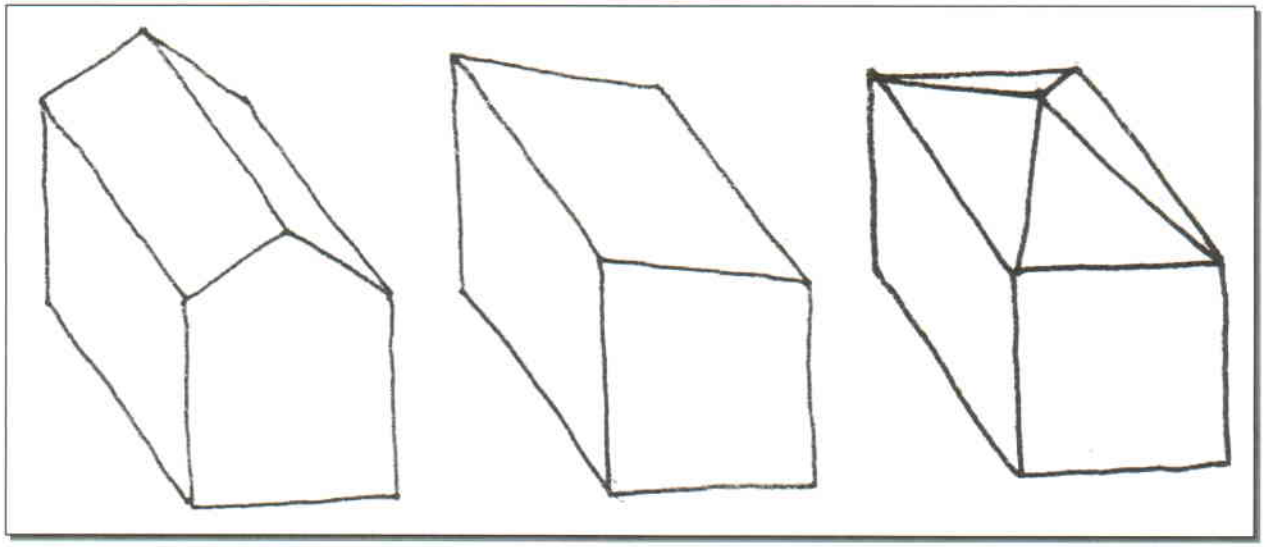
Inappropriate Treatments

1. Introducing new elements that have no relationship to existing structure
2. Constructing an addition that destroys symmetry and balance of existing façade.

Roof

Most buildings in the village of Hamburg 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



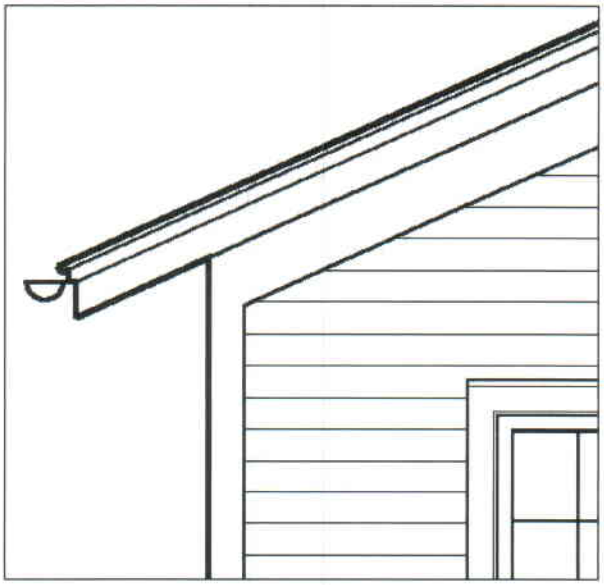
Gable Shed Hip

Roof forms that do not relate to the local vernacular look out of place and weaken the village's visual identity.

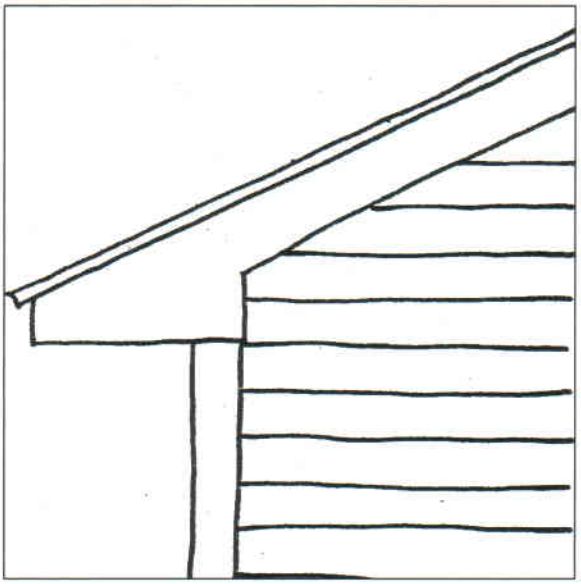
Eave Treatments

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

Cornice return—Similar to pediment except horizontal cornice is not continuous.

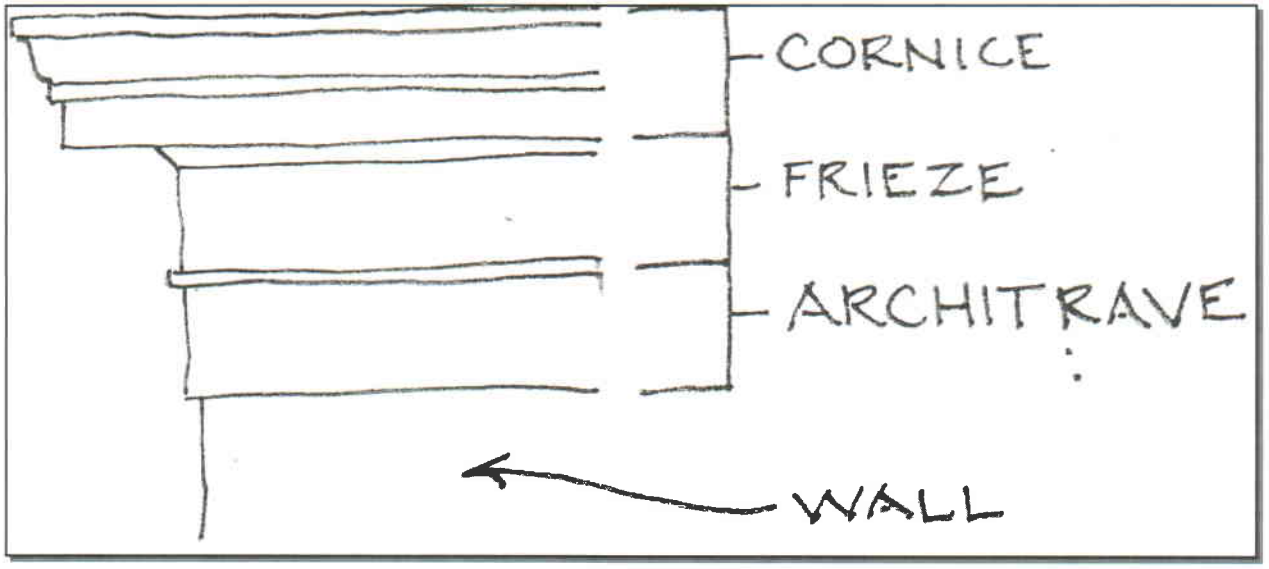


Plumb-cut eave—Soffit is parallel to the roof slope and fascia is vertical.



Modern-boxed soffit— Not appropriate for pre-1950 buildings.

Cornice

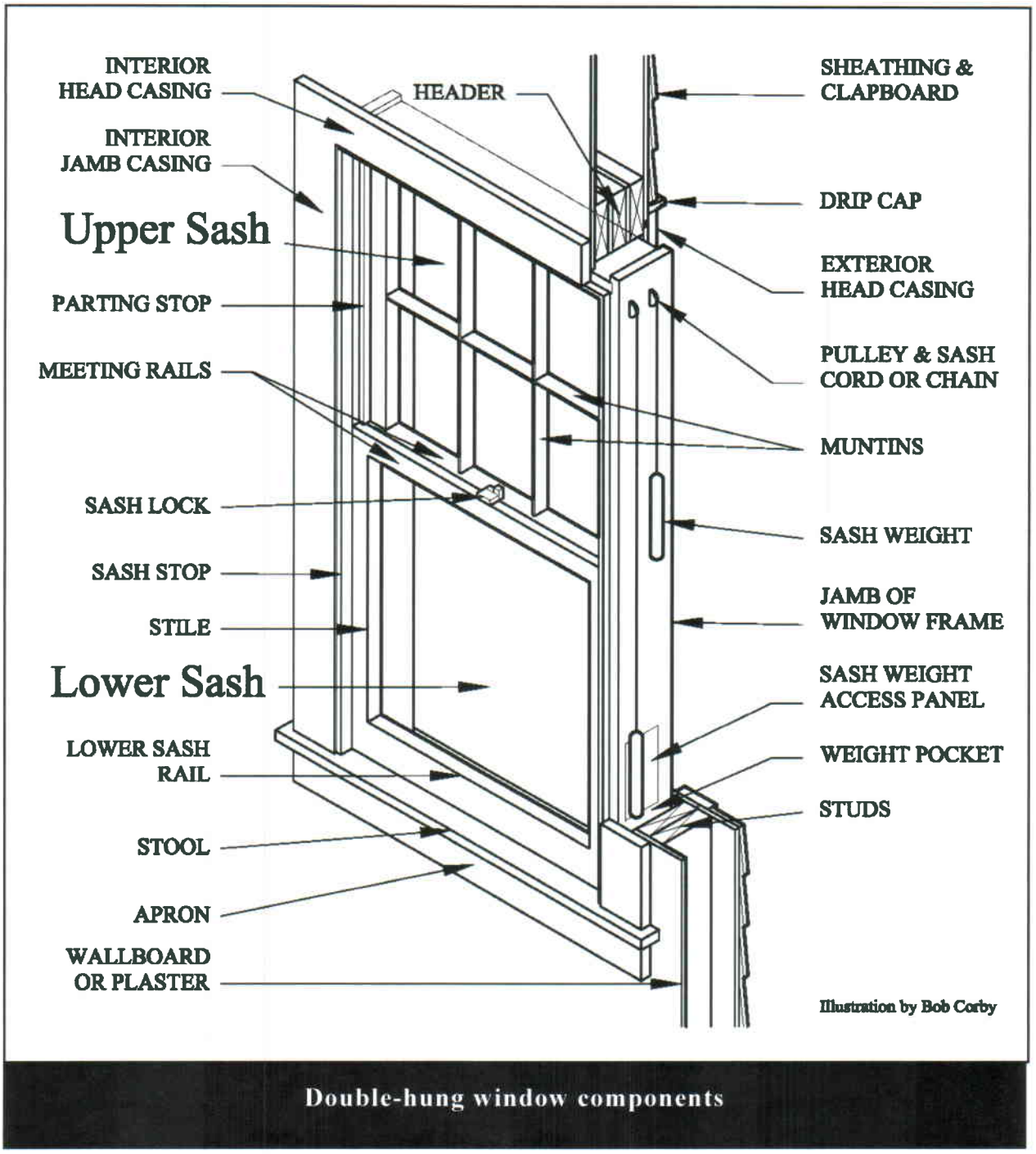


Eave details contribute to the character of historic buildings. Today, most builders finish eaves with minimal detail as shown in the boxed soffit illustration on the previous page. Alterations that conceal or alter, including the removal of historic trim are not permitted.

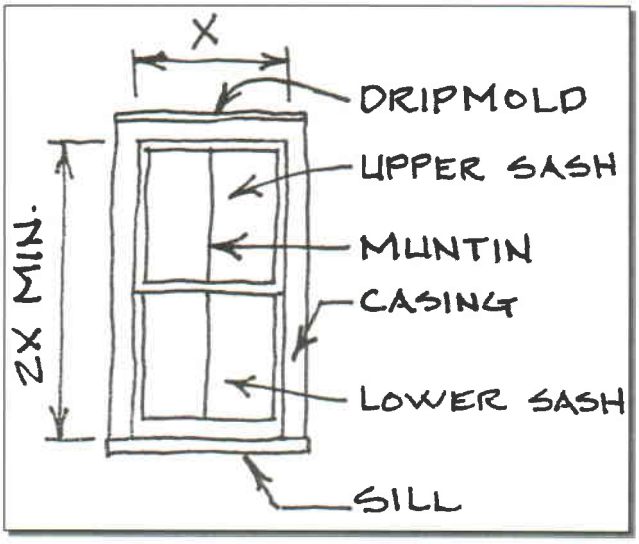
Cornices are a prominent feature of traditional commercial facades. Cornices are often used to visually distinguish storefronts from the upper stories of a building.

Windows

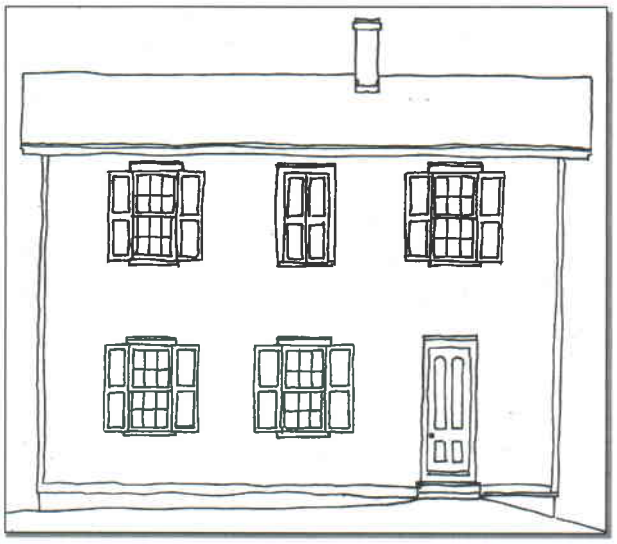
In most buildings constructed before 1950, windows are twice as tall as they are wide and there is usually a consistent ration of solid wall surface to the voids created by window and door openings.



Double-hung window components



Double-hung window
Exterior features



Double-hung window
Exterior features

Most traditional building employ a uniform window size and a regular spacing between door and window openings.

