MOUNT VERNON DOWNTOWN DESIGN RECOMMENDATIONS

A guide to construction, remodeling and maintaining buildings in the downtown corridor.

DECEMBER 22, 2009

City Of Mount Vernon
Department of Economic and Community Development

MOUNT VERNON
create a great life

HKP architects

City Of Mount Vernon
Department of Economic and Community Development

Address	910 Cleveland Avenue
	Mount Vernon WA 98273
Mailing	PO Box 809
Phone	360-336-6214
Fax	360-336-6283
Web	www.ci.mount-vernon.wa.us

HKP architects

314 Pine Street
Suite 205
Mount Vernon, WA 98273
p. 360-336-2155
www.hkpa.com

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EXECUTIVE SUMMARY

The purpose of these design recommendations is to provide guidance to building owners and tenants who are considering new construction, remodeling and maintenance of structures in the downtown core. The recommendations are voluntary, and serve to help promote the existing unique character of the retail core, while benefiting owners in energy savings and improved business.

The over arching goal is to make the downtown vibrant, lively and economically prosperous. Creating an energetic, inviting environment where people want to come to work, shop and play will have benefits for business owners, building owners, professionals and city residents.

Mount Vernon has an incredible historic resource in its downtown zones. Historic structures give it character, a sense of place, and an appeal to shoppers, diners, movie goers and business people. Promoting the enhancement and maintenance of these historic treasures is one goal of these recommendations. They are, however, flexible, and allow for modern approaches to design within the historic context. The intent is to be able to blend designs from all of the eras that make up the city's history into one, cohesive, and economically viable district.

For building owners interested in preserving the history of their structures, from authentic preservation to renovation upgrades, design choices are important and effect durability, energy efficiency and character. Considering all of the near and long-term impacts of upgrades is central to improving the downtown and reducing owners' operation and maintenance costs.

The opportunity to uncover some of the hidden treasures downtown also exists. As upgrades are performed, there are chances to remove false facades and reveal existing materials, details and ornament. And with new construction, there are opportunities for infill projects that blend into the existing fabric of the downtown and strengthen the whole.

There is also an opportunity to make educated, sustainable choices when making building improvements. This can help reduce impacts to the environment, save energy and operating costs, and become a marketing tool for businesses. Recent surveys are finding that many shoppers are choosing to shop at businesses making "green choices" in their operations and business practices.

The goal of these guidelines is to help owners benefit on a number of levels through their investments and even provide resources for rebates or tax incentives to help with renovation. Provided are considerations for materials, applications, strategies, and resources for different "elements" of building and streetscape design.

The majority of these upgrades are items that owners and tenants can undertake themselves. Where necessary, consultation with design professionals or trade specialists are recommended. References and resources are provided for further study. With a little pre-planning, consideration of options, and design guidance, the downtown core can be enhanced as a significant destination location.

These design recommendations are intended to:

Preserve and enhance the uniqueness of the historic downtown core.

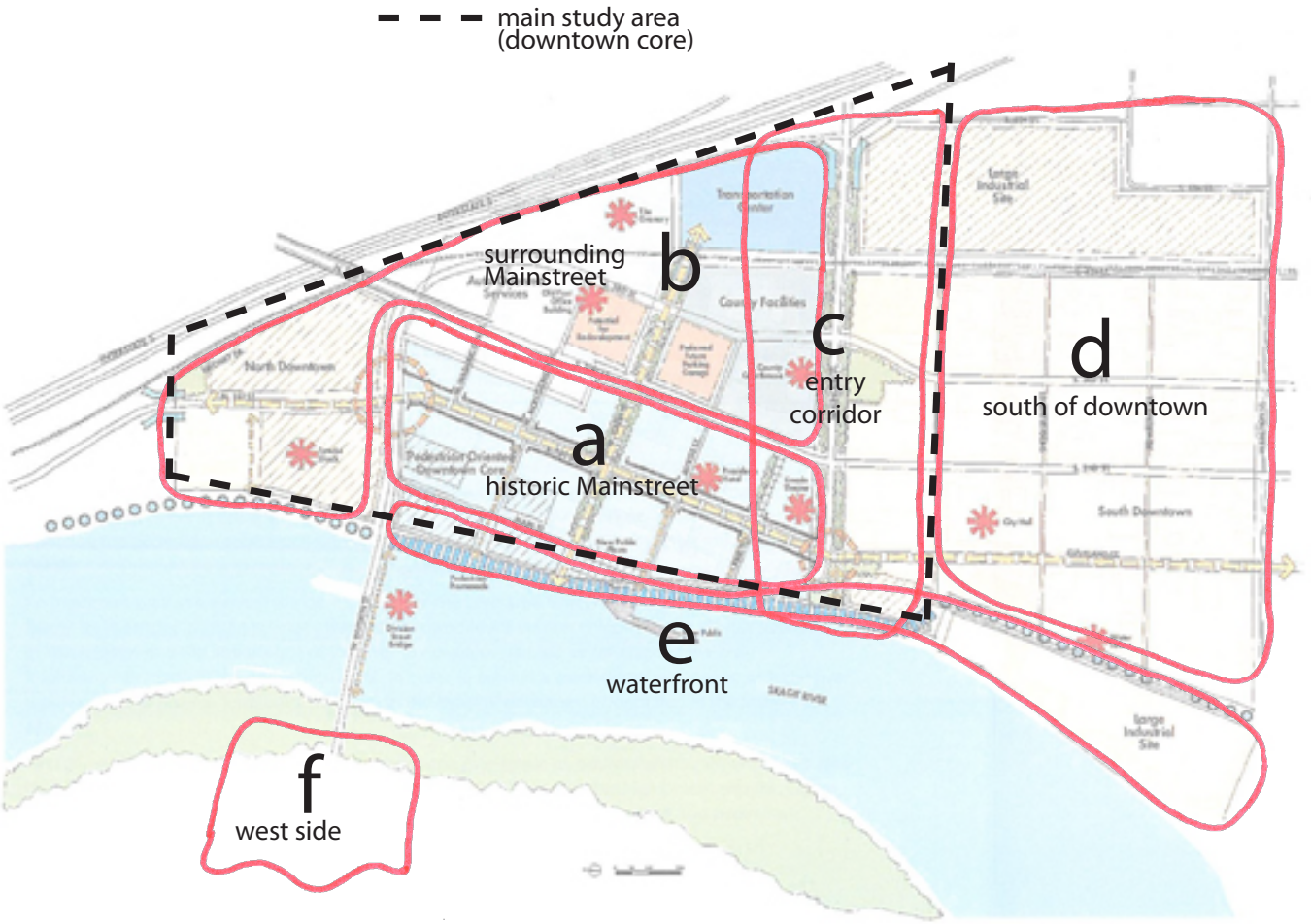
Promote economic development.

Integrate the downtown historic core with future development.

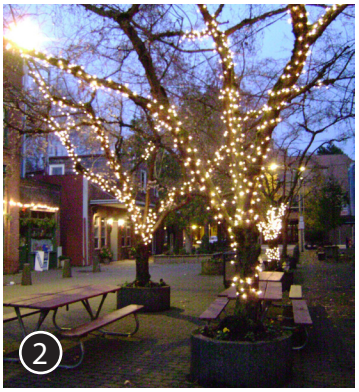
Promote sustainable strategies that help owners save energy and material resources.

Provide easy, cost effective recommendations which add value and integrity to property.

DOWNTOWN ZONES



Background: Master Plan, 2008, KPFF Consulting Engineers



DOWNTOWN CHARACTER

Downtown Mount Vernon has a unique character and atmosphere. Much of the look and feel is based on strong, historic references along the Mainstreet and iconic landmarks such as the water tower, smokestack, west side bridge, county courthouse and granary building.

One of the defining features of the downtown is the presence of buildings from many different eras, each with their own importance in the evolution of commerce, population and culture. There are historic gems like the Lincoln Theatre as well as modern additions such as the County Administration Building.

Within a very small area, there are distinct zones that each have their own look and feel. While the Downtown Design Recommendations deal with the central core areas, it is important to acknowledge the surrounding zones and their contributions to the entire district.

ZONE A: HISTORIC MAINSTREET

Bounded by Kincaid Street to the south and Division Street to the north, First Street is considered the historic downtown Mainstreet. It has been the main corridor of retail and service businesses in the downtown area. It also hosts the historic Lincoln Theatre, an important cultural amenity.

BUILDING STOCK

PRESERVED HISTORIC BUILDINGS
Buildings in this zone includes a healthy stock of beautiful, turn-of-of-the-century commercial brick buildings with characteristic window proportions, brick and terra cotta detailing, decorative cornices and pilasters. Some have retained their original storefront features, while some have been renovated over time. The continued maintenance of these structures is key to promoting the look and feel of the historic Mainstreet core.

CONVERTED HISTORIC BUILDINGS
Some of the historic structures have been retrofitted over time in a way that has diminished the historical character of the facade. However, some of these improvements only cover the original materials and can be removed to reveal hidden treasures. The historic preservation of these cultural resources is one of the goals of these Downtown Design Recommendations. In many instances, upgrades to the building facade and roof can be done in a way that not only restores the original character, but provides energy savings to the owner.

CONTEMPORARY BUILDINGS
Among the existing structures are a handful of buildings constructed during the 1930's and 50's that utilize different building forms, proportion and materials than their historic neighbors. They tend to have less ornament and utilize materials that were economic for their time. They could benefit from renovation efforts which either focused on historic adaptations or modern retrofits in order to create visually interesting retail and service streetscapes.

MODERN BUILDINGS
In this zone, there are no buildings built after the early 1950's.

photos:
1 East side of First Street at Gates Street
2 Pine Square
3 East side of First Street at the Lincoln Theatre
4 Union Block Building (left) Matheson Building (right) surrounding Pine Square
5 Knights of Pythias Hall (Skagit Valley Food Co-op), First and Washington
6 President Hotel, First and Gates Street
7 East side of First Street near Montgomery Street

1

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ZONE B: SURROUNDING MAINSTREET

The city blocks to the east and north of Mainstreet have a slightly different look and feel, with more of a mix of historic and contemporary buildings, as well as more common retrofits of older buildings. The streets tend to be wider in areas, with less street trees and landscaping and more surface parking lots, creating a much more open feeling than the tight urban fabric of the Mainstreet. A variety of building types and styles is appropriate in this zone, although the promotion of more historic preservation can positively reinforce the Mainstreet atmosphere and extend opportunities for pedestrian oriented retail and service businesses.

BUILDING STOCK

PRESERVED HISTORIC BUILDINGS

Buildings in this zone include a handful of beautiful, turn-of-of-the-century commercial brick buildings with characteristic window proportions, brick and terra cotta detailing, decorative cornices and pilasters. A few, such as the GTE terminal building and the old Post Office have exemplary historic character (the upstairs Post Office Lobby is unchanged and has a WPA mural). The continued maintenance of these structures is key to promoting the look and feel of the broader Mainstreet neighborhood.

CONVERTED HISTORIC BUILDINGS

A few of the older buildings have been renovated over the past several decades with changes in use. Examples of adaptive reuse are the Skagit River Brewery, in the Pacific Fruit and Produce Warehouse, Calico Cupboard, and the Granary building, an icon for passers-by on Interstate 5. All have maintained the buildings' character while enhancing them to fit the current use. They are attractive retail and service centers.

CONTEMPORARY BUILDINGS

A few infill buildings constructed in the 1950-70's are scattered through this area. They typically have exposed aggregate, metal panel or concrete finishes. Some incorporate wood sunshading devices that add to the level of detail. Many have contemporary canopies and awnings attached to the primary facade.

