

DESIGN GUIDELINES

~ DORMONT ~ PENNSYLVANIA ~



-----> *insert streetscape rendering proposal* <-----

DORMONT DESIGN GUIDELINES

PREPARED FOR

Borough of Dormont

MADE POSSIBLE BY

Allegheny County
Department of Economic Development
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219
Phone: 412-350-3300

PREPARED BY

Pittsburgh History & Landmarks Foundation
100 West Station Square Drive, Suite 450
Pittsburgh, PA 15219
Phone: 412-471-5808
Fax: 412-471-1633
Website: www.phlf.org

PARTNERED WITH

Town Center Associates (TCA)
1147 Third Street, Suite 101
Beaver, PA 15009
Phone: 724-728-0500
Fax: 724-728-6021
Website: www.towncenter.info

BOROUGH OFFICIALS

Mayor: Thomas Lloyd

Borough Manager: Gino Rizza
Borough Assist Mgr: Ian McMeans

Members of Council: Kim Lusardi, President
Laurie Malka, Vice President
Eugene Barilla
Drew Lehman
John Maggio
Heather Schmidt
Joan Hodson

Dormont Solicitor: J. Deron Gabriel, Esq.

Borough of Dormont
1444 Hillsdale Avenue, Suite 10
Pittsburgh, PA 15216

Phone: 412-561-8900 x229

Website: <http://boro.dormont.pa.us/>



The preparation of this report, map, document, etc., was financed in part through the Community Development Block Grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended, in conjunction with Redevelopment Authority of Allegheny County, together with the date (month and year) the document was prepared.

Renderings on front cover and page 7 created by:
Shaun Yurcaba, Architectural Designer.



PREFACE

In 2007, Allegheny County launched the “Allegheny Together” program, which is a three year Main Street program focusing on four initial pilot communities – Tarentum, Elizabeth, Stowe and Swissvale. The Allegheny County Department of Economic Development has selected Pittsburgh History & Landmarks Foundation (PHLF) to lead the program. PHLF subcontracted with Town Center Associates (TCA), Community Technical Assistance Center (CTAC), and Community Design Center of Pittsburgh (CDCP) to provide planning and technical support to each of these communities in order to aggressively pursue downtown revitalization.

This team is led by PHLF, which brings over 40 years of Main Street revitalization experience to this effort. PHLF is responsible for providing some important baseline planning work, such as market research, a historical review of each downtown, a parking and traffic analysis, and an aggressive real estate redevelopment and business recruitment strategy.

PHLF is also responsible for creating these design guidelines, which are an important tool to help business and property owners to bring back the original look and feel of the Main Street and to restore the beauty and architectural integrity of the downtown’s historic buildings. These guidelines set out detailed criteria for façade and storefront improvement and restoration work. They also provide helpful examples of good design.

As part of Allegheny Together, the County has created the Allegheny Restores program to help fund façade projects in Allegheny Together communities. Façade projects that are accepted into this program can receive 30 percent of the total project cost in the form of a grant and 30 percent in the form of a zero interest loan. The business or property owner is responsible to finance the rest. Projects must adhere to these design guidelines.

The photographic images and references in this publication are for the sole purpose of illustration and guidance. All photos were taken by PHLF unless otherwise noted.

PHLF would like to thank the many people who supported and assisted in the formation of these design guidelines.

PHLF created these design guidelines for commercial and residential property owners and merchants within the designated target area of the Central Business District who are interested in restoring, rehabilitating, preserving, or maintaining their historic buildings.

These guidelines cannot address every situation, nor solve every problem, however, they should establish a set of design principles to ensure that improvements are consistent with the scale, character and history of the Central Business District.

Good maintenance and preservation of original architectural features are encouraged. Replacement of any architectural elements or additions should be done using compatible materials, techniques, and methods so that the integrity of the original design retained.

Any restoration, preservation, rehabilitation, or maintenance should follow these Design Guidelines and the United States Department of the Interior’s “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.” A copy of the Secretary of Interior Standards has been included in this Guide.

DISCLAIMER

Façade and restoration projects are required to meet all applicable codes and ordinances of the Borough. Applicants are also required to secure any necessary permit(s) from the Borough before work commences.

Business and property owners are encouraged to seek advice about façade and building improvements from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of historic buildings.

TABLE OF CONTENTS

PREFACE	2
DORMONT CENTRAL BUSINESS DISTRICT Map of Borough	4-5
HISTORIC INSPIRATION AND PRECEDENT	6
RE-ESTABLISHING MAIN STREET	7
POTOMAC “T” STATION AREA RECOMMENDATIONS	8-9
STOREFRONTS: SIGNS AND AWNINGS Sign Basics, Sign Types, Sign Styles Sign Construction and Design Awnings	10-13
STOREFRONTS: LIGHTING	14-15
FULL FACADE: EXTERIOR RESTORATION Phased Restoration Diagrams Facade Elements and Proportions	16-17
FULL FACADE: ARCHITECTURAL ELEMENTS Store Front, Windows, Displays, New Windows Typical Storefront Door Styles Typical Upper Facade Characteristics Typical Storefront Characteristics	18-19
FULL FACADE: PAINT AND MATERIAL RESTORATION Paint Brickwork and Masonry	20-21
NEW CONSTRUCTION AND ADDITIONS Building Design Water Conservation and Management Energy Efficiency Painting Reduced and Sustainable Material Use Recycling During and Post Occupancy Indoor Environment Quality: Healthy Buildings Orientation of New Additions Roofs and Walls of Additions Scale and Mass of Additions Materials and Details of Additions Service Areas and Mechanical Equipment Height of New Construction Width of New Construction Proportion of New Construction Relationship to Street Roof and Cornice Forms Composition	22-25
REAR AND ALLEY GUIDELINES	26
STOREFRONT: WINDOW DISPLAY RECOMMENDATIONS	27
PROPERTY AND STREET ENHANCEMENTS Landscaping, Street Trees, and Planting Beds Paving Sitescaping, Benches and Seating, Trash Cans Lighting and Street Lamps	28-30
ADVERTISING AND WAY-FINDING	31
MISCELLANEOUS RECOMMENDATIONS Flags and Banners Flower Boxes and Planting Beds Construction and Renovation Guidelines Sitescaping Demolition	32-33
SUSTAINABILITY IN DORMONT	34
GUIDELINES FOR ADA ACCESSIBILITY	35
APPENDICES: RESOURCES A: Paint and Material Resources B: Anatomy of a Main Street Building C: Glossary of Architectural Terms D: Secretary of Interior Standards for Rehabilitation E: Where To Go For Additional Help F: Additional Funding Opportunities	36 37 38-39 40 41 42



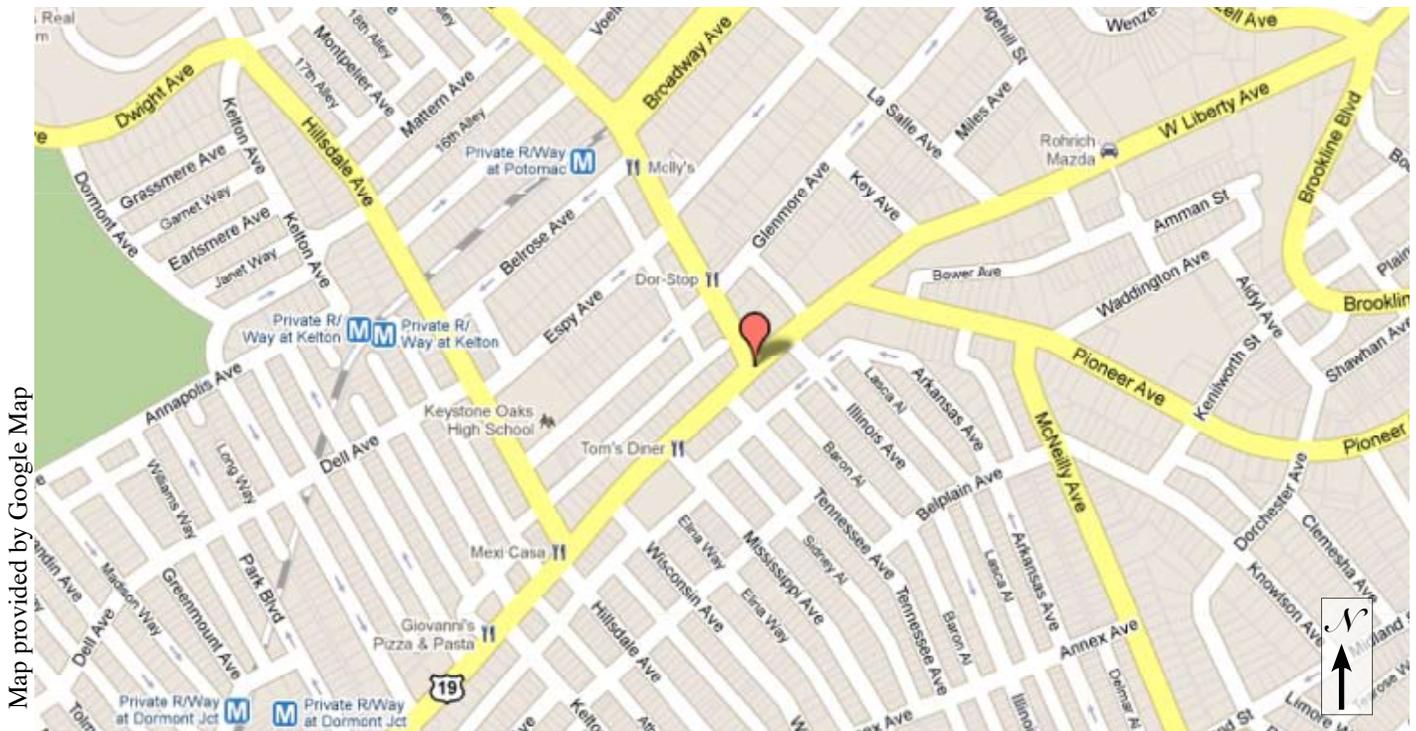
Dormont Municipal Building

DORMONT CENTRAL BUSINESS DISTRICT

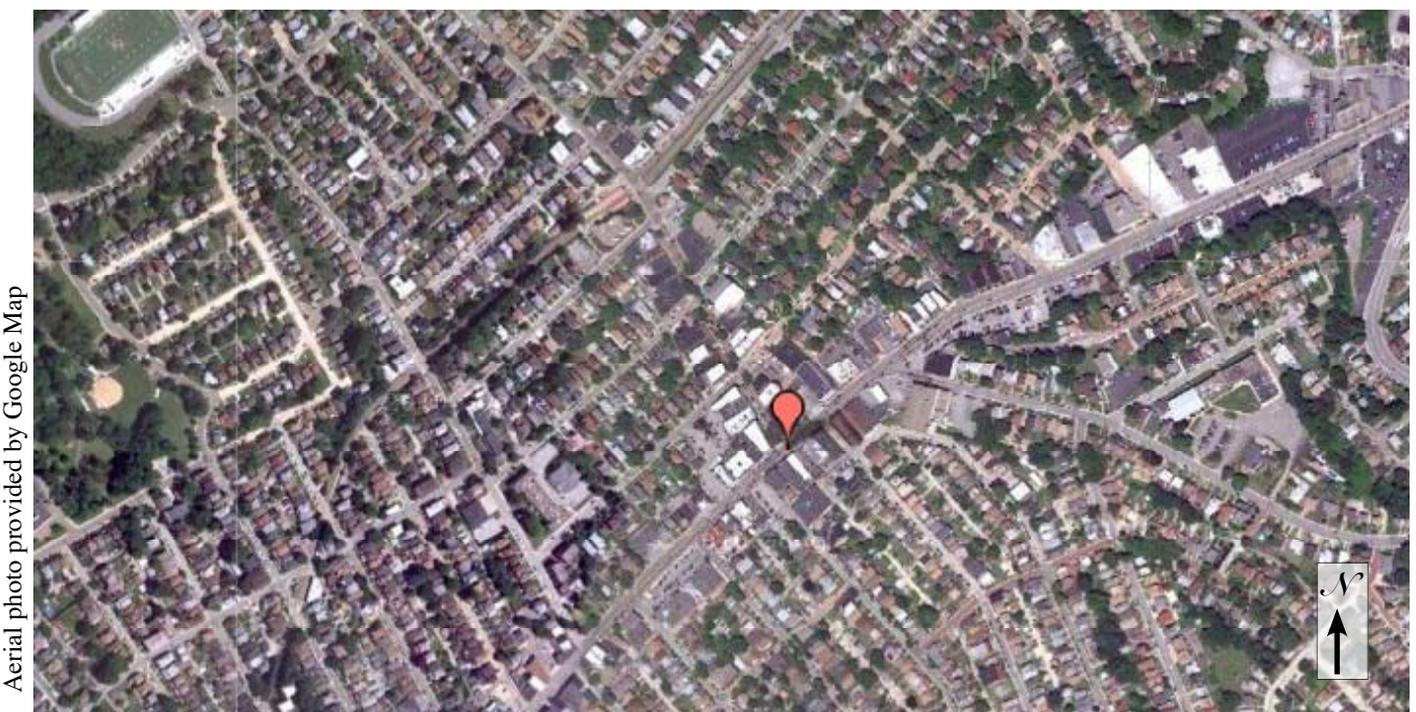
Historic downtown Dormont, PA is located nearly 15 miles south of Pittsburgh, along the city's T-Line. The population of Dormont is approximately 9,305 residents and over 125 businesses. The central business district retains a strong sense of community and exhibits pride for its businesses, people, and all the many assets.



View of W. Liberty Ave.