Basic Approach and Considerations

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

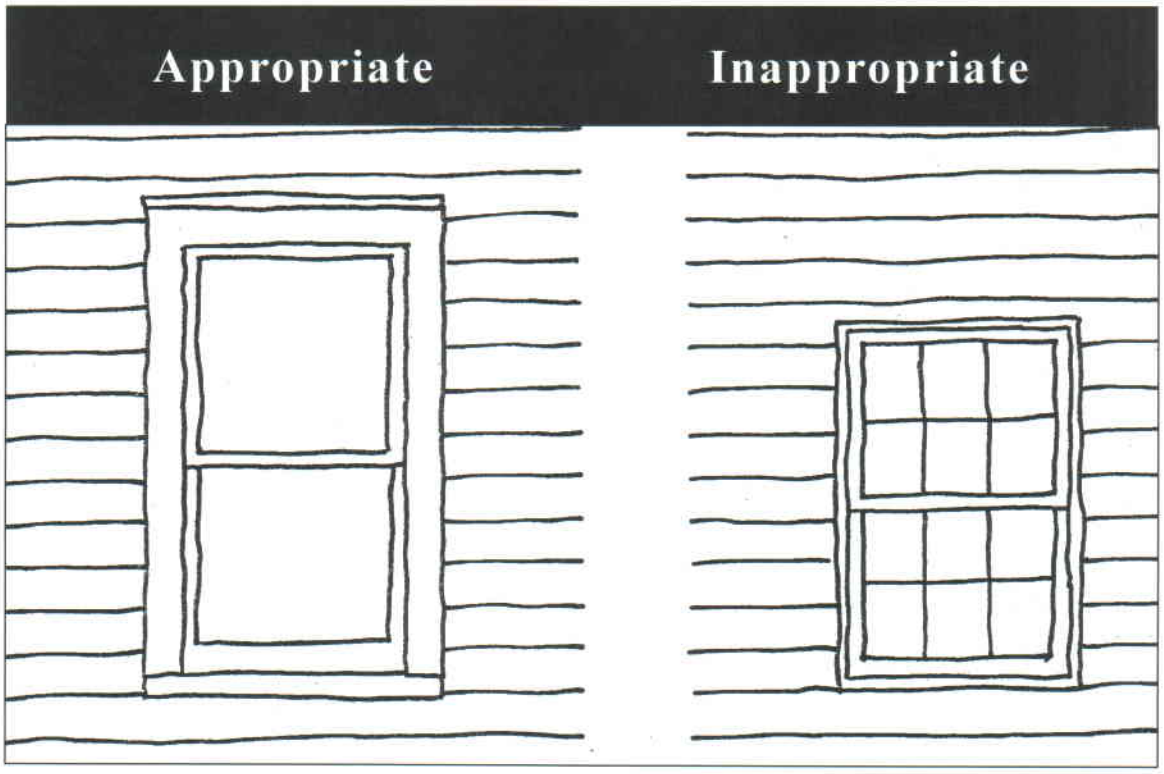
Reminder - In both the Central Business District and Commercial District, the village zoning code states, "... additions and/or improvements to existing structures be of the same architectural style, use the same type of materials, be of the same height and width, and have the same window and door orientation as the original structure." Refer to Sections

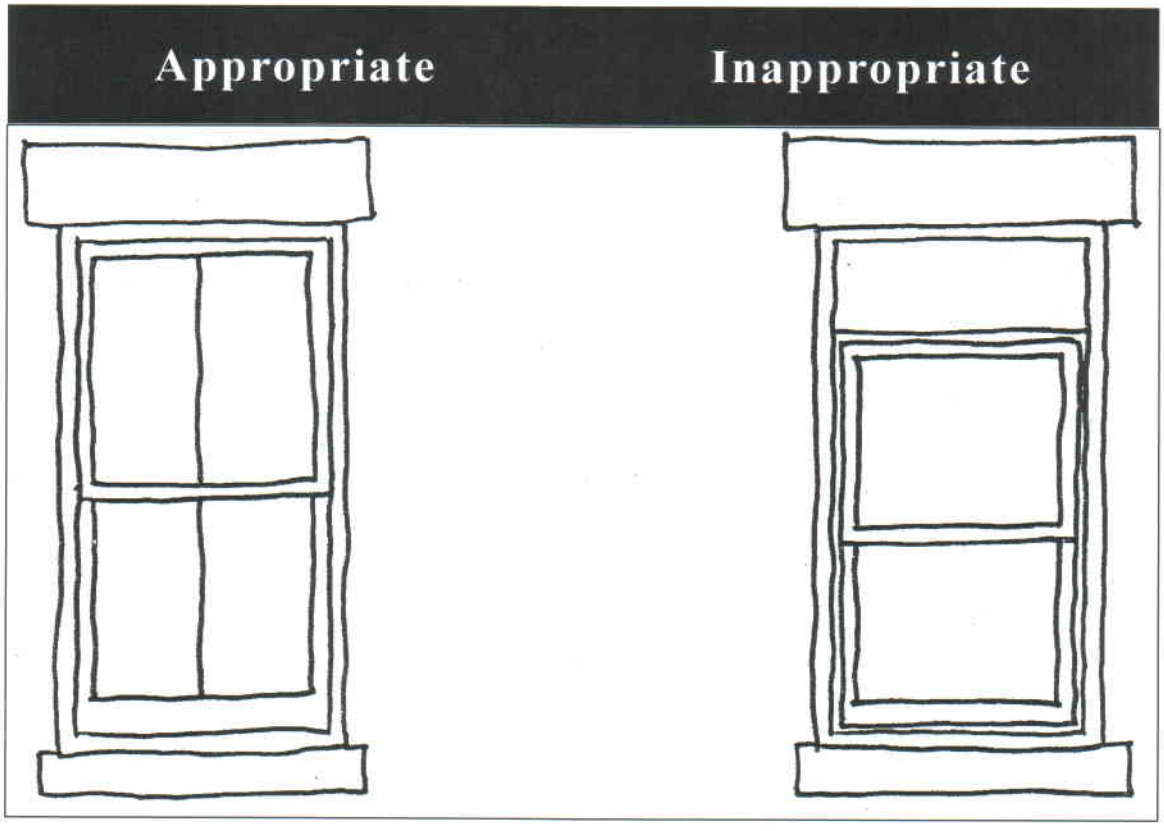
Appropriate Window Treatments

1. Retaining historic windows whenever possible.
2. Preserving historic window size.
3. Maintaining trim and original decorative elements.
4. Selecting shutters that fit the size of the window sash opening (they should cover the window if closed).
5. Mounting shutters over the window frame (casing).
6. Maintaining the full size of the existing window opening.
7. Maintaining the existing sash configuration (e.g. two-over-two, etc.).
8. Reopening window openings that have been covered or filled in.
9. When replacement is required, matching original window design and muntin configuration.
10. Using muntin patterns appropriate to the age and style of the building or representative of the village's vernacular building tradition.

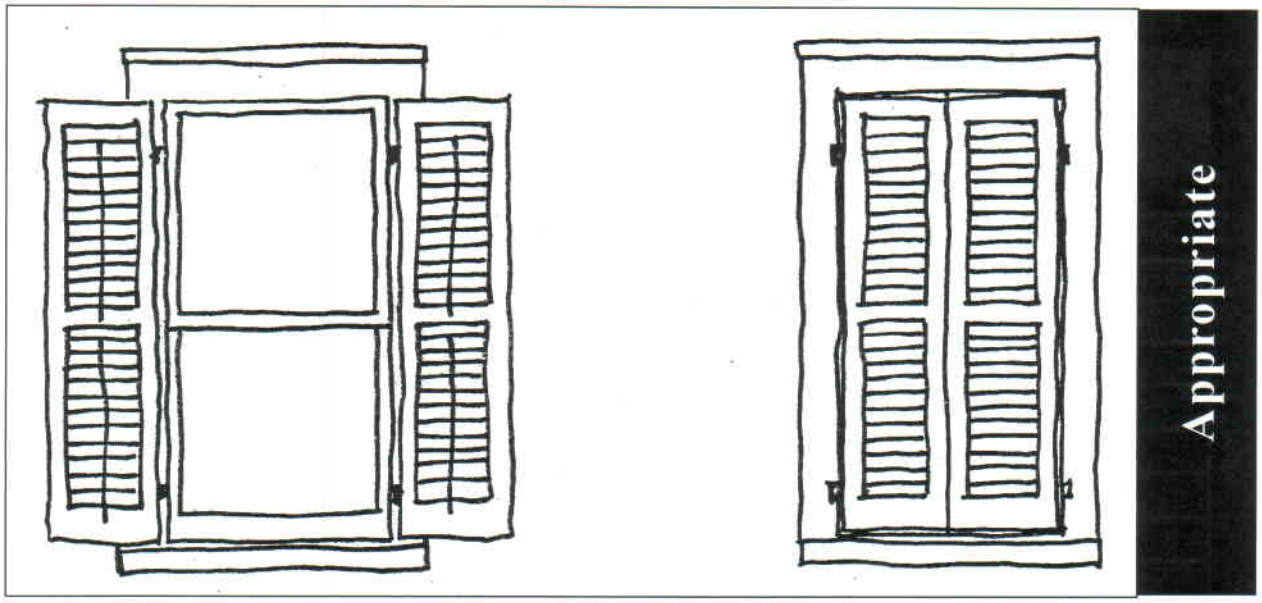
Inappropriate Window Treatments:

1. Covering or closing in window openings on a primary façade.
2. Altering size, shape or proportion of window.
3. Concealing or removing casings and/or decorative trim.
4. Adding non-historic decorative elements such as a new muntin pattern or a half-round transom light.
5. Mounting shutters outside the window frame (flat against the siding).
6. Selecting shutters that are too wide, narrow, tall or short for the window opening to which they are attached.
7. Installing new window units that do not fit the opening.
8. Using opaque or reflective glass.
9. Replacing durable wood or steel windows with shorter-lived vinyl products.
10. Installing windows with plastic grids located between the glass or on the interior face of the glass.
11. Adding bay windows where none existed.
12. Installing window glazing flush with wall surface.


Appropriate
Inappropriate

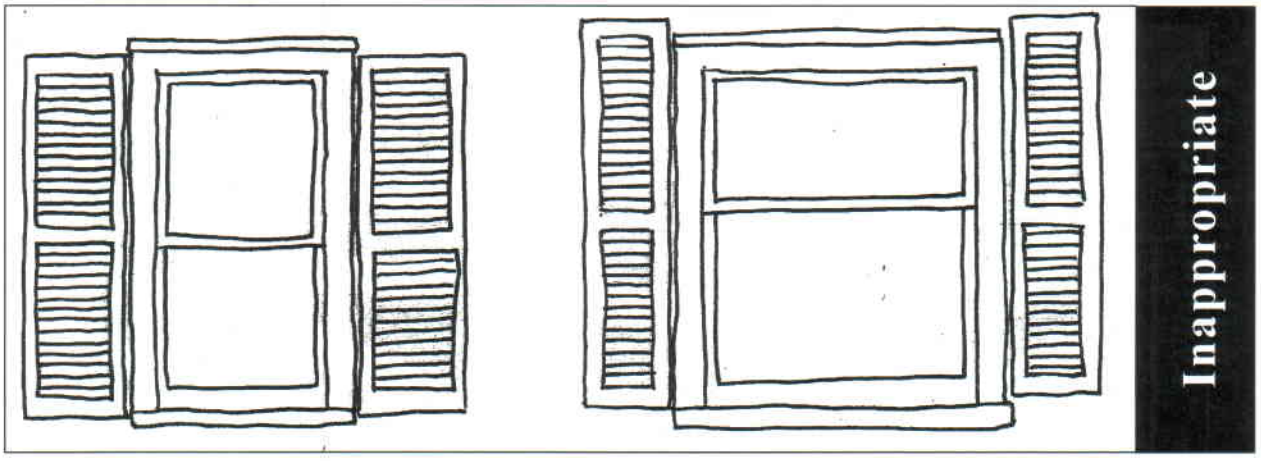

Appropriate
Inappropriate

Shutters



Appropriate Treatments

1. Selecting shutters to fit the size of the window sash opening.
2. Mounting shutters in the functioning position so they appear hinged like a door. (Mount over window casing).



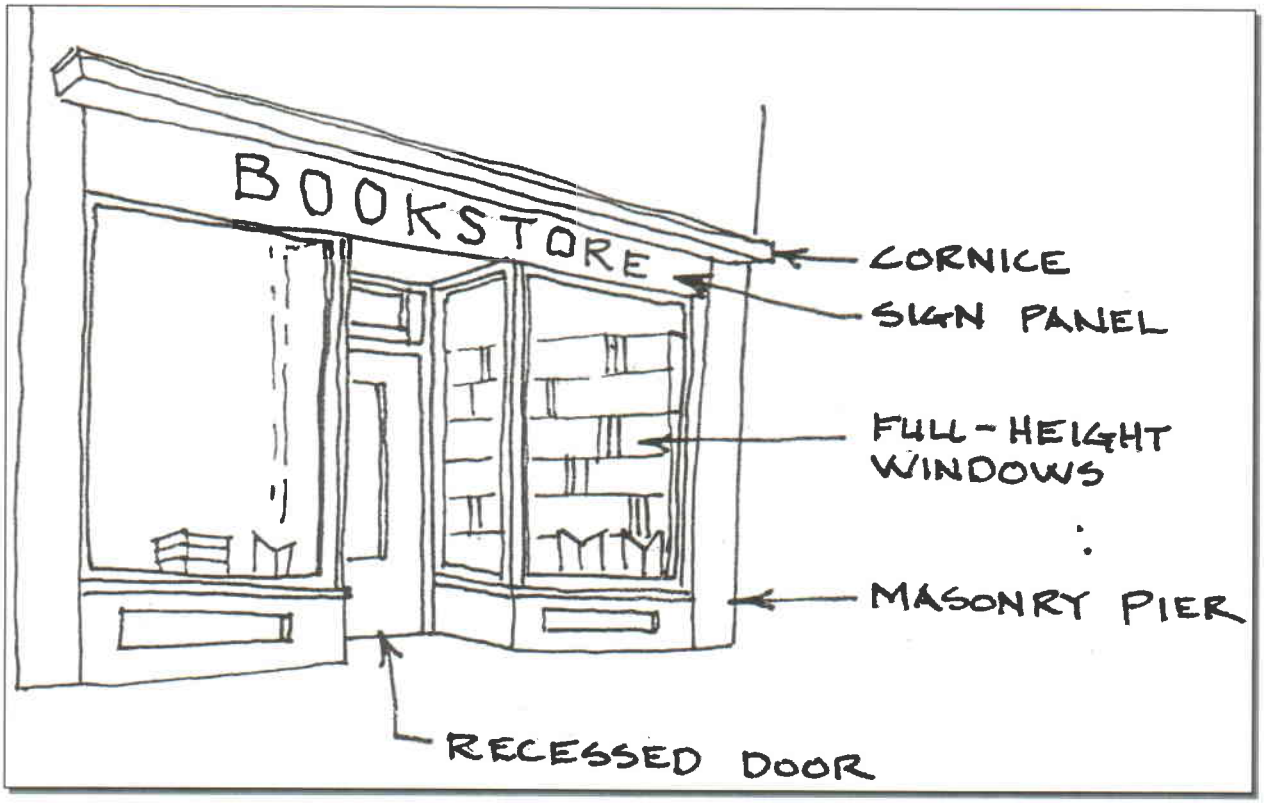
Inappropriate Treatments

1. Mounting shutters flat against siding, outside of casing.
2. Mounting shutters over window casing.
3. Selecting shutters that are too wide, narrow, tall, or short for the window.