MODERN BUILDINGS

There are a handful of modern buildings in this area that fit well with the context. The Skagit County Administration Building and the Skagit Transit Station are examples. They employ the use of brick to blend with the historic neighborhood and have a pedestrian scale and proportion along the street.

photos this page:

1 Professional Offices (GTE Building), Second Street
2 Skagit Valley College Business Resource Center (Former Post Office), Montgomery Street
3 Granary Building Retail Center, Third Street
4 Skagit River Brewery (Pacific Fruit and Produce Warehouse), Third Street
5 Moen Building, Third Street and Montgomery Street
6 Skagit County Administration Building, Second Street

ZONE C: ENTRY CORRIDOR

This area is critical to visitors entering the city, as well as residents and business people who work in and utilize the downtown on a daily basis. It is the gateway to our city and is an important part of attracting the visitor to visit the main retail corridor. The location of the transit station reinforces the opportunity for this district to act as a vital connection from Interstate 5 to Mainstreet and waterfront. While there are some great buildings along the way, there is a predominance of open parking lots that lessen the appeal of this corridor. Opportunities for new development in these lots exist and can, if designed well, enhance the entry experience to our city.

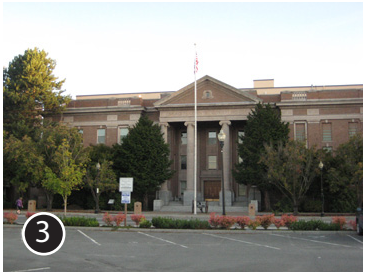
BUILDING STOCK

PRESERVED HISTORIC BUILDINGS
The most notable building along this stretch is the Skagit County Courthouse, a Beaux-Arts Neoclassical structure built in 1922. The Kincaid street frontage of the Lincoln Theater retail complex also fronts this entry and is the first indication of the historic Mainstreet around the corner.

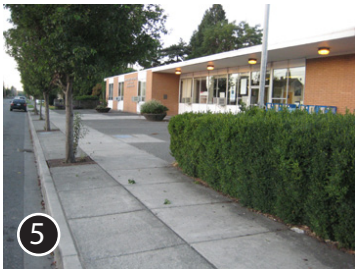
CONVERTED HISTORIC BUILDINGS
The buildings at the northwest corner of Second and Kincaid have been renovated over time and have more contemporary exterior materials, canopies and aluminum storefronts. Some have existing historical building features that could be revealed through renovation.

CONTEMPORARY BUILDINGS
A handful of buildings built in the 1950-1970's exist along this corridor, including the Bank of America and Robert's Red Apple Grocery store. Buildings from this era have exposed aggregate and stucco finishes as well as metal panel components. The commercial uses play an important role in providing daily services for the people who work and shop downtown.

MODERN BUILDINGS
The County Detention and Court facility at the corner of Kincaid and Third was built in the 1980's and consists of brick and stucco finish. As mentioned in the previous Zone (B), the Skagit County Administration Building and Skagit Transit Station are examples of modern buildings that fit into the fabric of the existing buildings using scale, proportion and materials.



photos this page:
1 Skagit Transit Station, Kincaid Street
2 Skagit County Detention and District Court, Kincaid and Third Street
3 Skagit County Courthouse, Kincaid Street
4 Alf Christianson Feed Company, Kincaid Street
5 Parking lots, Kincaid Street
6 Bank of America, Kincaid Street and First Street



ZONE D: SOUTH OF DOWNTOWN

The neighborhood south of Kincaid Street between Interstate 5 and the waterfront is a unique mix of historic residential buildings, mid-century masonry buildings, and contemporary and modern civic buildings. It is a very walkable, pleasant zone with tree-lined streets, landscaping and a mix of residences and professional offices. The Post Office, Public Library, and City Hall are in this zone, along with a grocery store, banks, and other service businesses. Even though this zone consists of a variety of building types and ages, it has a cohesive feel. It could be enhanced by more consistent application of materials and design.

BUILDING STOCK

PRESERVED HISTORIC BUILDINGS

Several important historic residences are located in this zone, including the William Dale home (southwest corner of Cleveland and Snoqualmie), the Kamb Home (corner of Third and Broadway). They have been beautifully restored and are used as professional offices. The Armory, at the corner of Second Street and Milwaukee, was built in 1932, and the Casa Grande apartments have wonderful brick exteriors that add to the character of the neighborhood and provide much needed affordable housing and business opportunities.

CONVERTED HISTORIC BUILDINGS

Many of the historic homes in the area have been remodeled over time and some have been adapted for professional offices. Those renovations that have kept the original materials have helped to preserve the original character and charm of the buildings and neighborhood.

CONTEMPORARY BUILDINGS

Buildings constructed from 1950-1980 include the Mount Vernon Library, Post Office and City Hall, a commercial grocery store, banks, auto repair shops, professional buildings and miscellaneous residences. Both the Library and City Hall have undergone remodeling in the past ten years. These buildings range in design, scale and materials, including concrete masonry, metal siding, concrete, and wood frame.

MODERN BUILDINGS

Other than the remodeling of civic buildings performed in the last ten years, the only major new construction in this zone has been the addition of a transitional living facility and some professional buildings. They range in design and material palette.

photos this page:

1 Kamb Residence, Third Street and Broadway
2 William Dale House (Law Offices), Cleveland and Snoqualmie
3 Casa Grande Apartments, Third Street
4 Old Salem Lutheran Church, 1926 (currently The Gathering Christian Fellowship)
5 Mount Vernon Post Office, South Cleveland Avenue
6 Mount Vernon City Hall, Cleveland and Broadway

ZONE E: WATERFRONT

The existing waterfront is dominated by public parking on the water's edge, with a mixture of historic, converted and contemporary buildings along Main Street. New development is foreseen along the water with mixed-use buildings and a public promenade running the length of the current revetment and open space for public functions like the Farmer's Market. Buildings in this area should maintain, as much as possible, the fabric of the downtown by respecting the scale, proportion, and materials of the existing historic buildings. This will help to tie the waterfront into the larger context of the Mainstreet and make both vital and prosperous retail zones.

BUILDING STOCK

PRESERVED HISTORIC BUILDINGS
None of the existing or historic buildings in this zone have been preserved to their original condition.

CONVERTED HISTORIC BUILDINGS
While most of the oldest buildings along the waterfront no longer exist, the most notable remaining converted historic structures include the Lyric Theater and the Skagit River Bakery, both currently used for retail and as professional rentals. They have some original building elements and would make great historic preservation candidates.

CONTEMPORARY BUILDINGS
Many buildings in this zone were built around the middle of the 20th century, for retail and professional uses. The scale of some is larger than anywhere else in town (for department-type stores) and the styles range from mid-century commercial to industrial.

MODERN BUILDINGS
Newer buildings also range in scale and style, with various materials, glazing types and proportions and ways of addressing the street. This zone would benefit from renovation efforts that would tie the buildings together in either a historic or modern contextual way with the new waterfront development.

photos this page:
1 Professional Buildings along the west side of Main Street
2 Professional Buildings and Restaurant at the corner of Main and Gates
3 Lyric Theater (right) and renovated storage building
4 Moose Lodge, south end of revetment
5 Law Office, Main Street
6 Law Office, Main Street

ZONE F: WEST SIDE

The Skagit River divides the west side of Mount Vernon from the downtown area, but it is an important retail and residential extension of the downtown and an equally important gateway into the downtown from the west. The street is wide and not as pedestrian in scale as the central business district, and the buildings tend to be oriented towards vehicular patterns (gasoline stations, auto repair shops, auto sales). There are many wonderful stores and restaurants in this zone which provide vital services for local residents as well as those from all parts of the city. Connecting the west side to the Mainstreet and waterfront with safe pedestrian and bicycle routes will help to make both zones more vibrant and economically viable.

BUILDING STOCK

PRESERVED HISTORIC BUILDINGS
There is little building stock remaining in existing condition prior to 1920, except for residential structures.

RENOVATED HISTORIC BUILDINGS
Many turn-of-the-century residential and commercial structures have been renovated for retail and professional uses, with a wide range of styles, size and materials.

CONTEMPORARY BUILDINGS
The majority of buildings along West Division Street were built between 1920 and 1970. They include wood frame, concrete, and concrete masonry structures. Many have tall mansard roof forms or vinyl awnings. Some brick is used as wainscot materials along building bases. Storefronts and signage are designed to attract customers from vehicles passing by, so they tend to be less pedestrian-oriented.

MODERN BUILDINGS
Of the recent construction, buildings include gas stations, food service outlets, and professional offices. They range in materials, size and scale and tend to have signage that is vehicular-oriented, with tall, pole bases and illuminated plastic faces.

photos this page:
1 Restaurant, West Division Street near Edgewater Park
2 Grocery Store, Corner of West Division Street and South Baker Street
3 Retail Businesses, West Division Street
4 Furniture Store, West Division Street
5 Auto Repair Shop, West Division Street
6 Gas Station, West Division Street and Wall Street

GOALS OF THESE DESIGN RECOMMENDATIONS

OVERVIEW

The following design recommendations are intended to provide guidance to building owners and tenants in Zones A (Mainstreet), B (Supporting Mainstreet) and C (Entry Corridor) when performing renovation, construction or maintenance to their buildings.

These Design Recommendations apply to:

New Construction

Renovation

Maintenance

INTENT

- Help promote a vital and economically successful retail district.
- Help building owners and tenants see the economic and cultural value of historic renovation.
- Help with non-historical approaches to design that fit within the fabric of the downtown.
- Allow for flexibility and choices.
- Promote sustainable design to help reduce energy consumption and environmental impacts.
- Help building owners and tenants save on annual energy bills.
- Enhance the retail, service, professional and residential environment of the downtown core, making it a thriving economic entity.

FORMAT OF RECOMMENDATIONS

The Design Recommendations are broken down into individual building components with simple, two page descriptions of **Background** and **Intent** (what is the basic purpose of the item), **Material** choices ranging from historically appropriate to contemporary options, **Other** considerations related to the item, **Size**, **Shape** and **Color** recommendations and **Approaches to Avoid**.

Each Section includes ideas for **Sustainable Design Considerations** to help reduce long-range operations and maintenance costs and reduce environmental impacts.

Each Section includes **Maintenance Considerations** in order to make the most of financial investments and to keep the buildings and the downtown looking and functioning in top shape.

A **Glossary of Terms**, explanation of environmental impacts for suggested **Sustainable Considerations** and list of **Resources** are included in the **Appendices**.

These Design Recommendations are voluntary and are provided as a resource to building owners and tenants

Brick masonry walls and pilasters with concrete plinth block

Brick masonry walls with terra cotta and ceramic tile detailing

Brick masonry with precast concrete

Wood lap siding

Wood panel and trim

Concrete with Art Deco styling, painted

ITEM: BUILDING FACADE

BACKGROUND: Facade (or envelope) materials can play an important role in the scale, texture and character of a building. Some are structural in nature (concrete, masonry, steel) and some are weather resistive skins (wood siding, metal siding, brick veneer).