Map provided by Google Map



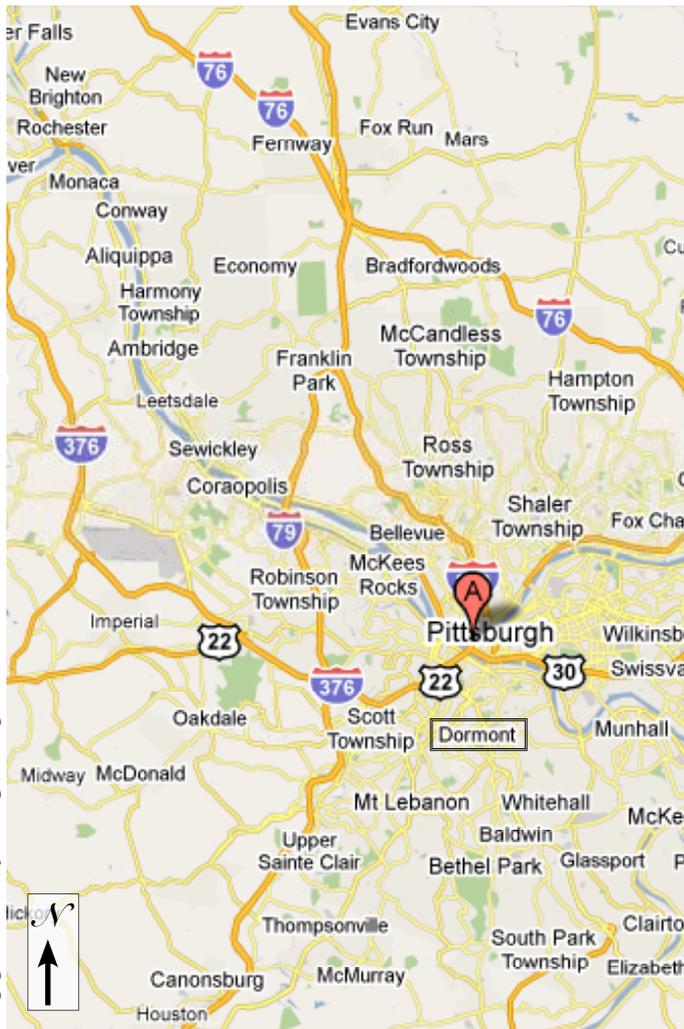
Aerial photo provided by Google Map

GOALS OF THE DESIGN GUIDELINES

- Establish a set of design principles to ensure that improvements are consistent with the scale, character and history of the Central Business District.
- To encourage restoration projects of building facades and to enhance the overall appearance of the Central Business District.
- Help to bring substandard building conditions into compliance with basic health, safety, and building codes.
- Help reduce or eliminate vacancies in the core downtown area, and to promote reuse of commercial properties.
- These guidelines should assist with the preservation of original and/or historic commercial or residential buildings and assure that such buildings are rehabilitated in an appropriate manner, thus creating attractive downtown district.



Map provided by: www.commuterinfo.org



Map provided by Google Map



View looking toward Potomac Avenue from W. Liberty Ave.



View of a tree-lined Potomac Avenue

HISTORIC INSPIRATION AND PRECEDENT

Incorporated in 1909, Dormont, PA is located about 4 miles south of Pittsburgh, along the city's T-Line. The Borough of Dormont

As one can see from these historic photographs, Dormont has endured tremendous changes over the years while experiencing flourishing economic times as well as decline. Buildings and the downtown streetscape have evolved to meet those changes. These and other historic photographs are to serve as a reminder and tool for restoring Dormont's buildings and streetscape, and to assist with recapturing the charm, character, and appeal of a bygone era.



Taken in the 1930s, looking down Potomac Avenue towards W. Liberty Avenue



Meade Drugs in 1927 at 3071 West Liberty Avenue



South Hills Harris Theatre opened in 1927 and was once a lavishly decorated establishment



Murry Theatre opened in 1922 and a few years later became Hollywood Theatre



Early view of Dormont looking down W. Liberty Avenue

Sources:

- Borough website: <http://www.Dormontpa.com/1.html>
- Dormont Historical Society produced the pictorial history of the town of Dormont in 2008. Arcadia Publishing,

RE-ESTABLISHING MAIN STREET

Downtown Dormont has evolved throughout the years as it has faced economic and demographic changes. The buildings in the downtown have adapted to those changes to meet the needs of new businesses, new growth, and building rehabilitations. This change is natural, inevitable and often desirable.

Dormont was, as most downtowns, originally constructed with a coherency in its buildings that had three basic inherent qualities:

1. an architectural style characterized by its decoration;
2. particular construction materials;
3. a unified visual composition in which the parts looked related.

These qualities came together to form a visual composition of harmony and simple variation. In some cases, over the years insensitive renovations or “face lifts” have ignored and often negated the qualities of the original composition. The result is an unnecessary clash between new and old. The photo to the right is an example of this clash.

The goals of these Design Guidelines, as listed previously, have been developed to encourage sensitive and appropriate renovation to main street buildings and improve the image of downtown Dormont.

Renovating a building can be a costly and time intensive process. It is important that the renovations be completed with care without any shortcuts in design or material choices. In order to aid budget conscious owners, these guidelines present three levels of renovation and rehabilitation that can be achieved and done so in phases. These phases are:

1. Storefront Restoration or Rehabilitation
2. Full Building Facade Restoration or Rehabilitation
3. Re-Construction or New Construction

The following pages provide guidance for restoration and rehabilitation of buildings for these three levels of engagement.



Years of unguided renovations can begin to detract from a building's facade and the character of main street can quickly become non-coherent.



A renovation that does not complement or enhance the building's original character.

-----> *insert streetscape rendering proposal* <-----

POTOMAC STATION AREA RECOMMENDATIONS

Dormont, since the early 1900's, has had a long relationship with being a transit oriented community when it became a desirable 'street car suburb'. Dormont originally had the street car line run through the main business district along W. Liberty Avenue at Potomac Avenue, however today, the Pittsburgh Light Transit or "T" runs a few blocks from the business district, known as Potomac Station.

The Dormont borough has always recognized itself as being livable, walkable, and pedestrian friendly with a strong sense of community. And the business district runs primarily along the tree-lined Potomac Ave and corridor of W. Liberty Ave, boasting a varied mix of businesses.

The public space around Potomac Station is an important opportunity to offer a good impression of Dormont. This area should be attractive, inviting, and safe for pedestrians, with the goal of turning "T" passengers into Main Street shopper and residents. It's significance with contributing to the revitalization of Dormont's Main Street should not be ignored. Significant investment should be made around Potomac Station to strengthen the visual and pedestrian connections between the station and the business district. Additionally, local Dormont policies need to support and encourage transit usage.

The following recommendations are meant to help create a vibrant and inviting area around Potomac Station that benefit the immediate area but also extend to the entire Dormont community.

- **Tap the Market:** Build up and improve retail areas around the transit stop.
With hundreds of people using the station daily, the borough must find ways to capitalize on these potential Main Street customers. Retail operators that serve this market (coffee shops, news stands, cafes, dry cleaners, small grocery) should be targeted and located nearby the station.
- **Provide Pedestrian Safety:** Provide curb cuts and clearly marked pedestrian crossings at streets, drive-ways, loading areas, surface parking lots, and other intersections as well as way-finding signage to key destinations.

Getting to parking areas and to Main Street should be safe and logical. Efforts should be made to integrate visual cues (signage or other markers) with pedestrian crosswalks and paths in order to draw riders into the retail area. Kiosks with community information and maps that are updated and maintained frequently would also go a long way in directing pedestrians to Main Street and local attractions.



PHOTO 1: AERIAL MAP OF AREA AROUND DORMONT'S POTOMAC STATION "T" STOP



PHOTO 2: PHOTO OF POTOMAC STATION "T" STOP IN DORMONT



PHOTO 3: PHOTO OF "T" STOP AT RIGHT OF WAY

“T” STOP AT BROADWAY AVENUE AND POTOMAC AVENUE

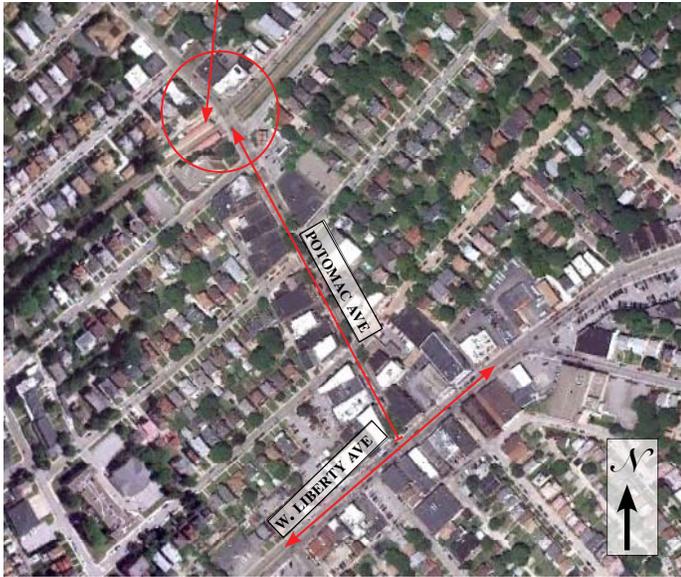


PHOTO 4: AERIAL MAP OF BUSINESS DISTRICT IN RELATION TO POTOMAC STATION

- Promote Good New Development:** Protect environmental quality through preservation efforts and the encouragement of efficient development patterns.

Some buildings on Main Street have been through preservation efforts and many are good candidates. Retaining and celebrating these will help set patterns and standards for new development as the area grows in density.
- Create Destinations:** Invest in the city’s local shops, services, parks and trails as attractive destinations for pedestrians and cyclists.

This goal is a community-wide one that would use the borough’s assets to draw users of all modes of transit (and certainly the busway) to help promote the borough as a great place to live, work and play.
- Promote Bicycling:** Install bicycle racks on buses, bike lanes in streets and bicycle parking racks near stores.

Bicycling is a growing mode of transit in the United States and Pittsburgh has one of the fastest growing bicycle populations in the nation. Bicycles are used for recreation, sport and commuting (either in part - ie: to another mode of transit like the bus - or for full trips from door to door). The borough should consider areas where bike racks may be located and possibly even find streets where dedicated bike lanes may be located in order to promote bicycling as a way to drive more business to Main Street.

←----- The 1/4 mile radius is the distance a pedestrian is typically willing to walk to any destination. This diagram shows how the entire business district and much residential area is located within the 1/4 mile radius from Potomac Station.



PHOTO 5: 1/4 MILE RADIUS FROM POTOMAC STATION



PHOTO 6: POTOMAC STATION



PHOTO 7: POTOMAC STATION



PHOTO 8: CROSSING OVER RIGHT OF WAY



PHOTO 9: CROSSWALK OVER BROADWAY

STOREFRONTS: SIGNS AND AWNINGS

Signs and awnings can greatly contribute to or detract from the overall aesthetics of a business or building. It is important that signs and awnings be well crafted and appropriately scaled to the building and storefront. It is encouraged and recommended to use signs and awnings that are simple, suitably sized, attractively designed, constructed using appropriate materials, and properly located to enhance the image of a business and the overall aesthetics of historic downtown.

The following is recommended and encouraged. Should an owner need assistance, contact PHLF for suggestions on signs, light fixtures or awning design options.

SIGN BASICS

- Obtain a sign permit from the Borough Office if necessary.
- Size of signs must conform to the Borough Building Code;
- Signage should be installed in locations so as to not cover up or destroy architectural features or historically significant details, such as cornices, trim, windows, decorative brickwork, or other unique details;
- Signage should be mounted so that holes can be easily patched if removed. Where possible, holes should be made in mortar joints, not directly into masonry units. If holes or hangers already exist, reuse of these are encouraged;
- Signage color should be coordinated with the color and character of the particular building on which it is being installed;
- Signs should be externally illuminated. Internally lit plastic signs, neon, fluorescent, or flashing lights are not recommended since they do not reflect the historical character of downtown;
- Signs should not be too detailed or cluttered making it unreadable by vehicular traffic. Keep in mind, less is more!
- Use display windows for creative signage, lettering and business logos. Neon signs behind windows are acceptable;
- Limit the number of signs on storefront display windows and doors. Signs should be sized and scaled to balance, not hide or overwhelm the structure.



SIGN TYPES

Projecting Signs - are primarily meant to attract the attention of pedestrians because they hang over the sidewalk. Projecting signs are most effective when used on buildings which face a sidewalk on main street.

Freestanding Signs - are appropriate when a structure is set back ten or more feet from the sidewalk. Freestanding signs alert people that a business exists when the structure may be partially hidden from pedestrian or vehicular traffic.

Flush Signs - meant to be viewed from a distance. These signs are visible when directly facing a structure's facade or from across the street. Ideally, flush signs should be placed in signboard panels above doors and storefront windows.

Window Signs - are applied on the inside of display windows or doors. Generally, the viewer would need to be relatively close to the sign for legibility, but that depends on the window's overall size.

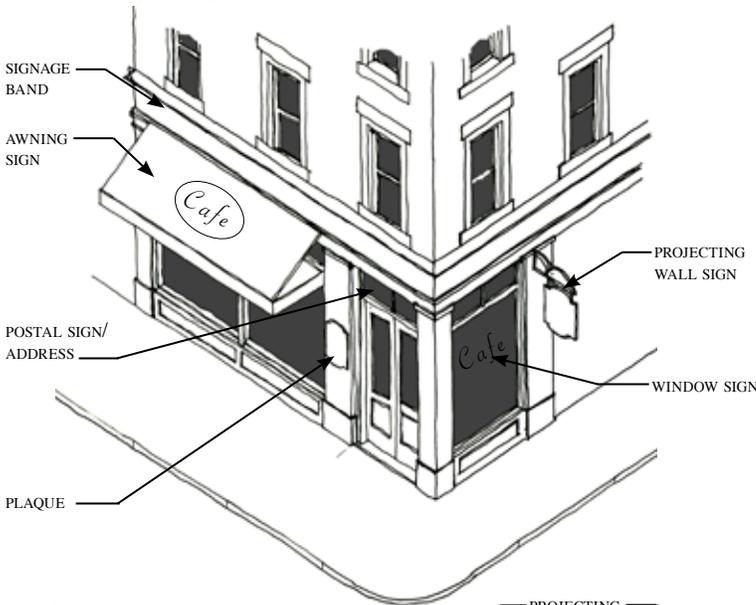
SIGN STYLES

There are three basic sign styles. Some signage may only be one of these or it may combine elements of two or all three styles:

1. **Word sign** - use of words to describe business and its products.
2. **Symbol sign** - a recognizable symbol conveying the image of a business instead of words.
3. **Numbers sign** - use of numbers instead of symbols or words, common of these are street address signs that help customers locate a business.