Storefronts

Basic Approach and Considerations

- Maintain the visual character of older buildings
- Provide transparency at storefront



Appropriate Storefront Treatments

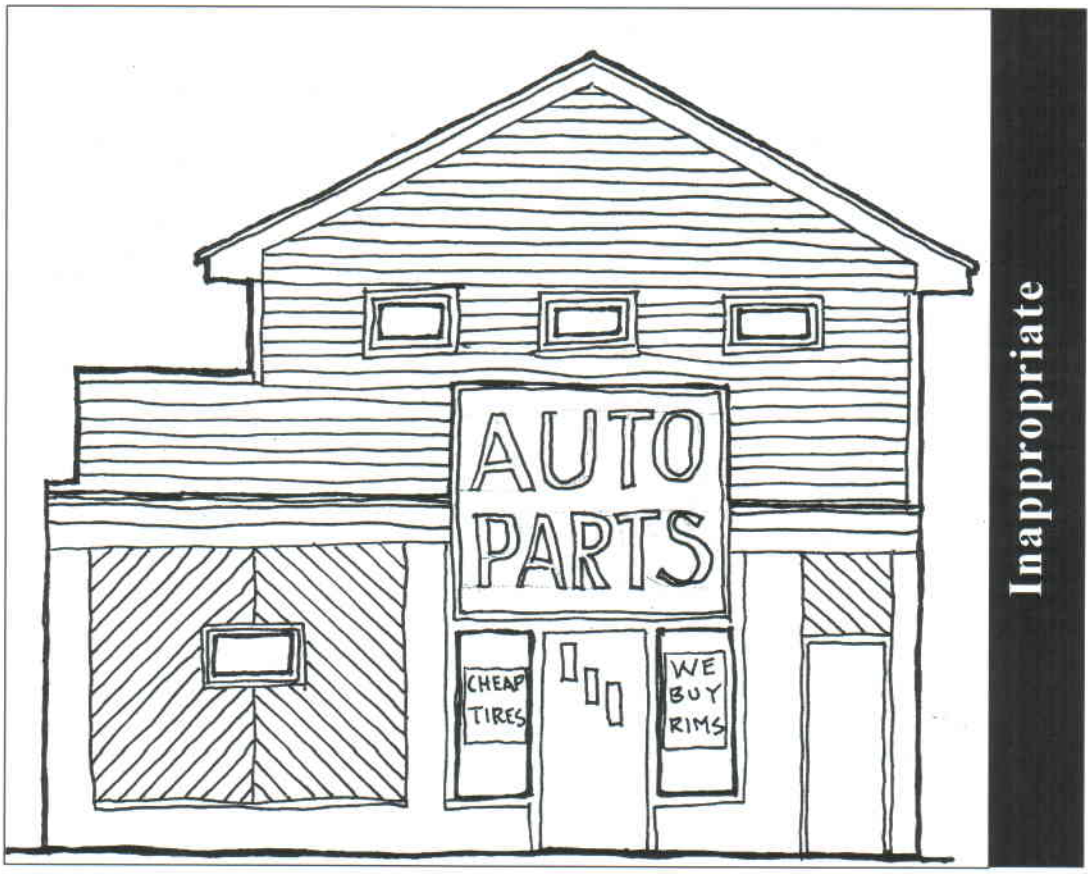
a. Maintaining the visual character of older buildings.
b. Providing transparency at storefront.
c. Windows used on a storefront should be at least 18" above the finished floor elevation.
d. Using appropriately sized and located signs.
e. Preserve existing architectural elements and proportions.

Inappropriate storefront Treatments

a. Covering or removing architectural features.
b. Reducing size of storefront windows.
c. Installing signs that are out of scale or inappropriately placed.
d. Introducing elements that are out of character with the building (e.g. diagonal siding).

Do not reduce the size of storefront or other windows by filling original openings with non-transparent construction.

ESPRESSO
Appropriate


AUTO
PARTS
CHEAP
TIRES
WE
BUY
RIMS
Inappropriate

Connect interiors with the street

Storefront displays animate streets.

Signs

Sign Design Standards - (Code of the Village of Hamburg Article VI: Signs §250-60(D)

1. 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
2. Signs shall be appropriate to the types of activities they represent.
3. Layout shall be orderly, and graphics should be of simple shape, such as a rectangle, circle or oval.
4. Illumination shall be appropriate to the character of the sign and surroundings.
5. Groups of related signs shall express uniformity and create a sense of harmonious appearance.
6. All signage shall be professional in appearance and construction as not to visually detract from the character of the area or have a negative effect upon the quality and value of surrounding properties.

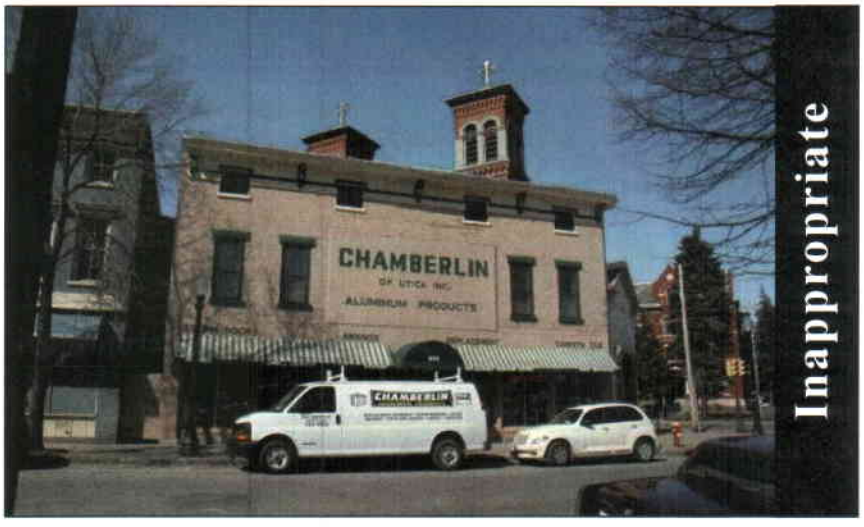
Appropriate Sign Treatments:

1. Design the size and shape of signage to complement the storefront and building facade. Create signage big enough to be read easily and small enough to compliment the buildings' facade design.
2. Use as few words as possible for clarity. Choose large and easy to read styles and fonts.
3. Select sign colors complementary with building colors. Too many colors can be confusing if not used properly. Use rich colors with enough contrast to read clearly.

Inappropriate Sign Treatments:

1. Internally illuminated signs.
2. Signs projecting above eave, cornice or roof line.
3. Flashing, intermittently lighted or moving signs.
4. Sign lighting which creates glare for pedestrians or drivers.

Appropriate



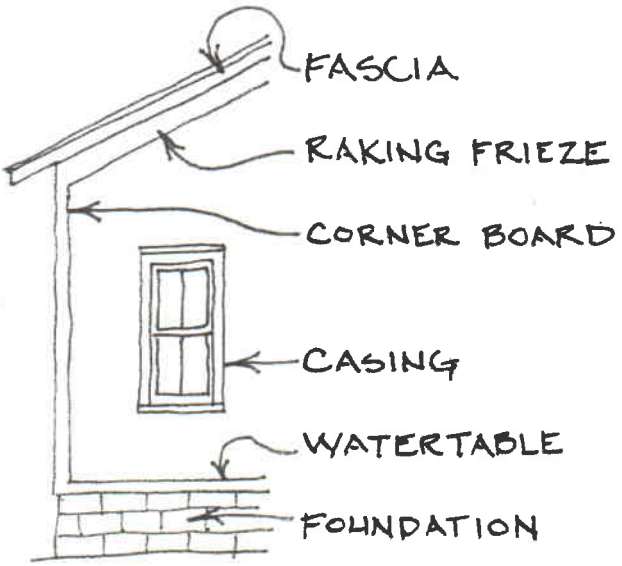
Inappropriate

Covering storefront windows changes an active building elevation into an uninteresting blank wall facing pedestrians and the street.

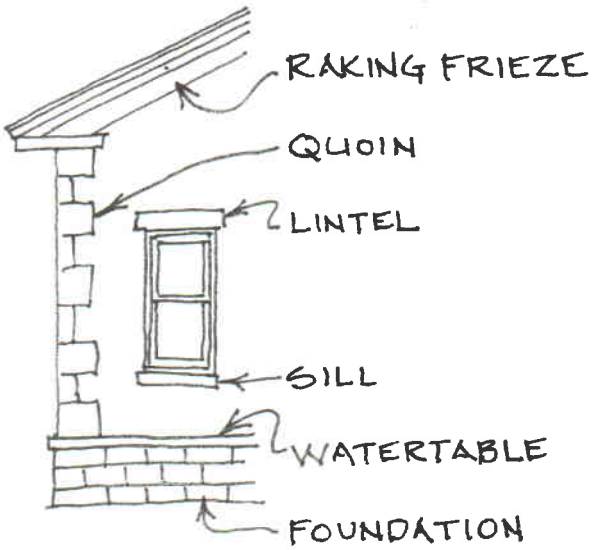
Trim

Wood-frame construction

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 (watertable), corners (corner boards), roof (frieze trim), and openings (casings). Casings shall be at least four inches wide while trim at the frieze, watertable, and corners is often wider.



Typical wood-frame building trim



Typical masonry building trim

Masonry construction

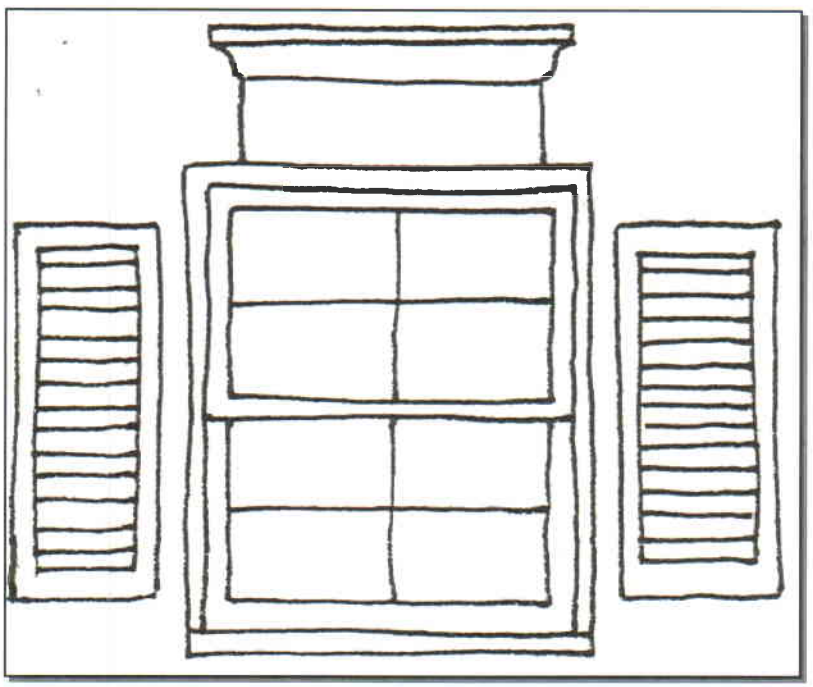
In traditional masonry buildings, the same junctions are highlighted, but in different ways. At the division between the foundation and the exterior wall above, the watertable is indicated by a change in materials and is occasionally accentuated by a slight horizontal projection. Corners can be emphasized 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 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.

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.

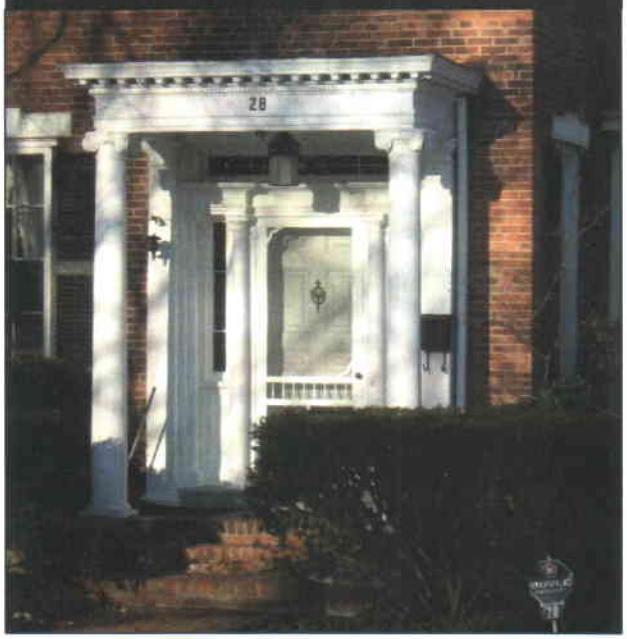
An understanding of proportion does not require a precise recreation of past historic styles. Abstracted features may be used to identify new buildings as a product of our time.



