

Walled Lake, Michigan
Commercial District Design Guidelines
Walled Lake Downtown Development Authority

Table of Contents

ITEM:	Page No.
Introduction.....	3
Design Guidelines Study Area.....	4
Intent of Design Guidelines and Goals of the Design Committee	5-7
How to Assess Buildings Downtown	8
Character Zones	9
Architecture and Building Forms in Walled Lake.....	10-13
Components of the Front Facade	14-15
Components of the Storefront	16-17
Building Maintenance.....	18-20
Building Rehabilitation.....	21-27
New Construction and Infill Development.....	28-31
The Walled Lake Downtown Development Authority	32
• Design and Financial Assistance	32-33
Appendix	34
• Definitions.....	35-36
• General Information	37-38
• Secretary of the Interior’s Standards for Rehabilitation.....	39
• Facade Improvement Program Checklist.....	40
• Sources of Information.....	41

Introduction

The central purpose for the Walled Lake *Design Guidelines* is to maintain and enhance the unique architecture while balancing new development initiatives. Commercial districts that have a unique sense of place that cannot be replicated elsewhere, have a significant competitive advantage over other, more ordinary commercial strips. Preserving and rehabilitating historic commercial buildings can create an exciting, growing and aesthetically pleasing commercial district that will attract shoppers, visitors and those who may want to make future investments in properties and businesses in Walled Lake.

In achieving this, the design guidelines seek to improve the quality of all building facade improvements and new construction by providing hands-on information to property and business owners for such topics as storefront reconstruction, awning and signage placement, repairing original windows and outlining guiding principles for designing compatible new infill buildings. In other words, each individual building is important to the overall design make-up of downtown Walled Lake. The most important benefit of producing these *Guidelines* is to increase the awareness of Walled Lake's architectural assets.

Merchants, property owners, Walled Lake Downtown Development Authority (WLDDA) staff, and city officials produced the design guidelines from its initial development stages to the revision of the final draft. They reflect input from the Walled Lake community as well. Intended to guide the physical and economic revitalization of the DDA district, the interpretations will serve as a reference to insure a consistency in the quality of design for the City of Walled Lake. These design guidelines are subject to city, state and federal codes. All construction will need appropriate permits and approvals. By following these guidelines, merchants and property owners may qualify for facade grant monies to be used for the improvements and for special tax benefits provided by the federal government. These guidelines and their interpretations do not attempt to provide specific solutions. They are offered as a means by which to effect beneficial change.

The intent is to provide standards by which the DDA can determine whether to commit its funds to help finance improvements to existing buildings or new construction.

Use of the Guidelines

These guidelines offer some basic, common sense advice to merchants, property owners and others involved in improving the downtown. Those wishing to take advantage of the special financial incentives provided by local, state and federal governments should use them.

The interpretations that follow contain a brief discussion of the importance of the elements being examined and a list of specific recommendations and procedures to be avoided.

Intent of Design Guidelines

Guidelines are meant to protect the historic features of our downtown and to provide a guide for compatible new construction. This guide is a learning tool to educate anyone interested in downtown revitalization. It will educate you on the history of the downtown, the architectural styles and details that contribute to the overall character of our downtown and how you can maintain that character, rehabilitate it or build new while still contributing to the downtown's unique character.

Our downtown possesses a variety of styles and building materials that represent different eras. It is important for you to understand and recognize the components. The goal of rehabilitation should not be to copy another style or period, but to make your building the best representation of itself. Repair rather than replace is the best policy. If replacement is necessary, replace with like materials, sizes and types.

Who should utilize this document? DDA Managers, DDA Design Committee members, Public Officials, Planning Commission members, Business Owners, Property Owners, Developers, Architects, Designers, and Contractors.

Goals of the Design Committee

- Educate others about good design – not only concerned with enhancing the image of each business but also changing the image of the entire commercial and industrial districts.
- Provide good design advice – encourage quality improvements to private properties and public spaces.
- Motivate others to make changes – create incentives and target key projects.

- Consider the entire building
- Take cues from the neighboring buildings
- Seek to reintegrate facade elements by using the building facade's grid
- Image is easily changed through signs and colors
- Develop focal points with lighting
- Use windows to inject vitality, (avoid smoked glass on the first floor)

What are we trying to accomplish with Urban Design and Development?

- Mixed use development
- Retail edge on the first floor in the core commercial area
- Variety of transportation modes to allow access into downtown
- Some degree of congestion both in street traffic and pedestrian traffic flow

Design parameters that impact downtown's ability to encourage pedestrian traffic

- **Street Width** Should allow pedestrians enough time to cross. If the distance is too great (more than four lanes), then consider the use of an island in the center for pedestrians to wait on.
- **Walk Light Timing** Walk lights should be long enough to allow a slower pedestrian to comfortably cross the street.
- **Parking On The Street** On-street parking should be left as a barrier between the pedestrian and moving traffic.
- **Window Displays** Merchandise and store signs should be clearly visible from across the street. Do they give you the impulse to cross?
- **Window Displays** Are store windows attractively presented and do they give you the impulse to keep walking?
- **Continuous Store Fronts** Store fronts should adjoin each other within the same block.
- **Street Lighting** Is it adequate?

Design parameters that impact a downtown's ability to encourage pedestrian traffic (continued)

- **Sidewalk Width** Does it allow you to easily walk two abreast and also pass two people?
- **Curb Radius** Curb radius should be approximately five feet or less. If it is too large, the pedestrian has to deal with faster moving traffic.
- **Shelter** Do awnings and canopies provide enough shade?
- **Communication** Are street signs easy to read? Can you easily find your way around downtown via graphic systems?
- **Seating** Is there enough seating in a variety of locations?
- **Trash Receptacles** Receptacles should be conveniently located and frequently serviced. Overall downtown should maintain a well-kept appearance.
- **Security** Are there other pedestrians strolling the street or seated along the street? Are uniformed security frequently visible?
- **Image vs. Market** The collective image of downtown should appeal to downtown's target.
- **Parking** Parking lots should be located on the edges of the district and not directly fronting the core commercial street.

How to Assess Buildings Downtown

Look at your building and begin to understand what you see.

Building Condition

- Paint in good condition?
- Cracked or missing bricks or stones?
- Windows covered or missing?
- Is the building clean?

Building Location and Proportion

- Scale and Mass
- Setbacks
- Storefront/Upper Facade/Roof

Building Materials and Colors

- Storefront
- Overall building materials (masonry, wood, metal)
- Upper windows
- Additional colors

Building Uses

- Retail
- Office
- Public
- Residential

Your building inventory can be a very useful tool in assessing your downtown.

Codes, Hazardous Materials & American Disabilities Act (ADA)

- **Zoning Ordinance**
- **Building Code**
- **Fire Code**
- **Hazardous Materials** Be aware of any hazardous materials that may be in or on your building including asbestos and lead paint. Consult an expert for the steps to follow if it is to be removed. Extreme caution must be used when handling and discarding these materials.
- **American Disabilities Act (ADA)** Enacted by U.S. Congress in 1990 and mandates that all buildings open to the public be accessible to all people, including those with disabilities.