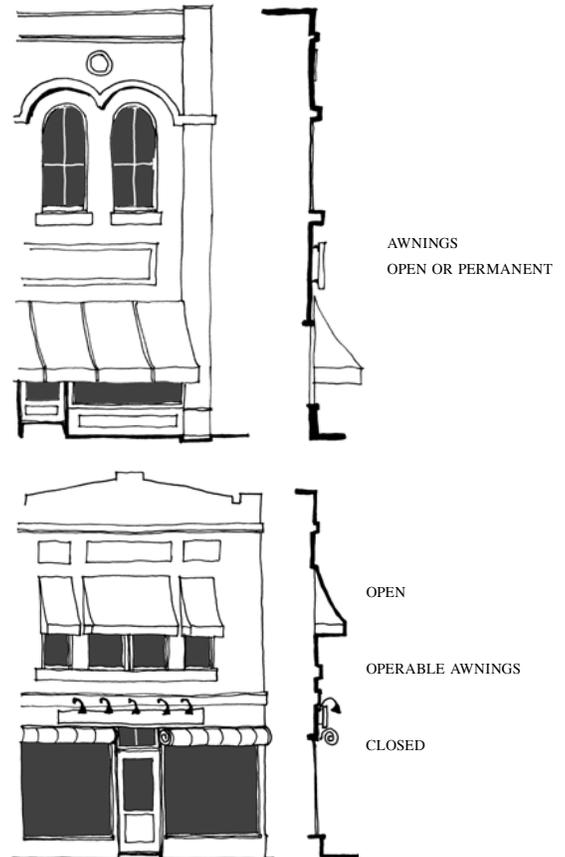
SIGN CONSTRUCTION AND DESIGN

- Consider a return to or recreating period signage. Utilize lettering fashionable to the time period of the building, late 19th century and early 20th century styles;
- Use artisan-crafted signs and quality sign materials manufactured specifically by the sign industry;
- Use graphic elements and details of the building and architectural motifs as part of the sign design when feasible;
- Lettering should be kept to a minimum and the message kept brief. A logo or illustration can be included to communicate the nature of the business. Lettering and logo designs should be graphically coordinated together;
- Well designed signs that reflect the historic character of the borough are preferred.



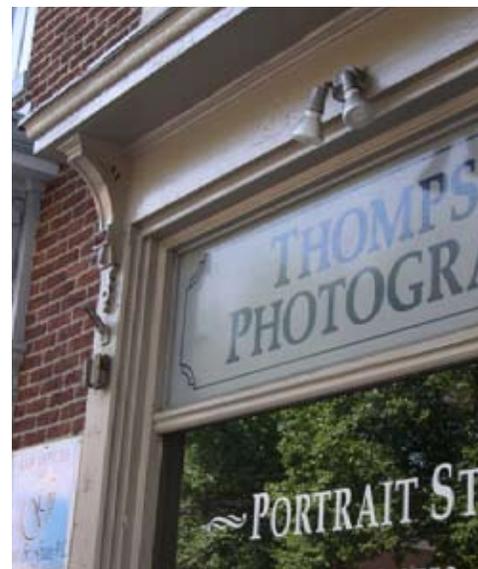
AWNINGS

- Awnings are both functional and decorative. Similar to signage, awnings can add to or detract from the overall aesthetics of the main street. Both fixed position and retractable awnings are acceptable. See photo examples.
- Awnings should be attached to buildings by using the gentlest means possible;
- Select weather-treated canvas or natural looking material when shopping for awnings. Plastic awnings are not appropriate. Additionally, the awning should not be oversized-it should fit within the storefront area and not cover architectural elements;
- Awnings may display the name and nature of the business on the front face and/or side facings. Use simple letter designs and keep the message brief;
- Awnings may be used at street level and in upper stores as long as they are appropriately scaled and designed to maintain the architectural style of the facade.

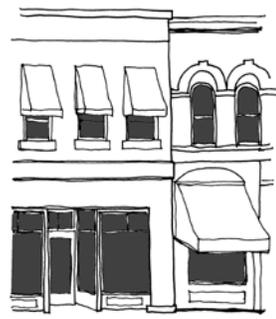


STOREFRONTS: SIGNS AND AWNINGS

The following photos are good examples of appropriate signage and awnings. Notice the variety and simplicity of sign colors, shapes, sizes and the quality maintained throughout. Colors are coordinated with storefront colors yet stand out enough to be noticed. Awnings are used to shade storefront windows while providing an additional sign option.



The examples below show well composed storefronts and window displays that have been restored or well maintained. First impressions, or 'curb appeal', are important to capturing downtown visitors and customers. Well designed window displays and simple window decorations that are changed often can more successfully draw customers into a store.



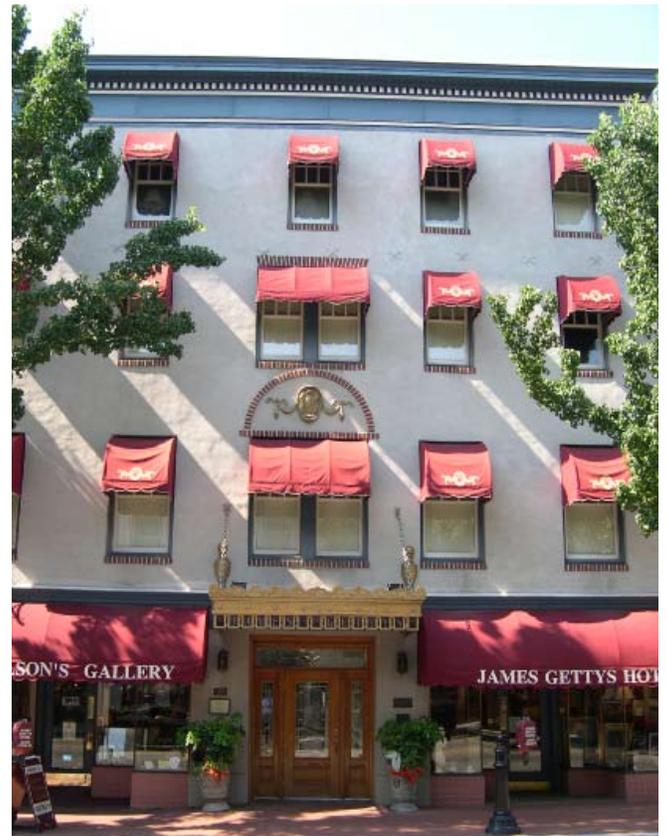
The traditional storefront is composed almost entirely of windows to be as transparent as possible, allowing a maximum of natural light into the store space. It also gives the customer a good view into the store. It is important to not overwhelm a window display with signs. Window displays contribute to the character and success of a store; to the character

of the street; and to the character of the business district as a whole. A display is an invitation to come inside and shop. Make it a good first impression!

Additionally, a well-lit display can entice nighttime window shoppers to return during business hours.

Notice in these examples how:

- awnings are used;
- paint colors are coordinated;
- windows & transoms are restored;
- signage is incorporated in a variety of ways;
- storefront window displays are simple & inviting;
- storefront windows are clutter free;
- merchandise is displayed on the sidewalk;
- flower boxes and planters are used.



STOREFRONTS: LIGHTING

There are four basic types of lighting that will be used in the downtown:

1. Pedestrian Lighting - which provides illumination for sidewalks and pathways;
2. Street Lighting - which provides illumination for vehicular areas such as streets, parking lots and alleys;
3. Accent or Amenity Lighting - which provides illumination to buildings and its architectural details, statues, plantings and other special features;
4. Sign Lighting - which provides illumination to signage that identifies the building occupant or business

Sign Lighting and Accent or Amenity Lighting can enhance a business or building by calling attention to merchandise, signs, and architectural details. For exterior sign illumination, shaded goose neck lamps work well. Avoid bare bulbs, backlit Plexiglass, and flood lights. Highlight details with spotlights.

Well-lit storefront display can entice nighttime window shoppers to return during business hours. A well-lit storefront display also helps to improve the pedestrian and vehicular experience by increasing the sense of security in the downtown at night by giving the impression that the area is occupied even after hours.



LIGHTING SIGNS

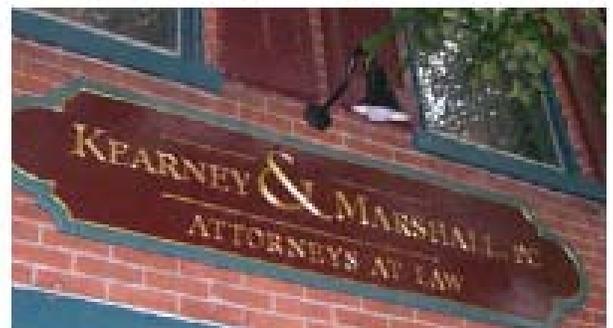
- Use external lighting fixtures rather than internally lit plastic fixtures. "Gooseneck" fixtures are recommended;
- Avoid using flashing lights of any kind;
- Compact fluorescent or LED energy efficient light bulbs are recommended;
- Sign lighting should be directed to the sign itself and not used to light the surrounding area; separate fixtures should be used for area lighting;
- Lighting fixture designs, if visible, should be consistent across the facade and compliment the architectural period of the building.



ABOVE: good example of incorporating gooseneck lighting, tri-color paint scheme to highlight architectural details, window signage, and canvas awnings.

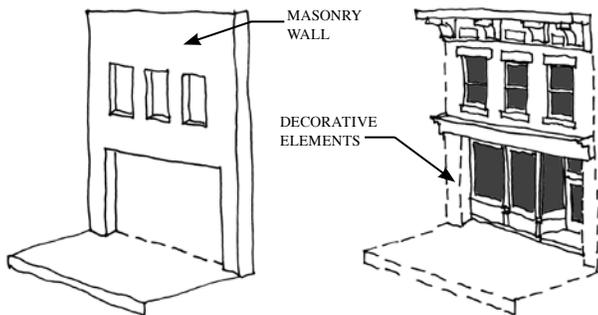
LEFT: good example of incorporating recessed lighting in soffit, sidewalk furniture, hanging plants, sign board, and the "open" flag sign. all of which enhance the sidewalk experience, increase curb appeal, encourage visitation of potential customers.

Shown below are examples of goose-neck lighting which are appropriate for illuminating signboards and lettering. Also shown are examples of wall mounted fixtures which are appropriate for illuminating entrances and storefront areas. Exterior lighting can enhance the building facade, signage, and entrances. It is important to choose lighting fixtures that are of good quality, style, and design that fits well with the scale and character of the storefront and overall building.



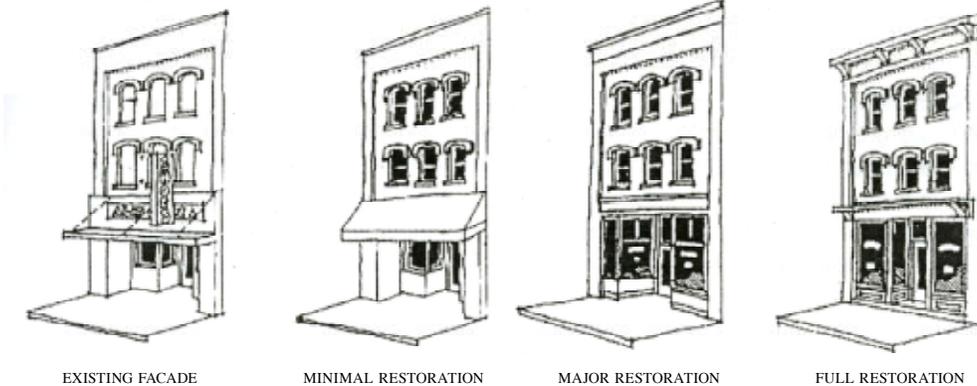
FULL FACADE: EXTERIOR RESTORATION

All historically significant and buildings within the commercial district should be restored to their original architectural period. Historic photos or a Preservation Architect or Builder may be consulted to aid in this process. Modifications which use color, details and architectural motifs from other eras should be removed or avoided, when possible. Cosmetic “face-lifts” which cover and/or obliterate the original architectural character of a facade are not recommended.



PHASED RESTORATION DIAGRAMS

The masonry wall will reveal the original window and storefront placement and proportions. Decorative elements give refined scale to a facade and are a big part of a restoration process.



