

APPENDICES

Appendix I Historic Properties

Appendix II Butler Avenue Revitalization Strategies Concept Maps

Appendix III Potential Funding Sources

Appendix IV Street Light Specification

Appendix V Model Design Guidelines

APPENDIX I HISTORIC PROPERTIES

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance ⁱ	Notes
41 Aarons Avenue	25-005-029	1870	450-28.D(1)(e)[3]	Vernacular gothic style
42 Aarons Avenue	25-005-041	1859	450-28.D(1)(e)[4]	Vernacular stone and stucco
51 Aarons Avenue	25-005-030	1870	450-28.D(1)(e)[7]	Frame with German siding
54 Aarons Avenue	25-005-039	1872	450-28.D(1)(e)[2]	Benjamin Mathews property-brick
66 Aarons Avenue	25-005-038	1863	450-28.D(1)(e)[3]	Frame with German siding
71 Aarons Avenue	25-005-031	1859	450-28.D(1)(e)[2]	Land owned by JD Scott
100 Aarons Avenue	25-005-037-004	1760	450-28.D(1)(e)[4]	Stone farm house
115 Aarons Avenue	25-005-032-007	1800	450-28.D(1)(e)[4]	Stone barn
171 Aarons Avenue	25-005-033	1812	450-28.D(1)(e)[4]	Stone-built by Jose & Benjamin Mathews miller house
10 Beulah Road	25-006-014	1870	450-28.D(1)(e)[2]	Clymer homestead/federal style
25 Beulah Road	25-006-018-002	1870	450-28.D(1)(e)[3]	Second Empire Mansart victorian
64 Beulah Road	25-006-015-001		450-28.D(1)(e)[1], [3], and [4]	Gristmill, bank barn, and wagon shed
59 Iron Hill Road	25-009-057-001	1825	450-28.D(1)(e)[3]	Vernacular
76 Iron Hill Road	25-009-027	1925	450-28.D(1)(e)[3]	Vernacular
79 Iron Hill Road	25-009-057-003	1850	450-28.D(1)(e)[3]	Vernacular
84 Iron Hill Road	25-009-026	1925	450-28.D(1)(e)[3]	Vernacular
93 Iron Hill Road	25-009-058	1925	450-28.D(1)(e)[3]	Vernacular
102 Iron Hill Road	25-009-012	1925	450-28.D(1)(e)[3]	Vernacular
112 Iron Hill Road	25-009-011	1925	450-28.D(1)(e)[3]	Vernacular
113 Iron Hill Road	25-009-059	1920	450-28.D(1)(e)[3]	Vernacular
123 Iron Hill Road	25-009-060	1925	450-28.D(1)(e)[3]	Vernacular
137 Iron Hill Road	25-009-063	1925	450-28.D(1)(e)[3]	Vernacular
151 Iron Hill Road	25-002-018	1925	450-28.D(1)(e)[3]	Vernacular
56 Keeley Avenue	25-002-019	1913	450-28.D(1)(e)[1], [2], and [4]	Built as New Britain Library and Literary Society
50 Keeley Avenue	25-005-027	1930	450-28.D(1)(e)[3] and [7]	Early 20th century popular vernacular bungalow
32 Mathews Avenue	25-005-026	1901	450-28.D(1)(e)[2] and [3]	Victorian -- tenant house for Cornelia Mathews
40 Mathews Avenue	25-005-005	1876	450-28.D(1)(e)[3]	Victorian
45 Mathews Avenue	25-005-025	1871	450-28.D(1)(e)[3]	Victorian

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
50 Mathews Avenue	25-005-006	1876	450-28.D(1)(e)[3]	Victorian
65 Mathews Avenue	25-005-008	1863	450-28.D(1)(e)[3]	Victorian with German siding
71 Mathews Avenue	25-005-013	1876	450-28.D(1)(e)[2] and [3]	Victorian formerly part of Haldeman & Holban Carriage Works
125 Mathews Avenue	25-005-014	1918	450-28.D(1)(e)[3]	American Beaux Arts
137 Mathews Avenue	25-005-015	1900	450-28.D(1)(e)[2] and [3]	Cottage style - possible school use
149 Mathews Avenue	25-005-035-001	1878	450-28.D(1)(e)[2] and [3]	Victorian
170 Mathews Avenue	25-009-001	1878	450-28.D(1)(e)[2] and [3]	Victorian
Mathews Avenue Barn		1878	450-28.D(1)(e)[3]	Framed bank barn
45 North Shady Retreat Road	25-009-006	1870	450-28.D(1)(e)[1], [2], [3], and [4]	Shady Retreat one-room school, stone
155 North Shady Retreat Road				
31 North Tamanend Avenue	25-002-020	1859	450-28.D(1)(c) and D.(1)(e)[1], [2], [3], [4], and [7]	Victorian Italianate style, William Hawkins owned general store and post office (1864-1908), abolitionist, buried with wife in New Britain Baptist cemetery
47 North Tamanend Avenue	25-002-009	1853	450-28.D(1)(e)[2], [3], [4], and [7]	Vernacular farmhouse of early Victorian Era; built as parsonage to New Britain Baptist Church (1853-1973); minister William Whitehead was noted orator, doctor, and Civil War chaplain
49 North Tamanend Avenue	25-002-010	1930	450-28.D(1)(e)[4] and [6]	Sears kit house representing an innovation in housing
16 South Tamanend Avenue	25-002-045	1763/ 1815	450-28.D(1)(e)[1],[2], [3], [4], and [7]	Pioneer house in Welsh style, stone log cabin is built into the hillside; built by Benjamin Mathews (grandson of Simon Mathews an original settler in 1715)
22 South Tamanend Avenue	25-002-046	1925	450-28.D(1)(e)[3] and [7]	Cottage bungalow
26 South Tamanend Avenue	25-002-047	1930	450-28.D(1)(e)[2] and [7]	Cottage bungalow style, built in 1925 on foundation of Mathews 1817 barn
34 South Tamanend Avenue	25-005-001	1930	450-28.D(1)(e)[3] and [7]	1930 frame cottage is excellent example of early 20th century bungalow style

New Britain Borough
Main Street Study

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
40 South Tamanend Avenue	25-005-002	1925	450-28.D(1)(e)[3] and [7]	1920 Colonial revival style
50 South Tamanend Avenue	25-005-003	1853	450-28.D(1)(e)[2], [3], [4], and [7]	Excellent vernacular farmhouse of early Victorian era; built with lumber from the Mathews mill by Joseph Mathews for his wife, Martha
94 South Tamanend Avenue	25-005-004	1870	450-28.D(1)(e)[2] and [7]	Weigh station, part of Meredith Lumber Yard and is the only structure of TW Meredith's businesses still standing (dealer in lumber, coal, lime, and fertilizer)
110 South Tamanend Avenue	25-005-028-001	1857	450-28.D(1)(c) and D.(1)(e)[1], [2], [4], and [7]	Italianate style; unusual as it is a bank building standing 2 stories in front and 3 stories in rear; JD Scott famous mapmaker lived in the house built by Charles D. Mathews
22 East Butler Avenue	25-002-048	1748	450-28.D(1)(c) and D.(1)(e)[1], [2], and [7]	cemetery, registered with Heritage Conservancy as historic site
22 East Butler Avenue	25-002-048	1815/ 1885	450-28.D(1)(c) and D.(1)(e)[1], [3], and [7]	Stone Greek revival, registered with Heritage Conservancy as historic site
3 East Butler Avenue	25-002-008	1848	450-28.D(1)(c) and D.(1)(e)[1] and [4]	Stone and stucco vernacular
9 East Butler Avenue	25-002-023	1808	450-28.D(1)(e)[1] and [4]	Stone - one of the first houses
15 East Butler Avenue	25-002-022-001	1866	450-28.D(1)(e)[1] and [2]	Former general store
25 East Butler Avenue	25-002-021	1885	450-28.D(1)(e)[1] and [4]	Stone wheelright and blacksmith shop
37 East Butler Avenue	25-003-018-001	1885	450-28.D(1)(e)[4]	Victorian
45 East Butler Avenue	25-003-019	1885	450-28.D(1)(e)[4]	Victorian
53 East Butler Avenue	25-003-020	1930	450-28.D(1)(e)[4]	Bungalow
60 East Butler Avenue	25-006-001	1930	450-28.D(1)(e)[4]	Block house
66 East Butler Avenue	25-006-002	1930	450-28.D(1)(e)[4]	Concrete block bungalow, German siding
74 East Butler Avenue	25-006-004	1930	450-28.D(1)(e)[4]	Early 20th century vernacular
80 East Butler Avenue	25-006-003	1926	450-28.D(1)(e)[4]	Concrete block
86 East Butler Avenue	25-006-005-001	1925	450-28.D(1)(e)[4]	Ruscitiade frame and stone
122 East Butler Avenue	25-006-002	1750	450-28.D(1)(e)[1] and [4]	Stone Federal/Greek revival
157 East Butler Avenue	25-006-021	1935	450-28.D(1)(e)[4]	Dutch colonial revival
189 East Butler Avenue	25-006-022	1830	450-28.D(1)(e)[3]	Federal style stone farmhouse

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
271 East Butler Avenue	25-006-024-023	1920	450-28.D(1)(e)[3]	Craftsman style cottage, was tenant house
284 East Butler Avenue	25-006-011	1850	450-28.D(1)(e)[3]	Dutch colonial revival stone
331 East Butler Avenue	25-006-047	1850	450-28.D(1)(e)[4]	Converted barn, stone
415 East Butler Avenue	25-006-057	1790	450-28.D(1)(e)[3]	Colonial stone farmhouse (Rist)
435 East Butler Avenue	25-006-058	1928	450-28.D(1)(e)[3]	Ranch style house
447 East Butler Avenue	25-006-059	1870	450-28.D(1)(e)[3]	Gothic revival, frame Victorian
463 East Butler Avenue	25-008-004	1925	450-28.D(1)(e)[3]	Concrete block bungalow
471 East Butler Avenue	25-008-005	1790/ 1840	450-28.D(1)(e)[3]	Colonial stone farmhouse, part of society land
East Butler Avenue	25-009-002	Knoell	450-28.D(1)(e)[7]	Knoell's formerly Hosiery Mill
542 East Butler Avenue	25-009-038	1925	450-28.D(1)(e)[3] and [7]	Masonry, Bitzer's part of borough for long time
550 East Butler Avenue		1930	450-28.D(1)(e)[3]	eliminated by Planning Commission
554 East Butler Avenue		1930	450-28.D(1)(e)[3]	eliminated by Planning Commission
558 East Butler Avenue	25-009-040	1925	450-28.D(1)(e)[3]	Masonry bungalow
564 East Butler Avenue	25-009-041	1925	450-28.D(1)(e)[3]	Masonry bungalow
568 East Butler Avenue	25-009-042	1915	450-28.D(1)(e)[3]	Masonry bungalow
572 East Butler Avenue	25-009-043	1915	450-28.D(1)(e)[3]	American foursquare
578 East Butler Avenue	25-009-044	1925	450-28.D(1)(e)[4]	Masonry and frame bungalow
584 East Butler Avenue	25-009-045	1925	450-28.D(1)(e)[4]	Masonry and frame bungalow
588 East Butler Avenue	25-009-046	1925	450-28.D(1)(e)[4]	Masonry and frame bungalow
589 East Butler Avenue	25-009-036	1920	450-28.D(1)(e)[4]	Masonry and frame bungalow
593 East Butler Avenue	25-009-035	1925	450-28.D(1)(e)[4]	Masonry and frame bungalow
599 East Butler Avenue	25-009-034	1935	450-28.D(1)(e)[4]	American foursquare
600 East Butler Avenue	25-009-047	1930	450-28.D(1)(e)[4]	Brick bungalow
603 East Butler Avenue	25-009-033	1930	450-28.D(1)(e)[4]	American foursquare
609 East Butler Avenue	25-009-032	1931	450-28.D(1)(e)[4]	Brick/stucco bungalow
612 East Butler Avenue	25-009-048	1930	450-28.D(1)(e)[4]	Colonial revival-masonry and stucco with demi lune window
622 East Butler Avenue	25-009-049	1935	450-28.D(1)(e)[4]	Masonry and stucco bungalow
625 East Butler Avenue	25-009-031	1930	450-28.D(1)(e)[4]	Masonry and stucco Colonial revival
638 East Butler Avenue	25-009-050	1927	450-28.D(1)(e)[4]	Masonry and stucco Cape Cod
643 East Butler Avenue	25-009-030	1930	450-28.D(1)(e)[4]	Masonry and stucco Colonial revival

New Britain Borough
Main Street Study

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
675 East Butler Avenue	25-009-051	1925	450-28.D(1)(e)[3], [4], and [7]	Dutch colonial revival
681 East Butler Avenue	25-009-052	1930	450-28.D(1)(e)[4]	Masonry and frame bungalow
689 East Butler Avenue	25-009-053	1935	450-28.D(1)(e)[3] and [7]	Foursquare
700 East Butler Avenue	25-009-090	1875	450-28.D(1)(e)[1], [3] and [7]	Delaware Valley University campus
705 East Butler Avenue	25-009-054	1930	450-28.D(1)(e)[3] and [7]	Dutch colonial revival
715 East Butler Avenue	25-009-055	1930	450-28.D(1)(e)[3] and [7]	Dutch colonial revival
729 East Butler Avenue	25-009-065	1930	450-28.D(1)(e)[3] and [7]	Dutch colonial revival
737 East Butler Avenue	25-009-076	1880	450-28.D(1)(e)[3] and [7]	Building currently the only motel/hotel in the Borough
749 East Butler Avenue		1953	450-28.D(1)(e)[3] and [7]	eliminated by Planning Commission
2 West Butler Avenue				added by Jane and Robin
50 West Butler Avenue	25-002-042	1853	450-28.D(1)(c) and D.(1)(e)[1], [2], [3], [4], and [7]	Excellent example of Italiante style; JD Scott villa also occupied by William Hawkins
61 West Butler Avenue	25-002-004	1925	450-28.D(1)(e)[3] and [7]	Bungalow, 1 of 4 contiguous built by Harry Held
62 West Butler Avenue	25-002-041	1891	450-28.D(1)(e)[3], [4], and [7]	Built for Leitia Mathews
67 West Butler Avenue	25-002-005	1925	450-28.D(1)(e)[3] and [7]	Bungalow, 1 of 4 contiguous built by Harry Held
70 West Butler Avenue	25-002-040	1820	450-28.D(1)(e)[7]	Stone and stucco
73 West Butler Avenue	25-002-006	1925	450-28.D(1)(e)[3] and [7]	Bungalow, 1 of 4 contiguous built by Harry Held
78 West Butler Avenue	25-002-039	1930	450-28.D(1)(e)[3] and [7]	Bungalow
79 West Butler Avenue	25-002-007	1925	450-28.D(1)(e)[3], [4], and [7]	Bungalow, 1 of 4 contiguous built by Harry Held
88 West Butler Avenue	25-002-038	1858	450-28.D(1)(e)[2]	Isiah James home - vernacular
110 West Butler Avenue	25-002-036	1898	450-28.D(1)(e)[1] and [3]	Victorian
130 West Butler Avenue	25-002-035	1870	450-28.D(1)(e)[3]	Vernacular
138 West Butler Avenue	25-002-034	1872	450-28.D(1)(e)[1], [3] and [7]	New Britain/Cabbage Hill one-room school, stone
150 West Butler Avenue	25-002-033	1880	450-28.D(1)(e)[3]	Vernacular
158 West Butler Avenue	25-002-032	1860	450-28.D(1)(e)[2] and [3]	Vernacular
180 West Butler Avenue	25-002-030	1870	450-28.D(1)(e)[3]	Vernacular
194 West Butler Avenue	25-002-029-001	1876	450-28.D(1)(e)[3]	Vernacular