INTENT:
Weather resistance
Provide thermal mass (such as concrete and masonry) to help heat and cool
Provide character and scale

MATERIALS:

HISTORICALLY APPROPRIATE:
- a Brick Masonry (standard sizes)
- b Terra cotta and Limestone
- c Wood Lap Siding/Panelized Wood
- d Concrete (stylized)
- e Tile (Ceramic and Porcelain, historic patterns)

CONTEMPORARY APPROACHES:
- f Brick Masonry (standard and larger sizes)
  Concrete Masonry Units (ground face or glazed)
- g Metal Wall Panels and Siding
  Stucco
- h Glazed Storefront (curtain wall)
  Composite Panels
- i Concrete/Precast Concrete
  Tile (Ceramic and Porcelain, modern)

OTHER: See "Ornament" for other elements of the building facade

SIZE: Depends on the material, size of building facade, and in some cases, the adjacent building context. Generally, older historic facades are made up of smaller sized components rather than large expanses of similar materials.

SHAPE: Same as above

COLOR: Red and brown bricks (unpainted preferred), and warm, historical color palettes are recommended to maintain the mainstreet character of the downtown (historical color themes available at your local paint supplier).

MAINTENANCE
1 Lightly pressure wash existing masonry to remove dirt, moss and effluorescence. Remove loose mortar and tuckpoint joints when deteriorated to keep moisture from penetrating into the wall.
2 Pressure wash wood and metal panels and siding to remove dirt,

ITEM: BUILDING FACADE

APPROACHES TO AVOID:
Vinyl Siding (See Sustainable Considerations)
Regular Concrete Masonry (without finish or glazing)
Field Stone (natural or faux)
Exposed aggregate
Faux Masonry
Wood shake and shingle siding

Ceramic tile , matte finish

Ceramic tile, high-gloss finish

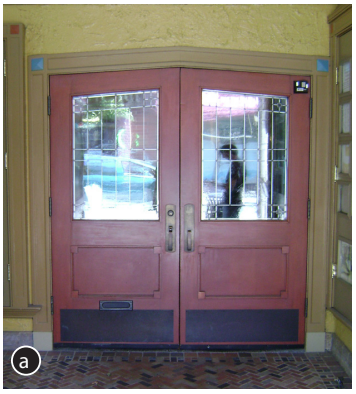
Metal siding, vertical

Storefront within concrete and brick masonry

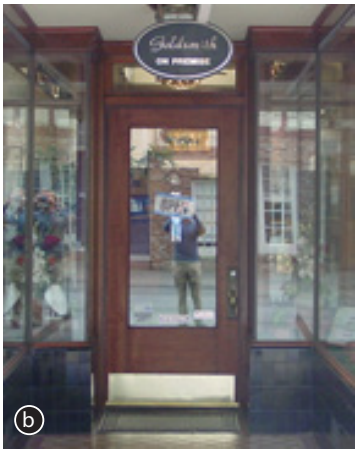
SUSTAINABLE CONSIDERATIONS:

1. Consider using Sustainable Materials (see appendix) such as local regional, recycled, recyclable, or salvaged materials.
2. Durable materials like brick, metal, concrete are preferred.
3. Avoid composite material and other materials that cannot be recycled, reused, or are biodegradable.
4. Avoid materials such as vinyl that have toxicity in their lifecycle.
5. Use materials with good insulation value – better than code minimum where appropriate.
6. Consider taking a methodical approach to preventing air infiltration through cracks and gaps. This can reduce energy consumption by up to 30%. The amount of air infiltration can be tested with a blower door test after construction and leaks tracked down and corrected.

MAINTENANCE (continued...)
oxidation and mildew.
3 Replace missing or damaged flashing and sealant at joints in materials to prevent air infiltration and heat loss.
4 Paint and Seal wood to prevent water damage.



Wood, insulated leaded glass, historically accurate



Wood, clear glass, contemporary/historically accurate (can be insulated)

Aluminum storefront (black) with insulated glazing

ITEM: DOORS

BACKGROUND: In addition to providing code compliant egress and exiting, the primary building entrance is the gateway to the users experience and a significant piece of the overall building envelope character.

INTENT:
Provide entrance and exit from businesses
Provide security
Provide protection from the elements
Provide visual display opportunities

MATERIALS:

HISTORICALLY APPROPRIATE:
- a Wood panel with glazed lites designed to replicate the original historic doors
- b Wood stile and rail doors with glazed full lites
  Leaded glass

CONTEMPORARY APPROACHES:
- c Double-glazed insulated aluminum storefronts with mullions (frame and dividing supports) scaled appropriately for the overall facade or historical context
  Steel storefronts
  Stressed glass (antiqued) or float glass

OTHER: HARDWARE:
- d Traditional, Commercial Grade
- e Contemporary, Commercial Grade
  Black or Bronze

SIZE: Typically 2'-8" to 3'-0" wide, 7'-0" to 8'-0" tall, depending on building size, scale and proportions.

SHAPE: Single or double door, depending on context to building scale. Rectangular (with rectangular transoms where historically appropriate).

COLOR: Stained Wood, Black, Bronze, Dark Green preferred over more modern silver/aluminum.

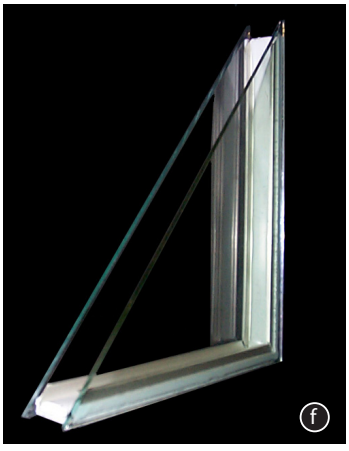
MAINTENANCE
1 Keep glass clean by washing on a regular schedule. Glass protected with canopies will require less cleaning.
2 Keep door frames and kickplates clean.
3 Check weatherstripping on a yearly basis and replace as necessary.

ITEM: DOORS

APPROACHES TO AVOID:
Vinyl Doors (see Sustainable Considerations)
Residential Style Doors (unless historically accurate)
Half-Round doors or transoms (unless historically accurate)
Mirrored Glass (unless historically accurate)

Traditional hardware

Contemporary hardware



Double-glazed, insulated glass (low-e)

SUSTAINABLE CONSIDERATIONS:

1. Increase energy efficiency by replacing single glazed doors with double-glazed, low-e insulating doors (as shown in photo **f**, safety glass required).

2. Transoms with operable panels can help with natural ventilation inside during hot summer months and help bring in more natural light.

3. Locating doors in a vestibule can help protect them from wind and direct sun, which can reduce the need for additional heat in the cool months and reduce the solar heat gain in the warm months.

4. Installing quality weatherstripping at head, jambs and threshold will reduce loss of heat and infiltration of wind and rain. Air infiltration in buildings can increase energy use by up to 30% for heating and cooling. Doors can be a big contributor to air leakage.

5. Consider using sustainable building materials to reduce environmental impacts and reduce life cycle costs. Not only can this reduce your long-term maintenance costs, but many consumers appreciate and support businesses that are taking a green approach.

MAINTENANCE (continued...)
4 Keep hardware in good working order and check yearly.
5 Paint or stain wood doors to maintain appearance and provide weather protection.

Rectangular, with mosaic ceramic tile

Trapezoidal, with mosaic ceramic tile

Open corner, with concrete pavers

Rectangular, with brick pavers

ITEM: VESTIBULES

BACKGROUND: Door vestibules provide a necessary way for exit doors to swing in the path of travel without blocking the public right-of-way.

INTENT: Vestibules also serve as an important part of the business entry experience and offer opportunities for display as well as protection from the weather. They can also serve as a place to help wipe feet prior to entering the building, reducing cleaning and improving indoor air quality.

MATERIALS: HISTORICALLY APPROPRIATE:

- a Ceramic Tile
- b Concrete Pavers
- c Brick Pavers

CONTEMPORARY APPROACHES:

- d Concrete, polished
  Concrete, colored
- e Walk-off Mats (recessed)
- f Walk-off Grilles (recessed)
  Walk-off mats (loose)

OTHER: N/A

SIZE: Typically 5'-0" wide (meeting ADA requirements) by 5'-0" deep, depending on building size, scale and proportions.

SHAPE: Square, rectangular or trapezoidal
Corner cut out (with or without corner column)
Enclosed (two doors enclosing a non-heated space)

COLOR: Ceramic tile: Relative to the building envelope and adjacent sidewalk conditions
Pavers: Red to match existing city pavers; grey, black
Concrete: Dark greys or red to blend with pavers
Grilles and Mats: Black, Bronze

MAINTENANCE

1 Keep vestibule areas free of dirt, debris and leaves by sweeping daily or weekly as required.
2 Clean walk-off grilles and mats quarterly or as needed.

ITEM: VESTIBULES

APPROACHES TO AVOID (unless historically accurate):
Concrete, stamped
Concrete, plain (no color additive)
Exposed Aggregate
Asphalt
Wood
Stone Pavers
Carpet

Rectangular, with ceramic tiles to match sidewalk pavers

Trapezoidal, with polished concrete/ terrazzo to match sidewalk pavers

Rectangular, with walk-off mat

Rectangular, with ceramic tile and recessed walk-off grille

SUSTAINABLE CONSIDERATIONS:

1. Vestibules create an area protected from wind and sun that helps to reduce heat loss during the cool months and reduce heat gain during the warm months, thereby reducing building energy loads.

2. Utilizing forms of walk-off grilles and mats helps to reduce indoor air contaminants and makes for healthier buildings. A minimum of 6'-0" in the direction of travel is most effective (see photos **e** and **f**).

3. Designing the vestibule shape and location with wind, sun and light considerations helps to reduce wind eddy or tunnel effects, increases the opportunities for natural ventilation and daylighting. Consult with a design professional to maximize the potential for energy savings, enhanced retail environment and optimized display.

MAINTENANCE (continued...)
3 Keep entry mats and rugs clean by cleaning on a regular schedule.

Wood, double-hung, half-round (Palladio Style)

Wood, double-hung

Aluminum, casement

Wood, Transom, Leaded Glass

ITEM: WINDOWS

BACKGROUND: Windows play an important role in bringing daylight into buildings, providing views to the outside and allowing for natural ventilation (when operable). They also provide for opportunities for display, a critical element in retail settings. The window type, size and shape have a significant impact on the character of the building facade.

INTENT:
Provide natural light and ventilaton to buildings
Provide views to the outside from interior spaces
Provide retail display
Provide character

MATERIALS:

HISTORICALLY APPROPRIATE:

- a Wood, painted and Steel
- b Double-hung operable units
- c Half-round, or Palladian style, units (use only where historically accurate)
  Replacement of sashes with insulated units within existing frames
- d Projecting (Awning or hopper) units
- e Leaded glass/Stained glass
- f Transoms

CONTEMPORARY APPROACHES:

- g Wood interior/Metal Clad exterior, Aluminum Casement (fixed or hinged, single pane) unit
- h Storefront systems (for retail applications on ground floor)
- i Clerestory window

OTHER: Films and integral gases are used in the air space to help reduce solar heat loss and gain. Colored glass or films can change the appearance drastically, so attention should be paid to the overall look and feel of the units to be replaced. Clerestory windows can help to bring light and natural ventilation to spaces that do not have exterior exposures.

SIZE: In historic districts, window size generally relates to human scale and height of interior spaces. Size also relates to the building facade proportions with windows and doors generally not taking up more than 50% of the building envelope.

SHAPE: Rectangular shaped units are most common, with some half-round windows where historically appropriate. In special historical circumstances, round windows were used.

MAINTENANCE

1 Clean window glazing regularly to eliminate build-up of dirt.

2 Check weather-stripping and sealant annually and replace where deteriorated.

ITEM: WINDOWS

COLOR: Window frame color depends largely on the building facade material. Colors should blend or contrast appropriately, from white to black. Window glazing colors are best if clear, lightly tinted, leaded or stained glass.