Common ornamentation mistakes:

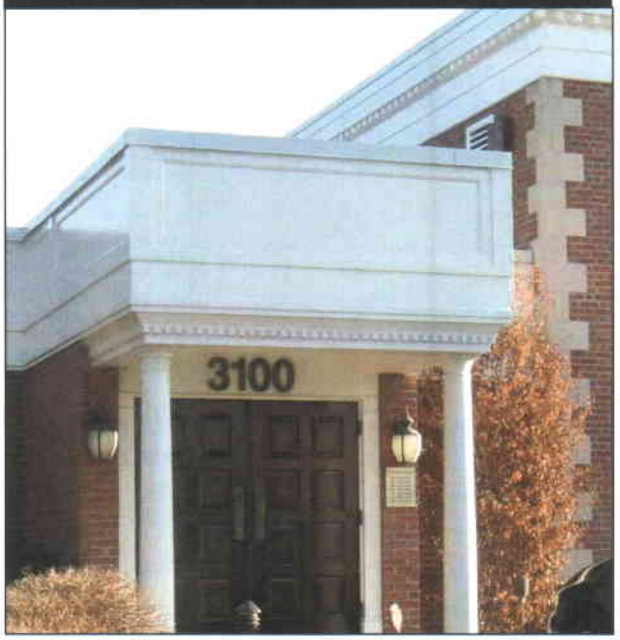
- Improperly sized shutters are mounted in the wrong position.
- Ornamentation is not scaled to fit the opening.
- Proportions are inconsistent with traditional decorative elements.
- Replacement windows lack traditional four-inch wide casings

Appropriate



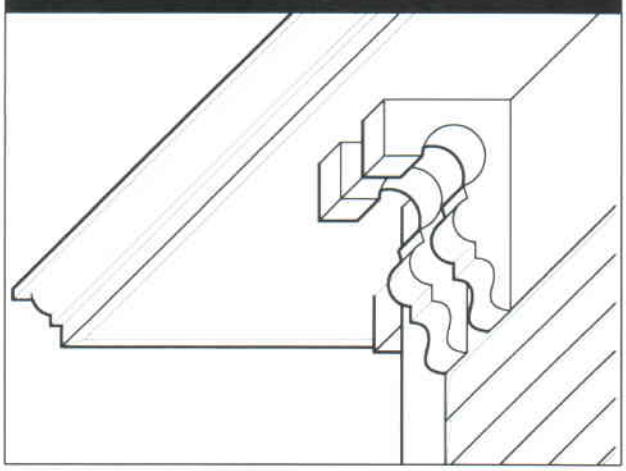
Carefully proportioned historic porch incorporating classical detailing.

Inappropriate



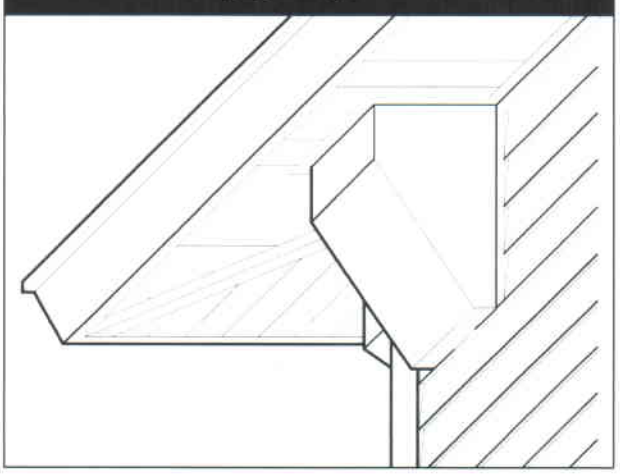
Modern porch executed without an understanding of classical proportions or detailing.

Appropriate



Preserving and repairing historic ornament.

Inappropriate



Covering or removing decorative trim.

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.

Appropriate Lighting Treatments

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 luminaires alone does not prevent light spread on to adjacent properties, additional shies 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 Sate 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. In determining the permissible levels of light to which a banking institution is entitled pursuant to Subsection B and herein, the Planning Commission shall give consideration to the legislative intent set forth in this chapter and the directives of §75-h of the New York State Banking Law. Such excess light levels shall be of the absolute minimum required to allow the banking institution to comply with the ATM Safety Act.
4. The use of "wall packs" or other building-mounted high intensity fixtures is not permitted.
5. Pole-mounted fixtures should not be mounted higher than eighteen feet above grade.
6. Consider using incandescent or warm florescent fixtures at entrances, pedestrian paths, decorative lighting, and other areas where glare and intensity will pose a nuisance.
7. 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.
8. No person shall erect any exterior lighting without first obtaining approval from the Village of Hamburg Planning Commission as part of the site plan approval described in Chapter 250, Zoning of this code.

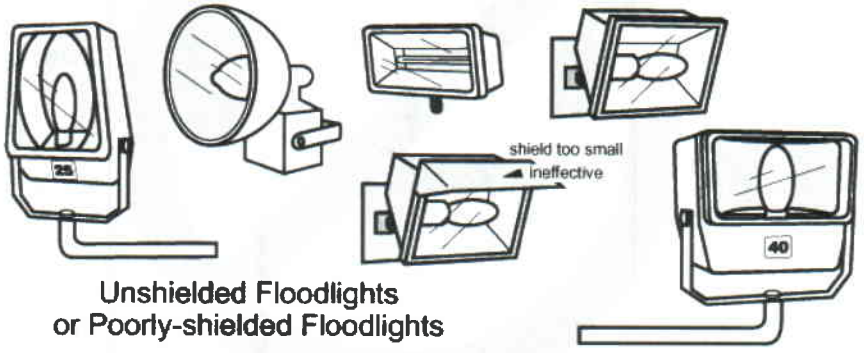
Gooseneck fixtures direct light down toward the sign and thus cause little glare.

"Wallpacks" and other common types of security lighting create intense glare and are inappropriate for public pedestrian areas.

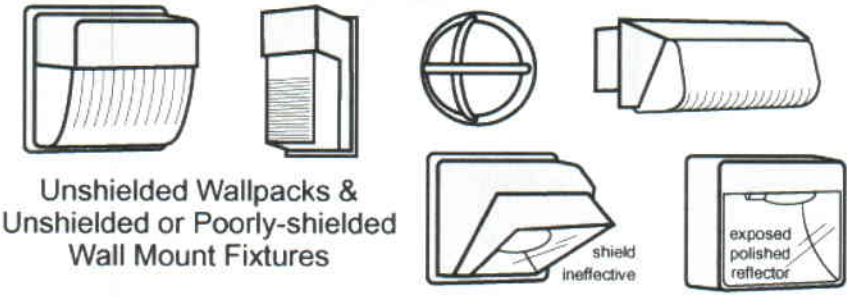
Inappropriate

Unacceptable / Discouraged

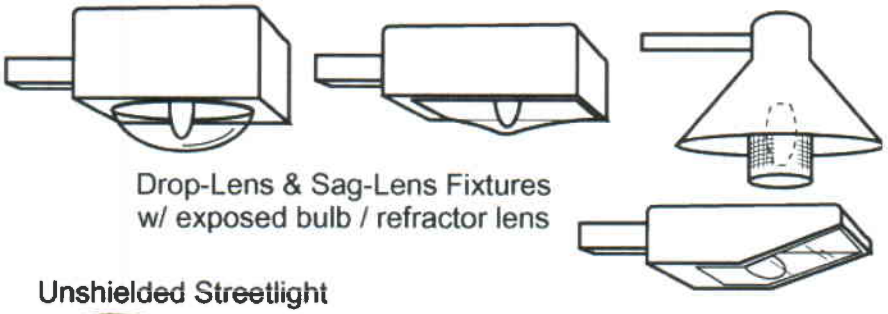
Fixtures that produce glare and light trespass



Unshielded Floodlights
or Poorly-shielded Floodlights



Unshielded Wallpacks &
Unshielded or Poorly-shielded
Wall Mount Fixtures

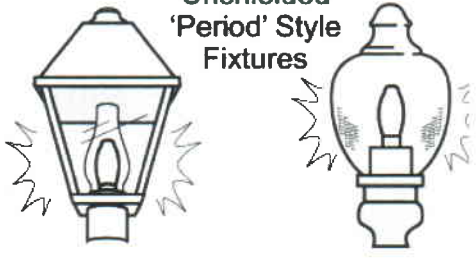


Drop-Lens & Sag-Lens Fixtures
w/ exposed bulb / refractor lens

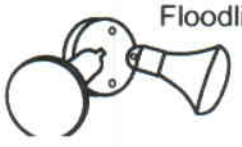
Unshielded Streetlight

Unshielded
Security Light

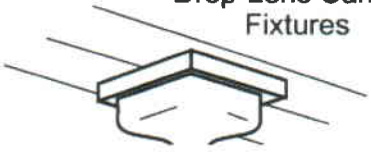
Unshielded
'Period' Style
Fixtures



Unshielded PAR
Floodlights

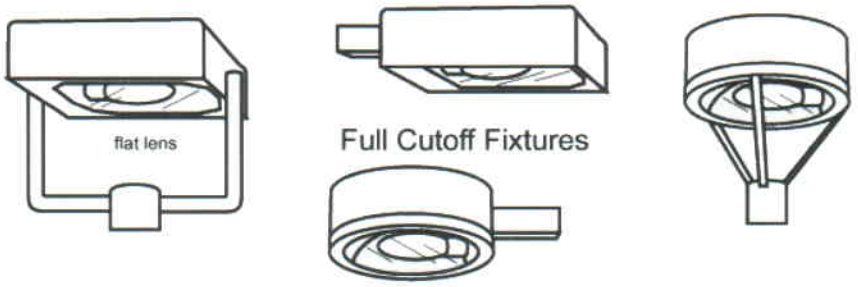


Drop-Lens Canopy
Fixtures

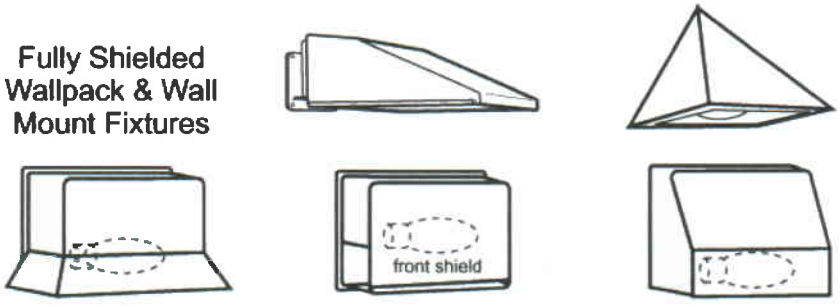


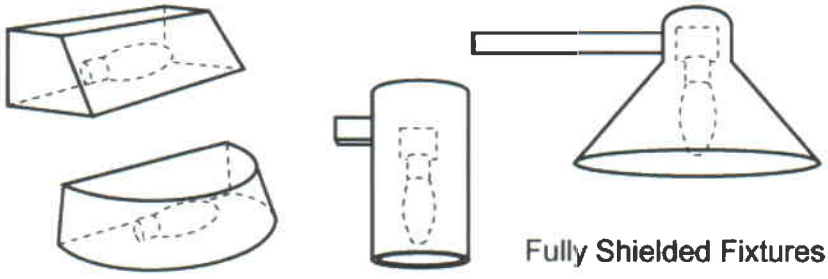
Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Fully Shielded Wallpack & Wall Mount Fixtures