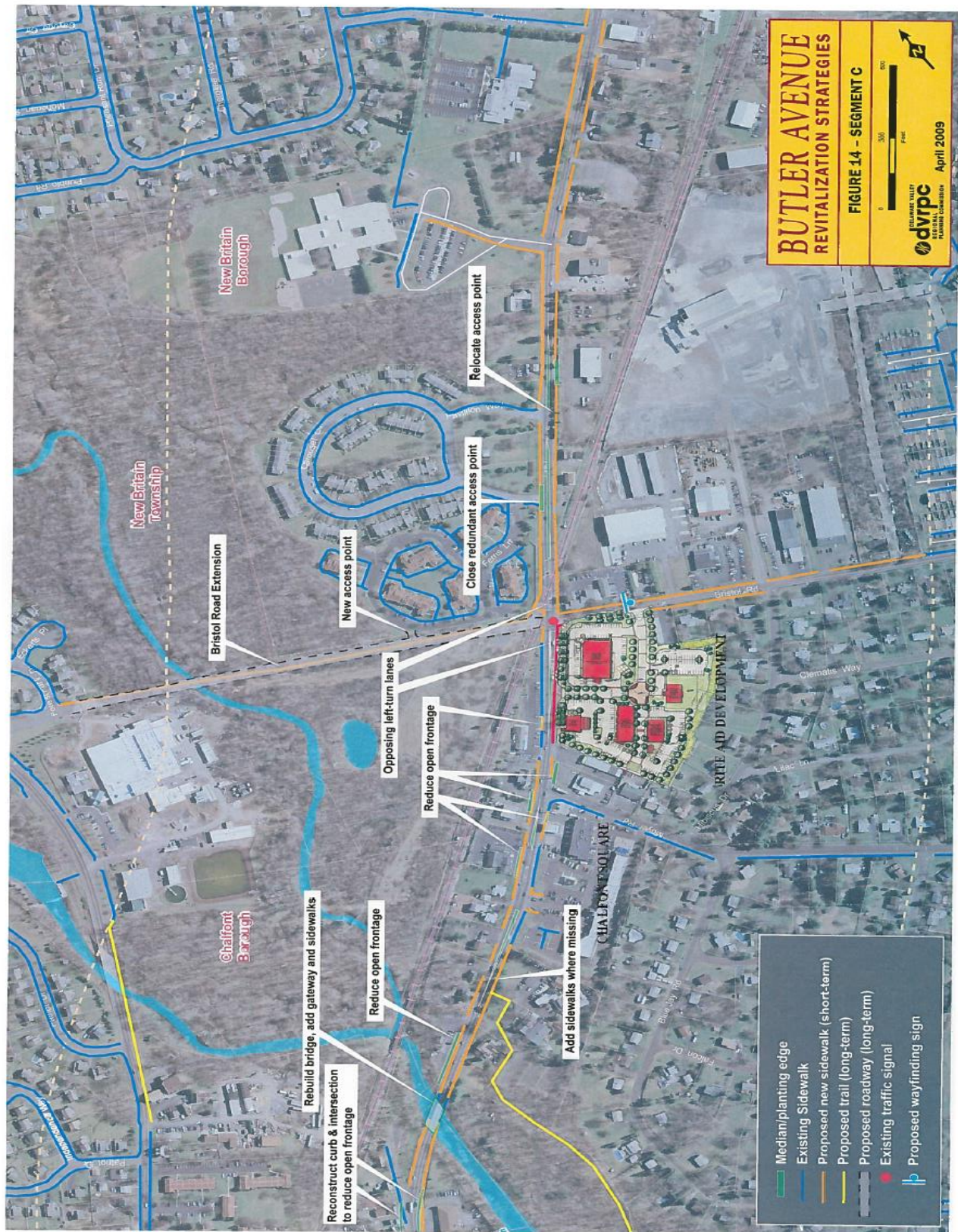
Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
West Butler Avenue	25-002-025	1925	450-28.D(1)(e)[3]	Vernacular
302 West Butler Avenue	25-001-015	1920	450-28.D(1)(e)[3]	Tudor revival
314 West Butler Avenue	25-001-014	1812	450-28.D(1)(e)[3]	Vernacular - blacksmith shop
326 West Butler Avenue	25-001-013	1811	450-28.D(1)(e)[3]	Stone and brick - vernacular
341 West Butler Avenue	25-001-004	1809	450-28.D(1)(e)[2] and [3]	Stone - vernacular
433 West Butler Avenue	25-001-003	1880	450-28.D(1)(e)[3]	
470 West Butler Avenue	25-001-008	1900	450-28.D(1)(e)[3]	

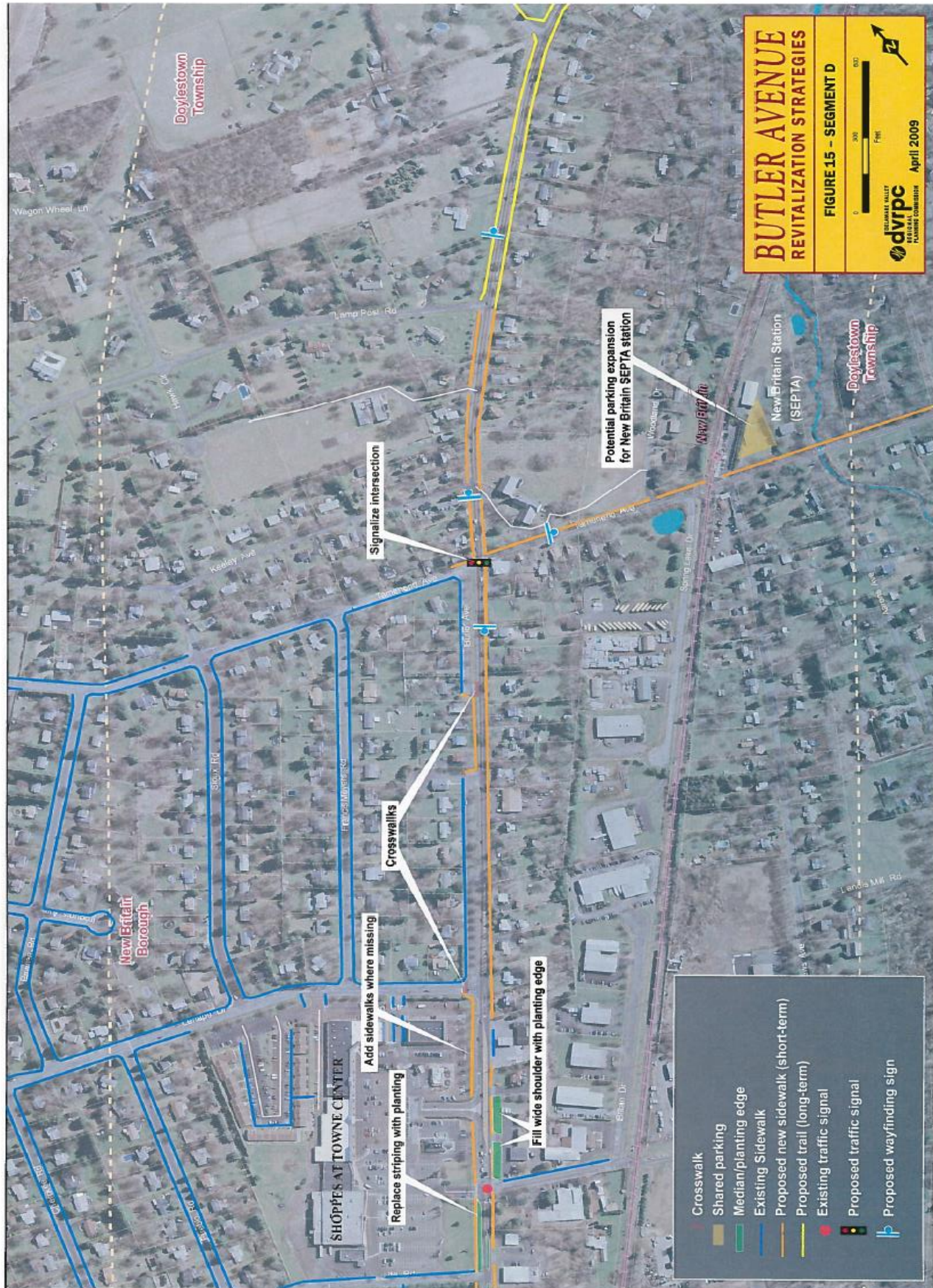
ⁱ 450-28 Historic Overlay District¹

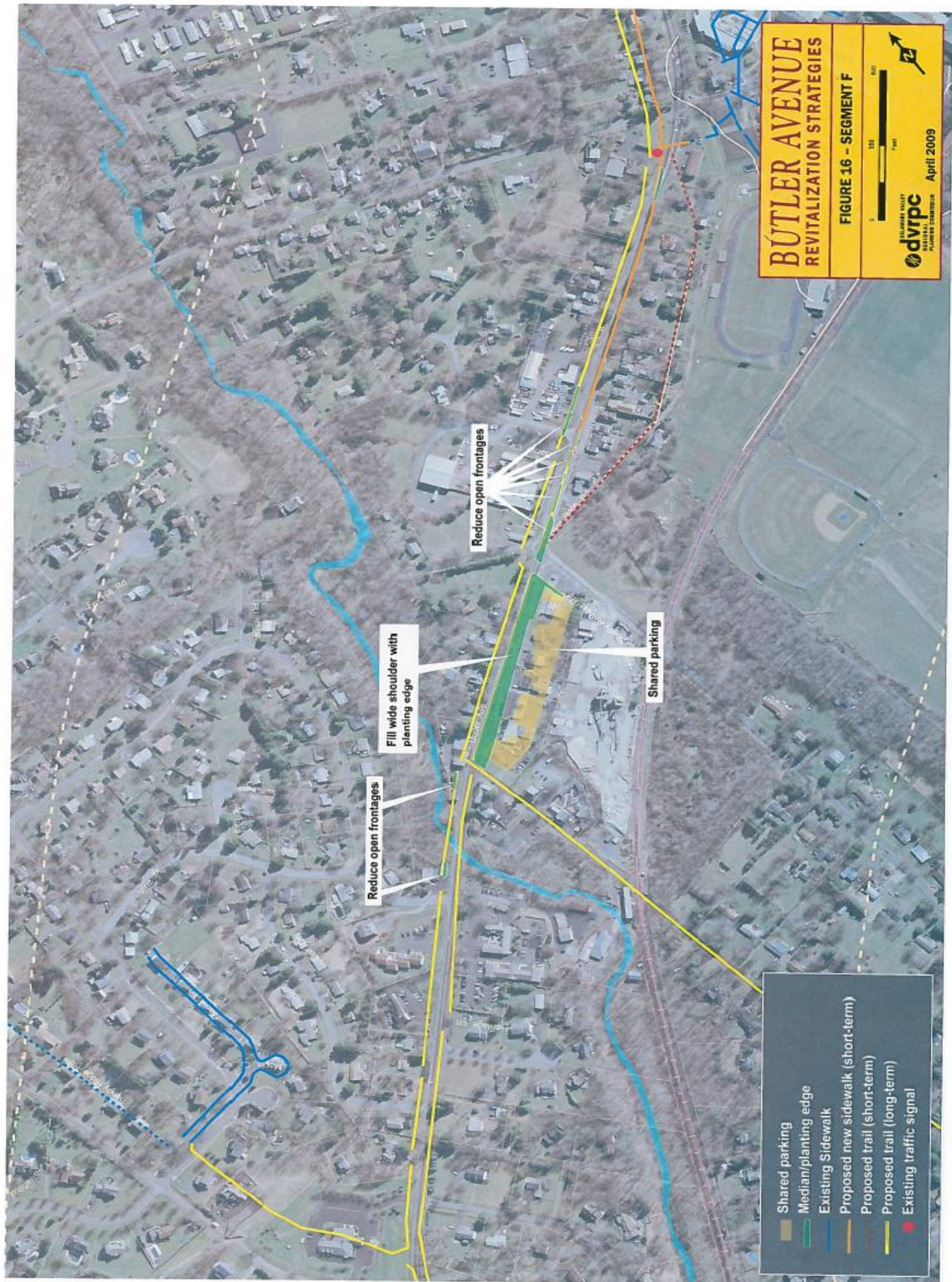
D. Criteria and procedures for identifying buildings for inclusion in the New Britain Borough Historic Building Inventory.