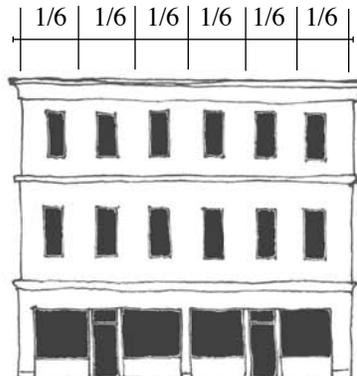
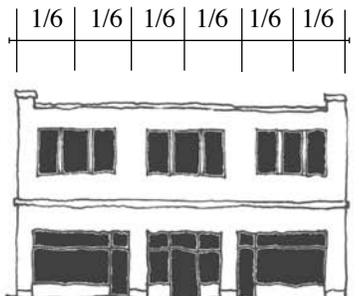
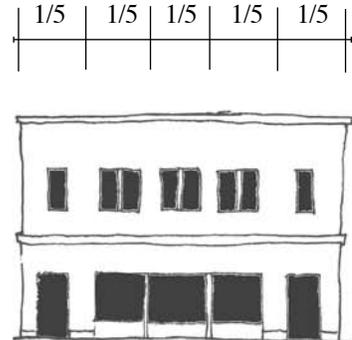
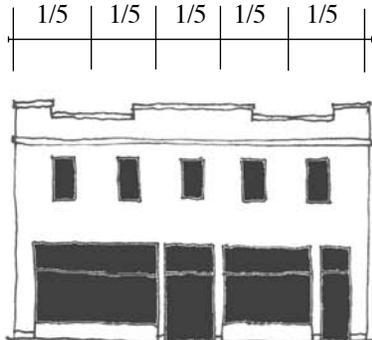
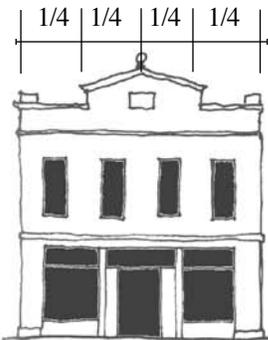
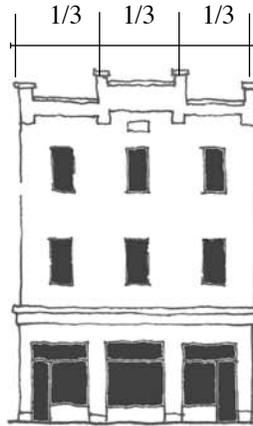
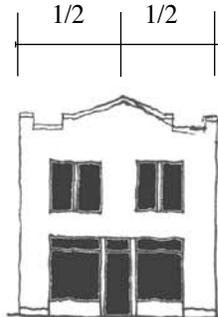
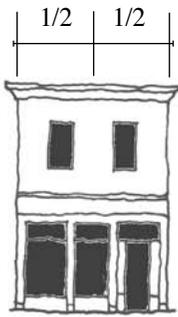
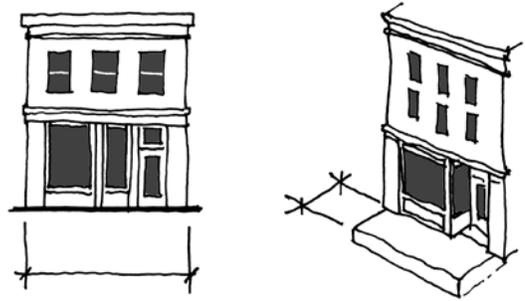
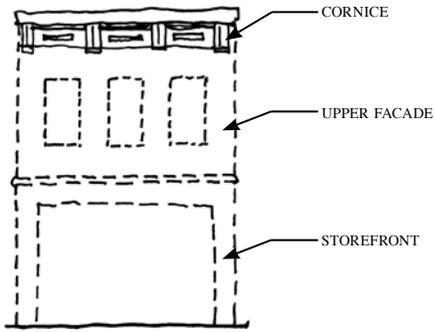
Restoration can be done in phases, with each phase having a significant visual impact.

Minimal Restoration: includes basic maintenance, replacement of basic missing features, removal of coverings or other non-traditional building materials, replacement and reopening of original windows. Also adding new signs, awnings, and paint schemes that are proportioned and coordinated to work with the overall storefront and building design.

Major Restoration: includes retaining original details and elements of the facade, incorporating new materials for replacement of missing features.

Full Restoration: this includes bringing the entire facade back to its original historic design including details, color palette, and sign placement. Windows are fully restored and the storefront design restored to its original.

FACADE ELEMENTS AND PROPORTIONS



FULL FACADE: ARCHITECTURAL ELEMENTS

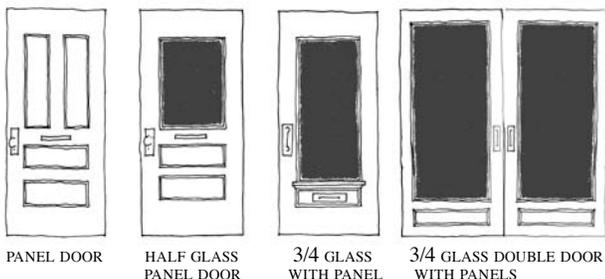
An inviting and engaging downtown has a certain “feeling” created by its design and architecture. The downtown character is created by consistency, coordination and complimentary forms. Originally, the hidden assets built into each property brought the whole town together visually and made it pleasing for customers—window shopping and walking the streets became a stimulating sensory experience. Scale, mass, rhythm, patterns, materials, shapes and colors are some of the ingredients used to define streetscapes and public spaces. This section outlines the uses and appropriateness of architectural designs and features that give commercial districts and outdoor spaces their personality.

Thankfully, downtown still has much of its original architectural features. In some instances, the original architectural features and unique details are underneath more recent applications or coverings. Simply removing these coverings would likely reveal original features and details, which in many cases are preserved.

STOREFRONTS

- The design of entrance ways and street-level portion of facades should be compatible with the design of the upper floors to enhance the overall character of a building;
- Retail stores, service oriented businesses and restaurants should have large pane display windows on the ground level;
- Multiple storefronts within a building should be visually unified through the use of similar or compatible building materials, colors, architectural details, awnings, signage and lighting;
- The original proportions of display windows and any special features such as transoms or leaded glass should be retained and restored;
- Entrances should be well defined by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, railings, balustrades, etc.;
- Avoid replacing an entire store front when repairing existing materials and surfaces or replacing parts and sections may be all that is necessary.

TYPICAL STOREFRONT DOOR STYLES



WINDOWS

- Maintenance, repairs, refinishing and restoration should be first attempted in lieu of replacement of existing historic windows if possible;
- Closing up existing window openings is not recommended. Re-establishing original window openings where they have been covered up or filled in should be a priority;
- Energy efficient windows are highly recommended;
- Provide or re-establish interior day lighting with original windows and skylights where possible;
- Minimize exposed glazing on east and especially west exposures to reduce heat gain, low UV emitted windows, shutters, or awnings can be beneficial;
- Provide shading devices such as operable windows, shutters.

NEW WINDOWS

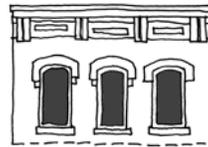
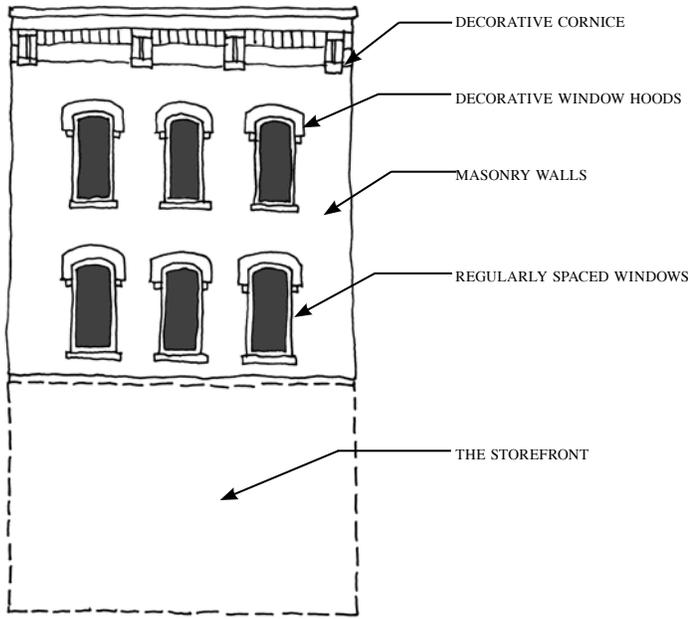
- Whenever possible, windows on upper floors should align vertically with windows and entrances on the first floor;
- The rhythm of windows and facade openings and decorative window trim should be consistent with that of the original building;
- New windows should be compatible with the style, size, material, color and detail of windows on the existing building.

DOORS

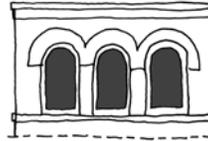
- Repairs, refinishing and restoration of existing historic door(s) is encouraged in lieu of replacement, where possible. Avoid using replacement doors that do not match the size of the opening, or that use inappropriate materials;
- Closing up existing door openings is not recommended. Re-establish original door openings where they have been covered up or filled in.



TYPICAL UPPER FACADE CHARACTERISTICS



Typical building cornices and upper facades in the mid to late 1800s were characterized by boldly decorated cornice and window hoods and narrow window openings.



In the late 1800s to early 1900s, these areas of the facade were mostly highlighted by corbelled brick cornices and large, arched window openings. See photo example below.

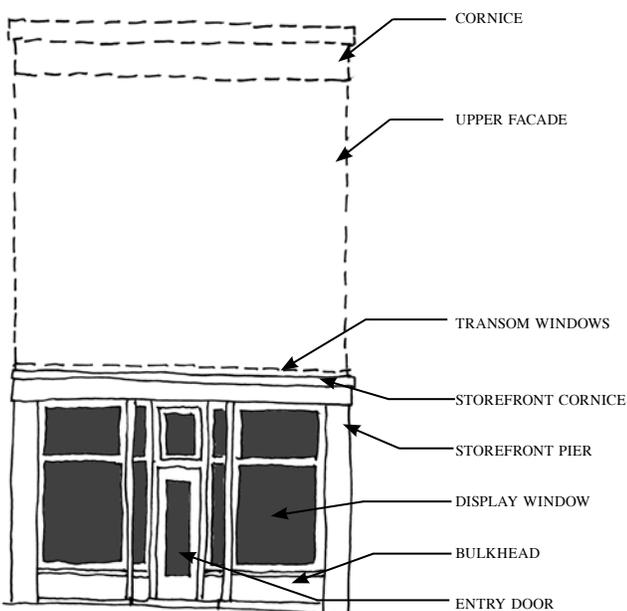


By the early to mid 1900s, typical upper facades were marked by corbelled brick cornices and large window openings with multiple window units.

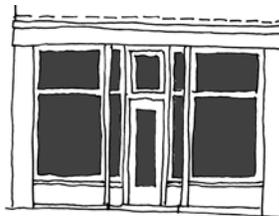


The above two photos show typical upper facade characteristics. Examples of corbelled cornices are shown above, and can be defined in architecture when brick or stone projects out from a wall, supporting what's above it.

TYPICAL STOREFRONT CHARACTERISTICS



In the mid 1880s to early 1900s typical storefronts were characterized by boldly decorated cornices, cast-iron columns and large display windows.



From the early to mid 1900s typical storefronts had simplified cornices, transom windows over display windows and metal window frames.



The above two photos show typical storefront characteristics. Examples of large display windows, decorated cornices, transom windows, and paneled bulkheads.

EXTERIOR RESTORATION AND PAINTING

The original materials used for wall facings and ornamentation such as brick, woodwork, stone, cast iron, and the colors themselves, give buildings their special character and identity. The materials actually provide visual harmony to the entire streetscape and downtown atmosphere. Covering original materials and details of just one building with inappropriate substitutes like aluminum, T1-11, dryvit, vinyl siding, or stucco destroys the architectural character and identity of the entire downtown. Repair and proper maintenance of original exterior surfaces and decorative features is the best solution to the problem of a deteriorating facade. By taking advantage of the quality of the original materials and design, the life of a building will be indefinitely prolonged and its commercial value increased.

PAINT

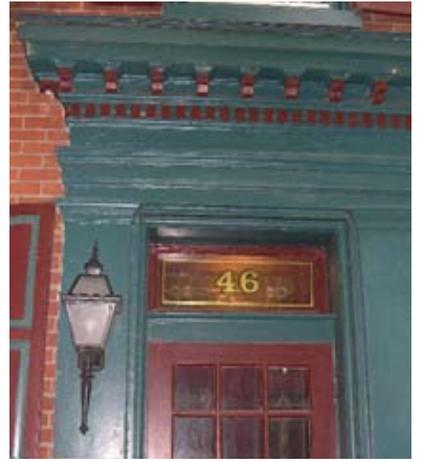
- Use only non-toxic, low volatile organic compound (VOC) paints, sealants, and finishes;
- All wood structures and wood trim should be prepared for painting by manually scraping old paint to reveal the original architectural details. Wood should not be cleaned by sandblasting or by using pressurized water or steam;
- While paint is a reversible treatment, paint color(s) should nonetheless be chosen from those colors which are appropriate to the period of the building's construction date;
- Single color, monochromatic and contemporary color schemes should be avoided for early buildings. For example, Victorian buildings should not be painted with earth tones, bright oranges or a palette consisting only of creams and off-whites. The placement and quantity of accent colors and the relationship of lights to darks should reflect the building's character;
- Use historically accurate color palettes. Consult with local paint stores who carry Benjamin Moore or Sherwin Williams for colors from their historical collection.

Refer to Appendix A for paint colors and paint combinations

BRICKWORK AND MASONRY

- When cleaning or removing paint from buildings that are either brick or masonry, it is recommended to use steam or low pressure water (no more than 300 psi) and soft bristle brushes. Never sandblast or use high pressure wash, or use abrasives on brick or masonry;
- To preserve its original beauty and prolong its life, only periodic cleaning and repointing are required. Repointing should be done by a professional with experience in historic materials;
- Repoint brick and masonry facades when needed. Repointing is the process of removing deteriorated mortar from the joints of a wall and replacing it with new mortar;
- When repointing, match new mortar to the original compressive strength, color, composition, depth and finishing of the original joints;
- Painting brick is not recommended unless the brick facade has already been painted. Paint will obscure defining features, such as joint profiles and bonding patterns, and will also create an instant and continuing maintenance expense for the future;
- Repair decorative brickwork and masonry whenever possible. Only replace decorative masonry features when they are completely missing, or too deteriorated to repair. Use existing physical evidence to guide the new work and to match the original features as closely as possible, replacement brick units should match the original in dimension and should be "toothed in" to the original surface.





NEW CONSTRUCTION AND ADDITIONS

New construction and additions within the historic district of downtown should follow the Secretary of Interior Standards and any building codes and historic ordinance applicable to or established by the Borough. The designs of new construction and additions should be compatible in detail, style, and scale to the historic character of downtown.