APPROACHES TO AVOID:
Vinyl and Fiberglass Windows
Plastic (polycarbonate) glazing
Mirror glazing
Shaped units that do not relate to surrounding context (triangular, octagon, trapezoidal, etc.)
Green, blue and dark brown tinted glazing
Fixed windows in occupied spaces (allow for occupants to get fresh air)

SUSTAINABLE CONSIDERATIONS:

1. Many older buildings still have inefficient uninsulated windows. It is important when replacing these with energy efficient windows, that new units are chosen which maintain the original historic character.

2. Use low emissivity glass (low-e) to help retain heat in winter and keep it out in summer.

3. Use windows and storefronts with a total U-value of less than 0.40 for better energy efficiency.

4. Consider using operable windows for natural ventilation in summer in lieu of air conditioning. Proper placement of windows for cross-ventilation or stack ventilation combined with night venting strategies works well in our climate.

5. Locate windows to optimize daylighting, avoid glare and integrate shading devices if appropriate. Side lighting can bring light into a room up to thirty feet from the window wall. Windows that are located higher, such as clerestory windows above canopies, can bring light more deeply into the building.

6. Use sustainable materials and avoid vinyl.

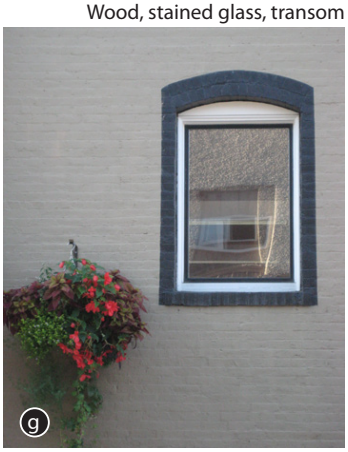
7. Metal units which have an integral thermal break will help reduce the transmission of heat and cold to the interior finishes.

MAINTENANCE (continued...)

3 Replace broken or chipped glazing as soon as it occurs.

4 Paint wood windows regularly to protect from weather damage.

Wood, stained glass, transom

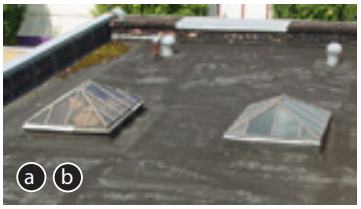


Aluminum retrofit in existing wood frame and masonry opening

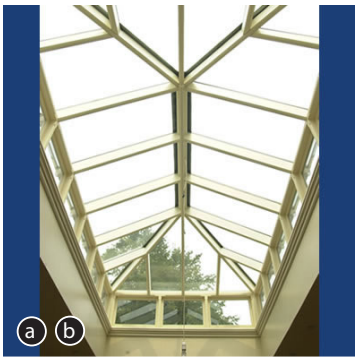
Aluminum storefront with transoms

Awning window, wood
(can be clad in metal on exterior)

Clerestory windows



Historical, existing hip/ridge skylights can be updated with new units



Hip/Ridge shape framed skylight, glass

Gable shape framed skylight, glass

Dome shape framed skylight, glass

Single-slope framed skylight

Translucent insulated panel skylights

ITEM: SKYLIGHTS

BACKGROUND: Rooftop skylights are a great way to allow natural light deep into interior spaces. Daylighting can reduce the need for artificial light during certain times of the day/seasons and also improves efficiency and productivity of occupants. Historic building designs often incorporated the use of skylights and many still exist, either well used or covered over with false ceilings.

INTENT:
Provide natural light to penetrate deep into the interior core of buildings
Allow for natural ventilation (in some cases where they are operable)

MATERIALS:

HISTORICALLY APPROPRIATE:

- a Steel framed, clear glass (un-insulated and wire glass can be replaced)
- b Pyramidal or Hip/Ridge type

CONTEMPORARY APPROACHES:

- c Single slope or gable, wood or aluminum frames, clear or translucent glass (insulated)
- d Roof curb (dome type), aluminum frames with glass
- e Translucent panel systems, aluminum frames with double-wall fiberglass panels
- f Custom shapes that function as building elements (such as a sculptural light well)
- g Solar tubes (see sustainable comments)

OTHER: Skylights can be outfitted with blinds and blackout shades to allow for reducing glare, heat gain or daylight for presentations. These can be motorized if out of reach for user control.

SIZE: Depends on the space to be daylit and structural framing of the building. Can be as small as the tube type, 2'x4' single slope unit or a large, framed skylight that illuminates a large span.

SHAPE: Skylights come in many shapes and styles. Historically, the rectangular, hip/ridge type is found and can be replicated easily. Since most often the skylight is not viewed from the public space, the importance is placed on the energy efficiency and shape appropriate for the function. If your skylight will be seen from adjacent buildings or view points, take care to choose a unit that fits with the character of the building.

MAINTENANCE

1 Check skylight units from the roof on a regular basis to make sure flashing, glazing and weatherstripping are in good condition. Replace as necessary.

2 Replace any broken or chipped glazing.

ITEM: SKYLIGHTS

COLOR
Wood, stained interior as appropriate to the space
Metal, anodized to fit with the character of the building
Glazing, clear, frosted or slightly tinted

APPROACHES TO AVOID:
Avoid eliminating historic skylights if not operating - instead, repair or replace to maintain daylighting.
Avoid Vinyl, Acrylic and Polycarbonate skylights where other options exist.

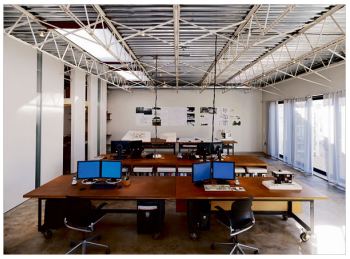
SUSTAINABLE CONSIDERATIONS:

1. Skylights can provide daylight into the center of a building in areas too far from windows.
2. Consider incorporating a vented skylight into a natural ventilation scheme. Since heat rises, skylights can be very effective for stack ventilation when combined with operable windows down low.
3. Consider incorporating shading devices into skylights to help control summer overheating.
4. Skylights should be designed, installed and maintained well to avoid potential damage from water leakage.
5. Use sustainable materials and avoid vinyl, acrylic and polycarbonate plastics which have environmental impacts with manufacturing processes.
6. Glazed skylight frames which have an integral thermal break will help reduce the transmission of heat and cold to the interior finishes.

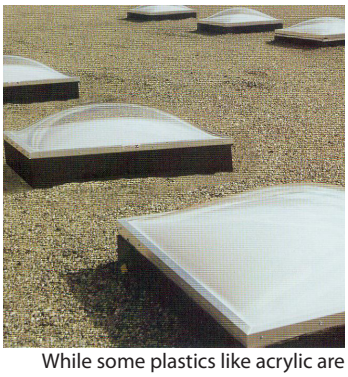
MAINTENANCE (continued...)
3 Check operable parts regularly to keep in good working order.

Custom shape design element (should consider surrounding context)

Solar tubes (acrylic)


Interior spaces are optimized when light is balanced front to back

Light at roof spaces can illuminate old attic spaces

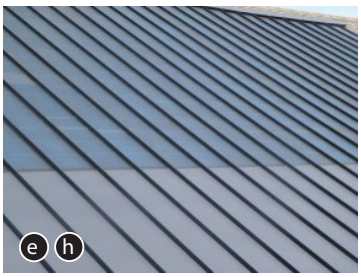

While some plastics like acrylic are long-lasting, the manufacturing process has significant environmental impacts worth considering, and they are not recyclable

Terne metal seamed roofing

Copper standing-seam roofing and flashing

Slate tile roofing

Clay tile roofing



Metal standing-seam roofing (shown here with solar film applied)

ITEM: ROOFING

BACKGROUND: While its main purpose is to keep the building dry, roofs can be a design element as well. For most of the downtown area, roofs are hidden from view behind the building parapets. For exposed roofs, the materials and shape should be considered to fit with the historical character of the existing building or adjacent buildings. Roofs can also reduce the energy consumption of the building by using light, reflective colors or vegetated roofs to reduce heat gain.

INTENT: Provide weather protection, Reduce heat gain, Collect rainwater, Providing outdoor activity spaces and viewing spots

MATERIALS:

HISTORICALLY APPROPRIATE:

- a Terne Metal
- b Copper
- c Slate Tile
- d Clay Tile

CONTEMPORARY APPROACHES:

- e Metal Panel and Shingles
- f Membrane Roofing (various types)
- g Vegetated (green) roofs
- h Solar panels or film

OTHER: Adding layers of roofing to existing conditions can overload the structural framing. Take care to remove old layers of roofing, replace damaged roof sheathing, re-insulate if necessary and reroof.

SIZE: When using metal panel or shake/tile roofs, consider the overall scale of the exposed roof with the rest of the building facade and choose a scale that is proportionate. For instance, if the building facade material is of small scale (brick, wood lap siding, etc.) choosing a roofing material with a smaller scale (tile, copper shingle, etc.) is usually most appropriate.

SHAPE: Low-slope roofs are most common in the downtown area. These roofs are efficient and economical when installed correctly with quality materials. Slopes should be no less than ¼" in one foot. Mansard and gable roofs are found occasionally and should only be used when historically appropriate or complementary to the building context. Avoid roof forms that are not currently used.

MAINTENANCE

1 Check roofs regularly for cracks, rips, tears and missing flashing.

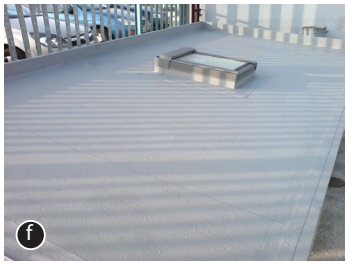
2 Repair and replace flashing and caulking as necessary.

ITEM: ROOFING

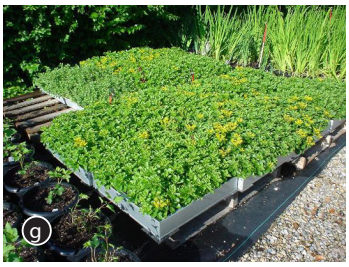
COLOR: For low-slope roofs behind parapets, use white or gray membrane roofing to reflect the sun and reduce solar heat gain. For exposed roofs, use complimentary building colors (greys, browns, metal colors, etc.) and avoid using new colors (reds, blues, etc.) Vegetated roofs are a great way to introduce naturally occurring colors to the urban fabric.

APPROACHES TO AVOID:
Roof forms or shapes that are not part of the current downtown fabric:
Shed roofs, Gable roofs facing the street, Trellis Features,
Mansard canopies applied to building facades

Membrane roofing, white - high reflectivity to reduce heat gain

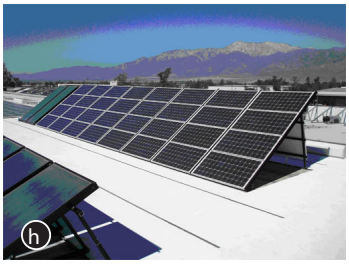


Membrane roofing, grey - high to medium reflectivity to reduce heat



Green roof trays - can be placed on existing roofs with proper drainage

Green roof - public space



Solar Photovoltaic panels - can be retrofit on existing roofs

SUSTAINABLE CONSIDERATIONS:

1. The best time to re-insulate your roof is during any reroofing effort. Insulation can be installed over the top of roof decking using rigid insulation, with no need to disrupt the interior finished spaces.