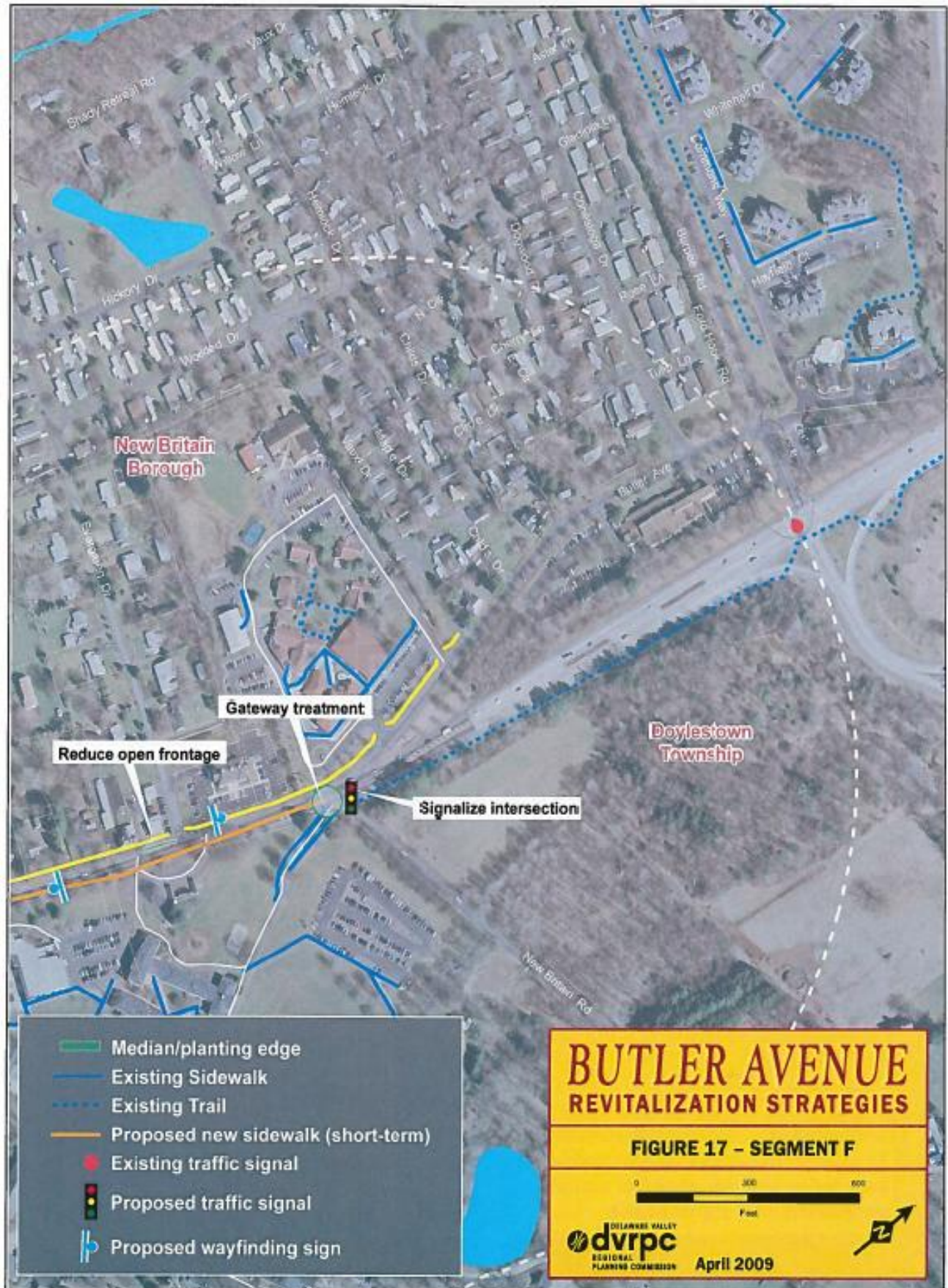
- (1) Any building satisfying at least one of the following criteria may be included on the inventory:
 - (a) Any building designated by the Secretary of the Interior as a National Historic Landmark.
 - (b) Any building listed in the National Register of Historic Places.
 - (c) All buildings classified as "Certified Historic Structures" by the Secretary of the Interior.
 - (d) A building that is a contributing building that is listed on or eligible for the National Register of Historic Places.
 - (e) Any building that is at least 50 years old and:
 - [1] Is associated in some significant way with the historic, cultural or architectural development of the Borough, county, region, state or nation;
 - [2] Is associated in some significant way with an event or person of importance to the history or culture or architecture of the Borough, county, region, state or nation;
 - [3] Contains a feature or features associated with an era characterized by a distinctive architectural style;
 - [4] Contains a feature or features associated with a distinctive architectural style or building type or engineering specimen;
 - [5] Is the work of a designer, architect or engineer whose work significantly influenced the historical, economic, architectural or cultural development of the Borough, county, region, state or nation;
 - [6] Contains elements of design detail, materials or craftsmanship representing a significant innovation; or
 - [7] Owing to its unique location or some singular physical characteristic, represents an established and familiar landmark identifying a neighborhood or business district.

APPENDIX II REVITALIZATION MAPS









APPENDIX III

POTENTIAL FUNDING SOURCES

TRANSPORTATION AND MOBILITY FUNDING SOURCES

MULTIMODAL TRANSPORTATION FUND

The Multimodal Transportation Fund (MMTF) was established by Pennsylvania Act 89. The MMTF provides grants to ensure that a safe and reliable system of transportation is available to the residents of this Commonwealth. The program provides financial assistance to municipalities, councils of governments, businesses, economic development organizations, public transportation agencies, rail freight, passenger rail, and ports in order to improve transportation assets that enhance communities, pedestrian safety, and transit revitalization.

There are two Multimodal Transportation Fund grants. One is managed by PennDOT and the other is managed by the Pennsylvania Department of Community and Economic Development. Each agency typically has separate application guidelines and due dates. Generally, these funds may be used for the development, rehabilitation, and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development. More information about the Multimodal Transportation Fund program can be found at www.PennDOT.gov and <http://community.newpa.com>.

TRANSPORTATION AND COMMUNITY DEVELOPMENT INITIATIVE

The Transportation and Community Development Initiative (TCDI) is a grant program offered by the Delaware Valley Regional Planning Commission (DVRPC) that supports local development and redevelopment efforts in qualifying municipalities of the Delaware Valley. TCDI was begun in 2002 to reverse the trends of disinvestment and decline in many of the region's core cities and developed communities.

TCDI provides a mechanism for municipalities to undertake locally-directed planning to improve their communities, which in turn implements their local and county comprehensive plans and supports the goals and vision of the DVRPC long-range land use and transportation plan, *Connections 2035*. TCDI seeks to support and leverage state and county programs by providing funding in selected areas to undertake planning, analysis, or design initiatives for projects or programs which enhance development or redevelopment and enhance or improve the efficiency of the regional transportation system. This study is funded by this grant program. More information about the TCDI program can be found at www.dvrpc.org.

HOME TOWN STREETS PROGRAM

This program is sponsored by the Pennsylvania Department of Transportation (PennDOT). The goal of this program is to create economic opportunities that revitalize existing communities. The Home Town Streets program is designed to benefit commercial/business districts/areas (downtowns) in municipalities. Therefore, only projects within the central business district are eligible for this program. The maximum grant from the program is \$1,000,000 and a 20 percent local match is required. Information on this program can be found online at www.dot.state.pa.us.

AUTOMATED RED LIGHT ENFORCEMENT (ARLE) PROGRAM

The state-funded program distributes revenue generated from automated red light enforcement systems. The program is specifically designed to fund low-cost road safety and mobility projects. Examples of eligible projects include, but are not limited to, the following:

- Retiming of existing traffic-control signals;
- Upgrading, modernization, or improvements to traffic-control signals;
- The interconnection and coordination of traffic-control signals to improve mobility;
- The installation of a traffic-control signal system or the expansion of an existing system to improve mobility;
- Revisions to traffic-control signal operational modes to improve safety or mobility;
- Improvements to traffic-control signals or other official traffic-control devices to reduce energy consumption;
- The installation of new or improved detection systems for traffic-control signals;
- Roadway capacity upgrades such as auxiliary turning lanes;
- Roadway or intersection signing and pavement restriping projects which will either increase capacity or improve safety;
- Local Technical Assistance Program (LTAP) Local Safe Roads Communities Program and implementation of recommendations;
- LTAP Walkable Communities Program and implementation of recommendations;
- Pedestrian safety improvements at signalized intersections such as countdown timers, easily accessible and quick response pushbuttons, crosswalk striping, and pedestrian signing;
- Pedestrian mobility improvements, particularly projects with a combination of eligible features;
- Removal of roadside fixed objects and/or clearing of vegetation for sight distance improvements;
- Improvements to correct drop-off issues along local roadways;
- Minor drainage improvements to improve safety;
- New regulatory or warning signs that meet the minimum retro-reflectivity requirements; and
- Radii improvements at intersections.

This program does not fund large highway improvement projects such as new roads, bridges, or interchanges. Other ineligible projects include decorative street appurtenances and preventive maintenance. More information on the ARLE Program can be found at www.dot.state.pa.us.

CONGESTION MITIGATION AND AIR QUALITY PROGRAM

DVRPC's Congestion Mitigation and Air Quality (CMAQ) Program funds transportation-related projects that can help the region reduce emissions from mobile sources and meet the National Clean Air Act Standards. CMAQ eligible projects need to demonstrate that they reduce air pollution emissions and reduce traffic congestion.

Examples of eligible CMAQ projects include pedestrian and bicycle projects, transit improvement programs, congestion reduction and traffic flow improvements, diesel retrofit projects, and the funding of transportation demand management programs. For more information on the CMAQ Program, please visit the DVRPC website at www.dvrpc.org/CMAQ/.

TRANSPORTATION ALTERNATIVES PROGRAM

Transportation Alternatives are Federal highway and transit funds set-aside under the Surface Transportation Program for community-based "non-traditional" projects designed to strengthen the cultural, aesthetic, and environmental aspects of the nation's intermodal transportation system. The Transportation Enhancement funding category, which has historically funded many pedestrian and bicycle supportive projects such as streetscape improvements, was originally established by Congress in 1991 under the ISTEA transportation authorization legislation, and was most recently affirmed as TA under the *Moving Ahead for Progress in the 21st Century Act* (MAP-21).

The term "transportation alternatives" means any activities that are carried out as part of any program or project authorized or funded under this title, or as an independent program or project related to surface transportation. Eligible activities include construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation, including sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990. More information on the Transportation Alternatives Program can be found at www.dvrpc.org/TA/.

ECONOMIC DEVELOPMENT FUNDING SOURCES AND TAX INCENTIVES

BUILDING BLOCKS FOR SUSTAINABLE COMMUNITIES PROGRAM

The purpose of this program offered by the Office of Sustainable Communities, U.S. Environmental Protection Agency, is to provide technical assistance for communities interested in utilizing sustainable tools and methods in order to revitalize local economies, create jobs, protect clean air and water, and improve the quality of life for residents. Seeking to apply livability principles at the local level, this program intends to help communities that are new to implementing sustainable community development approaches. Technical assistance projects will involve a one- to two-day visit including:

- Public engagement, such as a meeting or workshop;
- Direct consultation with decision-makers whose work relates to implementing smart growth approaches; and
- A memo outlining the next steps the community should take to implement the ideas and suggestions generated during the visit.

The following technical assistance tools are available:

- Tool 1: Planning bikeshare programs
- Tool 2: Supporting equitable development
- Tool 3: Neighborhood planning for healthy aging
- Tool 4: Parking audit
- Tool 5: Creating a green streets strategy
- Tool 6: Using smart growth to produce fiscal and economic health
- Tool 7: Green building toolkit
- Tool 8: Sustainability strategies for small cities and rural areas
- Tool 9: Land use strategies to protect water quality

More information on the Building Blocks for Sustainable Communities Program can be found at <http://www.epa.gov/smartgrowth/buildingblocks.htm>.

KEYSTONE COMMUNITIES PROGRAM

The purpose of this Department of Community and Economic Development (DCED) program is to support physical improvements to communities that are undertaking revitalization activities. This program also supports the "designation" of a community with an identified specific need and developed strategy to fulfill that need. Designated communities will receive technical assistance and preference for funding requests.

Supported project funding categories are:

- Planning: projects that address a particular need, evaluate the need, address a circumstance within a community, undertake a study relevant to an identified need within a community, or study the results of implementing a specific activity.
- Implementation: one-time assistance to help a designated community undertake the critical components of its five-year strategy
- Keystone Communities Development Grants: financial assistance for a wide variety of physical improvements including housing, residential and building construction, improvements or redevelopment, infrastructure, property acquisition, grant-to-loan assistance, and costs related to any of the eligible activities.
- Keystone Facade: projects to stimulate private investment in properties, foster an attractive environment, and preserve the architectural heritage of properties
- Anchor Building: renovations to a significant downtown building

New Britain Borough Main Street Study

- Enterprise Zone Revolving Loan Funds: projects to provide loan funding to businesses located within a designated enterprise zone
- Redevelopment: rehabilitation and/or new construction of a structure(s) on previously developed sites or locations experiencing blighting conditions
- Public Improvement: support for a variety of development projects to help eliminate decline, provide gap financing for proposed projects, and assist in a community's emergency efforts to recover from a natural disaster

Funding is also available for accessible housing projects to provide accessibility improvements to housing units for people with permanent physical disabilities.

Community designations may be made in the following categories:

- Keystone Main Street: community downtown revitalization
- Keystone Elm Street: residential and mixed use areas in proximity to a central business district
- Keystone Enterprise Zone: disadvantaged industrial/manufacturing and business sites
- Keystone Community: alternative approaches to revitalization

This program incorporates three discontinued appropriations: Housing and Redevelopment Assistance, the Pennsylvania Accessible Housing Program, and the New Communities Appropriation, which was comprised of three programs: Main Street, Elm Street, and Enterprise Zone. More information on the Keystone Communities Program can be found at <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/keystone-communities-program-kcp>

TAX INCREMENT FINANCING GUARANTEE PROGRAM

The purpose of this Department of Community and Economic Development (DCED) program is to provide credit enhancement for tax increment financing (TIF) projects to promote general economic welfare of local communities and various regions in Pennsylvania. This program aims to improve market access and lower capital costs for local governments by providing guarantees to issuers of bonds or other obligations. This program focuses on assisting in and stimulating the development, redevelopment, and revitalization of brownfield and greenfield sites.