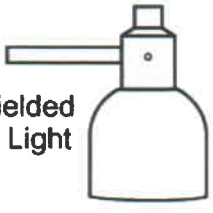




Fully Shielded Fixtures

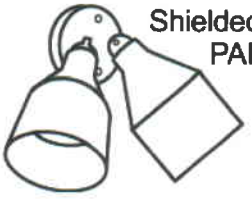
Full Cutoff Streetlight

Fully Shielded Security Light

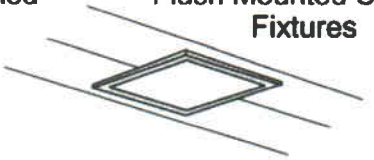


Fully Shielded 'Period' Style Fixtures

bulb shielded in opaque top

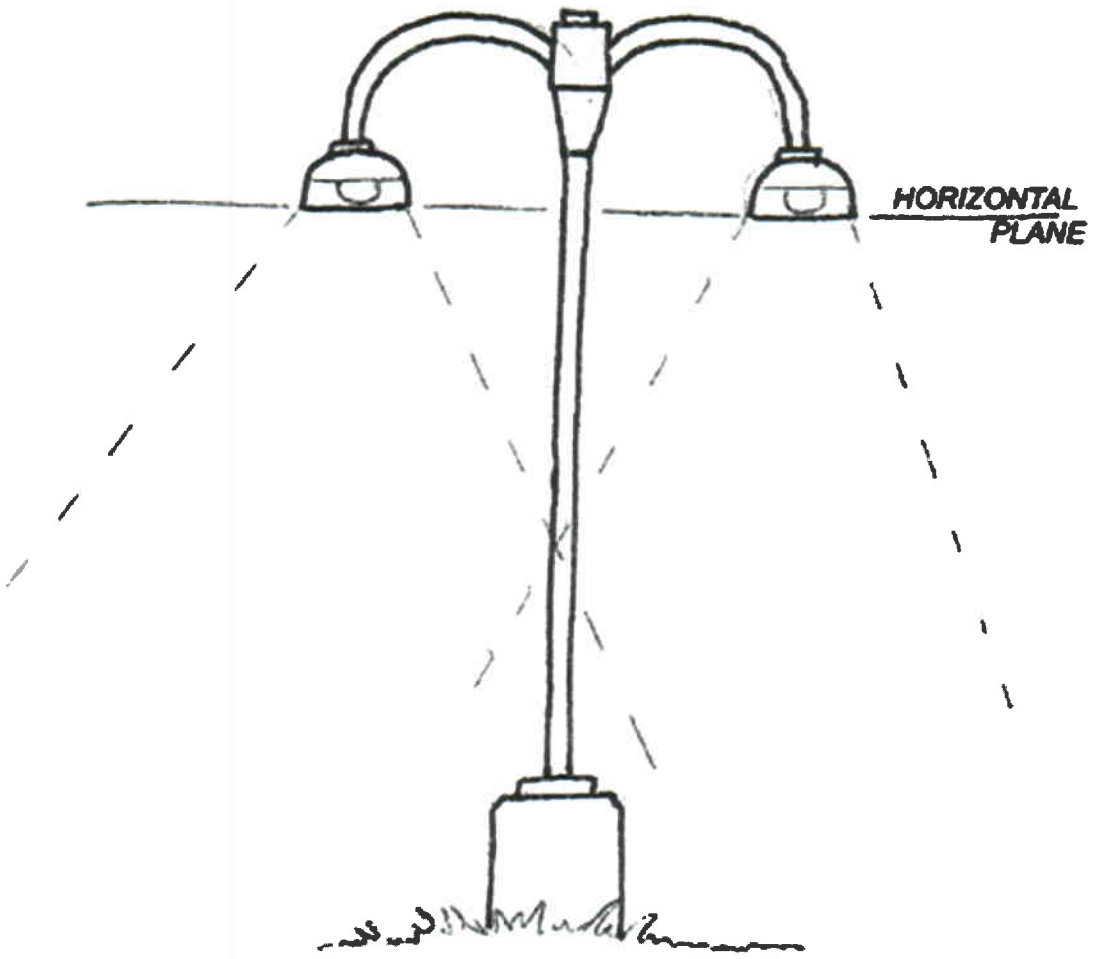


Shielded / Properly-aimed PAR Floodlights

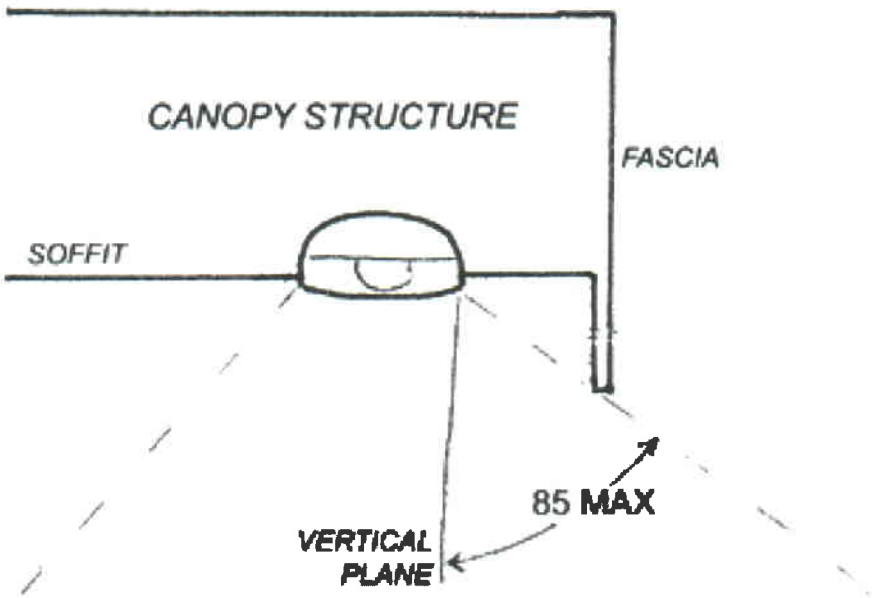


Flush Mounted Canopy Fixtures

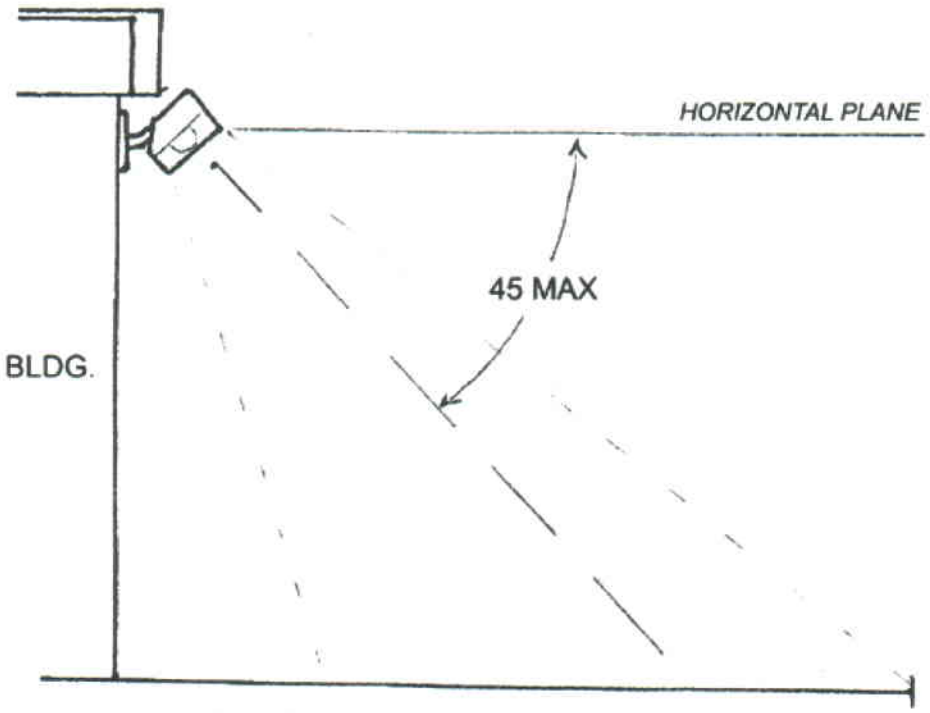
Appropriate



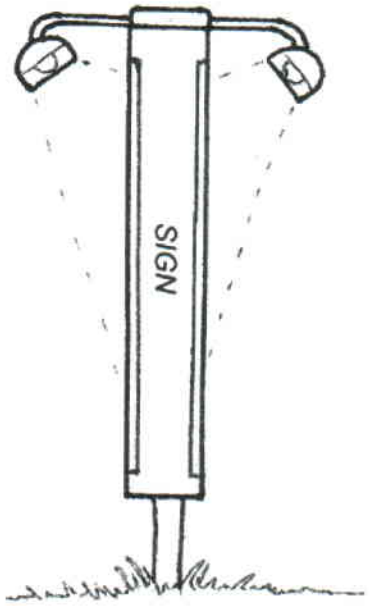
FULLY SHIELDED LIGHTING



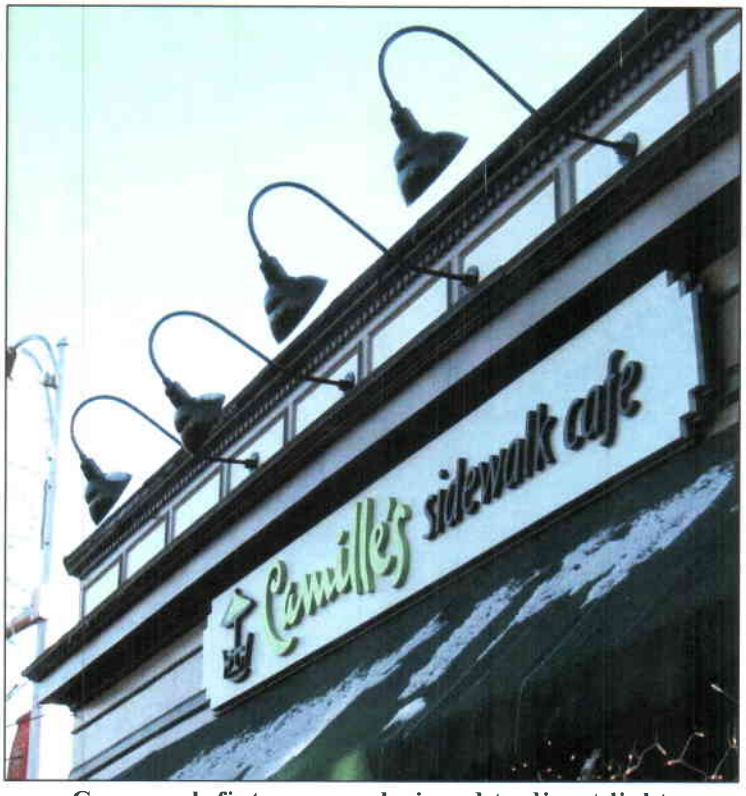
APPROPRIATE CANOPY & OVERHEAD LIGHTING



APPROPRIATE SPOT & FLOODLIGHTING



APPROPRIATE DOWNLIGHTING



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

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.

An example of an architecturally compatible roof screen used to conceal roof top mechanical equipment.

Handicapped Accessibility

1. To ensure handicapped ramps are as visually unobtrusive as possible, the following strategies should be considered during project design.
2. Use materials that are compatible with the existing building.
3. The use of unpainted pressure-treated wood is prohibited because it appears unfinished and temporary and is not visually compatible with most existing buildings.
4. Railings should be simple in design. Using balusters and posts with a slender profile diminishes the visibility of railings.
5. Investigate different options to identify a plan that minimizes changes to architecturally significant features.
6. Ramps must be designed in accordance with the provisions of the Building Code of New York State and other applicable codes.
7. 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.
8. Alleys can provide an opportunity for handicapped access to older buildings.

The scale and materials of this handicapped ramp are compatible with the historic appearance of this building. Because the building's main entrance was an architecturally significant feature, the ramp and new entrance door were placed on a side elevation.
Note that the materials of the ramp match the existing building.

U.S. Secretary of the Interior 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.

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.

Design Examples
Streetscape

- Continuous street trees buffer pedestrians and provide shade.
- Sidewalk is setback from curb
- Parking is set behind buildings and screened from view

- No street trees.
- Sidewalk is close to curb and moving vehicles
- Parking lacks screening and comes up right next to sidewalk.

Examples - Street Trees

Street trees unify streetscape, mask imperfections, reduce traffic speeds, and humanize the environment.

Streets devoid of trees often have a bleak uninviting appearance.

Examples - Facade

Active façade of this four-square house engages street. Well preserved simple but well-proportioned design elements create an attractive balanced composition.

The façade of this house has been transformed into an ugly blank wall.

Examples - Additions

This addition is compatible in form, mass and detail thus preserving the character, scale, and mass of the original house.

This addition lacks any visual similarity to the original building and thus diminishes the visual character of original house.

Examples - Additions

New porch is scaled to fit existing building.

The 1-1/2-story façade at left side of photo is all that remains of the original building. Additions overwhelm original building by altering scale; changing its massing and introducing incompatible forms.

Examples - Windows

Original windows retained.

Replacement are windows incompatible in size and style.

Examples - Windows

Original windows, trim, and shutters retained.

New window is inappropriate in size, shape and style .

Examples - Commercial New Construction

This addition relates to the style, setback, building form, and scale of its neighbors. It incorporates abstracted design features to identify it as a product of our time.

This addition conceals the building's historic façade and introduces elements that are incompatible with the building and the surrounding neighborhood.

Examples - Storefronts

Transparent ground-floor storefronts and original window upper-floor windows create visually engaging facade.

Covering windows eliminates any connection between interior and exterior.

Examples - Storefronts

Retail building with an active elevation engages the street.

These windows are inappropriate in size, shape and style.

Examples - Storefronts

Appropriate storefront treatments.

Storefront filled in new windows are inappropriate in size, shape and style.

Examples - Storefronts

Appropriate storefront renovation restores lost features and maintains transparency.

This storefront has been remodeled in style that is foreign to both the village and building.

Examples - New Storefronts

New retail commercial building designed to fit in with historic neighboring buildings.

Incompatible new construction.

Examples - New Storefronts

Appropriate

Although only one story in height, this building has transparent, attractive storefronts, readable sign panels, and an attractive cornice. The storefronts abut the edge of the public sidewalk.

Inappropriate

This suburban-style building has been designed with parking in front of the building. Note the small size of the storefront windows.

Examples - Storefronts

Storefronts should engage the street—Meaning zero setbacks and a high degree of transparency (i.e. lots of glass).

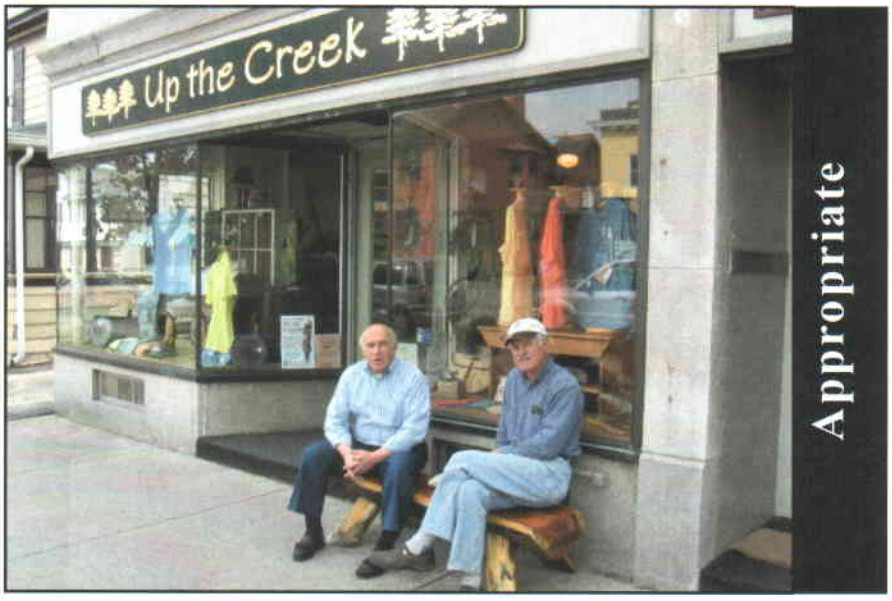
This new retail building is set back from the sidewalk, has storefront windows that are too small making the building appear like a fortress. The building's façade is not parallel to the street.

Examples - Storefront Awnings

Traditional awnings shade storefront and harmonize with building.

Awnings that are too large, too colorful, and/or too complicated in shape diminish the appearance of the building they are attached to.

Examples - Signs



An appropriate sign - easy to read with a simple design and well scaled to pedestrians and the building.

This sign dominates streetscape, is too busy, incorporates internally illuminated panels.

Examples - Signs

An appropriate village sign - easy to read with a simple design and well scaled to pedestrians and the building.

This sign dominates streetscape, is too big, and incorporates internally illuminated panels.

Examples - Trim & Materials

Original trim and details retained and accentuated.