The following guidelines are for Sustainable new construction and additions as recommended by the American Institute of Architects (AIA).



BUILDING DESIGN:

- Provide a well-insulated building that minimizes heat gain and loss;
- Build cool roofs which provide low heat absorption and high reflectivity roof assembly or green roofs (vegetated);
- Orient building for passive heat gain and cooling/natural ventilation;
- Incorporate traditional design principles, and child-friendly and senior friendly design;
- Meet or exceed the local requirements for accessible and special needs housing.

WATER CONSERVATION AND MANAGEMENT:

- Make sure water meters are installed and that there is owner/tenant accountability in water use;
- Use water-saving strategies such as high efficiency dual-flush toilets and a looped domestic water system with recirculating pump for immediate hot water at the tap;
- Minimize storm water discharge using permeable paving and retention systems;
- Provide mitigation during construction to avoid siltation of surrounding streams or drainage systems during heavy rains.

ENERGY EFFICIENCY:

- Assure that electric and gas meters are installed and that there is accountability by owner or tenant;
- Use properly sized and designed sealed combustion boilers or furnaces and distribution systems or other low-energy use heating;
- Use tankless water heaters, indirect water heaters, sealed combustion water heaters, or solar hot water heaters;
- Specify compact fluorescent fixtures and educate tenants about energy saving techniques;
- Specify Energy Star appliances throughout;
- Avoid or minimize air-conditioning systems with natural ventilation or other passive cooling strategies;
- Consider renewable energy sources such as photovoltaics with funding from research grants and rebates.

REDUCED AND SUSTAINABLE MATERIAL USE:

- Use fewer building materials through advanced framing techniques or other systems approach to building construction;
- Use recycled content & building materials where possible (Contact: Construction Junction, in Pittsburgh);
- Use locally available (within 500 miles) building materials such as locally produced masonry or other earthen system, recycled lumber or locally mined timber or other recycled materials, or recycled aggregate from demolition of existing site work or structure nearby.

RECYCLING DURING AND POST OCCUPANCY:

- Reduction and management of construction waste: reuse form-boards, mulch waste wood on-site, sort construction waste and recycle applicable materials, salvage reusable materials;
- Recycling of user waste, mulch yard waste on site or provide recycling bins for pickup by local recycling authority, provide recycling bins along with trash bins for residents.

INDOOR ENVIRONMENT QUALITY: HEALTHY BUILDINGS:

- Detail building envelope to shed water with adequate flashing and a continuous drainage plane; design walls to be dry on the interior, exterior, or both as appropriate to the local climate;
- Provide operable windows with screens and take advantage of natural cross-ventilation when possible;
- Provide mechanical ventilation to remove excess moisture and indoor pollutants from living spaces and to provide an adequate amount of outside air;
- Specify sealed combustion boilers, furnaces, and water heaters;
- Minimize the use of carpeting, which can hold dirt, mold, and other allergens. When used, specify carpet with low VOCs and recyclable fiber and backing content. If available, install carpeting that can be recycled.

ORIENTATION OF NEW BUILDINGS:

- Building height shall comply with the provisions of the Zoning Code;
- New buildings should face a street, or other public space. Buildings should not front directly onto parking lots;
- New buildings situated on street corners should have two designed facades. Both walls do not need to provide their own entrance, but the facade without a door should not be a blank canvas. Rather, it should be an extension of the primary facade and be integrated with it;
- Off-street parking areas should be sensitively located to the side or rear of the buildings. This layout will reduce the visual impact to and disruption of the streetscape's continuity.

ROOFS AND WALLS OF ADDITIONS:

- The new roof form (its shape) should be appropriate to and imitate the existing building's roof;
- Flat roofs should be avoided on one and two story buildings;
- The facade of a building should be emphasized through window patterns and proportions and the enhanced treatment of entrances through details, materials and architectural motifs;
- The use of blank, windowless walls is discouraged. However, if they are absolutely necessary, they should utilize surface articulation and architectural elements found in other facades to give interest to the wall.

SCALE AND MASS OF ADDITIONS:

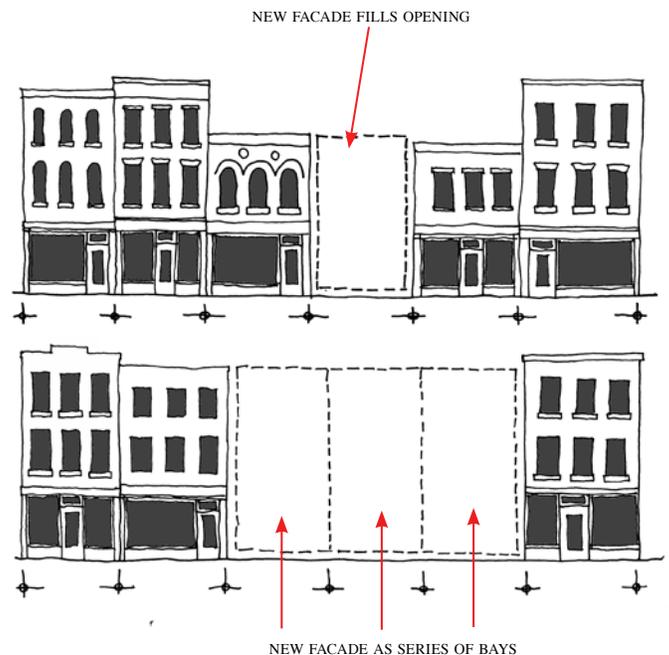
- Building scale and mass shall comply with the Zoning Code;
- The overall scale, massing, and proportions of new additions should relate to and be compatible with those of adjacent and surrounding buildings;
- Changes in scale and mass, such as offsetting a wall(s), or deviating from the existing roof line should be made in graduated increments;
- Buildings should not have long, uninterrupted flat walls. Designing wall offsets, adding changes in floor levels, including windows and ornamentation to exterior walls should be used to add interest and variety. Flat, unadorned walls are boring and often invite vandalism;
- Roof line offsets, cross gables and dormers should be utilized to vary the massing of the roofs of buildings;
- Visibly exposed sides of new additions should be defined with a base middle (the wall itself) and cap or cornice.

MATERIALS AND DETAILS OF ADDITIONS:

- All materials, details and colors used with new additions should be compatible with the overall design of the original building, as well as with the surrounding buildings. New additions should be well integrated with existing structures;
- Architectural features and motifs of original building should be retained and repeated in the design of new additions whenever possible;
- When designing additions, the patterns, colors, details and prominence of materials used in adjacent buildings should be taken into account;
- Vinyl siding and trim materials should not be used.

SERVICE AREAS AND MECHANICAL EQUIPMENT:

- Loading areas, waste facilities, air conditioning units, exhaust and vent stacks, elevator penthouses and antennae or dishes should be located to the rear of buildings or screened from view.;
- The use of interior refuse rooms in lieu of outdoor dumpsters or other methods of waste removal is encouraged. Visible trash receptacles are uninviting and discourage foot traffic;
- Fire escapes should not be visible when viewing the main facade.



NEW CONSTRUCTION AND ADDITIONS

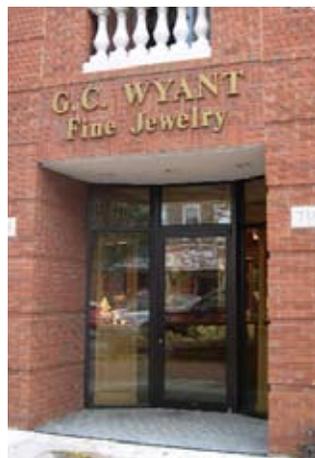
The new construction and infill projects below are appropriate because of their scale, massing, materials, and details. In each of these examples the building design reflects traditional main street architecture and style.



In the new construction example above, the landscaping and fencing around the parking lot helps to screen the parking. The building design and scale are appropriate and contextual. However, in this example, it would have been preferred to move the building closer to the street with the parking to the rear so that it doesn't face main street.



In the new construction example above, the building is designed with scale, proportion, architectural details, and massing that is similar to that of the historic buildings in downtown.



In the infill construction example above, the building facade works well with the streetscape and the use of brick and traditional detailing.

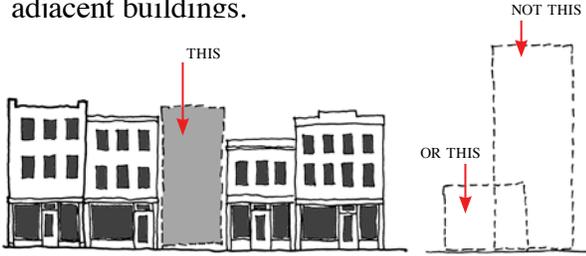
In the new construction example below (bottom photo), the building design fits well because of its scale and massing, frontage, and materials used.



In the infill construction example above, the space between two buildings was landscaped and a decorative fencing added. This space is used for utility equipment but is hidden by the landscaping.

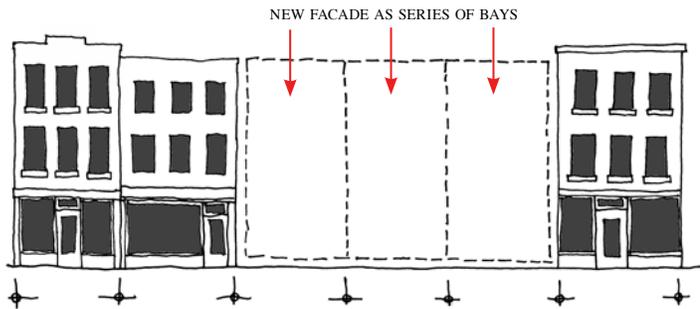
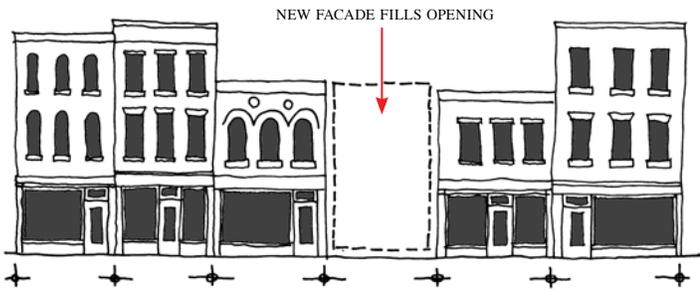
HEIGHT OF NEW CONSTRUCTION

- New construction should be built to a height that is respectful and compatible to its neighboring or adjacent buildings.



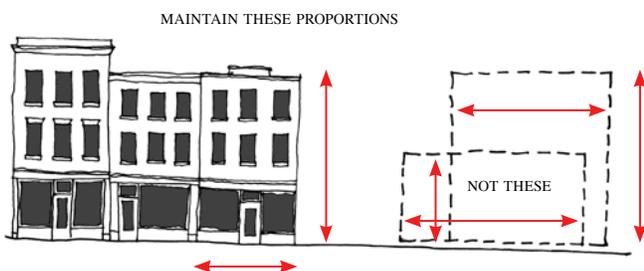
WIDTH OF NEW CONSTRUCTION

- New construction should be built to a width that reflects the rhythm of the facades along the street;
- With a large site, the massing of the building facade can be divided into a number of small bays.



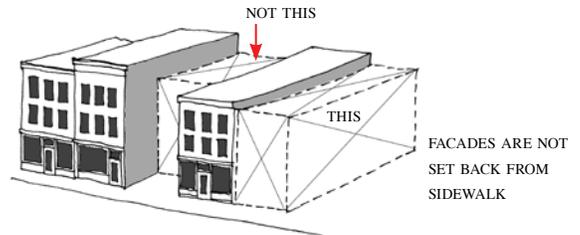
PROPORTION OF NEW CONSTRUCTION

- The relationship between height and width of existing facades should be respected.



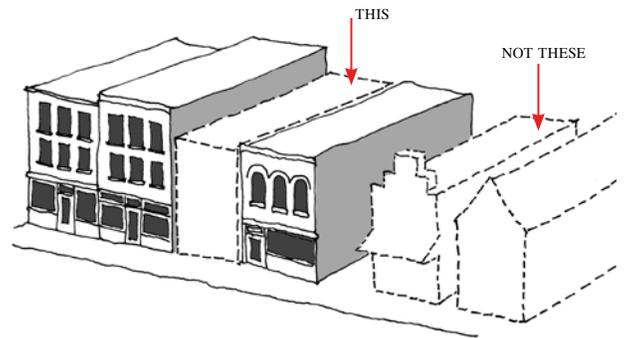
RELATIONSHIP TO STREET

- New construction in the Central Business District should be built to a setback that is consistent with the adjacent traditional and historic buildings, which is typically a zero setback with the building facade and entrance right at the sidewalk edge;
- The diagram below shows how to build with zero setback, if a building is set back from the street it creates a negative space and breaks up the harmony and rhythm.



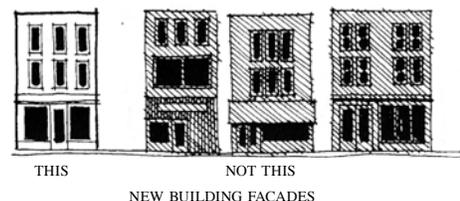
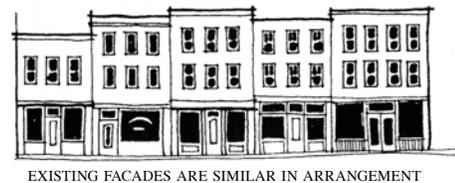
ROOF AND CORNICE FORMS

- The form of the roof and building cornice should be similar to those on adjacent structures. On Main Street, this usually means a flat roof hidden behind a cornice.