Projects must be for the redevelopment, reuse, or revitalization of previously developed land, including previously mined areas, or development of undeveloped land that may be the subject of future development pursuant to any existing comprehensive municipal plan (and is zoned for that development at the time of application).

Priority will be given to projects that:

- Are located in areas with a high unemployment rate, declining population, significant inventory of brownfields or vacant housing, or other indicators for economic development
- Are located in an urban or core community, and are designed to redevelop a site that is not utilized at the time of application

More information on the Tax Increment Financing Guarantee Program can be found at <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/tax-increment-financing-tif-guarantee-program>.

REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM

The purpose of this Pennsylvania Governor's Office program is to attract and retain jobs in Pennsylvania by providing support to large, economically transformative projects for development. This program will prioritize projects that will have the greatest financial impact on Pennsylvania, and are large, regional economic development projects that will create and retain jobs, generate new tax revenue, and can demonstrate long-term sustainability. Projects with cultural, historic, or civic significance are eligible.

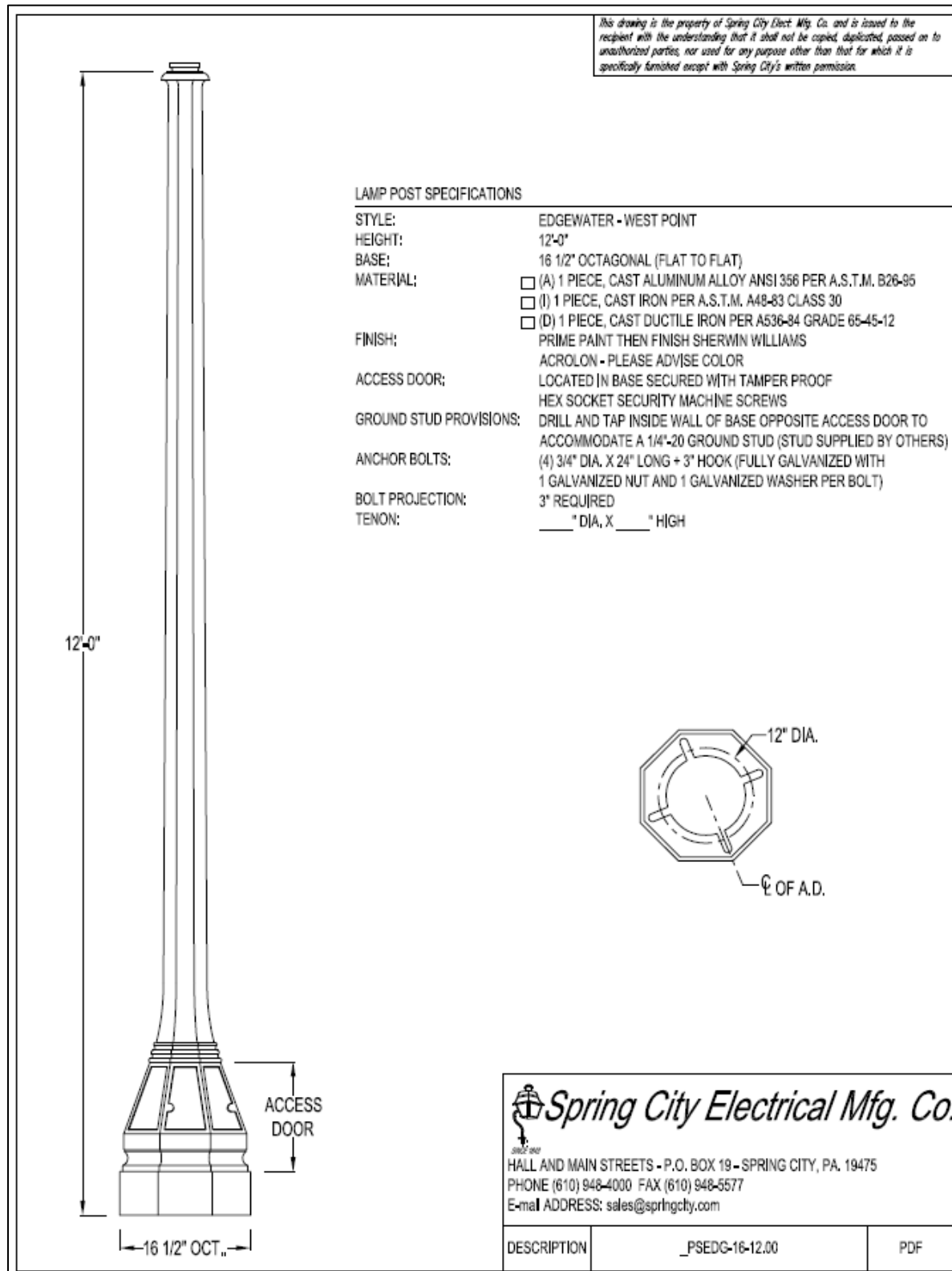
Eligible costs for reimbursement include:

- Construction
- Interest during construction
- Permits
- Land
- Work related to abatement of hazardous materials
- Acquisition costs

More information on the Redevelopment Assistance Capital Program can be found at http://www.portal.state.pa.us/portal/server.pt/community/redevelopment_assistance_capital_program/4602

APPENDIX IV

STREET LIGHT SPECIFICATIONS



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LUMINAIRE SPECIFICATIONS

STYLE: WILLIAM AND MARY WITH SMALL FITTER

HEIGHT: 34"

WIDTH: 16 5/8" OCTAGONAL

MATERIAL: CAST ALUMINUM ALLOY (ANSI 356 PER A.S.T.M. B26-95)

PANELS: POLYCARBONATE ☐ (PLO) CLEAR ☐ (WHP) WHITE ☐ OTHER _____

FINISH: PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACROLON - PLEASE ADVISE COLOR _____

LAMPING: _____ WATT ☐ HPS ☐ MH ☐ MV ☐ INC ☐ OTHER _____

VOLTAGE: ☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 480 ☐ QUAD

SOCKET: ☐ MEDIUM BASE ☐ MOGUL BASE ☐ OTHER _____

REFRACTOR: 12" INTERNAL

DISTRIBUTION: ☐ (3) TYPE III - ASYMMETRIC ☐ (5) TYPE V - SYMMETRIC

PHOTO CONTROL: OPTIONAL - BUTTON TYPE

TO ACCEPT A 3" DIA. X 3" HIGH TENON

SRCE 180
 HALL AND MAIN STREETS • P.O. BOX 19 • SPRING CITY, PA. 19475
 PHONE (610) 948-4000 FAX (610) 948-5577
 E-mail ADDRESS: sales@springcity.com

DESCRIPTION	ALMWMSP__-L2_-FED	PDF
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APPENDIX V

NEW BRITAIN BOROUGH

DESIGN GUIDELINES

Section __. Model Ordinance – Design Guidelines.

1. *Purpose of Guidelines.*

A. These guidelines incorporate clear graphic illustrations that convey the *(insert municipality or location)* design goals. The goals promote the ideal that buildings and properties are community assets—assets that should stand the test of time. The *(insert municipality or location)* wants new development to contribute to the sense that *(insert appropriate term such as town center, village commercial, traditional neighborhood commercial)* districts are cared for, and for new buildings to be a source of local pride. These guidelines do not “mimic” history, but instead, ensure that new development or redevelopment projects complement the community’s heritage. *(Note: Numerous sources were used in compiling these guidelines, see References. Where there are inconsistencies between the model ordinance provisions and existing ordinance requirements, the provisions/requirements should be tailored to eliminate discrepancies, accordingly.)*

B. Certain architectural themes, styles, and construction materials are common to the design heritage, whether past or present, of *(insert municipality or location)*. This set of design guidelines for *(insert municipality or location)* draws deeply on architectural history and tradition in crafting design solutions that incorporate old and new buildings into a visually pleasing and cohesive place and further the *(e.g., town center, village commercial, traditional neighborhood commercial)* planning goals of creating *(e.g., town center, village commercial, traditional neighborhood commercial)* character.

C. The guidelines identify basic design principles that enhance the appearance of the *(e.g., town center, village commercial, traditional neighborhood commercial)* districts. They can be applied to rehabilitation or repair of existing buildings as well as to construction of new buildings, which in villages, often occurs as infill development on parcels of land interspersed among existing structures.

D. The guidelines serve as a template for future development within the *(e.g., Town Center, Village Commercial, Traditional Neighborhood Commercial)* Overlay District, helping potential developers understand the community’s design intentions and placing design considerations at the front end of the project review process. They also highlight the importance of patterns of symmetry, form, and other important design details, while addressing diverse elements such as sign placement, lighting, parking, and pedestrian orientation. Implementation of the guidelines should produce a cohesive, aesthetically pleasing development theme that provides an attractive business environment which exemplifies the traditional character of the community for both customers and residents.

E. *Purpose of Design Guidelines.*

- (1) Provide guidance for existing and new development to reflect the traditional historic character of the *(insert municipality or location)*.

- (2) Build awareness of the community's historical, natural, and physical environment.
- (3) Encourage design creativity to enhance the appearance of the (*e.g., Town Center, Village Commercial, Traditional Neighborhood Commercial*) Overlay District.
- (4) Encourage coordinated, area-wide development at (*e.g., town center, village commercial, traditional neighborhood commercial*) scale.
- (5) Provide an impetus for attracting and retaining businesses within the district.

2. *Design Overview.*

- A. Public policies and reviews of proposed changes and infill construction in (*insert municipality or location*) should take into account the great diversity of building location, parking forms, and architectural styles that have resulted from succeeding eras of development.
- B. New buildings and additions should reinforce the continuity along road corridors and attempt to screen or conceal parking without making it difficult to park, following the pattern of some of the earlier development.
- C. The scale of the existing built environment should be maintained, and because of the variety, the scale of abutting neighborhoods should influence the scale of proposed changes.
- D. Design should not consist of simply filling out the bulk allowed by the underlying zoning regulations.
- E. The (*insert municipality or location*) strongly encourages applicants to submit a sketch plan to allow for adequate consideration of design elements.

3. *Architectural Overview.*

A. *Architectural Heritage*

- (1) (*Note: Insert a summary of the existing local architectural heritage and architectural styles.*)
- (2) Below are the preferred architectural styles for (*insert municipality or location*) district. (*Note: The following is a sample but this list should be refined based upon predominate and preferred architectural styles within the subject municipality or community.*)

Preferred Local Architectural Styles

Federal (Adams)	Georgian
Neoclassical	Second Empire
Greek Revival	Gothic Revival
Queen Anne	Italianate



Churchville Residence – Federal (Adam)