Character Zones

- 1. Historic Zone**
- 2. Pontiac Trail South of Maple Road**
- 3. East and West West Maple Road and Pontiac Trail North**

* Refer to map on page four

Architectural Styles and Building Forms in Walled Lake

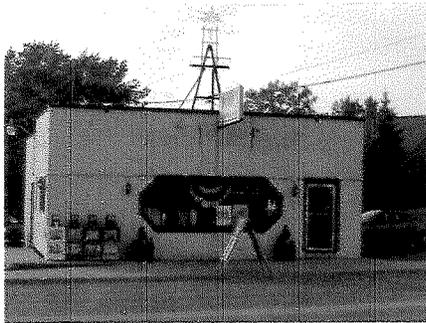
Architectural designs of the major buildings

The original architecture of Walled Lake had a strong orientation to the actual lake with large, two story galleries (porches) attached to their south, lake facing facades. Most of these wood or brick buildings had gable roofs with the gable facing the side of the lot. Over time these buildings have been replaced with a variety of styles. Most of these buildings were built by craftsmen and not architect designed. The overall style of the district is Neighborhood Commercial. This style demonstrates a variety of building appearances that creates one and two-story frontage on the right-of-way, which is articulated by the evolution of the area and the variety of materials and individual styles employed. This is, for the most part, true except where newer construction has replaced

original structures, or other original structures have been removed. Instances of this are dotted throughout the district.

The general styles of architecture fall into three categories: Nineteenth Century Wooden Neighborhood Commercial, Late-Nineteenth Century Brick Neighborhood Commercial, and Early-Twentieth Century Commercial Brick.

Some Nineteenth Century Wooden Neighborhood Commercial buildings remain. These buildings are typically two-story wooden frame structures with wooden facades. Most often the first floor was reserved for a commercial/retail use while the upper story was reserved for living quarters or apartments.



Art Deco



Greek Classic Revival



Classic Revival



Plaines Vernacular

Photography credits – William Compton Sr.

Architectural Style

“In many parts of the United States, buildings often reflect academic “styles” of architecture. These styles are actually categorizations of architectural trends that have similar design elements, design philosophies, massings and sometimes, regional influences. The more familiar we are with our architectural history, the more likely we are to understand how to preserve it as well as how to promote new architecture.”

Community Design Book

Ron Frantz

Oklahoma Main Street Program

- serves a practical purpose
- reflects innovation, trends and resources
- is a display of our prosperity
- a definite type of architecture, distinguished by special characteristics of structure and ornament

To accomplish overall downtown appeal, it is important to understand the basic architectural styles and details common to your downtown.

Though many downtowns possess a variety of architectural styles and materials, the structures share typical components that are important to recognize and inspect.

Greek Revival

Most popular during the 1830s and 1840s.

- Columns and pilasters
- Bold, simple moldings
- Pedimented gables
- Heavy cornices with unadorned friezes
- Horizontal transoms above entrances

Italianate

Popular directly preceding the Civil War and was considered, a national style in the 1850s.

- Low, pyramidal roof
- Overhanging eaves with decorative brackets
- Associated with cast iron details and storefronts

Art Deco

Popular in the 1920s, it was a style that strove for modernity and artistic expression to complement the machine age. The emphasis was on the future, not the past and consciously rejected historical styles.

- Verticality
- Ornamentation consisting of low-relief geometrical designs, ie: parallel straight lines, zigzags, chevrons and stylized floral motifs
- Facades were often smooth-faced stone and metal with terra cotta, glass and colored mirrors
- Polychromy, often with vivid colors
- Simplified and streamlined forms

Classic Revival

A more refined stage of the Beaux Arts style popular from the 1890s through the 1920s. Many of the structures built in this style were public buildings and grand houses of industrial moguls.

- Monumental size
- Grand entrance stairs
- Rusticated podium arched
- First floor windows

Components of the Front Facade

The Cornice

Found at the top of the building and serves as the decorative cap to a structure. On some structures a midlevel cornice is also applied and may incorporate a signboard.

The Upper Facade

It is comprised of a few standard components and was designed in a simplified manner in comparison to the storefront so as not to draw attention away from the merchandise on the ground level.

The Storefront

Downtown, this is the most important feature of a historic commercial building. It is used for the advertising of your business and as a display showcase. The storefront also protects your customers from the elements and sidewalk traffic.

The Historic Facade



Components of the Storefront

A typical storefront should consist of the following components:

- Large Windows that dominate the storefront
- Single or Double Doors that continue the look of the display windows
- Recessed Entrance (historically increased display space and provided protection from the weather)
- Possible Additional Door, to one side, for entrance to upper floor
- Thin Structural Members consisting of steel pipe columns with a structural steel lintel framing the storefront
- Transom Lights: single or multiple panes of glass located above the entrance door and display windows (historically were necessary to illuminate the entire store)
- Sign panel above the storefront that is the “focus” of the facade

For best results consult [NPS Preservation Brief 11: Rehabilitating Historic Storefronts](#)

Alteration to the Storefront

The alteration of the storefront ultimately changes the architectural character of the building. The original storefront was designed with the rest of your building and was constructed that way for good reason.

Typical changes that contradict the traditional storefront include:

- Removal of canopies or awnings
- Transom windows that are covered, filled in or completely removed
- Display windows that are covered, filled in or completely removed
- Sign panel has become a component of the overall storefront
- Slipcovered facades attempting to create a “modern” look
- False historic themes
- Inappropriate use of color/materials

Guidelines for Designing Replacement Storefronts (NPS Preservation Brief 11)

Consider the following:

1. **Scale:** Respect the scale and proportion of the existing building.
2. **Materials:** Use appropriate storefront materials ie: wood, glass, cast iron.
3. **Cornice:** Respect the horizontal separation between the storefront and the upper stories.
4. **Frame:** Maintain the relationship of the storefront to the facade or the existing building and the streetscape.
5. **Entrances:** Differentiate between the primary retail entrance and the access entry to upper stories and locate where they would have been historically.
6. **Windows:** The storefront should be as transparent as possible. Glass in doors, transoms and display areas.
7. **Secondary Design Elements:** Keep design elements, such as graphics and awnings, simple.

Materials for the Historic and Compatible New Downtown Structure

Appropriate

- Masonry including limestone, brick, granite, marble, terra cotta
- Imitation brick, stone or stucco
- Wood to be used for storefront components, windows, cornices, brackets, columns, balustrades and decorative elements
- Wood shingles
- Metals including copper, cast iron, steel and pressed tin to be used for facades, steps, cornices, roofs, storefront doors, windows and hardware

Inappropriate

- Vinyl or aluminum siding
- Metal systems that cover historic storefront components
- Corrugated metal
- Concrete masonry units
- Plywood

Building Maintenance

Paint

As a general rule, do not paint surfaces that would not have been painted historically including brick, stone, terra cotta, tile and glass.

Caution should be used when sandblasting or powerwashing in order to maintain the integrity of the existing structure.

Front Facades

The front facades of buildings are one of the most important physical components of downtown – economically, functionally, and aesthetically. Their physical condition plays a substantial role in the well being of any business community. Unfortunately, they all too often project a negative image when they consist of inappropriate siding, peeling paint, out-of-character signs and garish color schemes.

With proper design and maintenance, the building facades in a downtown present property owners and merchants with a rare opportunity. Many of these buildings have a visually interesting and historically important architecture. As a group, these facades have a distinctive ambience that is worth maintaining. Because of the era in which they were designed and built, they have basic warmth that is hard to duplicate today.