2. Use roofing with a Solar Reflective Index of 78 or greater for flat roofs and 29 or greater for pitched roofs to avoid heat island effect and reduce summer heat gain. White or gray membrane roofing and many colors of metal roofing qualify (see photo **f**).

3. Consider using vegetated roof to reduce stormwater runoff, reduce heat island effect, and provide aesthetically pleasing rooftop area (see photo **g**).

4. Use sustainable materials where possible. Metal roofing can have a high recycled content.

5. Consider coordinating solar energy producing elements in the roofing or on the roof (see photo **h**).

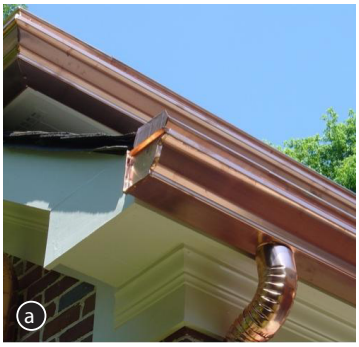
6. Avoid roofing with toxic coatings that leach out into groundwater over time.

7. Avoid vinyl roofing products.

MAINTENANCE (continued...)

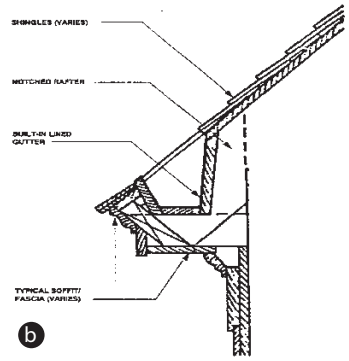
3 Check roof drains and overflow scuppers for blockages. Clean around drains regularly, especially after fall leaf drop.

4 Wash roofs of moss and build up of dirt and debris.

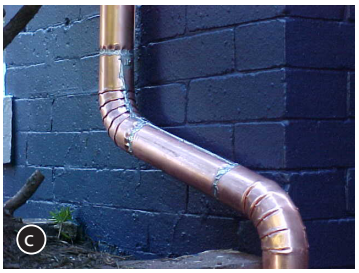


Copper gutter, Ogee profile

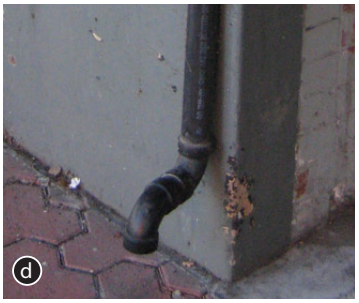
Wood gutter, milled, ogee profile



Wood gutter, built-in



Copper downspout, round



Cast iron downspout, round

ITEM: GUTTERS & DOWNSPOUTS

BACKGROUND: Gutters and downspouts are used to move rainwater off roofs and directly into the stormwater system. A good, well-functioning system is critical to maintaining the water tightness of buildings. While purely functional, gutters and downspouts can have an impact on the character of the building facade – by either disappearing or becoming a design element.

INTENT:
Provide direct route for rainwater from roof to stormwater drain
Protect public from dripping roof eaves and edges
Provide character

MATERIALS:

HISTORICALLY APPROPRIATE:

a	Gutters:	Copper
b		Wood (milled or built-in)
c	Downspouts:	Copper
d		Cast Iron

CONTEMPORARY APPROACHES:

e	Gutters:	Galvanized Steel
f		Prefinished Aluminum and Steel
e	Downspouts:	Galvanized Steel
f		Prefinished Aluminum and Steel
g		Steel, painted

OTHER: Conductor heads are typically used to collect rainwater out of a gutter or parapet scupper and can incorporate an overflow drain to provide an alert if there is a blockage in the system.

SIZE: Sizes are determined using the size of the roof area being covered and the average rainfall data for our locale. Consult with a design professional or roofing specialist to size gutters and downspouts.

SHAPE: Gutter shapes can be square, round or ogee, depending on the character of the building and size of gutter. Downspouts that are square, rectangular or round are preferred. Generally, try to maintain consistency of downspout shape from top to bottom, unless it is a design feature.

COLOR: Natural metal colors, black or painted to match the building facade material preferred.

MAINTENANCE

1 Check gutters regularly for debris buildup and leaks.

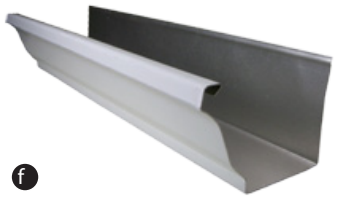
2 Check downspouts regularly for leaks.

ITEM: GUTTERS & DOWNSPOUTS

APPROACHES TO AVOID:
PVC gutters and downspouts

e

Galvanized steel, gutter, round



f

Prefinished aluminum, ogee profile

f

Prefinished sheet steel, round into custom downspout

g

Painted steel, rectangular section

c

Copper conductor heads and downspouts

SUSTAINABLE CONSIDERATIONS:

1. Rainwater should be drained away from the building appropriately to avoid damage and poor indoor air quality.

2. Use sustainable materials such as recycled metal and fabricate locally if possible.

3. Consider options for capturing rainwater for reuse such as irrigation.

MAINTENANCE (continued...)

3 Replace missing sections of gutters and downspouts.

Painted metal and glass, flat with struts

Painted metal, flat with struts

Concrete, flat (cantilevered)

Canvas, triangular

Canvas, triangular

Canvas, half-dome

ITEM: AWNINGS & CANOPIES

BACKGROUND: Awnings and canopies have long played an important role in retail architecture. Used to shade customers and merchandise from the sun and protect from rain, they are also powerful advertising tools. When done well, they can help businesses create an identity as well as provide for pleasant, dry window-shopping.

INTENT:
Provide protection from sun and rain
Provide advertising opportunities
Provide for outdoor lighting
Provide for hanging signage below canopies

MATERIALS:

HISTORICALLY APPROPRIATE:
- a Metal (painted steel, porcelain)
- b Concrete
- c Canvas

CONTEMPORARY APPROACHES:
- d Prefinished metal
- e Glass
- f Stucco (underside of canopies)

OTHER: Support of awnings is as important as the awning itself. Simple support rods angled from the building facade are historically appropriate. Awnings that use simple or ornamental frames are best so that the framing doesn't detract from the overall sidewalk experience.

SIZE: Awnings and canopies should be no larger than 1/3 the storefront height. They should extend into the public right-of-way at least 3 feet if just covering a doorway and 6 to 8 feet if covering the entire storefront. Maintaining consistency of awning overhangs/projection throughout a city block is preferred.

SHAPE: Low-slope (flat) awnings and triangular awnings are most historically appropriate.

COLOR: Colors may vary depending on the business. Variety is appropriate. Avoid colors that clash with surrounding color schemes.

MAINTENANCE
1. Pressure wash awnings and canopies annually to remove dust and debris build-up.
2. Check for tears, rips and other damage. Repair as required.

ITEM: AWNINGS & CANOPIES

APPROACHES TO AVOID:
Vinyl Awnings
Awnings that cover transom windows
Awnings with excessive exposed structure

Glass with aluminum frame supported by wood beams

Prefinished and painted metal with stucco underside finish

The shape of this canopy works with the building facade and calls attention to the entry

Try to avoid covering historic transom windows with awnings (see windows)

SUSTAINABLE CONSIDERATIONS:

1. Awnings and canopies can help to reduce solar heat gain in buildings during hot summer months. This can help save energy to cool spaces using air conditioning.

2. Review placement of awnings that are covering existing transom windows. These may be blocking the operation of window vents or natural daylight. Historic awnings were originally designed to be an integral element to daylighting and passive heating and cooling.

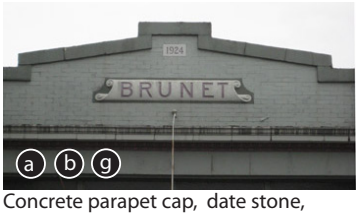
3. Use sustainable materials such as local/regional, recycled/recyclable, and durable materials.

4. Avoid toxic materials such as vinyl.

MAINTENANCE (continued...)

3 Repair missing lettering and signage.

4 Replace or tighten stretcher cords.

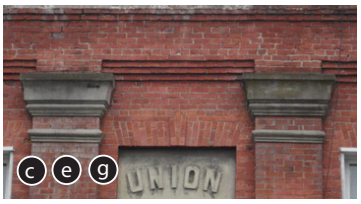


Concrete parapet cap, date stone, building name stone, limestone cornice

Limestone parapet cap, cornice line and panels with glazed tile ornaments

Brick corbelling

Brick corbelling with dentils



Brick columns with limestone caps, limestone building name inset stone

Brick column with terra cotta quoining

Brick column with terra cotta ornamental base, painted

ITEM: ORNAMENT

BACKGROUND: Building ornament has been used throughout history to add character to buildings, add detail to structural or functional devices, and add scale and proportion to facades. The modern movement of "less is more" attempted to prohibit the use of ornament for ornament sake and only apply for functional purposes. For the downtown core, ornament on both historic and contemporary buildings is an important part of promoting its unique atmosphere and visual interest.

INTENT:
Add character
Add detail to functional devices (i.e. columns, window heads)
Provide information (building name, date of construction)

MATERIALS:
HISTORICALLY APPROPRIATE:
Terra cotta, limestone, brick, concrete, ceramic tile and wood
Some typical ornamental details include:

- a Parapet Caps
- b Cornices (made with panels, corbels and dentils)
- c Lintels, soldier courses and brick corbeling
- d Window and door heads, archways and keystones
- e Columns (including capitals, quoining and bases)
- f Floor line treatments (wainscots, "belly bands")
- g Facade ornament (tiles, figures, date or name stones)

OTHER:
CONTEMPORARY APPROACHES:
Precast Concrete, Metal

SIZE: Detailing should be relative in scale to the building facade and facade materials.

SHAPE: Varies depending on each item. Historical shapes and figures can be found through millwork and restoration ornament suppliers.

COLOR: Varies. Typical historical materials have inherent colors (brick, concrete, limestone). Historic ceramic tile glazes tend to be pale rainbow colors. Greens, reds and black are common painted detail colors.

MAINTENANCE
1 Lightly pressure wash the building facade, including ornament to remove dirt and debris.
2 Check mortar joints around decorative elements and tuckpoint when deteriorated.

ITEM: ORNAMENT

APPROACHES TO AVOID:
Mixing historical styles on one building
Introducing historical styles that presently do not exist
Plastic foam ornament and trim

SUSTAINABLE CONSIDERATIONS:

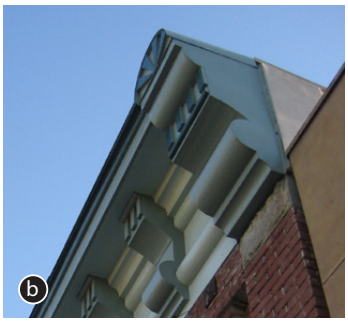
1. Utilize salvaged ornaments from salvage/recycling suppliers to replace or add character to historically appropriate projects.

2. Consider using FSC (Forest Stewardship Council) certified wood or metal ornament and trim.

3. Avoid using plastic foam ornament and trim.

4. Consider utilizing local artists and artisans for stone, metal and wood-work decorative elements to incorporate into your design.

MAINTENANCE (continued...)
3 Prepare and paint decorative elements regularly, especially those of wood, to prevent weather damage.