Gianni Pizza – Neoclassical



Residence (Bustleton Pike) – Queen Anne



Spread Eagle Inn – Second Empire



Residence (Tanyard Road) – Greek Revival



Maria Hall after restoration (2015) – Italianate

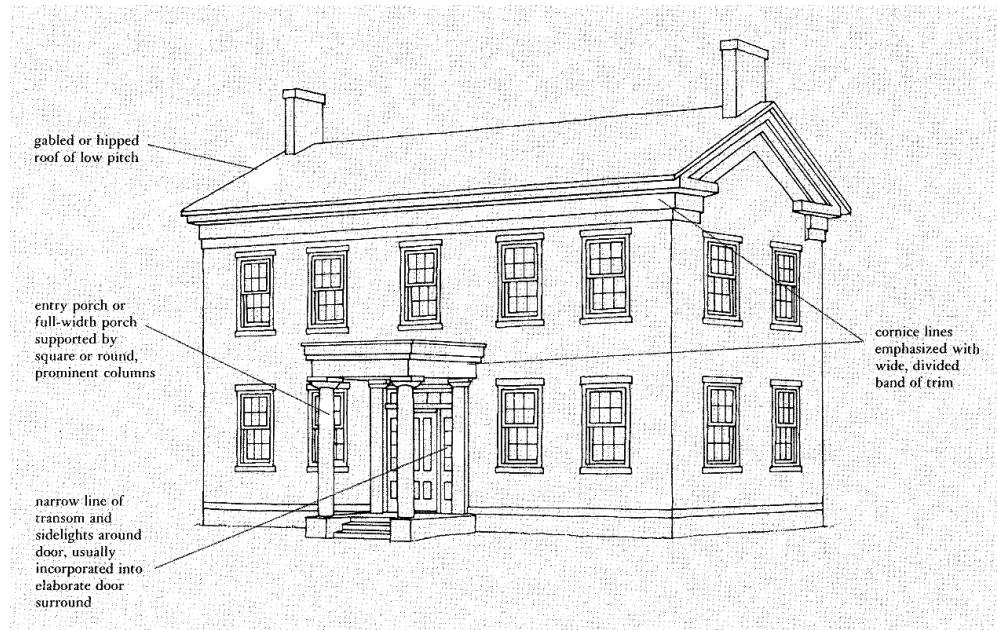


Residence (Bustleton Pike) – Gothic Revival

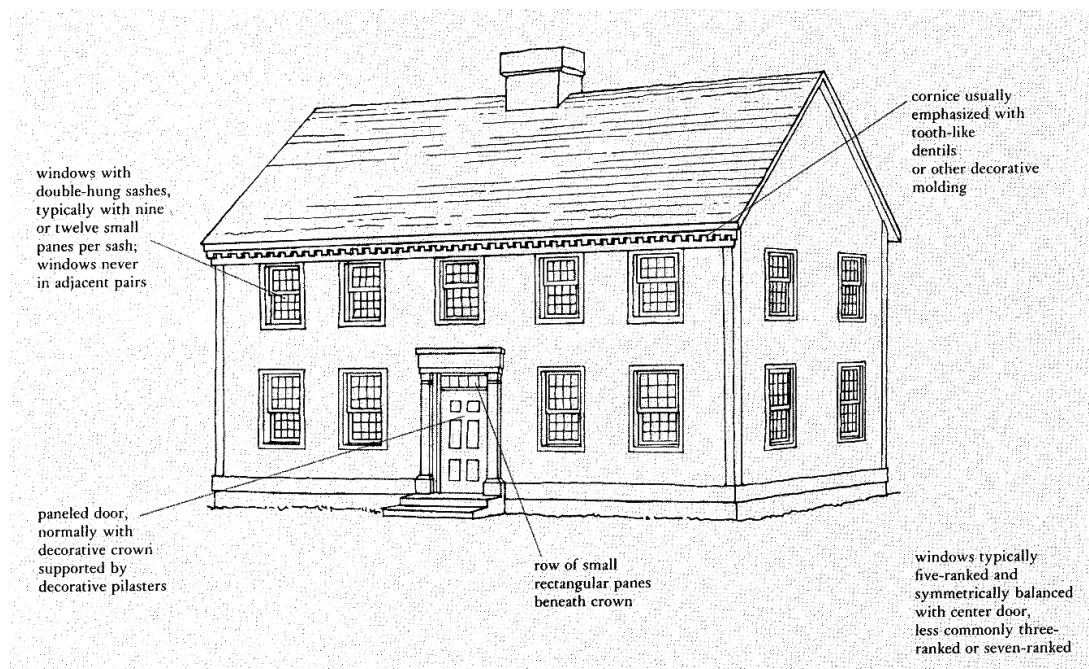


Residence (Potters Court) – Georgian

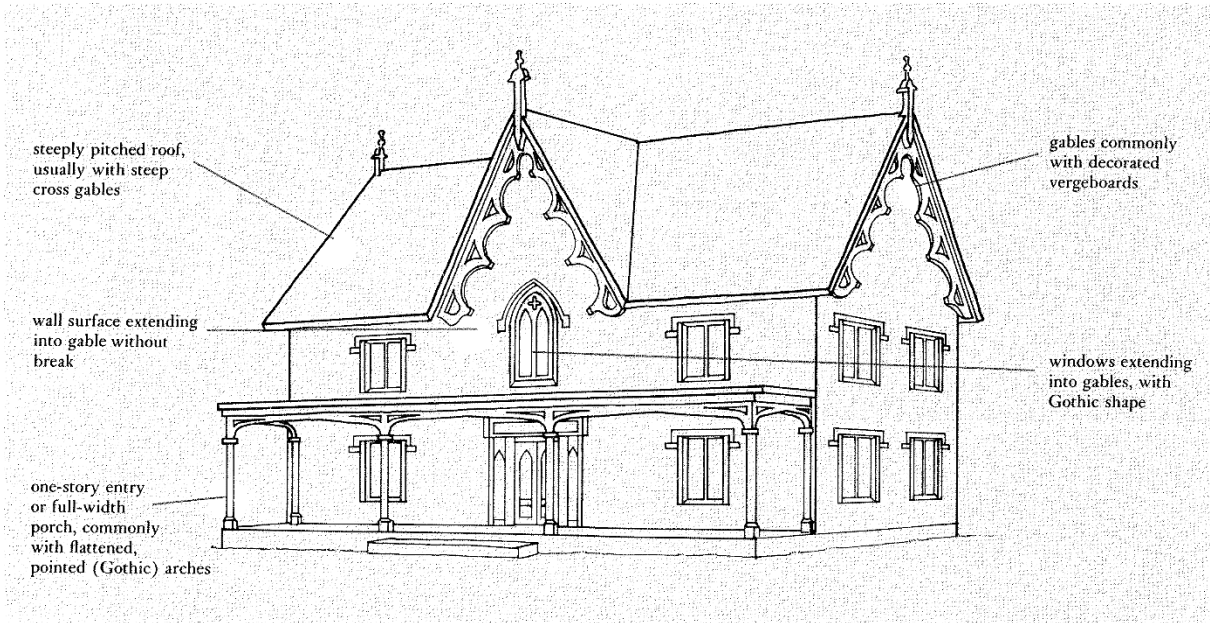
B. *Architectural Styles—Illustrated.* The following illustrations from the publication *A Field Guide to American Houses*, by Virginia and Lee McAlester (1984), highlight the primary features of the principal architectural styles in Northampton. Developers are encouraged to use this reference when planning and designing their project.