Most facades downtown are two stories high, with commercial space located at ground level and offices, storage, or residential space above. Visually, this arrangement divides the facade into two basic parts: the upper facade which is usually a flat masonry wall with regular spaced window openings and applied decoration;

and the storefront, or lower facade, which is composed primarily of large display windows and the entry. Unfortunately, the storefronts have usually been changed drastically as they were “modernized”. The end products of such modernization have frequently made the building not to scale and incompatible with the original facade design and materials remaining. Some building facades, on the other hand, have fared better and escaped inappropriate modernization. In this latter case, the original facade should be preserved and repaired with little or no alteration. Where the original facade is covered up, or no longer existent, any improvement should respect the documented historic character of the building as well as its neighboring buildings.

Rear Facades

The rear facades of buildings are often a neglected and forgotten resource downtown. The rear facades, especially along the alleys, offer to many buildings potential customer as well as service entries. By being able to enter directly from a parking lot, via an attractive entry, the customer is made to feel welcomed. (These entryways should not exceed the importance or prominence of the entryway from the primary shopping street. Taking too many people off of the street starts to make the community appear less than successful and it isolates the customer from public view...a potential security issue) The visibility of the rear facade from the alley increases the need to revitalize these surfaces. Like the storefront, the rear entry requires identification and should be made attractive and inviting. This does not, however, imply an elaborate or expensive undertaking. Rather, since the rears of buildings are usually plain and unadorned, the revitalization can be undertaken in a simple, straightforward manner. In general, the same recommendations apply to the rear as to the front facades.

Recommendations:

1. Original doors or window openings that are now blocked should be reopened to their original dimensions and filled with appropriate doors or windows. (While encouraging security)
2. Compatible display windows should be provided at ground level. (Not sure this one is easily implemented without sacrificing security)
3. An appropriate sign should be installed to identify the business on or near the entry. Service entries should be clearly marked to avoid confusion. Recommendations established in other parts of the interpretations should be followed.

Wood Framed Buildings

The Walled Lake Commercial District is fortunate to still have original wood frame commercial buildings. Maintenance on these structures is fairly easy to perform although it can be costly when trying to match up existing materials and construction methods. Make sure that all visible surfaces receive two topcoats of paint. This dramatically increases the life of the wood.

Windows

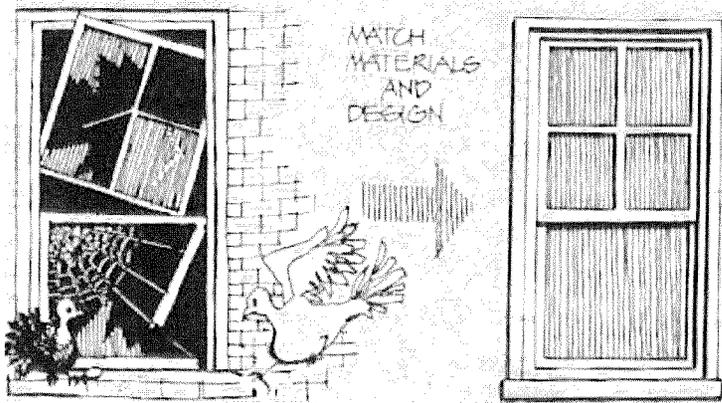
From a distance, the image of the front facade is heavily influenced by its upper-story appearance. Typically, windows in the upper facades are positioned at regular intervals and act to establish a visual rhythm to the exterior design of the building. Their shape, size, placement and decorative trim constitute and contribute to many important aesthetic principles. The window openings, along with the material, color and texture of the wall surface contribute to the overall visual character of the street.

Recommendations:

1. Screens, boards and other inappropriate materials covering facade and windows should be removed.
2. Generally, original windows should be retained, preserved, and repaired for continued use; it is only when a window is beyond any reasonable method of repair that a replacement may be considered.
3. If the original window opening has been altered, restore it to its original configuration and detail. Avoid blocking window openings. New windows should always fill the original window opening.
4. If possible, save and restore the original windows and frames. Replace missing, rotting or broken sashes, frames, mullions, etc. with similar material. Replacements windows should reflect the original design and material.
5. If a new interior ceiling must be dropped below the height of existing window openings, a recessed setback or similar device, should be used to allow the full window opening be retained without alteration or exterior appearance.
6. If storm windows are used to improve thermal performance, they should resemble the existing window as closely as possible in shape, appearance, and color. Storm windows should be sized to fit the entire window opening. Storm windows can be made of different materials including wood and painted aluminum but not bare, unpainted aluminum. Another type of storm window that is

rather inexpensive is the interior mounted plastic storm window. This has the advantage of being easy to install and it doesn't detract from the exterior appearance of the building.

7. Avoid through-wall or through-window heating/air conditioning units.
8. Avoid storing material directly in front of display windows and upper story windows. Wash upper story windows regularly and install curtains or other suitable devices to give a "lived-in" appearance, if vacant.
9. Replacement glass should be similar to the original in color and overall appearance. In particular, avoid using plexiglass when the window was originally glass.



Match materials and design

Other Building Materials

There are other building materials besides terra cotta and masonry that also need attention and routine maintenance. These materials can be found primarily in the storefronts and windows.

Aluminum Storefronts

Aluminum is a storefront material that came into increasing use during the 1950s and is still being used extensively today. Several storefronts have aluminum parts and these should be kept and maintained.

Terrazzo flooring

Terrazzo is a highly durable material used quite commonly in entryway floors poured in a decorative manner. Terrazzo was quickly embraced by Art Deco designers in the 1920s to 1940s. Storefronts from earlier periods commonly used terrazzo when remodeling was done. Basically, terrazzo flooring is composed of colored stone chips and placed in a cemented base with thin strips of brass as its frame. The floor is poured into place and then ground and polished to reveal the chips. Repairing this flooring requires specialized assistance so consult the Michigan Historic Preservation Agency for additional assistance.

Building Rehabilitation

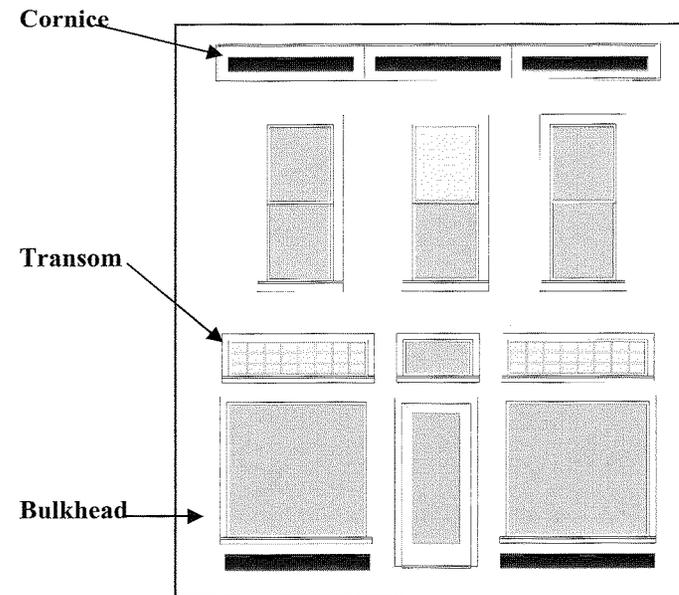
Storefronts

The lower facade of the building, the storefront, has usually been altered in the years since its original construction. The net result of these changes is normally an erosion of its original character.

There are four basic components of a traditional storefront:

- 1) Bulkheads or kickplates at the storefront bottom that elevates the display windows to safer and easily viewed height.
- 2) Storefront windows that serve to display the store's merchandise as well as to allow natural light deep into the interior space.
- 3) Transom windows above the main glass area that are sometimes composed of prisms or stained glass to further diffuse light into building.
- 4) Recessed entryways.