COMPOSITION

- The composition of the infill facade should be similar to that of surrounding facades. Refer to the “Full Facade: Exterior Restoration” for additional reference drawings



REAR AND ALLEY RECOMMENDATIONS

The rear facades, rear entrances, and alley ways are important in a downtown. These spaces are usually considered strictly service areas, where garbage is picked up or deliveries are made. Often times the rear and alley areas are forgotten or ignored. These utilitarian areas within the Central Business District, while secondary to the storefronts and main street, should be designed and well maintained to better enhance the overall appearance of downtown.

These areas greatly contribute to the downtown pedestrian and vehicular experience and can have a negative impact if not well maintained or designed.

REAR AND ALLEY GUIDELINES

- Rear facades and alleys should be well lit for safety and night time servicing;
- Rear entries should be identified with small signs on or near the door;
- To provide security to the rear entry, an attractive metal gates could be used;
- Alleyways should be clean and well maintained;
- Weeds and scrub trees can be a problem in alley areas. Keeping these under control will improve the image;
- Snow removal in alleys is equally important to that on the main street.



The above is a good example of how a business closed off the alley between the buildings with a decorative gate and railing.

ENCLOSED DUMPSTERS AND LOADING AREAS

- Trash and dumpsters located in rear entries and alleyways should be well maintained, removing debris and trash frequently;
- If possible, have a central location for trash collection, one that will serve several stores efficiently. Grouping the containers gives a less cluttered appearance;
- A gate closure screening system should be in place to hide dumpsters and loading areas and to provide security. These should open from the front for easy removal of full, heavy cans. Use a neutral color to paint or stain gate enclosures. Choose colors that blend in with those of the rear facade.
- Normal service activities, such as trash collection, loading, shipping, and storage must occur with ease. It is possible to accommodate these functions and, at the same time, make the space behind the store more pleasant for shoppers.



The above is a good example of how a business closed off the alley between the buildings for outdoor restaurant seating and flower planters.

STOREFRONTS: WINDOW DISPLAY RECOMMENDATIONS

Storefront windows and their displays are elements within a downtown that constantly evolve. Throughout time, storefront windows change while upper facades and building cornices remain the same, deteriorate or disappear behind slip-covers.

Storefront windows were traditionally composed almost entirely of windows, transom windows and display windows, as well as the front door with a glass panel. This is functional in that it allows the maximum amount of natural light into the store space and gives the customer a clear view into the store. That transparency also offers a sense of security to the street and business interior.

Often original storefront windows and transoms have been covered up with panelling or other materials. Removing those materials may reveal original windows and transom windows still intact.

Storefront window displays serve as the best method of advertising for a business that works both day and night. Pedestrians and vehicular traffic are potential customers that can be drawn in by a well designed window display.

Keep in mind, storefront window displays are important not only to a business, but to the character of the streetscape and overall central business district.



It is important to keep in mind secondary ground level windows that face the side street or alley. These windows are equally important and provide another opportunity for advertising, attracting pedestrians and enhancing those areas. The above example utilizes simple yet attractive window displays, flower boxes, and flags.

TIPS FOR SUCCESSFUL STOREFRONT WINDOW DISPLAYS

- Keep it simple. Use minimal decoration;
- Give thought and effort to plan out the display concept be intentional with the design;
- Change window displays often, keep potential shoppers interested, intrigued, and coming back often;
- Clean windows regularly, remove smudges and hand prints on the glass both inside and out.
- Remove dead insects, faded paper or signs as needed;
- Limit the number of handmade signs posted in the windows, and remove when no longer pertinent. Keep glass free of clutter and tacky paper or posters;
- Let the merchandise and goods sell themselves;
- Use night lighting to illuminate the window display after hours. Consider using incandescent spot lighting mounted on ceiling tracks or recessed into the ceiling;
- Halogen bulbs are recommended because they last longer and use smaller fixtures;
- Be creative. Think of different ways to display the merchandise that will attract the targeted audience or new customer. Have fun and use imagination;
- Work around a single theme. Change displays to work with a holiday, season, or local event.



The above storefront is a good example of a well maintained display, simple, clean, and clutter free. This is also a good example of a restored storefront highlighting the original architectural detail by using an tricolor paint scheme.

PROPERTY AND STREET ENHANCEMENTS

LANDSCAPING:

•General Landscaping: Landscaping and street trees shall comply with the Zoning Code. Use plant species that thrive in local climate with minimal irrigation. Mitigate wind and sun with evergreen and deciduous trees. Use efficient irrigation systems such as drip, or a measured moisture level spray system that only goes off during the early morning. Avoid using chemical fertilizers, herbicides, and pesticides. It is recommended to use recycled gray water (rain water collection or bath water recapture) to water planters and gardens.

•Street Trees: These can provide shade for pedestrians and shelter for outdoor activities. They also add a unifying natural element by reinforcing the edge of the street. They can help fill gaps along the edges of vacant lots, surface parking areas or blank walls. Effective planting can also reduce heat, glare, air and noise pollution and wind velocity in commercial districts. It is important to save and properly maintain existing mature trees. An experienced arborist or master gardener could provide assistance towards implementing and maintaining street trees.

•Planting Beds and Containers: Low maintenance and drought resistant flowers or plants are highly encouraged. These add color and beauty to the business district with little maintenance. Other varieties may require frequent maintenance and upkeep to remain pleasing but there are numerous benefits. In the winter, it is suggested to move planters to storage or replant with evergreens or other hardy perennials. Unprotected ground cover and low shrubs should not be located in areas with heavy pedestrian traffic where they can be damaged or collect trash.

PAVING:

•Sidewalks: Poured concrete and brick sidewalks are recommended. It is best to pour concrete in smaller slab sizes (instead of large single pour slabs) for better management & maintenance in the needed areas. Coordination throughout the downtown is necessary to achieve a cohesive aesthetic. Minimize heat island effect at paved areas by providing a 40 percent shade coverage at tree maturity or providing alternate paving such as light color or permeable or grass-covered pavement.

Source: National Trust for Historic Preservation, Main Street Guidelines: Public Improvements on Main Street

Recommended Urban Trees:

Small trees (<30 Height):

Thornless Cockspur Hawthorn

Golden Desert European Ash

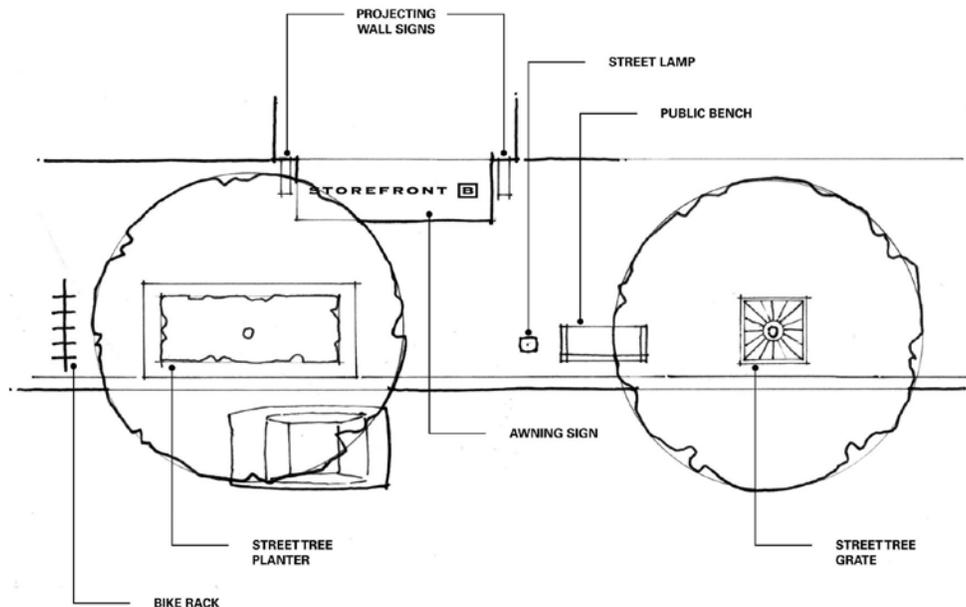
Summer Sprite Littleleaf Linden

Large Trees (>30 Height):

Armstrong Freeman Maple

Princeton Sentry Ginkgo (male species)

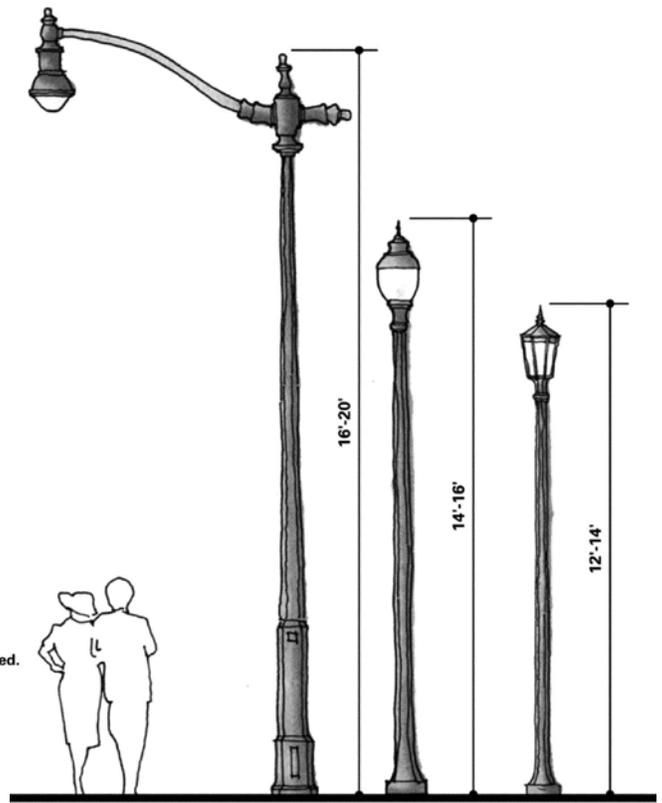
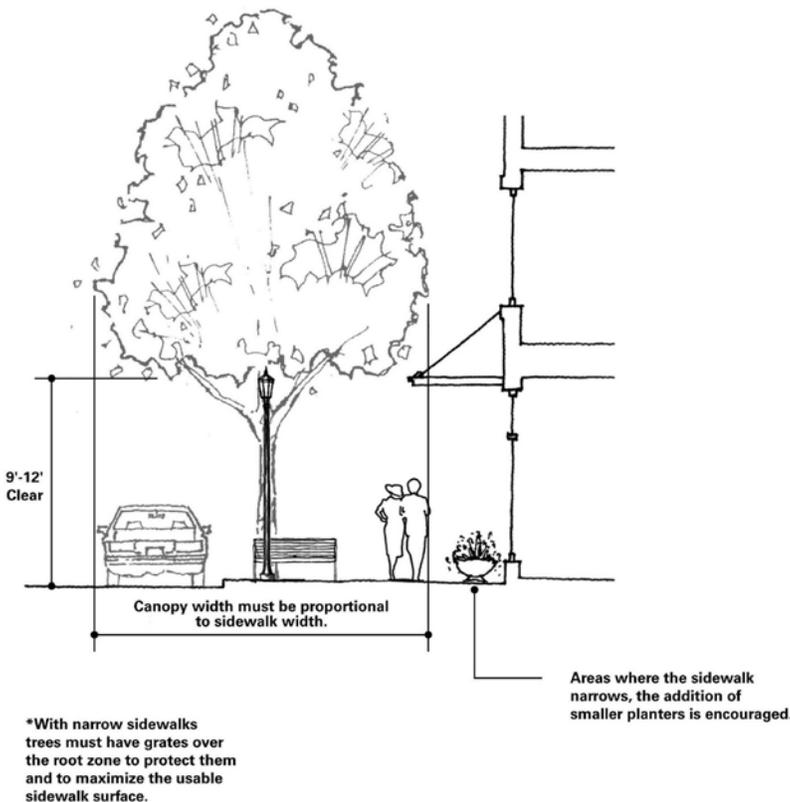
Zelkova "Green Vase" or "Village Green"



SITESCAPING:

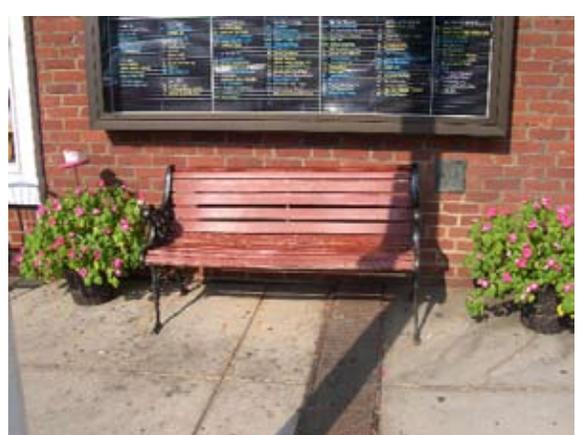
- **Benches and Seating:** These should be located where people congregate: at transit stops, in front of major attractions such as a park, business, ice cream shop, or in shady areas. Benches and seating should be of good design to fit with the historic character of the downtown, of sound construction and appropriate quality materials such as recycled wood and wrought iron.
- **Trash Cans:** It is important that the design of trash cans be appropriate to the historic character of the district and coordinated with other street furniture. Receptacles should be placed in convenient areas to help maintain a clean public environment. At bus stops, parking lots, major pedestrian street crossings, in front of stores that sell convenient goods, and at places where people eat lunch outdoors. Avoid placing trash cans too close to seating areas since they can create unpleasant odors and attract insects during warm weather. Trash receptacles should be sturdy to withstand heavy use and abuse, have openings large enough to prevent spillage and be easy to empty. It is important to establish a regular schedule for maintenance and trash pickup.

- **Lighting and Street Lamps:** In pedestrian areas, fixtures should generally range between 10 and 15 feet in height, with poles placed every 40 to 60 feet depending on the desired light level and visual impact. Street lamps in pedestrian areas should focus illumination downward to light sidewalks. In areas with vehicular traffic, streetlights that illuminate the roadway may be necessary. In commercial districts, these poles can be 20 to 30 feet high but should not exceed the height of adjacent buildings.
- **Bike Racks:** Bike racks provide a safe place to store bicycles, strollers, and the like. Racks are most used next to destination points like bus stops, grocery stores, or parks.