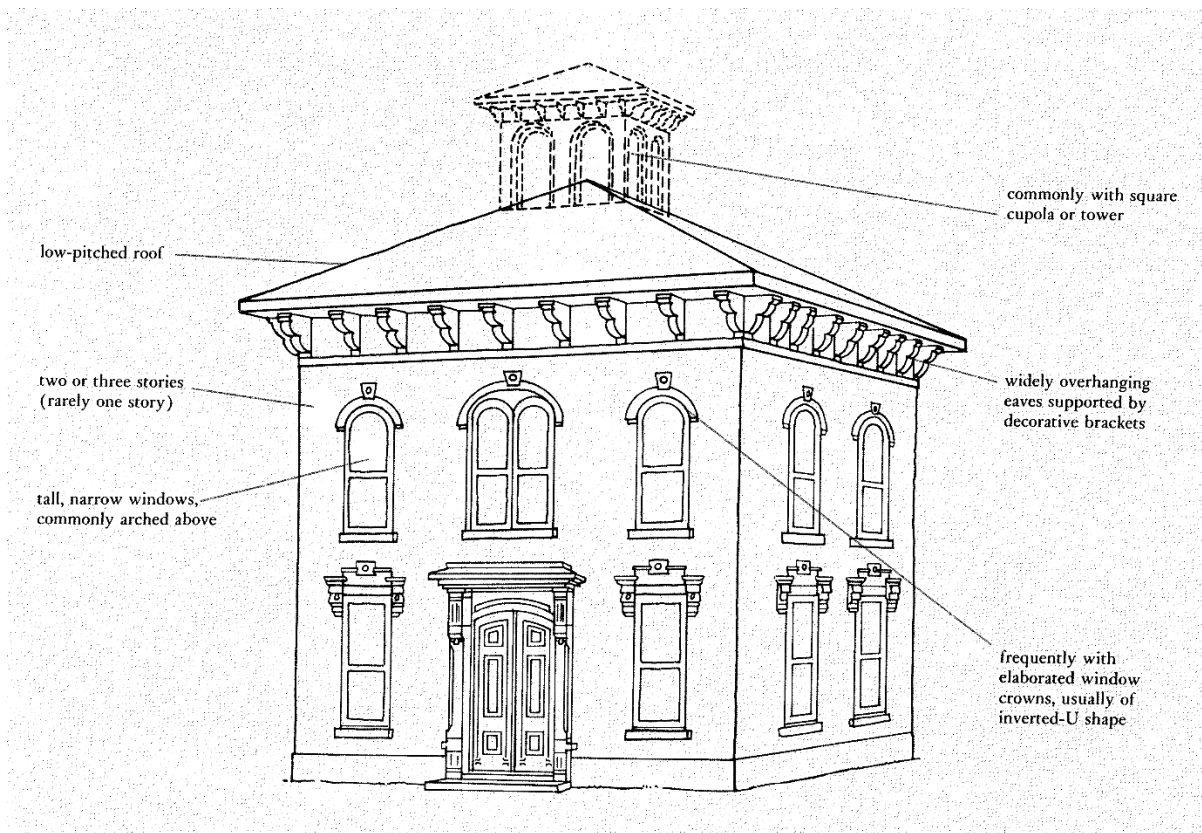
Greek Revival



Georgian

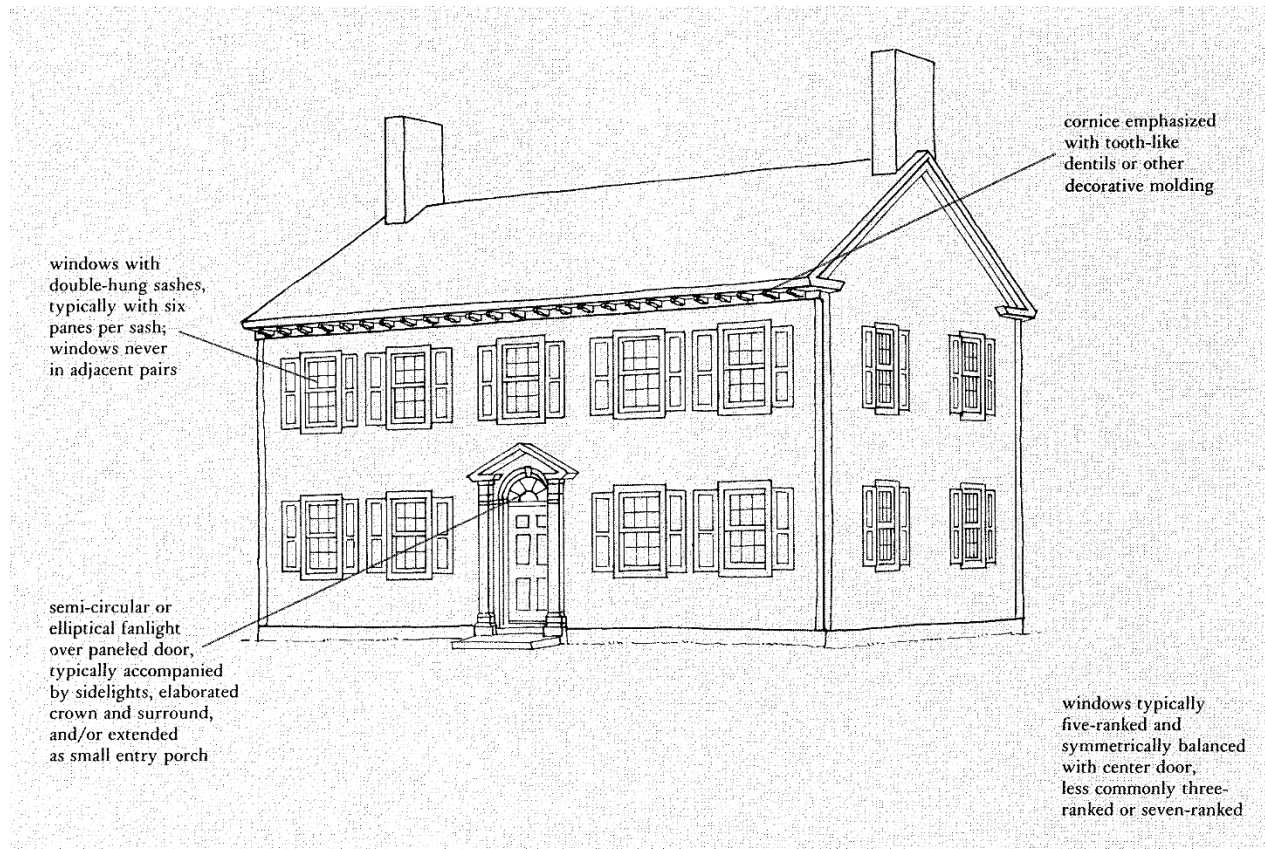


Gothic Revival

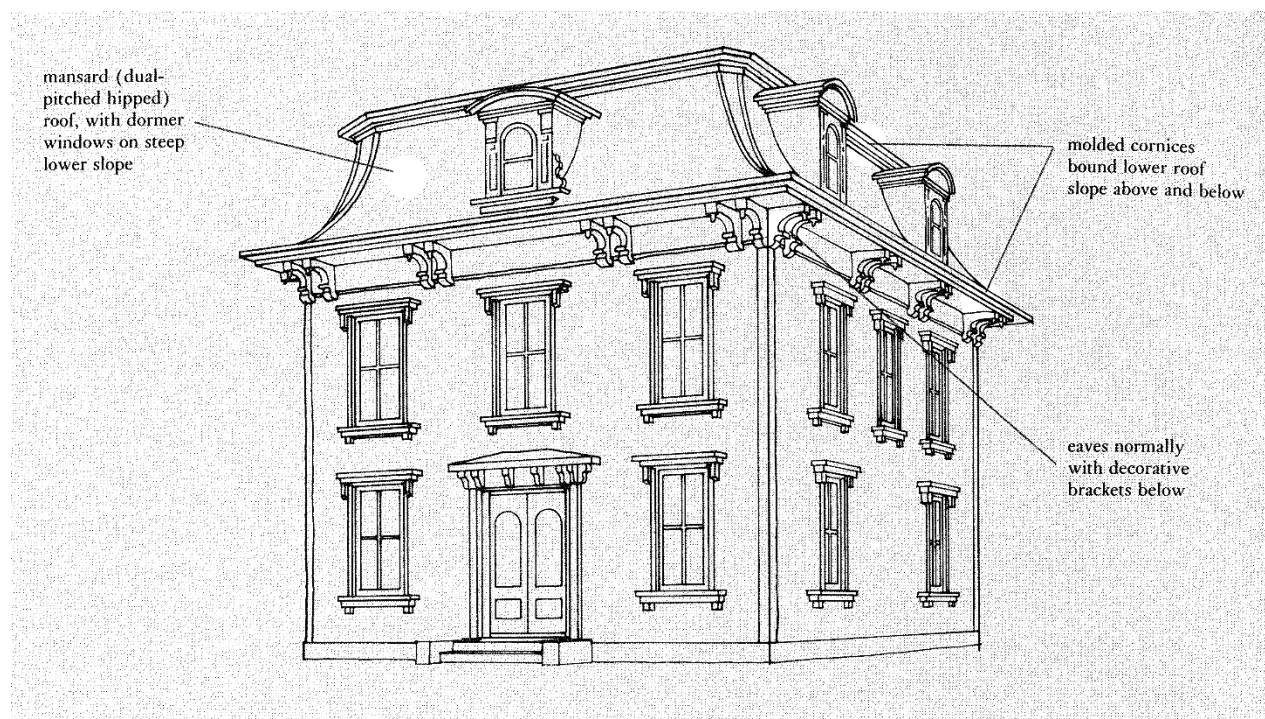


Italianate

New Britain Borough Main Street Study



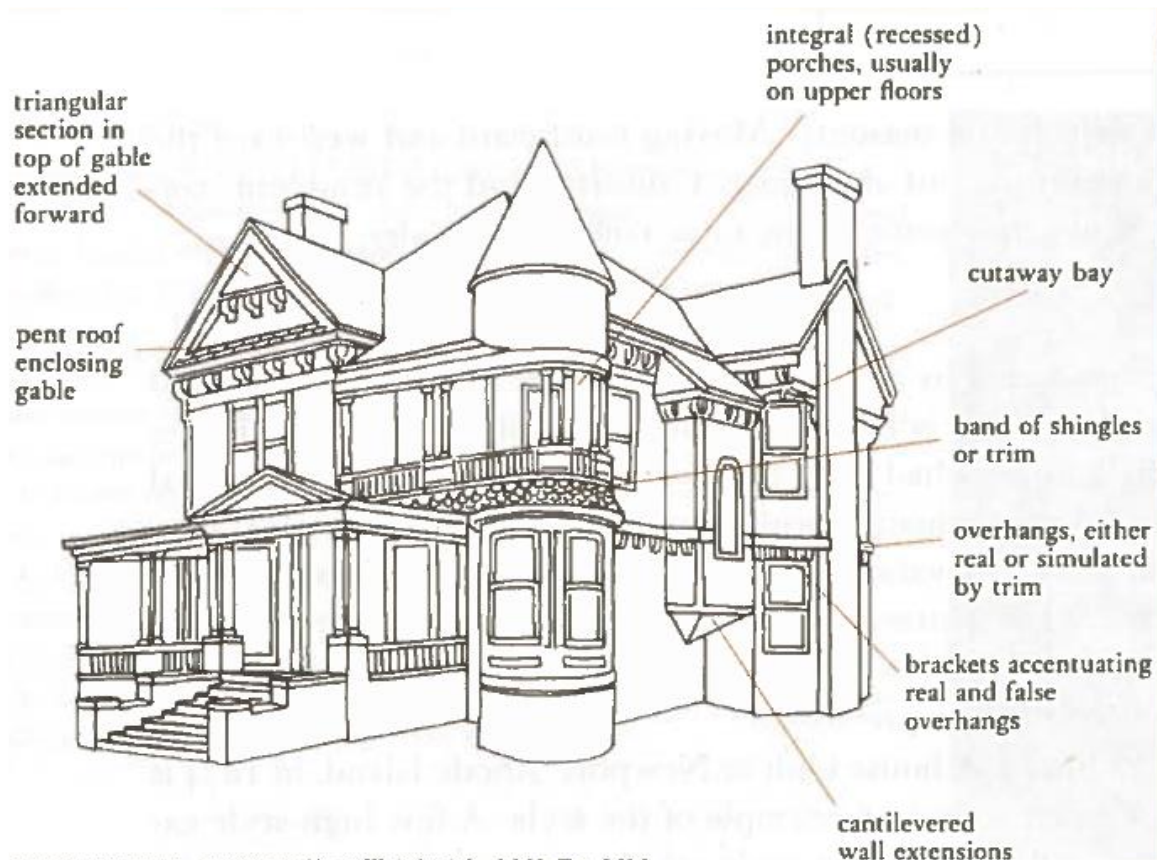
Federal (or Adam)



Second Empire



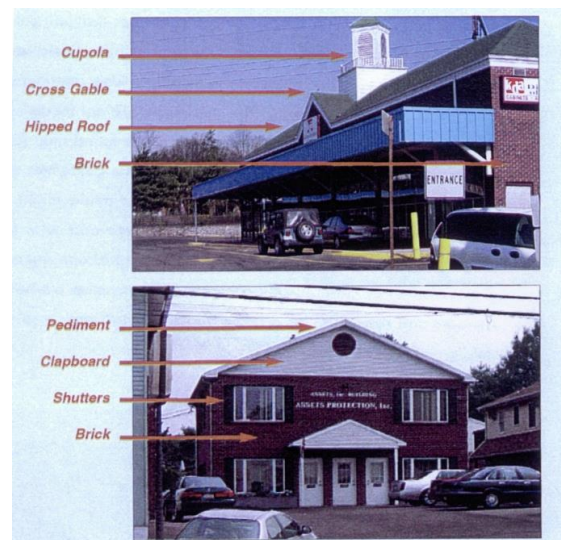
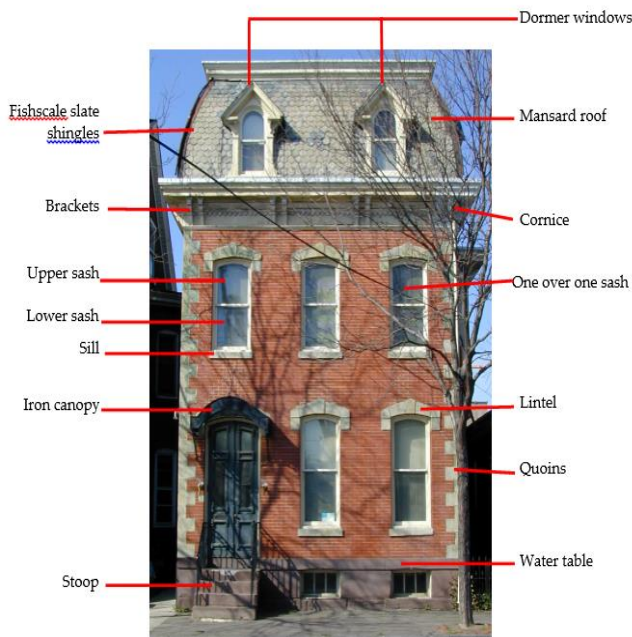
Neoclassical



Queen Anne

C. *Architectural Elements*

(1) Collectively, the local architectural styles provide a palette of architectural elements that shall be used as a basis for new construction or redevelopment projects. These architectural elements should be used creatively, while retaining overall architectural integrity. Building design and construction should strive to achieve aesthetic appeal and creativity.



Not Acceptable
As shown above, developers often intend to design buildings to look historically accurate with varying degrees of success.

(2) Architectural elements such as dormers, cupolas, chimneys, porches, decks, awnings, bays, colonnades, canopies, and other such design elements should be specific to the architectural style and consistent with the design theme.

(3) A common mistake when trying to recreate traditional style is a forced or contrived appearance. This may be the result of building design that incorporates improper proportions, form, scale, or materials. Achieving historical integrity is even more challenging for certain types of nonresidential uses that typically consist of larger footprints and a continuous façade, but there are techniques, discussed in *(insert appropriate ordinance reference)*, that can soften or break up building mass.



Acceptable

Destroyed by fire, the reconstruction of the Churchville Inn (above left) and the expansion of Johnny Apples (above right), include architectural elements that are complimentary to the Township's local historic character.



Acceptable

Campbell & Thomas Funeral Home in Richboro (above left) is an excellent example of matching the historic integrity of original building and its addition. This office building in Holland (above right) incorporates faux stone & stucco exterior with less effective results.



Not Acceptable

4. *Building Guidelines.*

A. The building guidelines for new buildings and additions/alterations are intended to reinforce the traditional historic character of Richboro and Holland. Careful control of building and site planning elements must be taken to be considerate of sensitive site conditions. The Township will utilize the following guidelines to evaluate proposals for new and existing buildings and site development.

(1) Based upon the existing site conditions, the Township may consider optional design and site development alternatives if the requirements contained within herein are deemed to be unwarranted or inappropriate. If approved, the optional design and site requirements should be considered as part of the subdivision and/or land development plan.

B. *General Guidelines for Existing Buildings.*

(1) Property owners are encouraged to restore, preserve, and maintain the original architectural features such as cornices, lintels, windows, and doors on existing structures. The façade is the most important part of the building to conserve in its original form.

(2) If architectural features cannot be repaired, they should be replaced with reproductions of the original, where economically and functionally possible. If this is not possible, they should be replaced with features similar in size and scale to the original.

C. *General Guidelines for New Buildings.*

(1) New buildings in the (*insert municipal specific overlay district*) should be compatible with the traditional architectural styles that characterized the Township in its early days. They should be consistent with the scale and composition of existing historic structures within the villages, particularly those in nearest proximity. Developers are encouraged to meet with Township officials to evaluate the Building Guidelines Section (*insert appropriate ordinance reference*).

(2) Prior to developing detailed architectural elevations and site plans, applicants shall present photographs of all structures on lots adjacent to the subject site, photographic examples of architectural styles similar to the proposed buildings, and architectural drawings detailing the architectural elements such as doors, windows, eaves, porches, trim, gables, dormers, cornices, and molding to Township officials.



Not Acceptable



Acceptable

The design of these national chain restaurants vary dramatically in appearance. The building on the left conflicts with, and the building on the right compliments, a historic village setting.

D. *Massing, Scale, and Façades.* Within Northampton’s villages, context-appropriate building design and composition is one of the Township’s most important considerations. Factors such as massing, scale, and façades are important to a building’s overall appearance. Creating human-scale, pedestrian-friendly buildings can be achieved by breaking up their mass and creating façades that are compatible with the local architectural styles. Buildings should not consist of long, monotonous, uninterrupted wall or roof planes. Changes in scale and massing should be accomplished through graduated increments such as a wall offset, roof line variation, or shift in the height of a wall or cap line. There are various ways to accomplish this effect, as detailed in (*insert appropriate ordinance reference*).

Examples of Façade Articulation



Not Acceptable

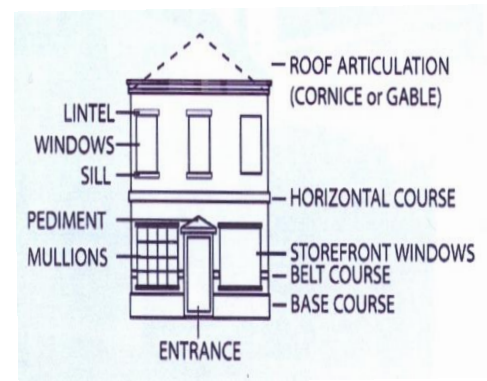


Acceptable

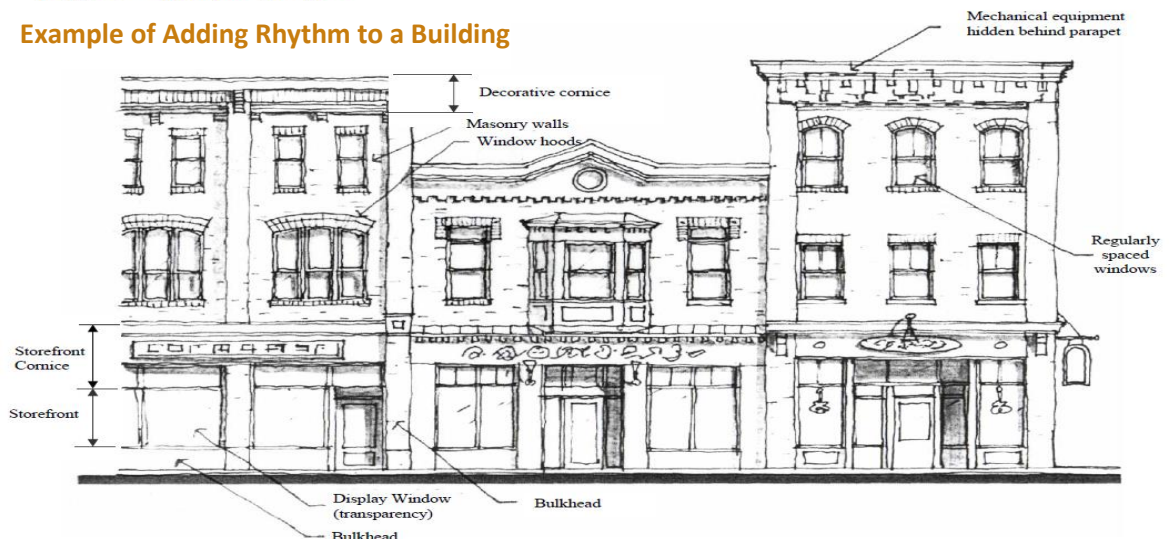
(1) *Horizontal & Vertical Articulation.*

(a) Horizontal courses can divide the stories of a building and contribute to the architectural building style. They can also be added at the base and roofline of a building.

(b) In buildings with street frontages that exceed 20 feet in length, vertical articulation must be used to break up the mundane look and feel of a continuous façade. Appropriate articulation of building façades and roofs helps reduce the monotony of flat façades and rooflines by reducing the perception of bulk. Adding vertical elements is sometimes called “adding rhythm” to a building. As cars or pedestrians move past the building, there should be defined storefronts and aesthetically pleasing architectural details.



Example of Adding Rhythm to a Building



(c) The following design standards should be provided to enhance horizontal and vertical articulation for visual appeal:

1) Periodically vary the heights of roofs and building setbacks of attached buildings to break up perceived building mass. (Also see *appropriate ordinance reference*).

2) Include architectural details such as pilasters and changes in plane to break up the façades.

3) Provide structural features such as porches, dormers, gables, and bay windows to break up the monotonous expanses of roofs or building frontage.

4) Incorporate horizontal elements such as pent eaves, pediments, sills, and lintels above and below the windows and door.

5) Provide roof line offsets, cross gables, and dormers may help vary the massing and relieve the visual monotony of a single, long roof.



Acceptable



Not Acceptable



Acceptable



Not Acceptable



Acceptable

The Promenade on Sycamore Street in Newtown utilizes horizontal and vertical articulation with complementary architectural elements, providing an attractive main street character.



Not Acceptable

Richboro Plaza is a multi-tenant building with no variation in the roofline or façades to break up the scale.

(2) *Modulation and Blank Façades.* Some buildings have long façades without windows or entryways due to floor plan constraints. Using vertical and horizontal articulation as well as modulation can help.

(a) Every effort should be made to minimize blank façades.

(b) The massing of any façade should generally not exceed 50 feet maximum (horizontal dimension).

(c) If the blank façade is longer than 20 feet, false windows and paneling should be incorporated to decorate the façade. Landscaping can also be used in combination with these architectural elements to minimize the impacts of a blank façade.



The new building façade (left side) on this commercial block breaks up the building mass with vertical and horizontal articulation, including architectural elements such as molded cornices, overhanging eaves with decorative brackets, awnings, and façade-mounted signage and lighting. The linear building façade (right side) is broken up and softened by architectural elements consisting of vertical brick courses, awnings, and landscaping.

(3) *Proportion of Walls to Openings.* The number and size of windows and doors in a building strongly affect its appearance. The amount of open space in a wall can be expressed as a ratio or percentage. For example, a building with twice as much wall space as windows and doors would have a 2-to-1 ratio. Typically, historic buildings have a wall to openings ratio between 2 to 7 (or 30 percent openings) and 1 to 1 (or 50 percent openings). More often, new nonresidential buildings have walls that are largely glass or largely wall.