Every traditional commercial building facade has a well-defined opening. Many of the problems with the storefronts today are that they no longer look like an integral part of the building; rather, they appear pasted on and do not reinforce the character of the entire facade. The traditional storefront usually had a recessed entry for the front door, flanked by display windows at the property line. This configuration accomplished two important things. First, it located the display windows next to the sidewalk in full view of passersby. This allowed potential customers a full view of the merchandise on display and a view of the store's interior. Secondly, it emphasized the door and entryway. The intimacy of the enclosed and sheltered doorway provided a pleasant sense of inviting the customer inside.



Anatomy of a Building in Walled Lake

Presented above are typical building components found in buildings in downtown Walled Lake

Recommendations:

1. Storefronts should be designed to fit inside the original openings and not extend beyond it.
2. Storefronts should be designed with the largest possible window area, which is in keeping with the original opening. Emphasis should be placed on the display windows and doors that do not alter the original architectural character of the storefront. Window glazing should have a high light transmission factor. Security

grates on the outside storefront should be discouraged and placed in the interior of the storefront.

3. Storefronts should respect the integrity of the building as a whole and relate to the building's original character. Storefronts should be compatible with the scale, materials, color and texture of the original building.
4. Where storefronts have been covered up with incompatible material, they should be renovated by removing that material.
5. Where the original storefront remains, it should be preserved and repaired with as little alteration as possible. Otherwise, if there are future alterations, the proportion of the storefront to the rest of the building may be lost. If there are missing elements, such as missing transoms, they should be replaced.
6. If restoration of the original storefront is undertaken, it should be based on accurate duplication of features substantiated by historical, physical or pictorial evidence.
7. Avoid historically incorrect "revival" architecture.
8. Avoid introducing a storefront that significantly alters the original character of the building or the relationship of the building to the street.
9. Occasionally, a remodeled or slightly altered storefront may have equal value as an original so care must be taken to determine if these alterations are well-designed and constructed and worth maintaining.
10. Recessed entryways should be maintained and no solid or residential doors should be installed. Ideally, doors should be double-wide with horizontal glazing.

11. The bulkhead or kickplates should be uncovered, rehabilitated or preserved. In Walled Lake, most bulkheads are made of brick, stone, and tile.

12. Transoms, wherever still in place, should be uncovered, repaired and maintained. When replacing missing transoms, one should try to match any of the original if they're still in tact. Older transoms may be prism glass, frosted glass, leaded glass, or stained glass. If they're missing entirely, then choose a modern material that can approximate the scale, texture, and finish of the original, if known.

Cornices and Roofs Lines

One of the strongest visual elements on a facade is the continuous molded or projecting cornice. It not only protects the facade from the elements, it also provides a strong visual cap or termination to the vertical composition of the facade. Walled Lake's rooflines are also defined by a more residential feel with wooden gable eaves overhanging the front facade. The cornice is often decorated with fine details that give scale to the building. As a major design element, cornices and eaves should be retained, repaired or replaced. It cannot be too strongly emphasized that most downtown buildings need a cornice eave to be architecturally complete.

Building cornices and roofs in Walled Lake have been constructed with a variety of materials but mainly brick, limestone, and wood. Cornices that have been altered and destroyed during a previous remodeling should be duplicated or reinstalled using the same materials. Most masonry cornices in need of repair will mostly need mortar repointing and in some cases brick replacement.

Recommendations:

1. Deteriorated details and decorations should be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the original material in compositions, design, color and texture. Repair or replacement of missing architectural decorations and details should be based on accurate duplications, substantiated by historical, physical or pictorial evidence rather than on conjectural design.
2. Heavy or numerous coats of paint that obscure architectural decorations and details should be removed before repainting.
3. Sagging details, decorations and cornices should be firmly re-anchored.
4. When replacing or repairing masonry details and decorations, care should be taken to prevent an obvious and unsightly patch. Materials, joints, etc. should match the original as closely as possible in compositions, color and texture.
5. Corbelling, a small series of projections that establish a pattern in the cornice, should be retained and restored whenever possible.
6. Soft, dry or split areas in wood surfaces should be filled, caulked, primed and painted or stained to match the original.
7. Where the original cornice or eave has been removed or altered, it should be replaced or restored with a duplication of the original. Where this is not possible, a simplified version of the original should be designed.

8. If mechanical equipment is to be placed on the roof, ensure that it is not visible from the street.

Doors and Entries

Doors are one of the primary elements, which create individual character in the exterior appearance of a building. Historically, the storefront entry was more than just a door. Its design and appearance reflected its commercial importance. The storefront door was tall in proportion, built of wood and glass and looked substantial, yet inviting to the customer.

The typical downtown building often has two additional doors: a second door on the front facade permitting access to the upper floors, and a rear door used both as a service and a customer entry. Compared to the storefront entry, these were traditionally modest in design.

Attractive entrances are essential, and customers or clients should be made to feel welcome as they approach the door.

Recommendations:

1. The front storefront door should be compatible in design with the rest of the storefront.
2. Original doors should be retained, repaired and refinished. Attractive hardware, such as brass door pulls and plates add visual value to the entrance and should be retained.
3. Consider using subtle decorations on new and replacement doors. A handsome knob or pull or an attractive molding can make the door special and inviting.
4. If the storefront retains some of its traditional character, a traditional wood door with a glass panel will reinforce the

building's design. A salvaged older door that fits the storefront can be used.

5. New doors should be compatible with the character of the facade. Avoid fake "historic" doors that are incompatible.
6. If a traditional appearance is not a concern, choose a door that fits the overall design of the storefront.
7. Rear doors should reflect the character of the rear facade. Avoid a highly decorated door that would look out of place. If rear doors serve customers as well as delivery service, they should incorporate glass panels of an appropriate design. The rear door should be less prominent than the front door in appearance.
8. Avoid windowless wood or metal doors except for service and residential entries.

Color

In Walled Lake, building colors, overall, are reflected in the predominate building materials such as the natural clay color of the bricks, gray limestone, storefront materials consisting of steel, wood or aluminum.

Colors should generally try to be harmonious and complimentary to the primary and secondary colors found in the building materials and storefronts. Property owners are encouraged to use materials and paint that are earth tones. More vibrant colors should be used sparingly and refrain from using garish colors.

Color can be used in awning fabrics, signs, wooden surfaces, metal surfaces, tile in bulkheads and entryways, and on top of stucco. While the primary building colors should be generally maintained and respected, one new major trim color, perhaps darker and that compliments or contrasts with the building colors, could

accentuate doors, windows, and other storefront parts. A somewhat lighter minor trim color could also be used to highlight smaller building details.

In general, consider the following points:

- Wall surfaces, masonry in particular, which have not been painted, should remain unpainted.
- While the primary building colors should be generally maintained and respected, one new major trim color, perhaps a darker color and that compliments or contrasts with the existing building colors, could accentuate doors, windows, and other storefront parts. A somewhat lighter minor trim color could also be used to highlight smaller building details.
- Though there will be limited opportunities for adding more colors to most buildings in Walled Lake, creativity and discretion should be used in deciding where and what colors can be used where masonry is predominate.

Painting Schemes and Color Palette

Painting can be one of the most dramatic and least expensive improvements to a building. Painting at regular intervals is also an essential part of maintenance and upkeep. This protects vulnerable wood surfaces from deterioration. Painting is also a practical way to visually tie together individual building facades in the downtown area. Attention should be given not only to selection of appropriate colors but also to the preparation of the surfaces, choice of paint type (oil or latex base) and finish (gloss, semi-gloss or matte).