Original trim and details removed, altered and concealed.

Examples - Porches

Original porch detailing distinguishes building façade.

Inappropriate replacement materials diminishes visual character of porch and house.

Examples - Materials

Appropriate

Original materials maintained. Detailing highlighted in a contemporary color scheme.

Inappropriate

Original detailing covered by siding and/or removed.

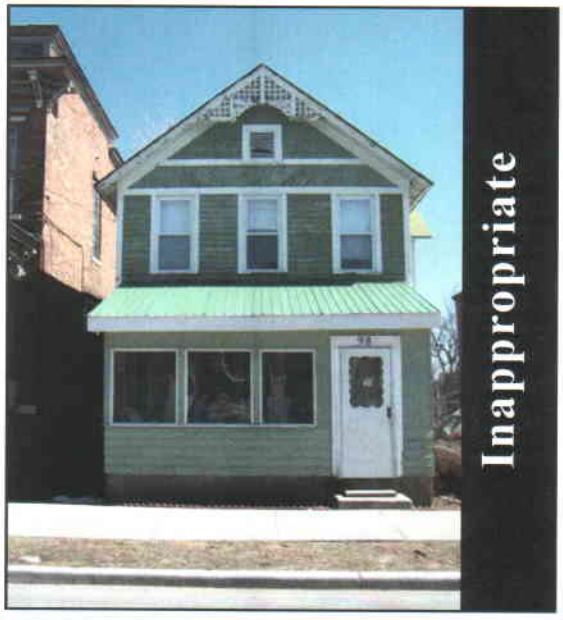
Examples - Porches

Original porch retained.

Enclosure of porch alters the visual character of this house.

Examples - Porches

Wrap around porch lends vernacular house depth and visual character.



The enclosure of the porch diminishes the overall visual character of house.

Central Business District
Lot and Building Rules

To encourage density; concentrate activity and business; and preserve and enhance the traditional downtown character of the village's central business district, Hamburg's zoning code stipulates 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 shall be a minimum of two aboveground stories and a maximum of four aboveground stories high.

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.

6. Residential and commercial uses may be located on any floor of a principal building; provided, however, that one-family residential shall only be located on aboveground stories of multi-use buildings. It is encouraged that retail uses be located on ground floors.

7. Principal buildings shall have no more than 7,500 square feet of total area on any floor.

8. 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.

9. Principal buildings shall have and maintain the main entrance to the building on the front of the building.

10. 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.

11. 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.

12. 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.

Facades and General Building Design

To ensure new construction harmonizes with existing buildings the following considerations should be incorporated into new building designs.

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. Exterior insulated finish systems known as EIFS (synthetic stucco applied over extruded foam) is an inappropriate cladding material because it is easily damaged by minor blows and moisture.

3. No more than three exterior building materials shall be used on any one side of a building.

4. Changes in materials shall occur at inside corners. Material changes at the outside corners or in a plane shall be avoided.

5. 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

6. Finishes that are intended or designed to reflect light and glare are not permitted. A variety of colors is apparent throughout the Central Business District, but traditional muted colors with a pastel or earth tone hues are generally acceptable. All finished natural wood tones are permitted. Bright, heavily saturated and/or reflective shades of red, blue, green, orange, or black are considered out of character for the Central Business District and are discouraged. Florescent or day-glow colors of any shade are expressly prohibited.

Example of a long facade subdivided into bays by piers and quoins

This facade is subdivided by the use of window bays

The absence of vertical divisions is one reason this modern facade lacks a sense of scale

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 Hamburg 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 shall require a certificate of appropriateness from the Village of Hamburg 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 is 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 grids or grids between the panes of glass is prohibited.

Storefronts

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.

6. Storefront displays should not obstruct the view into the interior of the store.

Windows

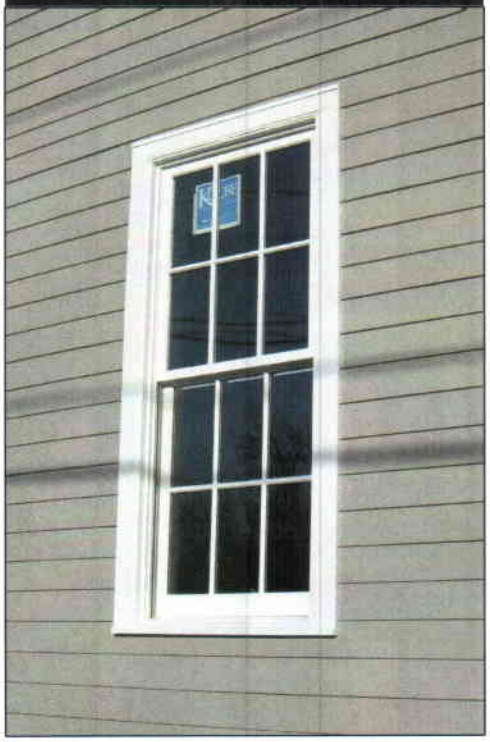
1. Renovations of the first floor of existing buildings shall not decrease the area of transparency. Where feasible, renovations shall increase the area of transparency to that required for new construction unless the original historic character of the building requires less transparency area.

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.

Encourage



Appropriate replacement window with simulated divided lights and profile matching the window it replaced.

Encourage

Inappropriate replacement window using interior grids.

Awnings

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. Awnings may be retractable or fixed. Fixed awnings must be structurally capable of withstanding both high winds and winter snow loads.
4. 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.
5. Placement should be in a traditional position and should not conceal significant architectural features.
6. 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 prohibited.

Inappropriate wood awning conceals original leaded transom window

Roll-type awning with lettering located on lower flap

Signs

From Article VI §250-62(B) of the *Code of the Village of Hamburg*

1. The cumulative area of temporary signage shall not exceed 32 square feet per premises or lot.
2. Parallel/Wall signs, business signs, permanent window signs, sandwich signs and perpendicular signs shall:
   - Be displayed on the side(s) of a building that face and abut a public street or whose property lines face or abut a public street. However, businesses which face or abut a shared parking field, such as a shopping center or plaza, may display signage on the side of the building that faces and abuts the shared parking field.
   - The total cumulative area of all parallel, business signs, permanent window signs and sandwich board signs for each establishment shall not exceed one square foot for each foot of length of the face of the main building wall, nearest parallel to the street line, the length of that portion of such wall which is devoted to such establishment. Corner buildings may divide total square feet on signage permitted to two sides as long as said signs do not project beyond the ends of the wall to which they are attached. In no event shall such a signage exceed 100 square feet.
   - If such establishment does not occupy any floor area on the ground level of the building, other than an entryway, the maximum area shall be only 1/2 of a square foot per foot of length of front face of the main building wall, nearest parallel to the street line.
   - Permanent window signs shall be considered parallel signs and shall be included in the above computations.
   - Mobile/portable signs, banner signs and flag signs may be erected on the premises of an establishment having a grand opening or a special event, provided that such signs shall be displayed for a period not to exceed 30 calendar days within any twelve-month period, and total footage does not exceed 40 square feet.
   - Parallel signs or portions of such signs shall not be located more than 12 feet above the ground level immediately below such sign.
   - Sandwich board signs shall not be greater than nine square feet, shall not be taller than 36 inches from the ground to the top of the sign and shall not be wider than 36 inches. Only one such sign shall be allowed per business or enterprise. No such sign shall be permitted in a right-of-way area unless the person(s) seeking to display the sign have filed with the Village Building Inspector an indemnification and hold-harmless agreement in the form required by the Building Inspector.
   - Perpendicular signs. Each building may have one sign mounted to the front face of that building so as to be perpendicular to that face.

1. Perpendicular signs must be constructed of wood or metal with a maximum thickness of two inches with no internal light source.
2. Perpendicular signs may not exceed 10 square feet in area, nor project more than four feet from the building face.
3. Perpendicular signs may be no lower than eight feet above sidewalk level nor any higher than 12 feet from the same point.

3. Freestanding business signs are permitted as follows:
   - Only one such sign shall be permitted on each property and can be in addition to a parallel business sign.
   - The area of any such sign shall not exceed 32 square feet. Such a sign may be double-faced.
   - Freestanding signs mounted or otherwise affixed to the roof of a building are not permitted.
   - The maximum height of freestanding business signs shall be 25 feet from curb level to top of sign.
   - All signs shall be located at least 10 feet behind all street rights-of-way.
   - No part of any sign shall be closer than 15 feet to any adjacent lot.
   - No part of any sign may project into the right-of-way of a street or highway.
4. In addition to an individual wall sign for each enterprise, in a group of business establishments sharing an integrated shopping area with limited access, it is permitted to erect a freestanding sign to serve such groups of business establishments having two faces having a maximum sign area of 50 square feet per side and located not closer than 20 feet to any public right-of-way and not closer than 20 feet to an adjoining lot line. Its height may not exceed 25 feet from the ground. However, in such a case, all the individual wall signs shall be no larger than 1/2 square foot per linear foot of the building or part of the building occupied by such business.
5. A shopping center or an industrial park may have one freestanding sign to identify the shopping center or industrial park and its occupants, located facing each street providing direct vehicular access.
6. Where a covered walk extends across the front of a building, signs may be mounted on the foot of the walkway to a height of three feet. Signs related to the entrance of the individual business establishment may also be hung from the underside of a covered walkway, maximum size to be eight inches by four feet.
7. At the entrance to business establishments above the first floor, the name plates of such establishments may be mounted flat at the side of such entrances, size not to exceed nine inches by 18 inches.
8. Permanent window signs.

- No more than one sign per window.
- The area of a permanent window sign shall not exceed 25% of the area of the window nor more than four square feet

9. Awnings and awning signs.
   - No sign shall project from an awning.
   - Awning graphics may be painted or affixed flat to the surface of the front or sides and shall indicate only the name and/or address of the enterprise or premises
   - The surface area of awning graphics shall be debited against the permitted wall sign surface area.
   - Wood, metal and internally illuminated translucent awnings are prohibited.
   - Awnings may be retractable or fixed. Fixed awnings must be structurally capable of withstanding high wind and winter snow loads.
   - On both fully extended roll-up awnings and fixed awnings, the lower flap shall be at least eight feet above the sidewalk.

10. Illuminated, flashing and moving signs and area of illuminated signs.
    - Signs may be illuminated by a steady light, provided that such lighting does not shine directly onto other properties.
    - Flashing, oscillating and revolving signs are not permitted, unless necessary for public safety or welfare.
    - No pennants, ribbons, streamers, spinners or similar moving, fluttering or revolving devices are permitted
    - Portable illuminated signs shall not be allowed.

11. Stop gap sign. A new business or a business in a new location awaiting installation of a permanent sign may utilize a portable sign for a period of not more than 60 days or until installation of a permanent sign, whichever occurs first. Such a portable sign must meet all the construction standards of the municipality. A permit for such a portable sign shall be required. Upon completion and installation of the permanent sign, the permit fee paid for the portable sign shall be applied to the permit fee for the permanent sign.

Commercial District
Lot and Building Rules

To preserve and enhance the village's two key arterial corridors, and protect the quality of life for residents living on these streets and in the adjacent neighborhoods, Hamburg's zoning code stipulates the following lot and building rules:

1. All lots shall match the existing setback (30-40'), except:

2. 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.

3. An exception to the zero front setback may be allowed when an area immediately in front of the principal building is intended for an outdoor eating/drinking area or for a display or activity related directly to the occupancy of the principal building. A setback to allow parking in front of the principal building is expressly prohibited.

4. All lots shall have a maximum total side yard of 30 feet.

5. All principal buildings shall be a minimum of two aboveground stories and a maximum of three aboveground stories high.

6. Drive-throughs are permitted under the following conditions only:

    - Only one drive-through lane per building lot;
    - Drive-throughs shall be located entirely behind the principal building and shall not be visible from the street;
    - Drive-throughs may not exit directly onto a street;
    - 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 waiting for service at the drive-through.

7. Parking is not a permitted use and may only be constructed as an accessory use to a principal building. Parking, if any, shall be located entirely behind the principal building. No parking shall front on any street.

8. Residential and commercial uses may be located on any floor of a principal building. It is encouraged that retail and other permitted commercial uses be located on ground floors.

9. Principal buildings shall have no more than 7,500 square feet of total area on any floor.

10. Principal buildings shall have and maintain the main entrance to the building on the front of the building.

11. Maintain adequate screening (either solid fencing or live, healthy vegetation) of at least five feet in height;

12. Direct all illumination away from the adjoining residential district; and

13. Maintain a minimum yard of 20 feet (side and/or rear) adjoining the residential district.

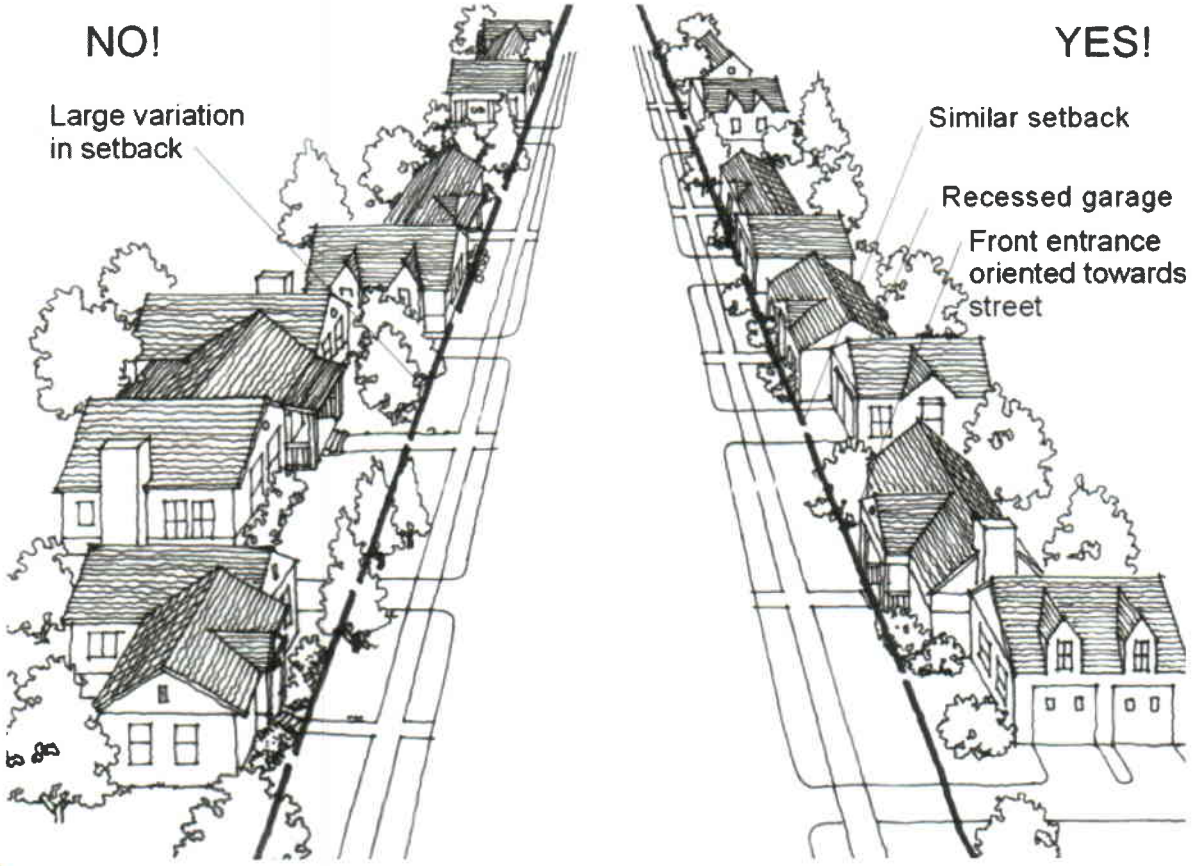
14. All accessory buildings shall be located entirely behind the principal building.