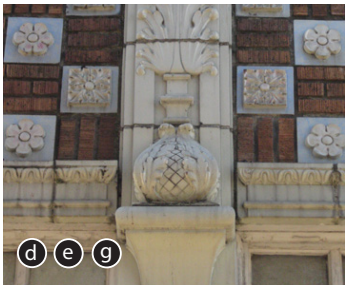


Wood cornice with ornate corbels

Wood and terra cotta cornice

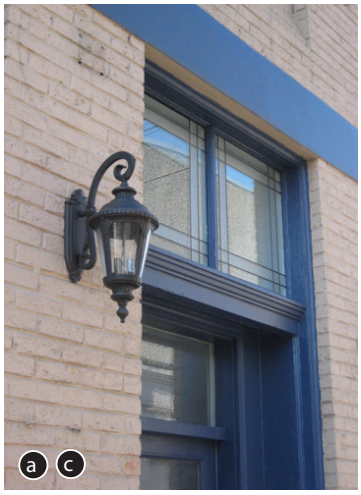
"Belly band" at floor level with wood panels, corbels and dentils

Wood doorway pediment



Glazed ceramic tiles, terra cotta column, brackets and window head tiles

Terra cotta cornice with dentils, fascia panel, archway with keystone, and metal signage



Metal, traditional styling

Metal, traditional styling

Cast glass, traditional (Art Deco) styling

ITEM: LIGHTING

BACKGROUND: Lights are both a functional and a decorative element. Lighting serves to illuminate the public way as well as the building storefront (and display). Using the right kinds of lighting (illumination level, color, and style) has a profound effect on the retail experience.

INTENT:
Provide illumination at the building facade for sidewalks and alleys, under canopies and awnings
Provide illumination at storefront displays and building lobbies.

MATERIALS:

HISTORICALLY APPROPRIATE:
- a Metal (Copper, Brass, Bronze, Wrought Iron)
- b Glass (cast, stained)
- c Traditional styling
- d Industrial styling

CONTEMPORARY APPROACHES:
- e Metal (Stainless Steel, Galvanized Steel, Prefinished metal)
- f Neon/cold cathode/LED
- g Modern styling that fits with the historic urban fabric
- h Modern light fixture with night sky cut-off

OTHER: Exterior fixtures need to be rated for damp (covered) or wet (exposed) locations. Check with a supplier or electrician to make sure the fixture is appropriate for its location. Holiday lighting is a great way to highlight the downtown storefronts all year round. String lights should be installed in a neat, orderly way to minimize drooping swags.

SIZE: Fixture sizes should be scaled for their location on the building. Lighting that is close to the street should be pedestrian in scale.

SHAPE: Shapes should be complementary for the building application. Industrial gooseneck styles on industrial buildings are appropriate, while traditional gas-lamp and blown/cast glass shades are appropriate for historical buildings. Simple, modern fixtures can work well with both contemporary and modern buildings.

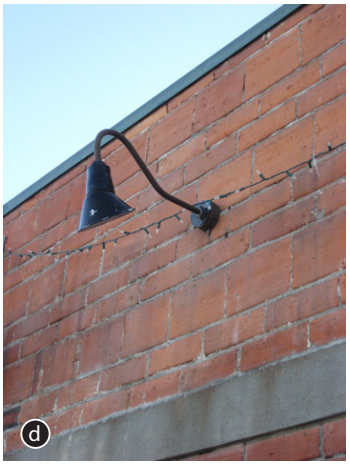
COLOR: Black, brown, metal finishes, clear and frosted glass preferred.
Stained glass where historically accurate.
Classic neon colors (red, white, green, yellow, blue)

MAINTENANCE
1 Replace burned out light bulbs routinely.

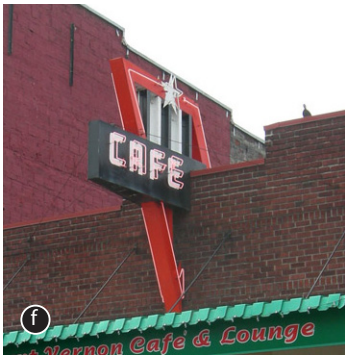
2 Replace missing or cracked lenses.

ITEM: LIGHTING

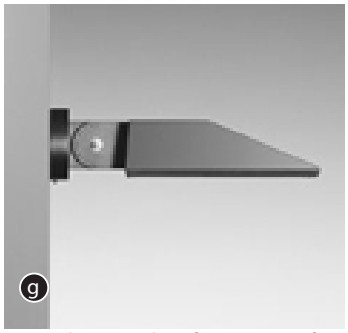
APPROACHES TO AVOID:
Modern or contemporary fixtures that do not blend with historically significant buildings
Large, over-scaled fixtures at ground level
Lighting that is not shaded to the night sky
Colored bulbs
Incandescent bulbs where there are compact fluorescent options
Exposed fluorescent bulbs
Exposed electrical conduit on building facades



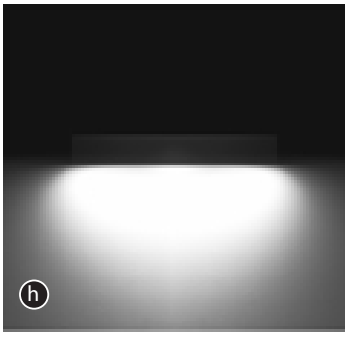
Prefinished metal, Industrial Styling



Neon - can be used for advertising as well as exterior border tube lighting



Clean, modern fixtures can often blend with historical materials



Choose exterior fixtures with cut-off lenses to provide downlight and protect night skies

SUSTAINABLE CONSIDERATIONS:

1. Exterior light fixtures should be chosen and installed to provide down-light only, to protect the night sky and avoid light pollution (see photo **h**).

2. Replace older light fixtures and bulbs with energy-efficient types. Contact Puget Sound Energy for rebates on light and lamp replacement.

3. Light emitting diode lighting (LED) can be very energy efficient depending on the installation. Consult a design professional or electrical service specialist for recommendations.

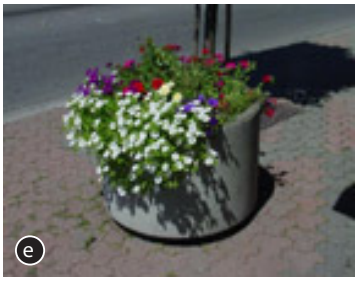
4. Consider installing timers and photo-sensors on appropriate lighting to reduce hours of operation and save energy.

5. Consider using daylight sensors on fixtures in areas that get a lot of natural sunlight. These fixtures can be controlled to remain at a constant footcandle illumination depending on the amount of daylighting, saving considerable amounts of energy year-round.

6. Consider adding occupancy sensors to lighting systems to prevent lighting from remaining on when not needed, especially in storage and bathroom spaces.

7. Use sustainable materials such as local/regional, recycled/recyclable, and durable materials.

MAINTENANCE (continued...)
3 Replace inefficient bulbs with high-efficient types. Dispose of old bulbs according to City requirements (for hazardous waste). PSE will also take old fluorescent bulbs.
4 Check fixtures to make sure they are weather tight.

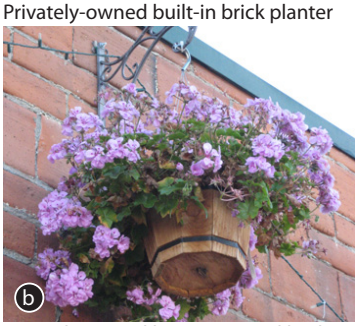


City-owned concrete planter (might be visually more appealing if all public objects on street edge were dark color (black) - could be stained)

Privately-owned clay tile planter with variety of color and shape next to businesses is appropriate

Privately-owned planters of various materials, shapes and sizes. Adds human scale and softness to streetscape

Privately-owned built-in brick planter



Privately-owned hanging wood basket

ITEM: SITE FEATURES

BACKGROUND: Site features help create a cohesive and lively urban atmosphere and provide human scale in the downtown district. Some items are City owned and maintained, some are owned and maintained by the Downtown Business Association, and some are owned and maintained by building owners and/or tenants.

INTENT:
Planters and hanging baskets provide beautification through landscaping and seasonal variety
Benches provide places to sit and relax while shopping, eating or waiting
Bike racks provide a place to store bicycles for business owners and staff, professionals and shoppers
Waste and recycling receptacles to help prevent litter
All provide opportunities for character-defining elements

MATERIALS:

HISTORICALLY APPROPRIATE: (traditional styling)
- a Planters of brick, stone, wood, terra cotta, clay
- b Wood and wrought iron hanging baskets
- c Wood, cast iron and wrought iron benches
- d Cast iron clocks (pedestal and hanging)
  Brass, copper and wrought iron receptacles

CONTEMPORARY APPROACHES:
- e Planters made of concrete, ceramic, prefinished metal, galvanized metal
  Prefinished metal hanging baskets
- f Recycled plastic, prefinished metal benches
- g Prefinished metal receptacles
  Galvanized, painted or coated steel bike racks

OTHER: Items in the public right-of-way should be located so that they do not impede pedestrian traffic or block accessible routes of travel. Items should be reviewed with the City for compliance prior to installation.

SIZE: Scaled appropriately for the location. Objects shall be sized so they do not encroach into the accessible route of travel.

SHAPE: City owned objects shall be of consistent shape throughout town. Privately owned planters of varying shape are appropriate.

COLOR: City owned items should be a consistent color (rich, dark color preferred) along the street edge. Privately owned items with

MAINTENANCE
1. Treat exterior wood products on a yearly basis to protect from the elements.
2. Paint wood and metal objects as required to keep them looking sharp.

ITEM: SITE FEATURES

a variety of color are appropriate, to identity each individual business. Working within a color range is best. Plantings that are consistent through town, with a mix of natives and seasonal color as recommended.

APPROACHES TO AVOID:
Plastic (non-recycled content) benches, planters and receptacles
Fiberglass benches and planters

City-owned prefinished metal benches, modern-traditional style

Privately-owned wood and wrought-iron bench, traditional style

City-owned waste receptacles, modern-traditional style (recycling bins offered in the same style)

Beautiful historic sidewalk clock, cast iron, serviced by a local jeweler

SUSTAINABLE CONSIDERATIONS:

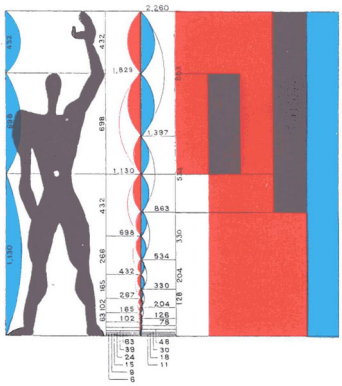
1. Use recycled and recyclable materials like steel, concrete etc.
2. Use local/regional materials if possible to reduce energy use for transportation.
3. Consider using biodegradable materials such as wood that can be replaced on a regular basis for maintenance.
4. Avoid using treated wood or other materials that may leach toxic substances into the stormwater system and ground table.
5. Avoid the use of toxic fertilizers, pesticides and other plant maintenance compounds.
6. Wood/fiber composite materials used for exterior decks and trim have recycled content. However, this only temporarily keeps materials out of the landfill because composite materials are not recyclable.

MAINTENANCE (continued...)

3 Maintain weeding and watering program along with planting rotation (privately or through the Downtown Business Association).

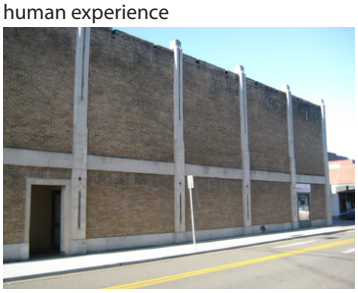
4 Empty trash, recycling and cigarette receptacles regularly.