PROPERTY AND STREET ENHANCEMENTS

Low maintenance and drought resistant flowers or plantings can be attractive and make a positive visual impact. Street lamps, plant borders, decorative fencing, benches, hanging baskets - all are elements that can enhance the sidewalk and streetscape.



ADVERTISING AND WAY-FINDING

The downtown experience can be improved and enhanced by adding informational kiosks, community bulletin boards, and community directories where visitors and customers can find maps and brochures, historical information, community events calendar, as well as municipal information or business listings.

Murals can also add visual interest to blank walls along side streets or alley ways. Murals could portray a historic scene of the town or an advertisement. A professional muralist should be consulted and commissioned. Regular maintenance of murals is recommended.



MISCELLANEOUS RECOMMENDATIONS

The following is recommended and encouraged:

FLAGS AND BANNERS:

- Flags, balloons, and banners are terrific and inexpensive tools to create awareness and advertise a business;
- Flags, balloons, and banners move with the winds and attracting the eye of passersby;
- Flags and banners can be cycled through on a regular basis to continuously emphasize that “something new is going on”;
- Specials and unique events can be advertised through new designs and color schemes;
- Flags and banners should be customized for each store. Purchasing generic designs will give a business a generic look and not create the desired interest.

FLOWER BOXES AND PLANTING BEDS:

- Add attractive flower boxes to the sills of all windows. Priority should be given to ground floor windows;
- Flower boxes should be constructed with durable materials and coated with weather resistant stain or paint;
- The hardware for hanging or mounting flower boxes should be decorative-wrought iron or copper;
- Flower boxes should be planted with seasonal flowers. Maintenance is key, water and weed regularly. Avoid the use of artificial, plastic plants or vines;
- In the fall and winter, after the growing season has passed, promptly remove dead plantings from the boxes and add dried flower arrangements or evergreen cuttings. During the holidays, the boxes can be decorated with colorful and seasonal trimmings;
- Avoid using chemical fertilizers, herbicides, and pesticides.

SITE CONSTRUCTION AND RENOVATION GUIDELINES:

- While construction and renovation projects are underway, avoid placing plain paper or unpainted plywood over windows. Keep windows open so that the public is aware of progress and the fact that a new enterprise is coming.
- If covering windows is required, use the covering as an opportunity to advertise. Alert the public with a tasteful “coming soon” or “opening soon” sign. Decoratively patterned or colored paper can also be substituted.
- During the construction and renovation phase, avoid placing dumpsters in front of the building, whether in the street or on the sidewalk. If at all possible, keep dumpsters and construction rubble out of sight for the sake of both appearance of the streetscape and safety of pedestrians.

DEMOLITION:

Demolition of existing structures should only be considered under the following conditions:

- If the building is beyond repair and several qualified preservation architects and engineers who are versed in historic buildings and sustainability can make the case to do so. Review potential demolition with Council and the local Historical Society;
- If the building is not a significant structure or has lost all integrity of its historic character;
- If over 50% of the structure has been destroyed by neglect, fire or other disaster;
- If the structure is an unsound threat to public health that cannot be corrected or stabilized in a reasonable time frame.



Below are good examples showing usage of flags, banners, benches, flower boxes, and planting beds. Merchants could add to their shop front and sidewalk space benches, planters, urns, balloons, or flags to provide visual interest and intrigue to the pedestrian experience. These are simple techniques that will help draw visitors or customers to a business. Benches or chairs could be taken out at opening and closing of every day or permanently secured to the sidewalk. Notice the variety and quality that each of these examples bring to the pedestrian.

Keep in mind that window displays do not need to be fancy or ornate, simple and clutter free is best, changed often and well lit for after hours window shopping. When merchants visit other communities they should take notes and gather ideas on what is appealing, fresh, and unique to advertise and attract customers.



SUSTAINABILITY IN DORMONT

Together, the citizens of Dormont can make the city a more sustainable community. This means taking small steps today towards an overall healthier community which will, in the long term, yield a community with very little or no impact on the environment.



RECYCLE, RE-USE, & REDUCE

SOME BENEFITS OF “GOING GREEN”

BENEFITS TO THE ENVIRONMENT:

1. Greenhouse gas reduction
2. Improved water quality
3. Solid waste reduction
4. Improved air quality

BENEFITS TO OWNERS/USERS:

1. Lower utility bills
2. Healthier/more productive living and working environments
3. Preservation of local quality of life
4. Greater price appreciation
5. Increased resale value
6. Preferential mortgages, energy-efficient mortgages
7. Better indoor air quality

BENEFITS TO BUILDERS:

1. Lower waste disposal cost
2. Reduced use of new materials
3. Unique marketing potential
4. Higher quality homes = competitive advantage

BENEFITS TO THE CITY:

1. Increased value of existing programs
2. Demonstrated environmental leadership
3. Reduced maintenance costs

BENEFITS FOR THE NATION

1. Less reliance on fossil fuels
2. Reduced greenhouse gas emissions
3. More affordable homes for first-time home buyers
4. Lower medical costs thanks to healthier, safer living conditions
5. Job creation in the energy-efficient building materials and equipment industry

Sources: U.S. Department of Energy, Building America Program American Institute of Architects at: www.aia.org

SMALL STEPS YOU CAN MAKE TODAY:

1. Reuse and recycle building materials
2. Buy/install energy efficient appliances
3. Use non-toxic cleaning supplies
4. Recycle paper and waste at home and at work
5. Begin composting and using organic fertilizers in gardens
6. Walk or bike instead of driving
7. Ride mass transit, commute together, ride the bus
8. Recycle water for gardening, cleaning, or watering
9. Use compact fluorescent light bulbs
10. Unplug idle appliances and electronic devices
11. Buy local, and buy in season produce
12. Begin a garden or shared community garden
13. Reduce consumption
14. Create safe pedestrian and bike passage ways throughout the community
15. Preserve and enhance the cultural, historical, and architectural heritage
16. Redevelop and preserve existing town structures before building new

For recycled building materials, either to purchase or donate - contact:

Construction Junction

214 N Lexington St
Pittsburgh, PA 15208
(412) 243-5025

www.constructionjunction.org

To learn more contact:

Green Building Alliance

64 S 14th St
Pittsburgh, PA 15203
(412) 431-0709

www.gbapgh.org

Sustainable Pittsburgh

425 Sixth Avenue, Suite 1335
Pittsburgh, PA 15219
(412) 258-6642

www.sustainablepittsburgh.org

GUIDELINES FOR ACCESSIBILITY

The American with Disabilities Act (ADA) guarantees accessibility to properties open to the public. This is a Federal law that must be complied with by property owners of public buildings.



Building accessibility for individuals with disabilities should be achieved without compromising historic building materials or character-defining elements.

Since each building presents different conditions, property owners should seek the assistance of experienced professionals when planning for accessibility modifications. Preservation professionals, code officials and persons with disabilities should be consulted to determine the full range of needs and options for accessibility.

The process for planning for accessibility should include the following steps:

1. Review and identify the historic significance and character defining spaces, features and finishes of the building. Avoid altering these features when making modifications for accessibility.
2. Determine the existing levels of accessibility and identify barriers on the site or in the structure. Assess the required level of accessibility and review all local and state building code requirements and regulations.
3. Consider accessibility options that preserve character-defining features. Look for options that provide a high degree of accessibility with minimal impact on the historic property.

GUIDELINES FOR ACCESSIBILITY:

Plan to provide barrier free access that promotes independence for disabled persons to the highest degree practicable while preserving historic features.

1. Seek the most appropriate location for new elevators and ramps, or disguise them with compatible design features.
2. Design new ramps to be compatible with the original structure and site.
3. Construct new ramps of materials equal to or similar to the materials of adjacent stairs and walks.
4. Use landscaping to minimize the visual impact of ramps and elevators on historic buildings and sites.

Questions? Contact the ADA Information Line:
1-800-514-0301 or Website: WWW.ADA.GOV



These two photos are good examples of ramp design. The photo on the right is particularly nice with the addition of a bench, planter, sandwich signboard, and flag. These elements help to enhance the ramp and enliven the sidewalk.

APPENDIX A: PAINT AND MATERIAL RESOURCES

Grant applicants are required to meet with the Borough for approval of paint color selections, prior to commencement of the project. Consult with a local paint supplier for choices of historic colors.

Sherwin-Williams and Benjamin Moore paints are recommended because they have a collection of complimentary historic paint color palettes. Additionally, the National Trust for Historic Preservation recommends the historic paint color palettes developed by Valspar.

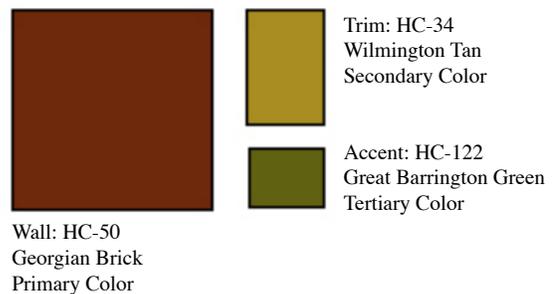
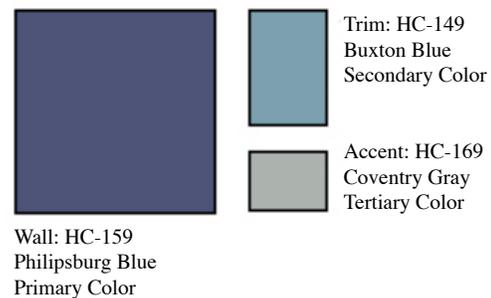
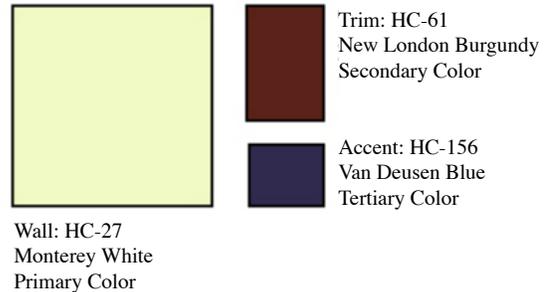
Some buildings are rather simple in detail or style and therefore may work well with two or three colors for the palette. Other buildings may have more architectural detail and style, and therefore may work well with two, three, or four colors for the palette - featuring wall, trim, and several complimentary accent colors. Working with a color consultant, architect, or paint supplier is recommended to help determine the color palette, and the complexity or simplicity appropriate to the building and its surrounding context.

TIPS FOR CHOOSING EXTERIOR PAINT COLORS:

- Decide whether to return the building to its original paint color scheme. If the goal is historical accuracy, carefully scrape an area to reveal the different layers of paint to find the original colors that were used;
- In most cases, work with three paint colors for wall, trim, architectural accent or detail;
- Look for combinations that visually “pop” when paired up;
- Choose bold, rather than washed out colors;
- Work with historic based color palettes;
- Consider tints from the same color family, which tend to be complimentary to one another;
- Consider the surrounding context and color of adjacent buildings, it is a good idea to work with complimentary colors found in the context of the entire block or downtown;
- Coordinate paint color with signage, awnings, and the overall building to tie together all the elements.

EXAMPLE PALETTES BY THE BENJAMIN MOORE HISTORICAL COLOR COLLECTION

Colors depicted here may vary from actual paint colors

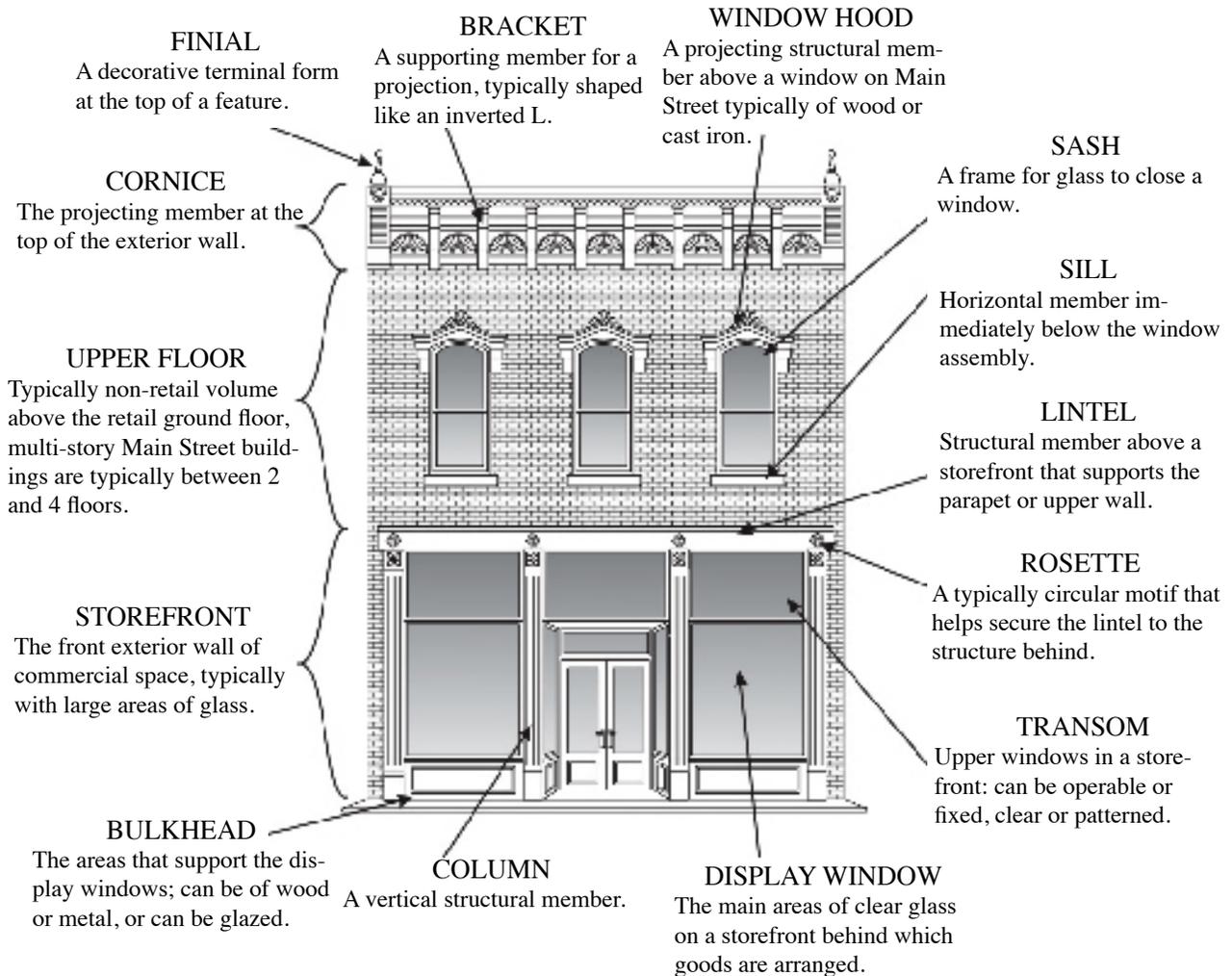


INFORMATION ABOUT HISTORICALLY ACCURATE PAINT COLORS

- http://www.nationaltrust.org/historic_homeowner/protecting/american_traditions_paint.html
- <http://ncr.gsa.gov/HistoricPreservation/html/doc/11IdHistPaintFinal.asp>
- http://www.oldhouseweb.com/suppliers_of_12245_Historic_Paint_Colors.shtml
- http://www.artsparx.com/historic_colors.asp

APPENDIX B: ANATOMY OF A MAIN STREET BUILDING

Regardless of their age, almost all downtown commercial buildings are composed of three basic elements: the storefront, the upper facade, and the cornice.