Recommendations:

1. Color applied to side and rear walls should avoid harsh shifts from that on front walls. A building should be treated as visually consistent on all sides.
2. Color should be used to tie building elements, such as details, decorations, cornices, signs and storefronts,

together. This is usually most successful when a maximum of three colors is used.

3. The color palette should be consistent throughout both the upper and lower portions of the building's front facade.
4. Color palettes and paint schemes on adjoining buildings should be compatible.

Signage

All signage needs to concur with the Walled Lake Sign Ordinance.

Sign Content

Effective signs convey simple information and contribute to the greater character of the commercial area. Simple signs are more attractive and communicate more effectively than a sign that is too "busy".

Sign Lighting

Backlighting signs are discouraged in general. Signs should be illuminated by clear spotlights that shine on the sign. The light bulbs should have some type of decorative shield around them to protect them from the elements and to channel the light, making sure that the lighting does not illuminate objects beyond the sign. The lighting system should not be obtrusive and distract attention from the sign itself. Channel letters that are opaque from the front side and are illuminated on the backside are appropriate.

Awnings

Awnings are both visually and functionally appropriate for many commercial storefronts and upper facade windows. As a visual element, an awning can add character and interest to a facade. An awning on the storefront creates a pleasant space in front of the building, providing shade and shelter for customers and a resting place for pedestrians. Awnings on windows also reduce glare and

serve as energy savers by controlling the amount of sunlight that penetrates the interior. The use of awnings downtown, with appropriate design, colors and materials, can provide attractive and functional additions to the building facades.

Recommendations:

1. Cloth or canvas awnings were traditional on most buildings downtown. Consider box awnings on the upper facade windows and slanted awnings on the storefronts. When canvas awnings are used on both upper and lower facades, they should be of compatible color, material and design.
2. The color of all awnings should complement the building. When a building contains more than one storefront, each with a different awning color, the colors should be related.
3. If signs are incorporated into an awning, the message should be simple and directed towards identification.
4. Avoid materials, colors and designs that detract from the character of the building.
5. Avoid stock, unpainted awnings, which are inappropriately related to the character of the building.

Awnings and Canopies

Encourage the use of awnings and canopies to allow for shade in addition to protection of pedestrians and merchandise. This is particularly important on street corners where pedestrians may want to wait under shelter while waiting to cross the street. Awnings on corner buildings that reach out to the corner psychologically shorten the distance that the pedestrian has to travel to cross the street. Also, the use of awnings and canopies better define the entrance(s) of a building and the businesses within and shelter merchandise from sunlight. From an overall

perspective, awnings help to create a sense of uniformity within a shopping area.

While awning and canopies are not appropriate for every building or storefront in Downtown Walled Lake, the installation of new awnings can dramatically improve a building's appearance relatively inexpensively.

The WLDDA encourages the installation of a variety of awning types.

- Awning and canopy design should be integrated with the overall design of the facade. Awning form should match the shape of the storefront opening but most storefronts on most vernacular brick front buildings should have gently sloping awnings.
- Awnings should be made of canvas. Avoid vinyl or plastic materials. Several different fabrics are used for awnings including painted army duck. Vinyl coated cotton, vinyl-laminated polyester and solution dyed acrylic. All fabrics offer five to ten year life spans. Other awnings such as backlit, bubble and backlit and plastic are discouraged from use. Back lighting of awnings is discouraged. Accent lighting from above is preferred.
- Awnings can be retractable, closed-end, or open-ended (less susceptible to vandalism). Fixed awnings have flexibility to be shaped in concave, standard sloped or convex forms. Domed, bullnose, and bubble awnings are not recommended shapes.
- Retractable awnings are more restricted in shape than fixed ones but are more useful in dealing with heat, light and loads imposed by wind rain and snow. Lateral arm retractable awnings were typically used. These spring-loaded manual arms were used to keep the fabric taut and when rolled-up, the

fabric is wrapped around a roller and the arms fold back against the building.

- Awnings should complement and enhance building features rather than cover major portions of the facades. Generally, awnings should respect and fit within the storefront opening that they are protecting and not be out of scale in relation to the rest of the building. Awnings that cover-up strong vertical elements, such as a storefront pier, can destroy the visual proportions and relationships between the storefront and the upper facade.
- In general, awnings should be located within an area beginning at an elevation 8 feet above the sidewalk and the projection of the awning shall extend outward from the building no more than 6 feet.
- Wherever possible, the bottom and top edges of awnings should line up with adjacent awnings. Use similar shaped awnings and colors from the same family of colors when awnings abut one another.
- Awning colors should coordinate with the color scheme of the facade. Colorful awnings are appropriate but extreme, brilliant, or harsh colors should be voided or used sparingly.
- There should be minimal signage on awnings. Signage can be incorporated into awnings with silk-screening, sewn appliqué, self-adhesive vinyl, and hand painting. Any signs on the awnings should only promote the business name. Product names should not be promoted on the awning. Promotion of products should be accomplished by strong window displays.

Storefront Security and Lighting

Existing and potential business owners need the street to be safe in order for them to be successful in business. The main way to

accomplish this is for the commercial district to establish more of a perception that people respect and value the street and for the businesses themselves to take a proactive stance towards fighting crime. This starts by keeping buildings in good repair, employing good lighting so potential customers feel secure, keeping public spaces free of debris, eliminating any signs of graffiti, removing any elements that have been recently vandalized until they can be repaired and reducing the perception that security issues exist. Attracting more customers to the street will ultimately deter more crime from happening.

Lighting

Merchants are encouraged to leave display window lights on all night as this not only helps illuminate their products but it will further help to deter devious acts.

Landscaping and Public Improvements

Public improvement projects should feature and highlight buildings but not overwhelm them. Focus on meeting the basic needs of the users such as comfortable seating, clear wayfinding signs and simple landscaping. The streetscape should also reflect the unique characteristics of the neighborhood.

In general, planters and window displays should be well maintained. Windows should be clean and walls should be clean and free of graffiti. Sidewalks should be clean and free of dirt, debris, snow and ice. Parking lots and alleys should be free of weeds and trash. Parking lot surfaces should be well maintained and properly striped and paved.

Exterior Lighting

Exterior lighting should also be used to enhance building and site features. For example, lighting may be used to emphasize building textures, and define pedestrian walks and building entrances. Pedestrian alleys between buildings and also rear lot circulation areas should be illuminated. Overall lighting levels should be

compatible with the neighborhood ambient light level and should be focused toward the ground and should not cast a glare on adjoining properties. Use of floodlights or other types of bright, diffused lighting is prohibited. Generally, the glass portion of the lamp should not be directly visible outside of the light fixture.

Uniform lighting is also recommended in parking lots.

Off-Street Parking Lots

Off-street parking lots create gaps in the development edge that gives a sense of enclosure to neighborhood streets. They also interrupt activities that make the street an interesting place for people. Expanses of pavement and parked cars create a visually harsh environment that adversely affects the downtown's image.

The visual impact of existing parking facilities can be softened and screened to reduce the visibility of parked cars from the street and the pedestrian corridor. For security, a clear zone must be maintained (between four and eight feet) to ensure that the interior of the parking lot is visible from the street. Interior landscaping is recommended, including islands defined by curbs and planted with shade trees, plus the addition of decorative style parking lot light fixtures, and parking identification signs for use throughout the business district. All off-street parking lots must comply with the existing City of Walled Lake codes.