ARCHITECTURAL SCALE, PROPORTION, AND TEXTURE

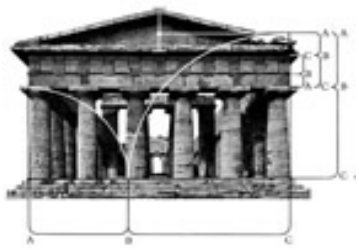


The Modulor, developed by famed architect Le Corbusier, is used as a design tool to maintain human scale

Buildings that are scaled to each other and within each floor level to the human experience



The use of different material and color pilasters helps break up the scale of this large facade



The Golden Section, developed by Greek architects to control proportion.

Concrete with Palladian styling, painted

SCALE

When designers talk about scale, they are usually referring to how something either relates to the human body or human experience or how something fits in with the surrounding elements. Something "out of scale" is either too big or too small relative to the human body or the neighboring elements. In most cases, the goal is to fit with the existing scale, unless there is a specific desired effect by manipulating the scale.

For the downtown environment, there are two very important scales. The first is the relationship of ground floor (sidewalk) design elements to pedestrians. This is where we interact most with our buildings, the businesses within and the people on the street. Care should be taken to use design elements that are scaled for people passing by.

The second important scale issue is the relationship of existing buildings to new. There are many different heights of buildings in the downtown core, from one story to five story. New development and renovation should try to stay within this scale and not create objects that seem out of place. With a range of fifteen to fifty-five feet of height, it provides a nice variety within the overall zone.

It is often desirable to break down larger expanses of building envelope with design and structural details to provide a more appealing scale at the ground plane. One can use windows, recesses, pilasters, material changes, etc. to achieve this - sometimes just having two colors of paint helps break down the scale of a large building.

PROPORTION

Proportion is related to scale, and is very important in creating environments that are visually and sociologically pleasing to the human eye. The amount of window area on a building compared to the siding material, for instance, can change the appearance of a facade drastically. Historic buildings are based on several ancient rules of proportion (i.e. Golden Section, The Modulor, The Ken) which provide a unifying of visual elements into one family of proportions.

Most people can recognize when a window or door is "too large" or "too small" for the overall building mass. Proportion works on many levels within building design, and is extremely important in creating designs that draw people in, make them feel welcome and comfortable, and make them want to stay. When contemplating adding an awning, replacing windows, or remodeling, pay attention to the proportion of the existing building and its elements to find the size and shape that is most harmonious.

ARCHITECTURAL SCALE, PROPORTION, AND TEXTURE

TEXTURE

Cities are most interesting when they are full of texture, rhythm and variety. Think about those areas you most like in the downtown and there's sure to be a lot of design elements that are adding texture. Think about your least favorite parts of town, and generally they will be blank walls, concrete areas with little landscaping or asphalt parking lots without much visual interest.

Texture can be achieved in a lot of ways. The most basic is to design buildings that have character-defining elements to them. These tend to create shade and shadow along the facade, which adds a wonderful texture and pattern along the street. Using ornamental details such as shutters, planter boxes, planters, hanging baskets or hanging signage are all great ways to add texture to the street experience.

Advertising is also part of the urban fabric and should be done in a way that adds to the character of the building, the historic downtown core and the feel of the overall district. It adds texture too, but can easily be a detractor to the look and feel of the street if out of scale and style.

The best texture any downtown can have is people, walking the streets, eating outdoors and enjoying public places. When a downtown works together to unify its look and feel, has wonderful things to buy, eat and enjoy, people want to come spend time there. People gravitate to activity, places of interest, and inviting settings. Using these guidelines will help promote and strengthen the downtown core as an energetic, lively, wonderful place to work, shop, eat and play.

DESIGN

Many of the ideas included in these guidelines are easy for owners and tenants to incorporate on their own. It is a good idea to contact your local design professionals and trades specialists for items that require additional assistance for code compliance, permitting, and more complex installations.

Brick masonry with pilasters. Changes in plane, even if very slight, can help create shade and shadow texture to make large facades visually appealing

Brick masonry and wood lap siding in complementary scale to each other and to pedestrians at street level

Places for people to gather, socialize and enjoy meals and entertainment will activate the retail core like these examples from similar Downtowns

SUSTAINABLE CONSIDERATIONS

Materials within 500 miles of a project are most sustainable and usually regionally appropriate

Local/Regional Materials are materials that are harvested and/or manufactured within 500 miles. In addition to supporting local economy, local material reduces fuel consumption for transportation. Therefore materials that are heavier are more important to get locally if possible. Brick for example is a material that can be acquired locally and save fuel compared to brick from the east coast.

Using local materials such as wood and brick also may have the advantage of helping to maintain a pleasant unique regional aesthetic. Not all materials can be acquired locally. Some high performance, energy efficient materials or products like windows or light bulbs may not be available from local sources. If materials are lighter weight or have other sustainable benefits, then importing them from a distance can be the best sustainable choice.

Recycling and using recycled content materials reduce our waste stream

Recycled/Recyclable Materials such as aluminum, steel and glass reduce landfill waste. The ideal material in this sense would be 100% recycled and 100% recyclable so that it never enters the landfill. Some materials such as wood/fiber decking, composites, and recycled vinyl may appear to be sustainable, but cannot be recycled or biodegraded after their useful life is over. These materials end up in the landfill.

Using recycled/recyclable materials also reduces the demand for producing new materials by mining or other harvesting methods that have environmental impacts.

Repurposing salvaged materials

Salvaged Materials such as building materials that have been rescued from demolition may provide a sustainable alternative and can tell an interesting story. Salvaged wood beams for example may be of higher quality old-growth wood than is currently available and can be quite beautiful even with old bolt holes, etc. Likewise the old maple gym floor may be re-used in a new building.

Historical doors and windows may be salvaged and retrofitted with energy efficient glazing. Whatever salvaged materials can be used in new construction reduce the demand on landfill capacity.

Brick is a durable and long-lasting material that also adds character

Durable Materials not only reduce maintenance, but keep materials out of the landfill. Buildings that are designed to last only 10 years result in significant construction waste. Construction waste makes up to 40% of the total landfill waste. Durable materials reduce life cycle cost and it is often easier to keep them looking good.

SUSTAINABLE CONSIDERATIONS

Biodegradable Materials like wood, cork, linoleum, or bamboo are sometimes the most appropriate sustainable material. By definition they are not infinitely durable, but could be maintained for a long time if protected from the elements. The advantage of biodegradable materials is that when their useful life is over, they will not last forever in the landfill.

When possible, utilize local, sustainable harvested woods in lieu of artificial products

MATERIALS TO AVOID

Vinyl or PVC in many cases is the least expensive option for materials like doors and windows. Although less expensive, it is not favored because of its toxicity and poor life cycle characteristics. Vinyl also has hazardous constituents and intermediaries during manufacture. Vinyl chloride monomer (in PVC) is a know carcinogen. Plasticizers like phthalates used in PVC are suspected carcinogens and hormone disrupters. Dioxin is produced when PVC burns and when it is produced. Dioxin is known to be one of the most toxic chemicals. When it burns, PVC produces hydrogen chloride, which if breathed is deadly to occupants and firefighters. For windows and doors vinyl is less weather tight because it shrinks and swells much more than glass and can break the seal between frame and glass pane.

High VOC paints, coatings and adhesives have volatile organic compounds that may be toxic and as they "off-gas", releasing these unhealthy chemicals into buildings.

Vinyl windows may have a low first-cost, but they have negative enviromental impacts and reduce the historical character

Metal-clad wood windows offer a good option for long-term durability and preservation of character

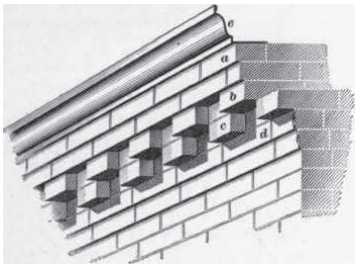
Art Deco style building

Awning

Beaux-Arts style bulding

Clerestory windows

Corbel at building Cornice


Brick Corbel at building Cornice

GLOSSARY OF TERMS

ADA (Americans with Disabilities Act): The federal civil-rights statute that protects the rights of people with disabilities. The ADA sets guidelines that protect people from discrimination in employment, housing, education, and all other public services.

Aggregate: A ssubstrate, such as gravel, mixed with cement.

Art Deco: A design style of the early 20th century primarily characterized by bold geometric shapes, streamlined and rectilinear forms.

Awnings: A roof-like cover extending over or in front of a place as a shelter. Awnings project from the face of a building and are supported from the building face (no columns).

Beaux-Arts: A style of classical architecture that derived from the Ecole des Beaux-Arts in Paris in the late 19th century. It became a common style for new public buildings. The style is characterized by rich detail and decoration, formal planning, symmetrical facades, walls of masonry and pronounced details.

Blower Door Test: A test designed to measure the air tightness of buildings and help locate air leaks within a building.

Brick Masonry: A rectangular construction unit primarily of baked clay. Bricks are laid in courses with mortar to form walls, pillars, and other structures. Bricks are favored because of their fire resistance and small size.

Building Envelope: The area that separates conditioned (interior) space from unconditioned (exterior) space. It serves as the shell to protect the indoor environment as well as to facilitate interior climate control.

Canopy: A protective, roof-like covering supported by columns.

Clerestory: The part of a building rising above the roofs or other parts, whose walls contain windows to provide lighting to the interior.

Composite Panels: Panels composed of substrate and finish veneer. Examples include prefinished sheet steel faces over rigid insulation panels, high-pressure laminated wood veneer over engineered wood sheathing.

Concrete Masonry Unit (CMU): The typical CMU is a large, rectangular block made from cast concrete, primarily used for construction of buildings and landscapes. Can be colored, polished, split-face or glazed finish.

Contextual: Of, involving, or depending on a context. Fitting in with neighboring elements.

Corbel: Any bracket. often of brick or stones offset by a slight amount to form a support.

Cornice: The uppermost section of moldings at the top of a window, a ceiling or exterior wall, or just below a roof.

GLOSSARY OF TERMS

Daylight/Daylighting: The light of day. Method of allowing natural daylight to penetrate into interior spaces.

Dentil: A small tooth-shaped block used as a repeating ornament in the bedmould of a cornice.

Efflorescence: A powdery deposit on the face of a surface of masonry or concrete, caused by the leaching of chemical salts by water migrating from within the structure to the surface.

Egress (also see Means of Egress): a means or place of going out; an exit, especially from an enclosed place.

Element: Parts of a building design, such as ornament, window or cornice.

Exposed Aggregate: A concrete surface in which the coarse aggregate is revealed.

Fabric: A term used to describe the physical form of towns and cities, emphasizing building types, thoroughfares, open space, frontages, and streetscapes; such as an Urban Fabric.

Facade: An exterior face of a building.

Faux Masonry: An artificial product designed to look like stone, rock, or brick.

Fieldstone: Rough building stone gathered from river beds and fields. Typically found in rustic, cabin and resort building designs.

Float glass: Extremely smooth, nearly distortion-free plate glass manufactured by pouring molten glass onto a surface of molten tin.

Glazing: A transparent part of a wall; usually made of glass or plastic. Also the act of installing a glazing product.

Half-Round: Semi-circular in cross section, as a molding or piece of type.

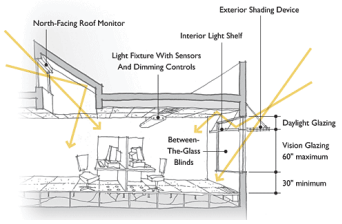
Heat Island Effect: The density of an urban environment creates built up areas that are hotter than nearby rural areas. Enhanced by dark, absorbent materials like asphalt and black roofs.