15. Accessory buildings shall be no more than one aboveground story high.

16. No lot shall have more than one accessory building.

17. Accessory buildings shall maintain a ten-foot setback from the rear and side yard lines.

18. 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.



Facades and General Building Design

Lake Street and Buffalo Street are two of the Village of Hamburg's main arteries leading to the center of the village. The sections of both corridors located within the Commercial District were originally developed and maintained as residential streets. In the last few decades of the twentieth century, population growth, suburban land development patterns, suburban zoning policy, increased traffic, and street widening resulted in the creation of the mixed use districts existing today. Today the streets lack shade trees and sidewalks are located close to the curb. The building stock consists of a mix of newer one-story commercial structures and older homes. The changes have eroded both the visual character and pedestrian climate of both corridors.

To ensure new construction harmonizes with existing buildings the following considerations should be incorporated into new building designs.

1. General Building Design – The Lake Street and Buffalo Street corridors within the Commercial District are lined with buildings varying in size, design, and scale.

    a. Proportion - The massing and proportion of new front façades should relate to the proportion of surrounding buildings and the vernacular style of architecture typical of the village.

    b. Height- New buildings should be similar in height to adjacent buildings and should respect the floor to floor heights of surrounding buildings as well as the height-to-width ratio seen on the block, thereby creating a uniform streetscape without visually jarring gaps.

    c. Width - 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. Facades

    a. Exterior building walls facing streets should include windows, building entrances and other architectural features to create an interesting streetscape and comfortable pedestrian realm. Appropriate façade articulation includes the use of bays, insets, balconies, porches, or stoops related to entrances and windows.

    b. Long building façade articulated through the use bays, insets, balconies, and porches.

    c. Along street facades, all exterior building walls and structures shall be constructed with durable materials such as masonry, stone, brick, finished wood, cement fiber clapboard, stucco or glass. Evidence shall be submitted that demonstrates that the exterior building material has sufficient impact resistance at the pedestrian level to withstand normal wear. (Exterior building materials shall not include the following: rough sawn or board and batten wood, smooth-faced or gray concrete block, painted concrete block, tilt-up concrete panels, field painted or pre-finished standard corrugated metal siding, or vinyl siding.) Exterior insulated finish systems (EIFS) is not permitted for ground floor installation.

d. No more than three exterior building materials shall be used on any one side of a building.

e. Changes in materials shall occur at inside corners. Material changes at the outside corners or in a plane shall be avoided.

f. The rhythm of solids to voids in new construction should be similar to those of existing nearby historic buildings.

g. Corner lots – At corner lots, the primary façade of commercial buildings shall be oriented to face the principal street (Lake Street or Buffalo Street) rather than side streets. Residential structures may face either primary or side streets.

h. Drawing here

3. Primary building entrances shall:

a. Face the street and connect to the public sidewalk with a minimum 4'-0" wide pedestrian walk.

b. Incorporate pedestrian-scaled design elements that create visual interest and accommodate human activity. Examples of such features include stoops, canopies, awnings, pilasters, recessed entrance areas, doors with glass lights, sidelights, transom windows, handrails, and accent lighting.

c. Visually relate to the building's façade through the incorporation of harmonious proportions, scale, and design elements.

Long building façade articulated with bays, insets, balconies and porches

Appropriate

Appropriate

Appropriate

555
Appropriate

Appropriate

Appropriate

Appropriate

Appropriate

Inappropriate

Windows

1. On elevations visible from the street, window size, proportions or location shall not be altered unless the change is intended to restore lost historic features or the historic appearance of the building's exterior. Such restoration work should only be undertaken if documentation is available to confirm the building's historic appearance.
2. Replacement windows should only be installed when the original windows are deteriorated beyond repair.
3. Replacement windows shall match the size, style and general appearance of the units they replace.
4. Replacement windows should fit within existing casings and decorative trim.
5. Shutters should only be installed when they are compatible with the age and style of the building to which they are being attached. For example Shutters are not typical of a Craftsman bungalow. (Refer to Shutters section in the Design Principles section for additional recommendations.)
6. In additions window size, proportion and spacing should be similar to the original building.

Storefronts

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.
6. Storefront displays should not obstruct the view into the interior of the store.

In a village setting, storefronts must engage the pedestrian.

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 Hamburg 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 shall require a certificate of appropriateness from the Village of Hamburg 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 grids or grids between the panes of glass is prohibited.

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.
4. Awnings may be retractable or fixed. Fixed awnings must be structurally capable of withstanding both high winds and winter snow loads.
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 prohibited.
8. The shape of the awning should fit the opening behind it. The flap or valence is typically no wider than 12".
9. On both fully extended roll-up awnings and fixed awnings, the lower flap of the awning shall be at least 8' above the sidewalk.

Signs

From Article VI §250-62(B) of the *Code of the Village of Hamburg*:

1. The cumulative area of temporary signage shall not exceed 32 square feet per premises or lot.

2. Parallel/Wall signs, business signs, permanent window signs, sandwich signs and perpendicular signs shall:
   - Be displayed on the side(s) of a building that face and abut a public street or whose property lines face or abut a public street. However, businesses which face or abut a shared parking field, such as a shopping center or plaza, may display signage on the side of the building that faces and abuts the shared parking field.
   - The total cumulative area of all parallel, business signs, permanent window signs and sandwich board signs for each establishment shall not exceed one square foot for each foot of length of the face of the main building wall, nearest parallel to the street line, the length of that portion of such wall which is devoted to such establishment. Corner buildings may divide total square feet on signage permitted to two sides as long as said signs do not project beyond the ends of the wall to which they are attached. In no event shall such a signage exceed 100 square feet.
   - If such establishment does not occupy any floor area on the ground level of the building, other than an entryway, the maximum area shall be only 1/2 of a square foot per foot of length of front face of the main building wall, nearest parallel to the street line.
   - Permanent window signs shall be considered parallel signs and shall be included in the above computations.
   - Mobile/portable signs, banner signs and flag signs may be erected on the premises of an establishment having a grand opening or a special event, provided that such signs shall be displayed for a period not to exceed 30 calendar days within any twelve-month period, and total footage does not exceed 40 square feet.
   - Parallel signs or portions of such signs shall not be located more than 12 feet above the ground level immediately below such sign.
   - Sandwich board signs shall not be greater than nine square feet, shall not be taller than 36 inches from the ground to the top of the sign and shall not be wider than 36 inches. Only one such sign shall be allowed per business or enterprise. No such sign shall be permitted in a right-of-way area unless the person(s) seeking to display the sign have filed with the Village Building Inspector an indemnification and hold-harmless agreement in the form required by the Building Inspector.
   - Perpendicular signs. Each building may have one sign mounted to the front face of that building so as to be perpendicular to that face.
     1. Perpendicular signs must be constructed of wood or metal with a maximum thickness of two inches with no internal light source.
     2. Perpendicular signs may not exceed 10 square feet in area, nor project more than four feet from the building face.
     3. Perpendicular signs may be no lower than eight feet above sidewalk level nor any higher than 12 feet from the same point.

3. Freestanding business signs are permitted as follows:
   - Only one such sign shall be permitted on each property and can be in addition to a parallel business sign.
   - The area of any such sign shall not exceed 32 square feet. Such a sign may be double-faced.
   - Freestanding signs mounted or otherwise affixed to the roof of a building are not permitted.
   - The maximum height of freestanding business signs shall be 25 feet from curb level to top of sign.
   - All signs shall be located at least 10 feet behind all street rights-of-way.
   - No part of any sign shall be closer than 15 feet to any adjacent lot.
   - No part of any sign may project into the right-of-way of a street or highway.

4. In addition to an individual wall sign for each enterprise, in a group of business establishments sharing an integrated shopping area with limited access, it is permitted to erect a freestanding sign to serve such groups of business establishments having two faces having a maximum sign area of 50 square feet per side and located not closer than 20 feet to any public right-of-way and not closer than 20 feet to an adjoining lot line. Its height may not exceed 25 feet from the ground. However, in such a case, all the individual wall signs shall be no larger than 1/2 square foot per linear foot of the building or part of the building occupied by such business.

5. A shopping center or an industrial park may have one freestanding sign to identify the shopping center or industrial park and its occupants, located facing each street providing direct vehicular access.

6. Where a covered walk extends across the front of a building, signs may be mounted on the foot of the walkway to a height of three feet. Signs related to the entrance of the individual business establishment may also be hung from the underside of a covered walkway, maximum size to be eight inches by four feet.

7. At the entrance to business establishments above the first floor, the name plates of such establishments may be mounted flat at the side of such entrances, size not to exceed nine inches by 18 inches.

8. Permanent window signs.
   - No more than one sign per window.
   - The area of a permanent window sign shall not exceed 25% of the area of the window nor more than four square feet

9. Awnings and awning signs.
   - No sign shall project from an awning.
   - Awning graphics may be painted or affixed flat to the surface of the front or sides and shall indicate only the name and/or address of the enterprise or premises
   - The surface area of awning graphics shall be debited against the permitted wall sign surface area.

- Wood, metal and internally illuminated translucent awnings are prohibited.
- Awnings may be retractable or fixed. Fixed awnings must be structurally capable of withstanding high wind and winter snow loads.
- On both fully extended roll-up awnings and fixed awnings, the lower flap shall be at least eight feet above the sidewalk.

10. Illuminated, flashing and moving signs and area of illuminated signs.
    - Signs may be illuminated by a steady light, provided that such lighting does not shine directly onto other properties.
    - Flashing, oscillating and revolving signs are not permitted, unless necessary for public safety or welfare.
    - No pennants, ribbons, streamers, spinners or similar moving, fluttering or revolving devices are permitted
    - Portable illuminated signs shall not be allowed.

11. Stop gap sign. A new business or a business in a new location awaiting installation of a permanent sign may utilize a portable sign for a period of not more than 60 days or until installation of a permanent sign, whichever occurs first. Such a portable sign must meet all the construction standards of the municipality. A permit for such a portable sign shall be required. Upon completion and installation of the permanent sign, the permit fee paid for the portable sign shall be applied to the permit fee for the permanent sign.

Supplemental Site Design Considerations

1. Parking facilities shall be located to the rear or side of buildings.

2. Parking shall be screened from abutting residential properties and neighboring streets with landscaping, fencing or stone/brick wall at least 5 feet in height. Fences, walls or hedges shall be located a minimum of ten feet away from residential property lines.

3. Landscaping species shall be salt tolerant and shall provide adequate screening during the entire year.

4. Where sidewalks are missing or in poor condition, developers of new projects shall construct new sidewalks along the public right of way following the Village's specifications. At no point shall a sidewalk terminate without connecting to an existing sidewalk.

5. Entrance/exit drives for commercial properties shall be located as remotely as practical from neighboring existing residences. Headlight spill shall be considered in proosed drive locations.

6. Drive-throughs shall not be located closer then fifty feet to existing residences or residentially zoned property.

7. Parking shall be isolated from the public sidewalk by a minimum 15 feet wide landscaped area.

8. Except for approved curb cuts, installing asphalt, concrete, or pavers between the street curb and public sidewalk is prohibited.

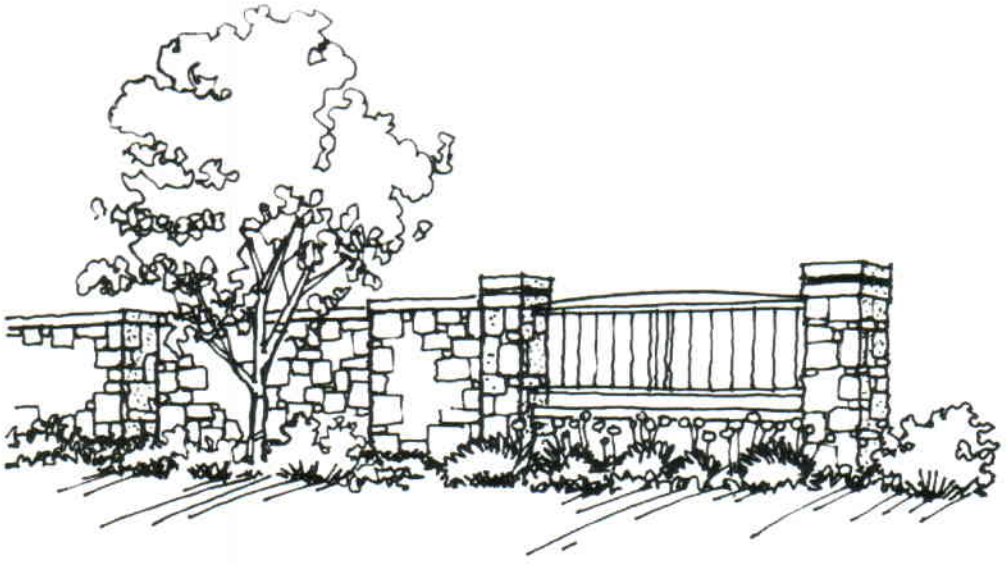
9. A continuous row of deciduous trees is required across the street frontage of all properties in the district unless street trees already exist within the right of way. The trees shall be regularly spaced at approximately 30 to 40 feet on center. In most areas along Lake Street and Buffalo Street there is not sufficient room within the right–of-way to accommodate street trees. In these areas trees shall be planted just inside the public sidewalk.