New Construction and Infill Development

Historically, Main Street was geared towards pedestrians. Buildings are just one part of maintaining or redeveloping your historic Main Street atmosphere. It is important to encourage rehabilitation of historic buildings and guide appropriate new construction.

Guidelines for In-Fill/New Construction

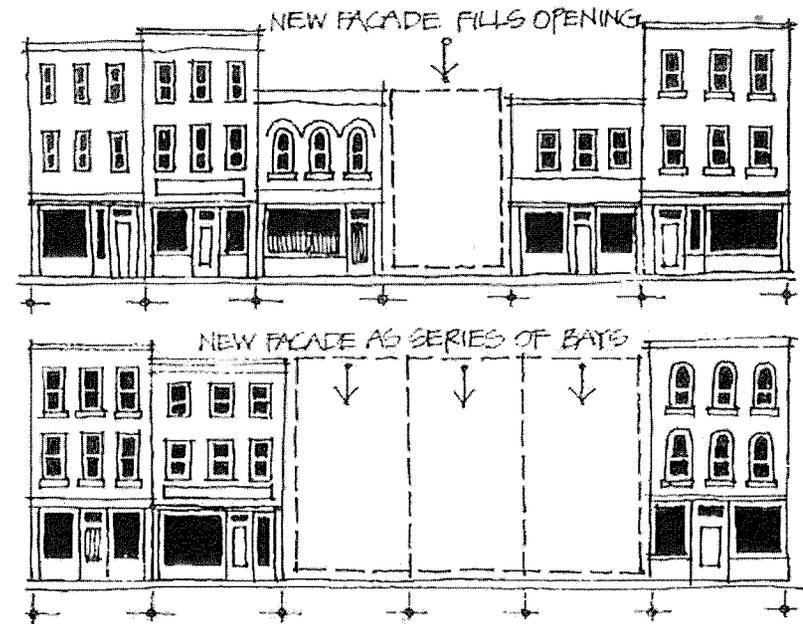
Use the guidelines set by the existing buildings:

- Building Setbacks
- Scale
- Width and Depth
- Height
- Proportion
- Material and Color
- Details

Construction of new buildings on vacant lots downtown should be encouraged. New buildings and second floor additions should strive for excellence in design whether the project is a small, individual, infill construction within the existing downtown blocks, or larger, independently sited projects. Located within the context of an existing architectural setting, the design of new buildings and landscaping should respond positively to the physical character of the downtown. Since a good new design that responds positively to its surroundings can be done in a number of ways, it is not possible to develop specific interpretation that will apply in all cases. Every site has its own design opportunities. However, as a guide, the following recommendations should be followed in the DDA boundary.

Building Width

Larger building facades should be articulated by breaking the facade into a vertical pattern that maintains the rhythm of storefront widths or bays. This width is usually about 25 to 30 feet. This will avoid long expanses of monotonous facades thus making new development more human scale. The rhythm, scale and proportions of openings in new buildings and their relationship to the wall surface in which they are located should respect the existing building.

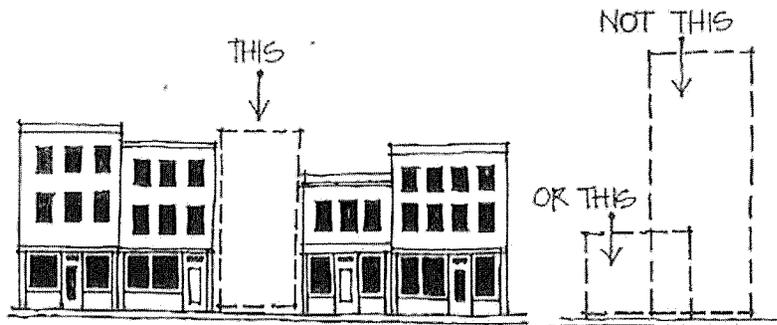


Maintain rhythm, scale and proportions

Using this type of modular unit helps break the facade into portions that are more human in scale and builds a common, integral trait among the storefronts. This is true for the first floor in particular. Upper floor bay widths can be some multiple of the lower bays.

Building height

Height should not infringe upon sunlight hitting large public spaces for assembly and should not obstruct primary view sheds. New buildings should ideally not exceed the height of their neighbors by more than 1-2 stories and must comply with the Zoning Ordinance.



Establish height transition

Commercial buildings that abut residential should not infringe upon sunlight reaching the residential building stock. In order to facilitate this, new construction should not be any taller at the rear lot line than a 45-degree line extending up from the residential lot line towards the commercial building.

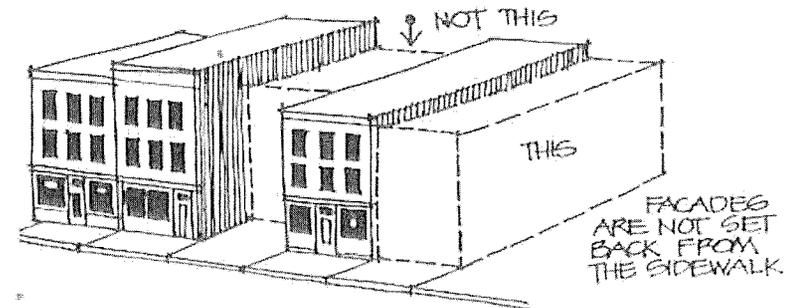
Building Orientation

New buildings should respect the established setbacks and the spacing between buildings. Respecting the spacing between buildings is discouraged, as this will encourage more suburban

sprawl type development. The following standard applies to new development along Walled Lake Drive, Pontiac Trail, Liberty Street, Northport Street, Ferland Street, Witherall Street, the primary shopping streets.

Buildings should be contiguous

Buildings should be contiguous along the primary commercial street so that shoppers are encouraged to continue window shopping. This is important because about 65% of all retail purchases happen on impulse.



Parking lots

Additional surface parking lots along Pontiac Trail and Walled Lake Drive should be avoided at all costs. Any new parking lots abutting these front lot lines should be contained in structures and these structures should have a first floor retail edge. Parking can also be subterranean with buildings on top but this is the most expensive form of parking. Entrances for parking lots should be off of side streets or alleys but not directly in the middle of the shopping street.

Surface lots should be behind retail structures so that the retail edge along the primary shopping street is left intact. Additionally, the primary entrance for buildings that these lots serve should be immediately off of Pontiac Trail or Walled Lake Drive, the primary shopping streets. If rear entrances are built, then they should be secondary in importance and stature to the primary

entrance. The primary entrance is to be left open during business hours.

Corner Buildings

Corner buildings should announce the block by being larger or having a dominant building element that sets them off from the rest of the street—for example, an angled or recessed corner entrance, corner tower, a larger sign panel, canopy, or cupola. Corner entrances are deemed to meet the primary entrance requirement. Corner buildings need to maintain the maximum setback distances for each street.

Buildings Materials

A new building's facade should be composed of materials, textures and colors that complement adjacent facades and building finishes should compliment the target market and the history of the district. This can be achieved through using local artists to design and fabricate functional portions of the lower store front such as tile work or millwork. Synthetic materials should be avoided on the first floor or within 10 vertical feet of grade.

Integrate native building materials when possible. This helps to keep more money in the local economy and it avoids cookie cutter buildings and communities.

Storefront Windows

Store windows should contain clear glass to allow for visual access of the interior space. Clear glass is defined as 85% light transmission factor. Tinted and mirror glass should be avoided at all costs on the first floor. This helps increase the feeling of security on the street and it allows the interiors of businesses to be more easily viewed by security officers.