Hip Roof: A roof consisting of four sloping planes that intersect to form a pyramidal or elongated pyramidal shape.

Integral Thermal Break: See Thermal Break.

Lap Siding: A technique for installing horizontal siding boards. Each piece of siding is 'lapped' over the piece below it to provide a waterproof covering.

Leaded Glass: Glass containing a high proportion of lead oxide and having extraordinary clarity and brilliance.

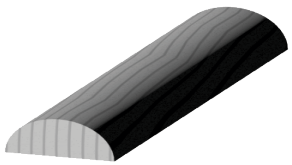


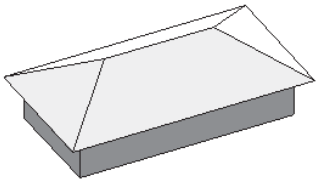
Daylighting Design

Efflorescence at Brick Wall

Exposed Aggregate

Fieldstone Masonry


Half-round Moulding


Hip Roof Form

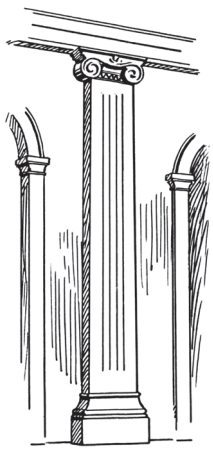
Leaded Glass

Lites within a large window unit

Mansard Roof

Neo Classical Style at Monticello

Pediment


Pilaster with Plinth Base

GLOSSARY OF TERMS

Lites: The divided panes of glass that make up the overall window unit.

Louver: An array of numerous sloping, closely spaced slats used to diffuse air and/or light or to prevent the entry of rainwater into a ventilating opening.

Mansard: A roof shape consisting of two superimposed levels of hip roofs with the lower level at a steeper pitch than the upper.

Means of Egress: A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way.

Mortar: A substance used to join masonry units, consisting of cementitious materials, aggregate (i.e. sand), and water.

Mullions: A vertical or horizontal bar between adjacent window or door units. A framing member in a metal-and-glass curtain wall system.

Natural Ventilation: Unlike fan-forced ventilation, natural ventilation uses the natural forces of wind and buoyancy to deliver fresh air into buildings.

Neo Classical: A style in art, architecture, and the decorative arts that flourished in Europe and North America from about 1750 to the early 1800s.

Off-gas: To emit chemical pollutants into the air from certain building materials over time. Paints, coatings, sealants, adhesives and plywood may emit organic compounds or formaldehyde over time that can result in unhealthy indoor air quality.

Ogee: a double curve, resembling the letter S, formed by the union of a concave and a convex line.

Palette: A set or range of colors or techniques defined for a specific purpose, such as a building facade.

Pediment: A classical architectural element consisting of the triangular section found above the horizontal structure (entablature), typically supported by columns. The gable end of the pediment is surrounded by the cornice moulding. The tympanum, or triangular area within the pediment, was often decorated with sculptures and reliefs.

Pilaster: A vertical, integral stiffening rib in a masonry or concrete wall.

Plane: A flat, two-dimensional surface.

Plinth Block: An ornamental wooden trim block where the side casing of a door merges with the baseboard or a column pilaster meets the base of the buiding.

GLOSSARY OF TERMS

Quoins (quoining): The cornerstones of brick or stone walls. Quoins may be structural, or may be decorative. Architects and builders use quoins to give the impression of strength and firmness to the outline of a building. The most common form of decorative use for a quoins uses an alternative pattern of rectangles that wrap around the wall, mimicking the pattern of stone blocks or brick as they would wrap around a corner and thus join the two walls.

Quoins at Corners

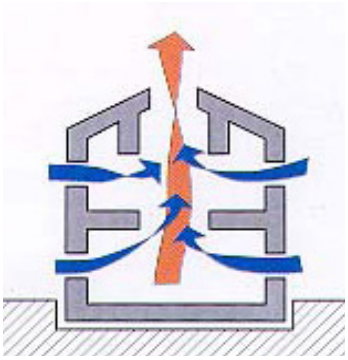
Rail: A horizontal framing piece in a panel door; a handrail.

Revetment: A facing of stone placed on a bank or bluff to protect a slope, embankment, or shore structure against erosion by wave action or currents.

Safety Glass: A type of glass that has been tempered to break into rounded grains rather than sharp shards.

Sealant: A viscous material that changes state to become solid, once applied, and is used to prevent the penetration of air, gas, noise, dust, fire, smoke or liquid from one location through a barrier into another.

Stack Ventilation: A type of ventilation that uses the chimney effect, that is, the tendency of heated air to rise, as in a chimney.


Stack Ventilation

Storefront: The side of a store or shop facing a street.

Sunshading: A device designed to control the amount of sunlight that is admitted into a building. They can dramatically reduce building peak heat gain and cooling requirements and improve the natural lighting quality of building interiors.

Terra Cotta: A hard, semifired, waterproof ceramic clay used in pottery and building construction.

Terra Cotta

Terrazzo: A finish floor material consisting of concrete with an aggregate of marble chips selected for size and color, which is ground and polished smooth after curing.

Thermal Break: A discontinuity in the frame. In relation to skylites and glazing with metal frames, an integral thermal break increases efficiency by interrupting conductive heat transfer between inside and outside.

Terrazzo Floor

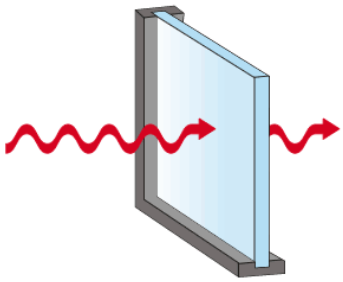
Thermal Mass: A property that enables building materials to absorb, store, and later release significant amounts of heat or cool.

Transom: A window above a window or door.

Treated Wood: Wood that has had a liquid preservative forced into it in order to protect against deterioration due to rot or insect attack.

Transom Window Above Door

Tuck Pointing Example


U-Value Diagram

Vestibule

Wainscoting at Stairway

GLOSSARY OF TERMS

Tuck pointing: The process of removing deteriorated mortar from the zone near the surface of a brick wall and inserting fresh mortar.

U-value: A measure of the heat flow through a building material. Typically used to describe a window or other glazed material. More energy efficient windows, skylights, and glazed doors have a lower u-value.

Vestibule: A passage, hall, or room between the entrance and the interior of a building.

Wainscoting: A wall facing, usually of wood, cut stone, or ceramic tile, that is carried only partway up a wall.

Window Pane: A framed section of a window or door that is usually filled with a sheet of glass or other transparent material.

RESOURCES

The following resources are available for building owners and tenants for further research and assistance:

Environmental Building News, The Leading Newsletter on Environmentally Responsible Design and Construction. A publication of BuildingGreen, LLC. www.BuildingGreen.com

Environmental Building News
The Leading Newsletter on Environmentally Responsible Design & Construction
Triton Logging Recovers Underwater Forests

Ecostructure, Improving Environmental Performances of Buildings and their surroundings. Free periodical . www.Eco-Structure.com

Environmental Design and Construction, The Premier Source for Integrated High-Performance Building. Free periodical. www.EDCmag.com

Sun, Wind & Light, Architectural Design Strategies. Second Edition. 2001. G.Z. Brown and Mark DeKay. John Wiley and Sons, Inc.

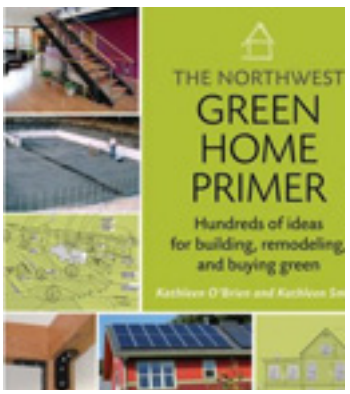
LEED Reference Guide for Green Building Design and Construction, 2009 Edition. For the Design, Construction and Major Renovations of Commercial and Institutional Buildings Including Core & Shell and K-12 School Projects. United States Green Building Council. www.usgbc.org

Green Building & Remodeling for Dummies, The Fun and Easy Way to Plan and Build Your Green Dream Home. 2007. Eric Corey Freed.

The Northwest Green Home Primer. 2008. Kathleen O'Brien & Kathleen Smith. Timber Press.

National Park Service Publications. Resources for historic preservation. www.nps.org/history/publications.htm (see links to online "Presentation Briefs" on specific topics such as storefronts, wood windows, terra cotta, etc).

National Trust for Historic Preservation. Numerous resources and handbooks for mainstreet programs, historic preservation, tax credit programs, traffic calming, etc. See links to online "presentation briefs" at http://www.preservationnation.org/



Downtown Mount Vernon Historic Structures Inventory, 2008. Cultural Resources Consultants, Inc.

City of Mount Vernon Master Plan, Downtown and Waterfront Master Plan Project, 2008, KPFF Consulting Engineers. http://www.ci.mount-vernon.wa.us/

INCENTIVES AND REBATES

The following funding sources are available for building owners and tenants for financial assistance in making building improvements.

PUGET SOUND ENERGY REBATES
Contact a PSE Energy Advisor at 1-800-562-1482 or visit the web address below for rebates available for businesses.

http://www.pse.com/solutions/forbusiness/pages/comRebates.aspx?tab=1&chapter=1

Puget Sound Energy offers significant rebates for pre-approved work that reduces energy use. Visit the the PSE website (www.pse.com) and follow the steps outlined for pre-approval if you want to do the work yourself. If you are hiring a contractor, they can ease the process of acquiring rebates if they are familiar with the process. Ask if your contractor knows about the PSE rebates. Rebate change over time and may include those listed below:

Lighting: fixture retrofits or replacement, lighting controls, and occupancy sensors.
Heating Ventilation and Air Conditioning (HVAC): Gas boiler tune-up, advanced HVAC service, 7-day programmable thermostat, and motor variable speed drives.
Equipment: Vending machine controller, high efficiency clothes washer, Reach-in refrigerators and freezers, and high-efficiency Kitchen equipment.
Other Products: EnergySmart Grocer (facility energy audit), NEMA premium efficiency motors, portable classroom programmable thermostat and more…
Custom Incentives: PSE offers incentives for energy saving alterations other than the standard ones listed. If you have an idea that can save energy contact PSE to get approval.

CASCADE NATURAL GAS REBATES
Commercial/Industrial Conservation Program
621 SW Morrison St., Ste. 550
Portland, OR 97205
Phone: 1-866-450-0005
Fax: 1-866-610-9555
Email: conserve@cngc.com

Cascade Natural Gas offers rebates for qualifying CNG customers for measures that are deemed cost-effective. Energy efficiency other that those listed below may still be eligible based on an incremental cost of energy saved. Contact Cascade Natural Gas to see if you qualify. Rebates change over time and may include:

Heating Ventilation and Air Conditioning (HVAC): High efficiency furnaces, high efficiency unit heaters, direct fired radiant heaters.
Water Heating: high efficiency boilers, boiler vent damper, domestic tankless instantaneous water heaters, commercial gas clothes washers.
Insulation: attic insulation, roof insulation, wall insulation
Food Service: ENERGY STAR gas fryer, gas convection oven, gas griddle.

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HKP architects

hkp@hkpa.com • www.hkpa.com • 360-336-2155 • fax 360-336-3657
314 Pine Street, Suite 205 • Mount Vernon, Washington 98273