(a) For the front façade of existing buildings, if the front façade window and doors are replaced, the new ones should use the same space as the windows and doors they are replacing. They should not create a larger or smaller opening in the wall. If the property owner can demonstrate that the current doors and windows are not original, the façade may be restored to its original proportion of wall to opening.

(b) The following design standards should be provided to enhance the proportion of wall and windows openings:

1) Decorative windows should be provided along the street-side façades of buildings, which is consistent with the design theme and architectural style. Promotional advertisements, signs, and/or messages contained on the windows should be limited to an area of 10 percent of the cumulative area of the first floor windows along the street-side façade.

2) The proportion of wall area to opening area (i.e., windows, doors) ranging from 2-to-1 to 1-to-1 should be provided. For large retail store and convenience store uses that generally require a greater display window area, consider increasing the front façade wall-to-opening ratio to a maximum of 1-to-2 (or 67 percent openings).

3) At least 60 percent but not more than 75 percent of the first floor façade is to be windows/storefront or entrances. At least 25 percent but no more than 40 percent of the upper floors are to be windows or doors.

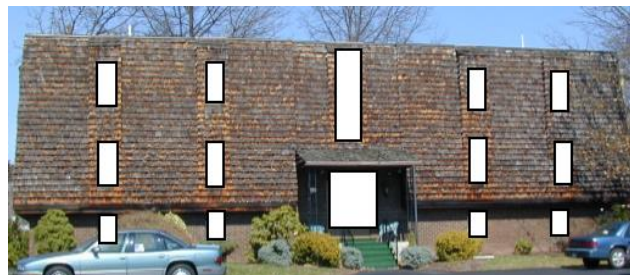
4) Walls or portions of walls where windows are not provided should have various architectural treatments that are similar to the front façade, including materials, colors, and details. Examples of architectural treatments include: masonry (but not flat concrete block), vertical/horizontal articulation, lighting fixtures, projecting cornice, projecting canopy or awning, and trellis containing planting.

5) Smoked, reflective, or black tinted glass in windows is prohibited.



Acceptable

The buildings above left and above right have a wall to opening ratio of about 1 to 1, which is consistent with historic building patterns.



Not Acceptable

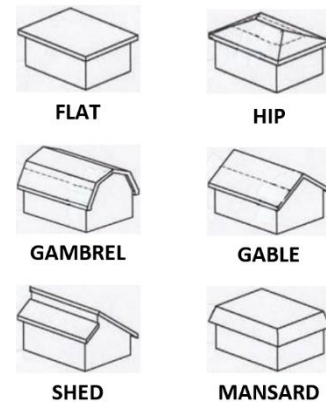
In contrast, the building above has a wall to opening ratio of 10 to 1, which would not be appropriate.



For visibility and display purposes, the first floor facade shall have a greater percentage of openings (windows/storefront or entrances) than the upper floors.

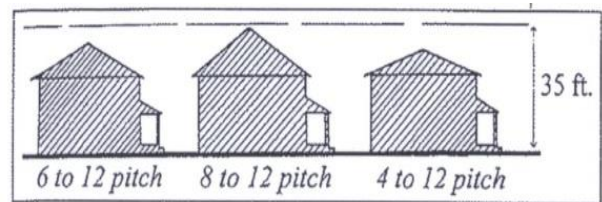
E. *Roof Styles.*

(1) Roofs should be in keeping with the character of the historical buildings in the Borough. Roof form and pitch should be appropriate to a building's design and context. Examples of roof styles include saddleback (often called ridge or gable), gambrel, hipped, mansard, and flat. The type of roof and its pitch (slope) determine the shape of the roof. Architectural embellishments such as cross-gables, dormers, belvederes, masonry chimneys, cupolas and other similar elements are encouraged where appropriate to complete the architectural style of the building.



(2) Both gable and hipped roofs should have overhanging eaves on all sides that extend a minimum of 1 foot beyond the building wall.

(3) Where hipped roofs are used, the recommended minimum pitch should be 6 to 12 (25 degrees). Pitched roofs should have a minimum slope of 8 to 12 (35 degrees) and a maximum of 12 to 12 (45 degrees).



(4) Mansard roofs may only be used on buildings of 3 stories or more in height.

(5) Where dormers are proposed, gable roofs should provide a minimum pitch of 8 to 12. Other roof types should be appropriate to the building's architecture.

(6) Flat roof buildings should include appropriate architectural elements to provide architectural interest. For instance, all visibly exposed walls should have an articulated cornice that projects horizontally from the vertical building wall plane. Flat roofs may include a vegetated or green roof.

(7) All air conditioning units, HVAC systems, exhaust pipes or stacks, satellite dishes, and other telecommunications receiving devices should be thoroughly screened from view from both the public right-of-way and adjacent properties by using parapets, walls, roof elements, and/or landscaping. Architectural screening elements should be compatible with the proposed building materials.



These buildings in the Village of Lumberville have a roof pitch of approximately 8 to 12, creating an aesthetically pleasing architectural balance.



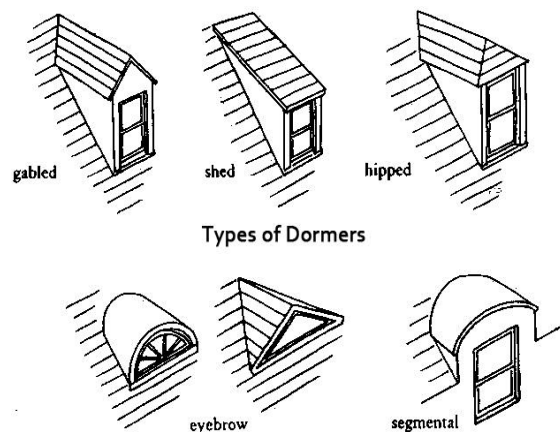
In contrast, the buildings in Buckingham Green have a flatter roof pitch (approximately 6 to 12), which makes the dormer look out of scale.

F. *Dormers and Bays.* Dormer and bays are often common elements found in mixed-use villages.

(1) **Dormers.** Dormers, windows with their own roofs set vertically on a sloping roof, are especially appropriate for residential units situated above ground-floor commercial uses. For added architectural interest, a variety of dormer configurations are encouraged to complement existing dormers on nearby buildings. Of the various dormer configurations; however, the gabled, segmental, and eyebrow style dormers are encouraged, since they best match the historic local architecture. Shed and hipped styles are not as prevalent and may not be appropriate within the context of Northampton's villages.

(a) Dormer design should be consistent with the context of the overall appearance of the building.

(b) Dormers are encouraged to be incorporated with purposeful space within the roof structure of a building, and not just applied decorative elements. Alternatively, decorative dormers could be designed, provided they are proportioned and detailed as though they are functional.



There are various types of dormers; however, the gabled, segmental, and eyebrow are the preferred dormer styles

(c) Dormers should be limited to gabled, segmental, and eyebrow style which best match the historic local architecture. Other dormer styles (e.g., shed and hipped) may be evaluated for appropriateness by the Township officials.

(d) The quality of materials used for dormer construction should be equal to the quality of the balance of the building.

(e) Dormers are intended to be used as accent elements in façade design. Dormers should not extend for more than 50 percent of the façade length, and should not be placed closer to the end of a roof than the width of face of the dormer.

(2) *Bay Windows.* Bay windows, which project outward from a building wall, are a means of adding architectural interest, and a little more interior volume without affecting the building footprint. They also increase the amount of daylight and fresh air available to a building.



(a) Bays, like dormers, should preferably provide useful space within the building façade, rather than serve merely as decorations.

(b) Their design should be consistent with the context of the overall appearance of the building, and they should be constructed of materials of the same quality used in the rest of the building.

(c) Projecting bays are not appropriate to all architectural styles. The use of projecting bays purely for the purpose of adding interior building volume is discouraged.

(d) Bay windows should be consistent in design throughout any single façade. The amount of bay window projection into a public way must meet the requirements of the zoning ordinance.

G. *Porches and Colonnades.* Porches and colonnades are features that are common to various architectural styles. If reconstruction of a porch on a historic structure is needed, it should replicate the original feature, and use materials identical to the originals, or as close as possible.

(1) Porches and colonnades should be consistent in architectural style, scale, and materials with the building of which they are a part.

(2) Enclosing or screening an existing porch is generally inappropriate.

(3) Colonnades should only be constructed in setbacks where the front or sideward yard depth can be obtained. The following dimensional guidelines are applicable:

(a) Depth: 6-foot minimum from the building face to the inside column face; 18 inches minimum to 36 inches maximum minimum from the outside of the column face to the curb;

(b) Height: 10-foot minimum clear; and length, 75 percent to 100 percent of the building frontage.

H. *Awnings and Canopies.* An awning is a fixed or retractable projection over the door, window, or storefront of a building, generally supported by a frame attached to the building. A canopy is a permanent architectural feature that projects from a building façade; it is generally cantilevered out from a building that may be supported by cables from the building wall above. Awnings and canopies can be used to reinforce the design characteristics of the building's architecture, provide an opportunity for a design accent, and also serve practical functions.

(1) Awnings and canopies should be designed with pedestrian comfort and merchandise protection from sun and rain protection, as well as good building aesthetics in mind. They should not be the primary design element of the building.



(2) The choice of awning and canopy design, proportion, color and materials should be coordinated as part of an overall building design scheme.

(3) Awnings and canopies should also be placed within and in relation to the structural frame of the storefront, window or doorway; generally, this means within a window frame or within the frame formed by the storefront cornice or sign panel above and by vertical piers or columns on either side. Alternatively, they may be mounted between a transom and display windows to allow light into a business.

(4) Generally, canopies should have thin visual profiles so as to obscure as little of the building and storefront as possible. Color and style of any awnings for upper story windows should coordinate with any street level awnings.

(5) Awnings and canopies should be located directly over windows or doors to provide protection from the elements. Awnings should be placed within building lines, not attached to the trim.

(6) In buildings with multiple storefronts, or on adjacent buildings, awnings should be aligned with others, and used as a means of unifying the structure or block.

(7) The projection length should be a minimum of 24 and a maximum of 48 inches or should be modified based on established site and building configuration. The minimum height should be 8 feet above the sidewalk and/or consistent with building code requirements.

(8) Fixed or retractable awnings are permitted at ground-floor level and on upper levels where appropriate, if they complement a building's architectural features, such as cornices, columns, pilasters, or decorative details; do not impair façade composition; and are designed or added as an integral part of the façade.



(9) Fixed awnings should not span numerous bays, windows, or store fronts and their sides should be open. The awning should delineate storefronts on a multi-tenant building.

(10) Canvas is the preferred material, although other waterproof fabrics may be used. Metal, vinyl, or plastic awnings are discouraged. Awnings or canopies should be maintained in good condition, or replaced as needed.



The design of this commercial building features variations in roofline and awnings.



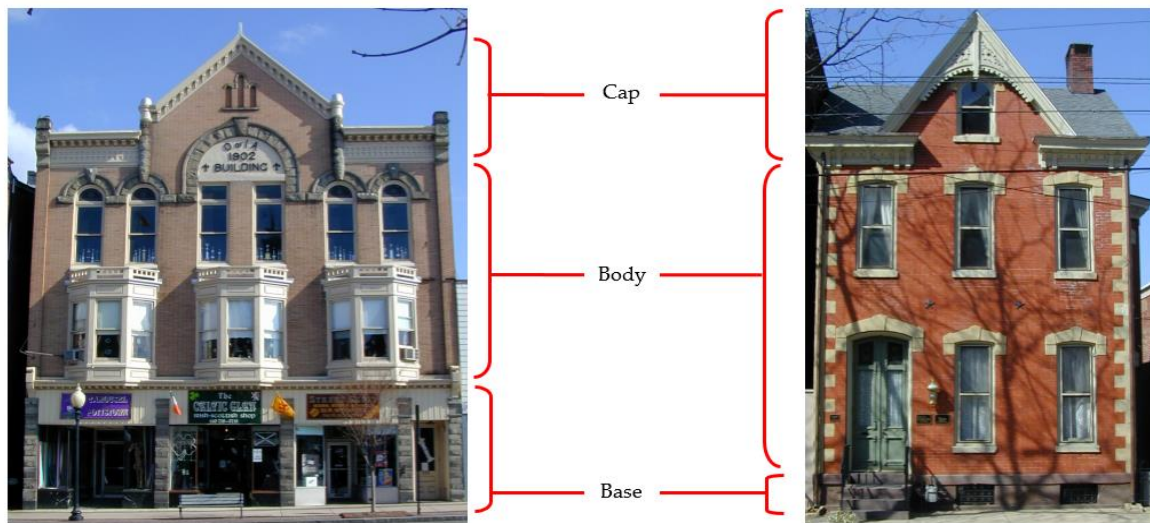
Soft retractable awnings can be opened or rolled up depending on the weather conditions.

I. *Building Façades and Mixed-Use Building Composition.* The exterior walls of a building comprise its façades. The basic composition of most building façades includes three primary components:

Base—A portion of a building foundation, or in the case of stores, the first floor of a building that is distinct from the upper floors.

Body—One or more architecturally similar stories that are distinct from the base.

Cap—The roof of a building, including a cornice or parapet where the body of the building ends.



For the purpose of these design guidelines, the building façade is broken into ‘primary’ and ‘secondary.’ A ‘primary façade’ is the building wall(s) facing a public right-of-way, pedestrian route, or a parking lot serving the building. A ‘secondary façade’ is the building wall(s) that do not classify as a ‘primary façade’ or those that typically front on an alley or service area. Primary façades should be differentiated with significant setbacks (e.g., 3 to 5-foot setback) in the wall plane, and positive open space should be created in these setbacks in order to enhance the streetscape. Variations in façade treatment should be continued through the structure, including its roof line and primary and secondary façades, but not in a contrived manner.

A standard in the retail industry is providing higher ceilings (e.g., 12 to 14 feet) for the retail located on the ground floor, enhancing the visual appeal and aesthetics. Subsequent floors are slightly lower (e.g., 10 to 11 feet). Within a mixed-use building, it is preferred that the ground floor include either retail and/or office uses and all other floors be office and/or residential uses.