10. A landscape plan, prepared by a landscape architect, shall be required for all development proposals. Landscaping shall be in keeping with the village's character and be free from noxious plant materials. All landscaped areas adjacent to vehicular use areas shall be curbed and otherwise protected.

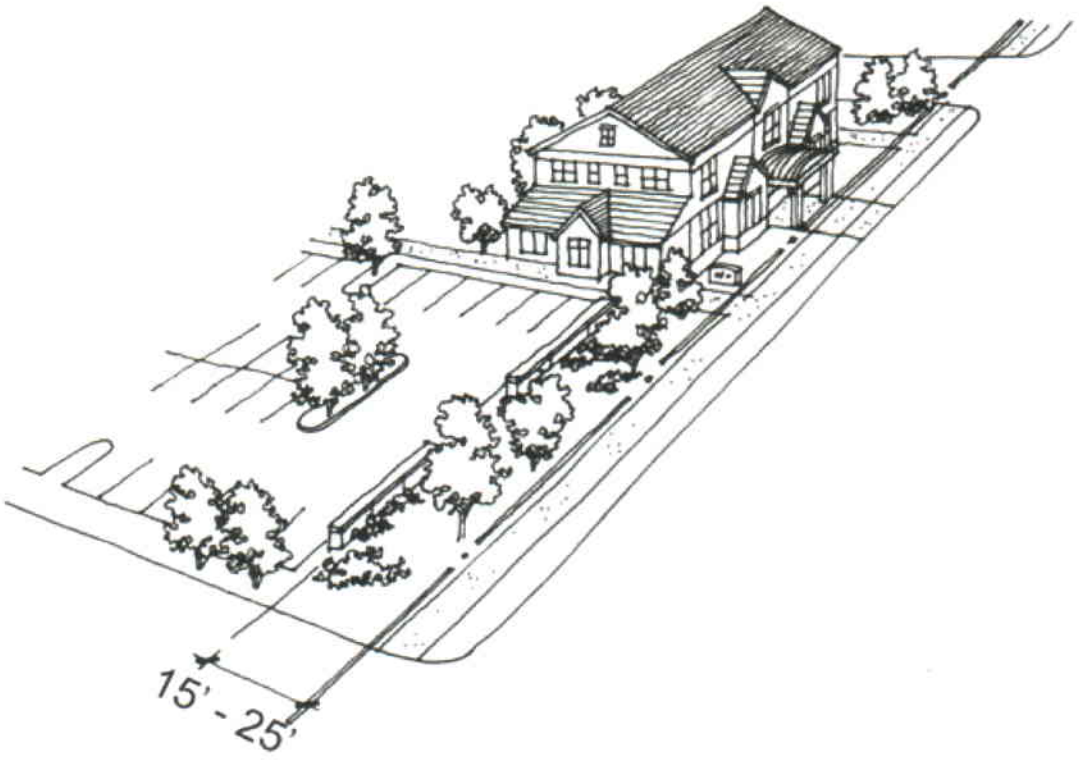
11. The applicant will be responsible for providing the Village Planning Board with a list of vegetative species and images when requested in order to ensure consistency with the character of the community. At its discretion, the Planning Board may refer the materials to a Landscape Architect and/or Village Engineer for review.

12. The landowner shall be responsible for maintaining all landscaped areas and replacing any damaged or dead materials in-kind with the originally approved list of materials within a reasonable timeframe. Instances where landscaping is not properly maintained will result in written notices and citations by the Village Code Enforcement Officer.

13. Refuse storage shall not be located on a street frontage and shall not be visible from the street.



Example of appropriate parking lot screening. The setback area between the wall or fence and the adjacent sidewalk or property line shall be landscaped with sod and shrubs or trees.



When existing properties are redeveloped, existing parking areas shall be isolated from the public sidewalk along street frontages and screened from view.

New development shall respect adjacent residential uses and surrounding neighborhoods by ensuring intensive operations, such as loading areas, do not adversely impact neighbors.

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, air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housings, satellite dishes, other telecommunications receiving devices, 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.

Trash containers and collection areas shall be fully enclosed and screened from view with a wall or fence and solid gate.

Professional Office District
Lot and Building Rules

The Professional Office District includes most of the block of Main Street between Lake Street and Center Street and seven properties located along the south side of Union Street. The district contains many stately and architecturally distinguished older homes. Although the district now contains a mixture of residential occupancies and professional offices, it is the intent of the Village to preserve the district's visual character, the architectural integrity of the buildings contained within it, and the residential scale and character of both Main Street and Union Street.

The purpose of the Professional Office District is to encourage mixed-use development of professional offices and residential uses that are compatible with the traditional residential character and appearance of this district. The zoning code for the Professional Office District stipulates the following lot and building rules:.

1. Front yard setback:

    a. All principal buildings shall have a frontyard measuring the average front yard setback in the district;

    b. Existing residential-house-type structures, regardless of current use, shall have and maintain a front yard set back from the front lot line to the structure's original building front line.

2. Side yard setback: The principal building shall have a total maximum side yard setback of 15 feet; minimum of six feet on one side.

3. Rear yard setback: minimum of 30 feet from rear lot line to back of principal building.

4. All principal buildings shall be a minimum of two aboveground stories and a maximum three aboveground stories high.

5. The principal building shall have no more than 6,000 square feet of total area.

6. The minimum lot width shall be 60 feet, and the minimum lot depth shall be 100 feet.

7. No drive-throughs shall be permitted

8. 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.

9. Permitted residential and professional uses may be located on any floor of a building. Also a building may contain either permitted professional office or residential uses exclusively or

it may serve both types of permitted uses.

10. Principal buildings shall have and maintain the main entrance to the building on the front of the building facing Main Street.

11. 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.

12. 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. All accessory buildings abutting a residential district shall maintain a minimum twenty-foot setback from the residential lot.

13. All accessory buildings, including garages, shall be set back a minimum of 10 feet from the rear of the principal building.

14. Accessory buildings shall be no more than one above ground stories high, except that accessory garages may be a minimum of two aboveground stories high.

15. No lot shall have more than two accessory buildings.

16. Accessory buildings shall maintain a minim six-foot setback from the rear and side yard lines on lots 60 feet in width or greater and a minimum three-foot setback from the rear yards lines on lots 59 feet in width or less.

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 Hamburg 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 Hamburg 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 grids or grids between the panes of glass is prohibited.

Porches

1. Porches shall be maintained in good repair; meaning porch decks, posts and trim shall be protected with paint and roof shall be maintained in a sound condition.

2. Repair is preferred over replacement.

3. When replacing deteriorated materials, new materials, trim, and detailing shall match existing. For example a wood handrail should not be replaced with andaluminum or vinyl handrail. Alternate materials are only acceptable if they are visually similar to the materials they replace.

4. Enclosing porches to provide additional interior space is prohibited.

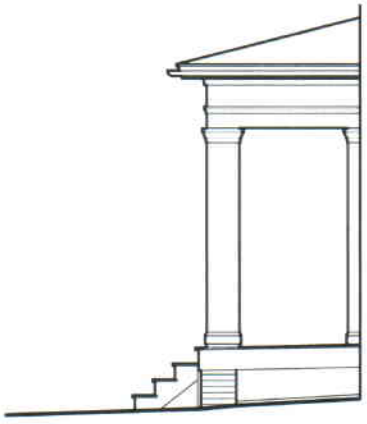
5. New porches shall be compatible in style, materials, scale and form with the building the building they are attached to.

6. Porch Decks Back-primed tongue-and-groove fir boards are the preferred material for porch decking. Porch decks should be sloped to drain away from the building. Deck boards always run perpendicular to the outside wall of the house.

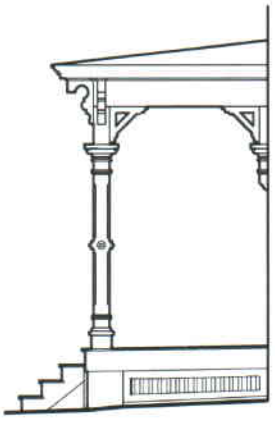
7. No vinyl or pressure-treated/preservative balustery should be utilized on porches.

Porch Styles

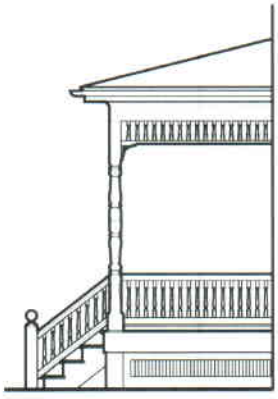
Federal
1790-1835



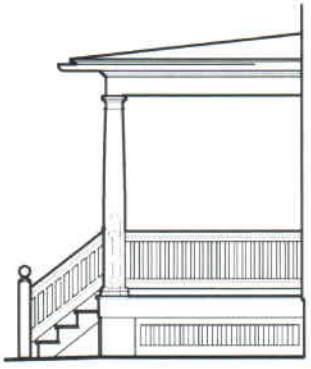
Greek Revival
1825-1860



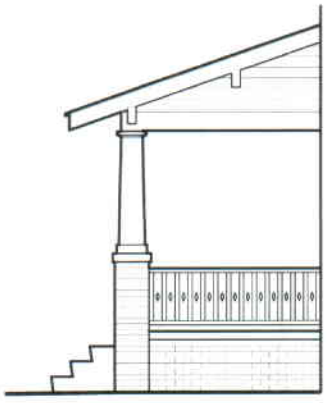
Italianate
1850-1880



Queen Anne
1880-1905



Colonial Revival
1890-1920



Craftsman
1905-1925

Windows

1. On elevations visible from the street, window size, proportions or location shall not be altered unless the change is intended to restore lost historic features or the historic appearance of the building's exterior. Such restoration work should only be undertaken if documentation is available to confirm the building's historic appearance.

2. Replacement windows should only be installed when the original windows are deteriorated beyond repair.

3. Replacement windows shall match the size, style and general appearance of the units they replace.

4. Replacement windows should fit within existing casings and decorative trim.

5. Shutters should only be installed when they are compatible with the age and style of the building to which they are being attached. For example Shutters are not typical of a Craftsman bungalow. (Refer to Shutters section in the Design Principles section for additional recommendations.)

6. In additions window size, proportion and spacing should be similar to the original building.

Doors

1. On elevations visible from the street, door size, proportions or location shall not be altered unless the change is intended to restore lost historic features or the historic appearance of the building's exterior. Such restoration work should only be undertaken if documentation is available to confirm the building's historic appearance.

2. Replacement doors should only be installed when the original door is deteriorated beyond repair or when the existing door is an inappropriate replacement.

3. Replacement doors shall match the size, style, glass light design, and panel configuration, of the units they replace. Alternate materials should match the appearance of the materials they replace. If the existing door is wood, stamped hollow metal doors are not acceptable but fiberglass paneled doors are.

4. Replacement doors should fit within existing casings and decorative trim.

5. In additions door size, proportions, glass light design, and/or panel configuration should be similar to the original door.

Chimneys

1. Chimneys are an important element of many of the older buildings within the District. Prominent brick chimneys visible from the street should be rebuilt rather than removed.

2. The removal of concrete block chimneys or chimneys that are not original to the building is encourages.

3. Chimney roof and wall intersections should be properly flashed with metal.

4. To ensure durability chimneys should be caped with a minimum 4" concrete slab or stone rather than a mortar wash.

Signs

From Article VI §250-62(C) of the *Code of the Village of Hamburg*

1. Signs in the Professional Office District are for the purpose of identifying, not advertising, the service.

2. Signs in this district must not detract from, nor be in aesthetic conflict with, the residential character of the district because of sign design, construction and/or materials used in construction

3. Ground signs shall:
   - Be placed at least 20 feet from the street line.
   - Have at least three feet of unobstructed space between the bottom of the sign and the ground.
   - Not exceed seven feet in height.
   - Not exceed 12 square feet in area.

4. One wall sign not exceeding four square feet in area is permitted for each building

5. Signs shall be illuminated externally only and be so arranged as to direct the light away from the street and adjacent properties .

References

The Beaufort Preservation Manual. John Milner Associates: West Chester, PA. 1979.

Code of the Village of Pittsford. "Exterior Lighting" Chapter 117.

Collier, Richard. *Guidelines for Storefronts of Heritage Buildings.* British Columbia Heritage Trust: Victoria, BC 1982

Dumas, Frances. *An Inheritance of time, Guidelines for the Village of Penn Yan's Historic District.* Village of Penn Yan. 1993.

"Keeping Up Appearances, Main Street Revitalization." Malone, NY Office of Community Development.

Kelly, Virginia B., and others. Wood and Stone, Landmarks of the Mohawk Region. Central New York Community Arts Council: Utica, NY. 1972.

King, Spurgeon and Delores King. *Guidelines & Standards for the Protection and Enhancement of the Village of Seneca Falls*. Village of Seneca Falls Historic District Commission. 1997

"Main Street, Keeping Up Appearances, Storefront Guidelines." National Trust for Historic Preservation. 1983.

The Rehab Guide, A Guide for Rehabilitating Historic Buildings in Southwestern Pennsylvania. The Southwestern Pennsylvania Heritage Preservation Commission.

Siegrist, Peter and Katie Eggers Comeau. *Preservation Guidelines for Designated Landmark Properties and Properties in Preservation Districts*. The Landmark Society of Western New York. 2005.

Walla Walla Municipal Code. "Interim Design /Standards for Downtown Walla Walla." Chapter 20.178.

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and reconstructing historic Buildings.* U.S. Department of the Interio National Park Service Cultural Resource Stewardship partnerships Heritage Preservation Services: Washington D.C. 1995.