THE MOST COMMON ARCHITECTURAL DESIGN PROBLEMS FOUND IN DOWNTOWN INCLUDE:

- False Historical Themes (modified building facade to reflect a different time period or style);
- Slipcovers (inappropriate materials that covered up the original facade);
- Separating the Ground Floor from the Upper Facade (modified storefront without respect to upper facade design);
- Filling in Display Windows, Transom Windows, and Doors; Replacing original windows for smaller sized windows;
- Using Color Inappropriately;
- Using Inappropriate Materials (such as dryvit, T1-11, plywood, shingles, vinyl siding).

IMMEDIATE IMPROVEMENTS MAY INCLUDE:

- Re-establishing windows by removing plywood boards;
- Replacing missing elements or details with exact or similar materials;
- Repairing brick problems.

Storefront and facade improvements do not need to be costly. Often, a fresh coat of paint or a new sign, awning, lighting fixtures or flower boxes are all that is needed. The Facade Restoration Grant Program encourages property owners to reverse alterations that do not preserve the original architectural character of a building and threaten the economic viability of the CBD.

Strong and lasting impressions depend upon the appearance of individual properties and the assets with which they were originally constructed.

APPENDIX C: GLOSSARY OF ARCHITECTURAL TERMS

Anchor: A metal clamp that helps prevent walls from bulging; often ornamented in appearance; The flat metal stars or other shapes placed into brick walls used to secure the structure.

Awning: A roof-like structure often made of canvas or plastic, usually attached to the side of an exterior wall, which serves as shelter, over a storefront, window, door, or deck.

Articulation: The architectural surface treatments of a facade-elements connected by “joints”. The various parts of a facade put together in a jointed way-the connectedness and visual connections of those elements.

Baluster: One of a series of short pillars or uprights that support a handrail.

Balustrade: A series of balusters connected on top by a handrail and often on the bottom by a rail; used on staircases, balconies, porches, etc.

Bulkhead: The panel at the base of the display windows of a storefront; on the interior; it can be used to describe a boxed-in space suspended from the ceiling, enclosing mechanical or electrical equipment or lowering the ceiling height.

Casement window: A window that opens on hinges fixed to its vertical edge.

Character defining features: Any distinguishable architectural elements or characteristics that distinguish a building or other resource, assists in classifying the building a particular type, style, form, etc., & sets it apart from others.

Column: A pillar, usually circular in plan. Usually has a base, shaft, and capital.

Corbel: when brick or stone projects out from a wall, supporting what's above it.

Cornice: A projection at the top of a wall; top course or molding of a wall when it serves as a crown. Two basic cornices are the box cornice (closed space) and the open cornice; the portion of the roof that overhangs a wall.



The above photo shows wonderful architectural details on the facade of an historic building in Dormont. Every original design element of historic buildings are important and should be well maintained, uncovered, or restored.

Crenelation: Any decorative element that simulates the alternating squares (merlons) and spaces of a defensive parapet.

Dentils: Small square blocks found in series on cornices and moldings.

Eave: The portion of a roof which projects beyond the wall.

Engaged Column: A column or pillar that is in direct contact with a wall, usually half of a circular column.

Facade: Principal face or front elevation of a building.

Fanlight: A semicircular or fan-shaped window with a radiating glazing bar system; usually found over entrance doors.

Fenestration pattern: The arrangement of windows and other exterior openings on a building.

Flashing: Pieces of non-corrosive metal used around wall and roof junctions and angles as a means of preventing leaks.

Leaded Glass: Small panes of clear or stained glass that are held in position by means of lead strips.

Lintel: A horizontal structural member that supports a load over an opening; usually made of wood, stone, or steel; may be exposed or obscured by a wall opening.

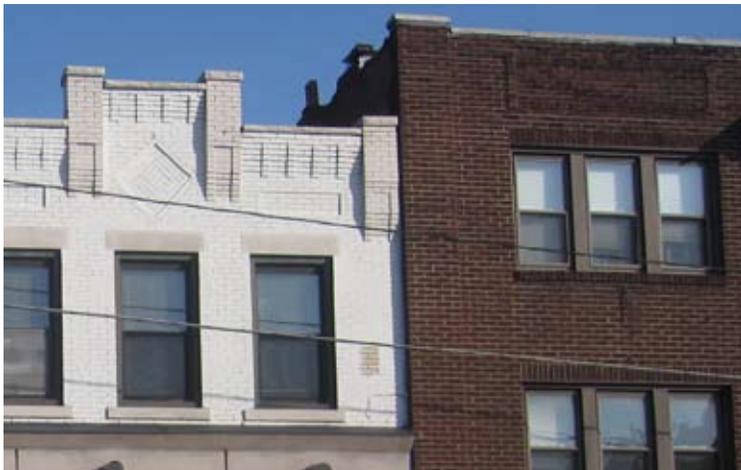
Masonry: Work constructed by a mason using stones, bricks, concrete blocks, tiles, or similar materials; most often, the building blocks are joined by mortar.

Molding (moulding): A continuous decorative band; serves as an ornamental device on both interior and exterior surfaces; often services to obscure the joint formed when two surfaces meet.

Mortar: A mixture of plaster, cement, or lime with a fine aggregate and water; used for pointing and bonding bricks, stones, or cement blocks. A typical lime mortar is made from one part slaked lime and six parts of sand.

Ornament: Details added to a structure solely for decoration; to add shape, texture, depth, color, and visual interest to an architectural composition.

Parapet: A low wall or protective railing; often used around a balcony or balconet, or along the edge of a roof.



The above photo shows interesting architectural brickwork from two historic buildings in Dormont. The cornice for the building on the left shows a common roof detail in downtowns known as corbelling.

Pilaster: A squared or rectangular column or shallow pier attached to a wall; frequently decorated to represent a classical column with base, shaft, and capital.

Pointing: The treatment of masonry joints by filling them with a high quality mortar; used to protect against weather or simply to improve the appearance of a masonry wall.

Quoins: Large stones or bricks used to decorate and accentuate the corners of masonry buildings. Laid in a vertical series, the blocks usually alternate between the two sizes. Some quoins actually serve to reinforce the structural integrity of the corners of buildings as well as being decorative in nature.

Rehabilitation (historic): The process of returning an historic building and/or property to a state of utility, through repair or alteration.

Restoration: The process of returning a building and/or property (as nearly as possible) to its appearance at a specific period of time in history based on historical research, using the same construction materials and methods as the original.

Rising damp: The condition that exists when suction pulls groundwater into the masonry wall from the bottom up. This condition can be clearly identified.

Signage band: A continuous, flat, horizontal area above the first floor designed to provide advertising on commercial buildings; this area is usually incorporated into the storefront cornice's entablature.

String course: A continuous horizontal band of brick, stone or wood on exterior walls. Used for decorative purposes or as a means of breaking up a large expanse of wall surface. A string course can also function to shed rainwater. Also called a belt course or dripstone.

Trim: The decorative finish around a door and window; the wooden casing used around door and window frames.

APPENDIX D: SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION

The Secretary of the Interior Standards for Rehabilitation was developed by the United States Department of the Interior. The Standards should be used by the Historic Downtown as a guide to reviews and recommendations of historic structures. They are intended to be applied to specific rehabilitation projects, taking into consideration economic and technical feasibility.

Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historical character of a property will be retained and preserved. The removal of distinctive material or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be sustained by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

Source: National Park Service, United States Department of the Interior. The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov

APPENDIX E: WHERE TO GO FOR ADDITIONAL HELP

LOCAL ORGANIZATIONS:

Dormont Public Library
2950 West Liberty Avenue
Pittsburgh, PA 15216
Phone: 412-531-8754
Website: <http://dormontlibrary.org/>

Borough of Dormont
1444 Hillsdale Avenue, Suite 10
Pittsburgh, PA 15216
Phone: 412-561-8900 x229
Website: <http://boro.dormont.pa.us/>

Dormont Historical Society
1444 Hillsdale Avenue (Lower Level of Municipal Building)
Pittsburgh, PA 15216
Phone: 412-341-3667
Website: <http://www.dormont-history.com/>

STATE AND REGIONAL ORGANIZATIONS:

Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation (PHMC)
400 North Street
Harrisburg, PA 17120
Phone: 717-783-8946
Website: www.phmc.org

Pittsburgh History & Landmarks Foundation (PHLF)
100 West Station Square Drive, Suite 450
Pittsburgh, PA 15219
Phone: 412-471-5808
Website: www.phlf.org

Town Center Associates
1147 Third Street, Suite 101
Beaver, PA 15009
Phone: 724-728-0500
Fax: 724-728-6021
Website: www.towncenter.info

Sustainable Pittsburgh
425 Sixth Avenue, Suite 1335
Pittsburgh, PA 15219
Phone: 412-258-6642
Website: www.sustainablepittsburgh.org

Allegheny County
Department of Economic Development
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219
Phone: 412-350-3300

Preservation Pennsylvania, Inc.
257 North Street
Harrisburg, PA 17101
Phone: 717-234-2310
www.preservationpa.org

NATIONAL ORGANIZATIONS:

National Trust for Historic Preservation
Northeast Field Office
6401 Germantown Ave.
Philadelphia, PA 19144
Phone: 215-848-8033
Website: www.nationaltrust.org

National Park Service
Preservation Training Center
4801 A Urbana Pike
Frederick, MD 21704
Phone: 301-663-8206
Fax: 301-663-8032
<http://www.cr.nps.gov/places.htm>

Association for Preservation Technology
PO Box 8178
Fredericksburg, VA 22404
Phone: 713-373-1621
Website: www.apti.org

APPENDIX F: ADDITIONAL FUNDING OPPORTUNITIES

Important financial benefits are available to property owners in the central business district. Each of these programs has specific requirements and they should be consulted prior to the commencement of any project for which financial incentives are sought. These following options are not the only potential funding opportunities available; it is recommended to research funding sources that meet a specific project or needs. Funding for projects that include sustainable and green principles are also available.

OPTION 1

One of the most attractive of these is a 20% Rehabilitation Investment Tax Credit (RITC), which is available to individuals and corporations who invest in the rehabilitation of income producing properties. In simple terms, the tax credit is equal to 20% of the cost of the rehabilitation, and includes exterior and interior work, mechanical systems, roofing, etc. Questions or additional information about this program is available from the Pennsylvania Bureau for Historic Preservation, a division of the Pennsylvania Historical and Museum Commission, at 717-783-8946.

OPTION 2

Low-interest loan funding (typically lent at an 8-year term at 5% interest rate) is available through Preservation Pennsylvania, our state's only statewide preservation organization. Preservation Pennsylvania may be contacted at 717-234-2310.

OPTION 3

Nonprofit and governmental owners of historic properties may apply for 50/50 matching grant funds (up to \$100,000) from the Keystone Historic Preservation Fund. That program is administered by the Pennsylvania Bureau for Historic Preservation, 717-783-8946. Annual application deadline is May 1.

OPTION 4

Pennsylvania Department of Community & Economic Development has various funding opportunities. Please contact DCED for more details: www.newpa.com

* Please contact the funding sources above to obtain current requirements or for additional information. *

LOCATING SKILLED CONTRACTORS IN PENNSYLVANIA:

- http://www.traditional-building.com/RTEgeneral_contractors.htm
- <http://www.ptn.org>
- <http://www.thebluebook.com> (keyword search "restoration and preservation")
- <http://www.preservationdirectory.com>
- <http://www.restorationtrades.com/artisans/zip1.shtml>

National Roofing Contractors Association:	www.nrca.net
The Associated General Contractors of America:	www.agc.org
Associated Builders and Contractors:	www.abc.org
Mason Contractors Association of America:	www.masoncontractors.org
American Subcontractors Association:	www.asaonline.com
Preservation Trades Network:	www.ptn.org
Pennsylvania Historical and Museum Commission:	www.phmc.state.pa.us

THESE DESIGN GUIDELINES HAVE BEEN PREPARED BY:

Pittsburgh History & Landmarks Foundation
100 West Station Square Drive, Suite 450
Pittsburgh, PA 15219
Phone: 412-471-5808
Website: www.phlf.org