All storefronts should contain this clear transparency factor 2'-3' above grade to 10' in height. The transparency factor allows for greater interaction between the public realm of the street and semi private realm of the store interior. In short this establishes an

environment where the pedestrian is more inclined to explore, which leads to greater impulse sales. Additionally, this visual interaction establishes a more secure feeling for pedestrians walking by.

All storefront windows should allow visual penetration from the front of the store window to the first 15' of the interior space.

Upper Facade

Windows

When the structure is two floors or more, the upper facade should be composed of windows with some degree of regularity. The layout of the windows should correspond to the layout of the lower facade elements.

Ideally, upper window mullions should be a lighter color, as this will create a greater contrast with the glass and thus will help the building “read better” architecturally.

Cornices

The form of the roof and cornice treatment of new buildings should respect the established context. Try to reinforce the “skyline” of the street. The complexity of these elements that make up the skyline will obviously vary with the style of architecture. The cornice should have some projection from the front facade, to create a greater sense of enclosure within the street.

Mechanical Equipment

All roof top mechanical equipment should not be visible from the ground floor when standing across the street. This can be avoided by raising the roofline enough to conceal the equipment or by placing it on the ground behind the building and landscaping around it. Screening mechanisms shall be integral to the roof's design.

Storefront Entrances

The primary storefront entrances or foyers should directly abut the sidewalk and should be given greater design emphasis in relation to other entrances. The building may have a recessed entrance but the facade should be a zero lot set back on the primary shopping street. Each storefront should have its own entrance and remain open during business hours. Storefronts can have secondary entrances but the primary entrance needs to be open during business hours.

Large Institutional Users

Large institutional users who don't need display windows, such as public buildings, theaters, and cultural institutions, or retailers who don't want display windows within the prime commercial area can have a primary entrance on the street, but their uses should be to the rear of the first floor. The front should have a retail edge. For example, grocery stores and theaters could have their primary entrances at the street edge with the rest of the building set back from the lot line. This allows the developer to build retail in front of the building to maintain the retail edge along the street.

Community Planning Guidelines

New buildings and developments should respect the existing organization of the city and the street and block patterns that exist. The street grid should be retained and extended whenever possible. Super block developments that link one block with another should be avoided as this generates a confusing traffic pattern. New buildings or pedestrian bridges should not bridge across or block access to existing streets.

Merchants Should Keep Store Lights On

Keep lights on until 11:00 P.M. or later. This not only allows products to be advertised until late but also allows for the sidewalk to be illuminated, which allows for the street to appear more safe.

Permit Procedures

Before beginning any work, contact the Walled Lake Building Department for additional information on permits needed for your project. A building permit is necessary if the project involves new construction, major repairs, and renovations that include the installation of new heating and ventilating systems, plumbing fixtures or changing, removing, or moving walls, doors, columns and beams. A permit may not be required for minor repairs and decorating. For more information, contact the WLDDA.

Sidewalk Dining

Sidewalk dining should be encouraged to help build a livelier street environment for pedestrians. Encourage restaurants to add some table lighting so that the restaurants appear livelier at night and use low volume background music. Restaurants are also encouraged to use retractable storefronts in order to adjust to weather conditions.

Drive-Through Businesses

Drive-through businesses are discouraged from having their drive-through lanes breaking the primary shopping street. In this instance the primary shopping streets are defined as E. Walled Lake Drive, Pontiac Trail and Maple Road. Driveways in general lessen the incentive for pedestrians to keep walking. Drive-through lanes should empty their patrons on to side streets or alleys and allow motorists to enter and exit the property at controlled intersections.

Walled Lake Downtown Development Authority

Walled Lake DDA's Mission

It is the mission of the WLDDA to maximize the economic potential of Downtown Walled Lake by capitalizing upon the unique characteristics of our crossroads community. To promote and market Downtown Walled Lake as an economic unit through image enhancement programs, special events, media placements, cooperative advertising, community brochures and other activities. Encourage good design and constant improvement of Downtown buildings, streetscape and public spaces with commitment to adaptive re-use. Retain existing downtown businesses by serving as a liaison between business and government, and between business and the community and to aggressively recruit new businesses to benefit the community.

Design and Financial Assistance

WLDDA Facade Improvement Program

The WLDDA Facade/Sign Grant Program was created to encourage economic investment, building improvement, and revitalization in downtown Walled Lake.

Examples of eligible work includes: facade renovation; awnings; window and door replacement or repair; signs and exterior painting.

Funding guidelines require that:

1. Building/Property owners and Lessee/Business owners are located within the City of Walled Lake Downtown Development District.

2. Adherence to program criteria. (Reference current Facade/Sign Grant guidelines)
3. All building and site improvements will be subject to reviews and approvals required by city codes and ordinances.

Tax Credit Incentives

Federal Tax Credits

The Federal Historic Preservation Tax Incentives are available for buildings that are National Historic Landmarks, that are listed in the National Register, and that contribute to National Register Historic Districts and certain local historic districts. Properties must be income-producing and must be rehabilitated according to the *Secretary of the Interior's Standards for Rehabilitation*. Jointly managed by the National Park Service and the Internal Revenue Service in partnership with the Michigan State Historic Preservation Offices, the Historic Preservation Tax Incentives program rewards private investment in rehabilitating historic buildings. Current tax incentives for preservation include:

- 20% tax credit for the *certified rehabilitation* of *certified historic structures*.
- A 10% tax credit for the rehabilitation of *non-historic, non-residential* buildings built before 1936.

For both credits, the rehabilitation must be a *substantial* one and must involve a *depreciable* building.

State Tax Credits

The Michigan Historic Preservation Tax Incentive Program provides Michigan historic resource owners and long-term lessees who undertake qualified rehabilitations of certain historic resources credits against their state general income tax or single business tax of up to 25 percent of qualified rehabilitation expenditures. The purpose of the tax credit program is to provide incentives to commercial property owners and businesses to rehabilitate historic commercial resources. The Program also provides for the combined use of federal and state credits. To be eligible to combine the credits, a project must be eligible to participate in the federal program and must file for and receive the federal credit. Projects must also meet one of the following criteria: If the federal credit is received, the state credit will be reduced by the amount of the federal credit. In no case shall the combined total of federal and state historic preservation tax credits exceed 25 percent of the eligible rehabilitation expenses.

Additional information regarding these tax credit programs can be found at National Park Service website at: http://www.cr.nps.gov/hps/tps/tax/tax_p.htm and at the Michigan State Historic Preservation Office, Michigan Historical Center, P.O. Box 30740, 702 W. Kalamazoo St., Lansing, MI 48909-8240. Call us at (517) 373-1630, or send an e-mail to preservation@michigan.gov.

Appendix

- Definitions
- General Information
 - Cleaning Options for Masonry
 - Repair for Masonry
 - Repair for Mortar
 - Protection for Masonry
- U.S. Secretary of the Interior Standards
- Facade Improvement Program Checklist
- Sources of Information

Definitions

- **Architectural Character:** The overall effect of elements which comprise a building or group of buildings, including style, materials, color, fenestration, height, size and other building design details.
- **Awning:** A framework covered in fabric or metal projecting from the facade of a building located on a storefront or individual window openings. The primary purpose is to shade the interior of the building and provide protection to pedestrians.
- **Bulkhead/Kickplate:** The metal, wood, stone or brick panel located beneath the display window in a typical storefront.
- **Canopy:** A flat metal structure used to shelter pedestrians on the sidewalk, that projects out from a storefront at a right angle and is usually suspended with chains or rods.
- **Cornice:** A projecting molding or ornamentation that crowns the top of a storefront or facade.
- **Design Guidelines:** Recommendations describing general design criteria for urban development.
- **Double-Hung Windows:** A window with two sashes that slide up or down.
- **Efflorescence:** Usually a white powdery crust formed on bricks or other masonry as a result of water penetration and crystallization.
- **Facade:** Usually, the front face of a building but can be considered any exposed elevation.
- **Fenestration:** The arrangement of windows and doors of a building, particularly along the front or that portion of a building facing the street.
- **Lintel:** A horizontal structural element over a window or door opening that supports the wall above.
- **Parapet:** The portion of the wall of a facade that extends above the roofline.
- **Pedestrian-oriented Commercial Street:** A street characterized by a narrow right-of-way, multiple storefronts, high volumes of pedestrian traffic and relatively few breaks in the streetwall. These streets generally have smaller retail establishments, which serve the local neighborhood.
- **Preservation:** Maintain the original character of the structure.
- **Reconstruction:** Creating, through new construction, the character of a once existing structure of a specific period of time and its historic location, with the original intent.
- **Rehabilitation:** Allows for alterations and additions while maintaining the historic character and significance of the building.
- **Restoration:** Placing a structure at a certain point in time, which may involve the removal of materials and additions applied after this date and reconstruction of that which has been lost.
- **Sash:** A frame designed to hold the glass in a window.
- **Scale:** Generally refers to the relative size of a building, street fixture, sign or other architectural element.
- **Sign Board/Fascia:** A horizontal panel of either wood or an inset in a brick wall located immediately below the cornice. It is usually an ideal location to place a sign.

- **Spalling:** The breaking off of stone or masonry chips due to water damage or other structural material failures.
- **Storefront:** Usually considered the first story of a commercial building facade where the primary entrance and storefront windows are located.
- **Streetscape:** The design elements along the public right-of-way, including streetlights, sidewalks, landscaping, furniture signage and awnings.
- **Streetwall:** The vertical plane created by building facades along a street.
- **Transom:** Smaller sets of windows usually above a door or display window.

General Information

Cleaning Options for Masonry

Always do a small patch test in an inconspicuous area. Always consult an expert and follow manufacturer's recommendation.

- **Power Washing** is your best option. Water only. This may take longer but is the safest means possible.
- **Soaking** for heavy soiling. For areas that rainfall does not reach to naturally wash soil away. Also done with water only but . . . hard water may discolor masonry so the water should be tested for minerals and pH levels.
- **Brushing** for heavy soiling is not highly recommended and should be done with a light touch.
- **Chemical Cleaning** should be carefully considered. Chemical cleaning should be followed with a pressure wash rinse.

Sandblasting is NOT AN OPTION.

Repair for Masonry

Your masonry may be in need of repair if you notice any of the following:

- Cracks in stone or masonry
- Loose or missing stones or bricks
- Bricks whose face has fallen off exposing the soft interior of the brick
- Missing mortar between the masonry joints

Consult a professional who understands historic structures to determine the source of the problem. The source must be determined before any repairs are done to prevent any unnecessary future repairs or further damage.

For necessary repairs the following is recommended:

- Replace damaged stone, masonry or wood with a like material, whenever possible (color, make-up, graining, etc.). This is for consistency as well as conservation. Mixing different materials may cause damage to one or both materials.
- Replace only what is necessary.

Repair for Mortar

Deteriorated mortar may be the source of necessary repairs to your masonry. It can allow excess amounts of moisture into the joints of your masonry facade.

The repair of the mortar is vital to the conservation of your building. Use the following general guidelines:

- Do not remove mortar that is in good condition, only repair what is necessary.
- Use mortar that is softer than the brick itself.
- If possible, use a mortar mix that is the same formulation of what currently exists.
- The finished joint should match what exists or what is appropriate for your building material and architectural style.

For best results consult [NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings](#).

Protection for Masonry

If your building is in good condition and joints are sound, there should be no need for additional surface protection. Water repellants or coatings may cause more damage to your building by trapping moisture inside the masonry. Be careful, once surface consolidants are applied, they cannot be removed.

Secretary of the Interior's Standards for Rehabilitation

The guidelines presented in this publication are based on the *Secretary of the Interior's Standards for Rehabilitation*, which was developed by the Secretary of the Interior and the National Park Service to determine if a building rehabilitation qualifies as a Certified Rehabilitation for the Federal and State Historic Preservation Tax Credit program.

(See <http://www2.cr.bos.gov.tps/tax/rhb/index.htm>). Some of the buildings along E. Walled Lake Drive and Pontiac Trail could be eligible if listed on the National Register.

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

FACADE IMPROVEMENT GRANT PROGRAM

Checklist

Applicant Name _____

Business Name _____

Address _____

Phone _____ Fax _____ E-mail _____

_____ Application submitted

_____ Evaluation of Request form

_____ "Before" photos

_____ Recommendation for funding sent to DDA Board

_____ Recommendation for funding sent to Mayor and Council

_____ Resolution and Award Letter sent to applicant

_____ Design approval

_____ Work completed

_____ Inspections done (if required)

_____ Contractor(s) and/or vendors paid and full unconditional waiver(s) of lien signed and returned to DDA office

_____ "After" photos

Sources of Information

Technical Information

Awnings and Canopies: Guidelines. National Main Street Center. Washington D.C.: National Trust for Historic Preservation, 1983.

Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Buildings. Robert C. Mack, FAIA and Anne E. Grimmer. Washington DC: National Park Service, 2000.

Brief #2: Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Speweik. Washington DC: National Park Service, 1998.

Brief #6: Dangers of Abrasive Cleaning to Historic Buildings. Anne Grimmer. Washington DC: National Park Service, 1979.

Brief #7: The Preservation of Historic-Glazed Architectural Terra Cotta. De Teel Patterson Tiller. Washington DC: National Park Service, 1979.

Brief #9: The Repair of Historic Wooden Windows. John H. Myers. Washington DC: National Park Service, 1981.

Signs for Main Street: Guidelines. National Main Street Center. Washington D.C.: National Trust for Historic Preservation, 1983.

Architecture

The Buildings of Main Street: A Guide to American Commercial Architecture. Richard Longstreth. Washington D.C.: The Preservation Press, 1987.

American Vernacular Design, 1870-1940. Herbert Gottfried and Jan Jennings. Ames: Iowa State University Press, 1985.

Keeping Up Appearances. National Main Street Center. Washington D.C.: National Trust for Historic Preservation, 1995.

NPS Preservation Brief 11: Rehabilitating Historic Storefronts

General Information

Allston Village Main Streets Design Guidelines. Allston Village Main Streets. Boston, Allston Village Main Streets, 1997.

Developing Downtown Design Guidelines. Janice Pregliasco, AIA. Sacramento: California Main Street Program.

Downtown St. Charles Design Guidelines. Downtown St. Charles Partnership. St. Charles: Downtown St. Charles Partnership, 1996.

Consult the Walled Lake Main Street program for copies of any of these publications or visit the following websites:

National Park Service Preservation Briefs:
<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>

Illustrated Secretary of the Interior Standards for Rehabilitation:
<http://www2.cr.nps.gov/tps/tax/rhb/index.htm>

Checklist for Rehabilitating Historic Buildings:
<http://www2.cr.nps.gov/tps/cheklist.htm>

Notes