- (1) New building and building additions (where appropriate) should provide distinct façade elements of base, body, and cap.



Example of floor height requirements for a 3-story building.

(2) For new construction, each new building should have a distinct base at the street level, but at a minimum, a body with a consistent character for the main and upper stories, and a cap. The base, body, and cap should roughly line up with the base, body, and cap of adjoining buildings.

(3) For building renovations and alterations, a distinct base, body, and cap should be retained in the primary façade of existing buildings.

(4) Primary façades should adhere to the horizontal and vertical articulation; modulation; proportion of walls to openings; roof styles; dormers and bays; porches and colonnades, awnings and canopies guidelines previously discussed.

(5) The primary façade of the building should be oriented toward the street with the highest functional classification in terms of vehicular and pedestrian traffic volumes.

(6) Buildings on a corner lot or fronting on two streets should treat each side of the building located on the street as a primary façade.

(7) A primary building façade should not exceed 50 feet in width and with a 3 to 6-foot staggered setback in wall plane for visual interest. Storefronts should be broken down even further and a staggered setback every 30 feet or less is preferred.

(8) Secondary façades should be architecturally consistent with the primary façade, but without the same level of detail regarding horizontal and vertical articulation and modulation as detailed (*insert appropriate ordinance reference*).



Not Acceptable

This applied gable and façade does not relate to the architectural style of the building or the dominant roofline.

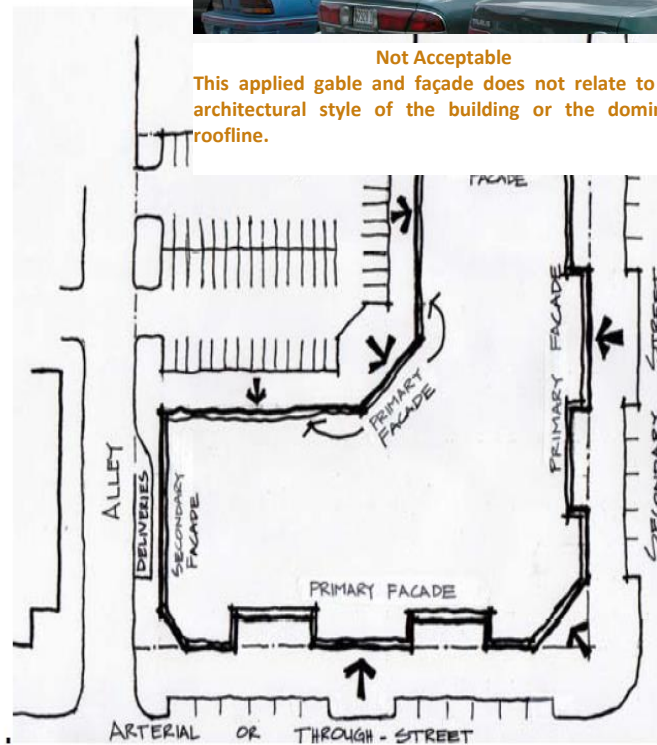


Illustration of Primary and Secondary Facades

(9) Mixed-use buildings are preferred to have retail and/or office on the first floor and office and/or residential on the subsequent floors or should be modified based upon established site and building configuration.



Acceptable



Not Acceptable

The building façade, composition, and color scheme of these buildings (left side) reflect the preferred local architectural style and elements that is attractive, well-articulated, and inviting. The row of building facades (right side) contain a more basic, stripped-down appearance that is less visually appealing.



Acceptable

The bank (above left) and the renovated retail shops/offices (above right) both incorporate stone and stucco exterior with tasteful architectural elements that provide curb appeal.

(10) Mixed-use buildings with retail and office on the first floor should provide a floor heights as follows: 12 to 14 feet for the first floor and 10 to 11 feet for all other floors.¹

J. *Mechanical, Service, and Utility Areas.*

(1) The location, appearance, and function of mechanicals, other services, and utilities should be considered as an integral part of the design and development process. In general, they should be designed to be as inconspicuous as possible and shielded from public view in order to minimize “visual clutter” that distracts from the visual appearance of the streetscape and the architectural integrity of buildings.

(2) Screening, fences, and parapets should be installed as to not detract from the appearance of the building, or to cover or damage architectural features. Their masking should be an integral part of overall architectural design with regard to form, materials, and color.

(3) Loading docks, service areas, and trash disposal facilities should not face open space or a public street. They should not be located next to residences and open space.

¹ Floor dimensions accommodate floor width, mechanicals, gas and sprinkler lines, etc.

(4) All dumpsters should be located in the rear yard of the property and should be contained within a secured area. All such areas should be screened with secured fencing, walls, or landscaping materials. Dumpsters should be screened on all sides by a gated enclosure made of materials and colors compatible with the proposed building materials of the main building(s), with accessibility for trash disposal vehicles. All containers should be vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.



(5) Loading docks and truck parking should be screened by building mass, walls, and/or landscaping.

(6) HVAC equipment and building-mounted meters should be located to the side or rear of the building, and not on the street side or next to open space. Roof-mounted installations should be screened and not visible from the ground.

Fencing and landscaping that repeats the color, materials, and forms of the building provides an attractive screen for service areas.

(7) Air conditioners should not project beyond the building face. For permanently installed units, openings should be trimmed to provide a finished opening around unit. Satellite dishes and cable wiring should not be visible from across the street of the principle building façade.

(8) Utilities and wiring should be installed underground, where possible. Consult with utility companies early in the development process.

K. *Building Materials, Trim, and Color.* From the colonial era until recently, most of the buildings in Northampton were constructed of brick, stone, stucco, or wood. Recently product advancements have resulted in various synthetic siding, trim, and roofing materials. The materials and colors proposed for buildings in the Village Overlay District should reflect the architectural influences and materials found in the Township and the region. Long-term maintenance and aesthetics should be a factor in the selection of building materials, accents, and colors.

(1) *Preferred, Acceptable, and Discouraged Building Materials.* Natural building materials are preferred but contemporary materials with the same visual characteristics as traditional material are acceptable, if similar in appearance, texture, and overall aesthetics.

(a) *Preferred Building Materials.*

- 1) Brick
- 2) stone native to the region
- 3) wood and wood clapboard, trim and detailing
- 4) masonry products



Wood trim complements brickwork for an attractive, high-quality appearance at Eagleview, Chester County.



Stone and simulated wood clapboard is successfully used in Sycamore Center, Newtown Township.



Combining various materials with complimentary colors can provide a visual appeal as shown in Goodnoe's Corner, Newtown Township (bottom left) and Palmer Square, Princeton, NJ (bottom right).



(b) *Acceptable Building Materials.*

- 1) simulated wood clapboard (cement or vinyl), provided it is not used on the front façade
- 2) stucco, provided it is not more than 50 percent of the façade, exclusive of windows
- 3) split-faced cement block (highly textured)
- 4) mill-finish or machine-finish metals (aluminum, copper, galvanized steel, etc.)
- 5) glass
- 6) hardy plank

(c) *Other Acceptable Building Materials.* Upon review by the Township, the following materials may be acceptable:

- 1) simulated brick
- 2) simulated stone/manufactured stone veneer (thin stone for adhered installation)
- 3) vinyl siding
- 4) EIFS (Exterior Insulation and Finish Systems)/Dryvit
- 5) glass block

(d) *Prohibited Building Materials.*

- 1) metals with non-traditional finish colors (other than bronze, black, etc.)
- 2) PVC or similar trim materials
- 3) concrete block or poured concrete
- 4) plastics
- 5) fabrics, except as awnings or entrance canopies
- 6) aluminum siding
- 7) precast concrete panels

(2) *Trim.* The following design guidelines apply to building trim:

(a) Changes in materials or embellishments that are not in keeping with the rest of the building are discouraged for use in trim.

(b) Trim should be painted or stained to complement the building's primary color.

(3) *Color.*

(a) A consistent and appropriate color palette contributes to the appearance and identity of the village and is especially important in painting historic structures. The use of consistent base colors maintains coherence among buildings, while highlights or accent colors create interest. For late 19th and early 20th century buildings in particular, manufacturers' "historic colors" paints are recommended. A number of commercial paint manufacturers offer special product lines that are widely available and intended for historic buildings in exterior and interior finishes.

(b) In addition to providing protection to wood surfaces, paint provides an opportunity to reinforce the architectural style of a historic building, and can greatly contribute to the historic character of a building. Original stone or masonry likewise surfaces should be maintained and not painted, unless severe deterioration of the brick or stone can be shown to require painting and other consolidate on or stabilization methods cannot be shown to be appropriate. Painting of stucco that has never been painted is not recommended for the same reasons as painting of stone or masonry surfaces. In addition, there are often details in the stucco that painting will obscure as well as adversely affect the wall's vapor transmission performance.

(c) The following guidelines are the recommended color palette for buildings and façades:

1) Paint colors should be appropriate to the style, period, and type of building.

2) The color scheme of a building and its exterior materials, signs, awnings, canopies, façades, trim, and other building features, should be coordinated and harmonize with one another.

3) Colors harmonious to context colors chosen for an entire façade or building should relate to the color of adjacent buildings as well as the character of the streetscape.

4) Colors should be limited to a base color and one or two accent colors, and all colors should be non-reflective and compatible with traditional local historic hues and materials. Base colors consisting of earth tones (i.e., colors derived from materials naturally found in the earth) is recommended. Accent colors should highlight architectural details, but colors should not contrast greatly from building to building.

5) Colors that appear bright, other than white, should not be used, either for building features or for entire façades. Where color contrast is desired, the use of secondary colors should be limited to doorways, window trim, and awnings.

6) The use of authentic materials in a natural state, such as red brick and wood stained to bring out its natural color and grain, is also generally appropriate.

7) The use of high-intensity, chrome, metallic, or fluorescent colors is prohibited.

8) Painting over brick, stucco, and original stone or masonry is not recommended.

9) Paint should not be applied to metals types that require protection from the elements or to metals such as brass, copper, or stainless steel that were historically meant to be exposed.

10) Painted or finished surfaces should be well-maintained.



Earth tones can unify a commercial village, making it a more appealing and aesthetically pleasing.

I. Building Examples with Key Architectural Elements.

(1) Appropriate Building Examples with Key Architectural Elements.

Goodnoe's Corner, Newtown Township

- Mansard roof with dormers
- Molded cornice with dentils
- Double-hung sash windows and shutters
- Period light fixtures and banners
- Enclosed dining area with large openings for visibility
- Foundation planting anchors the building to site
- Local architectural styles are tastefully incorporated into this building façade



(Facing Sycamore Street)

Goodnoe's Corner, Newtown Township

- Federal-style brick chimneys
- Vertical and horizontal articulation breaks up building façade
- Window crowns and lintels
- Sash windows and shutters
- Pediment
- Large display windows on ground story
- Parking island and foundation planting



(Rear of Building)

The Promenade, Newtown Township

- Double-hung sash windows and shingles
- Molded Cornice with dentils
- Vertical and horizontal articulation breaks up building façade
- Large display windows on ground story
- Street trees and foundation planting
- Stone veneer
- Decorative brick pedestrian crosswalk



(Facing Sycamore Street)

The Promenade, Newtown Township

- Decorative cornice
- Brick and vinyl siding complement the rear facade
- Refined façade signage and wall-mounted lighting
- Fixed awnings



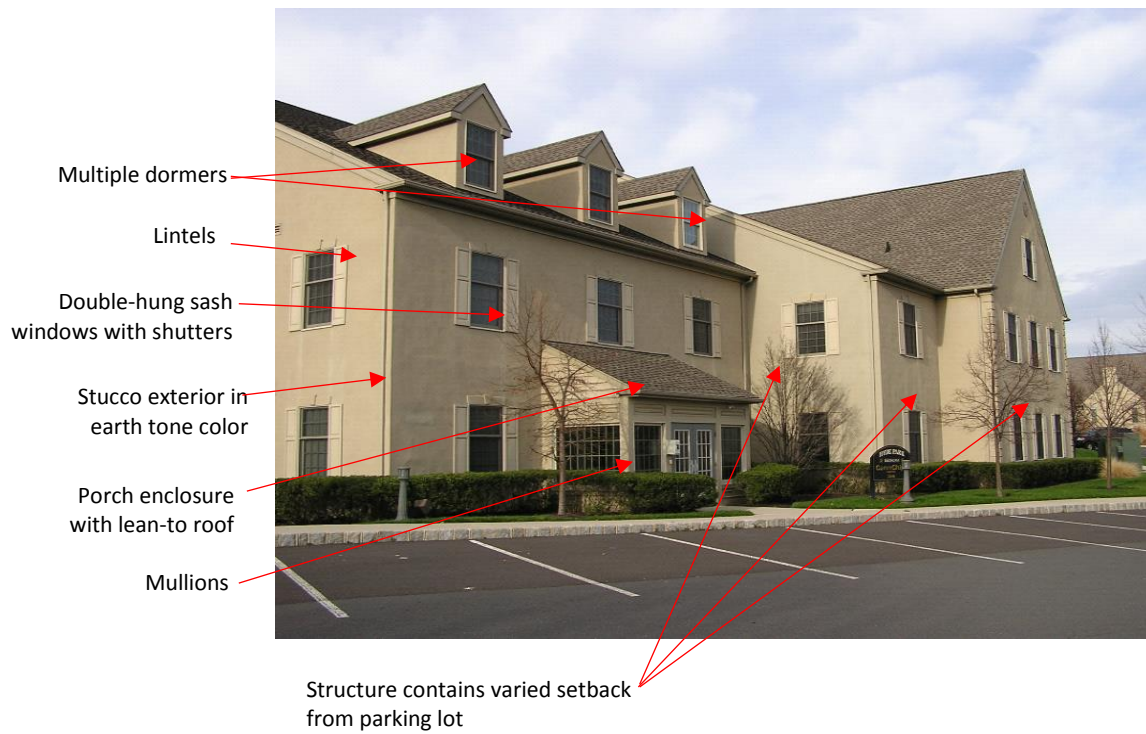
(Rear of Building)

Hyde Park, Buckingham Township

- Variations in gable roof heights
- Double windows w/jack arch
- Covered common entry porch
- Shielded light fixture
- Granite curbs
- Refined signage

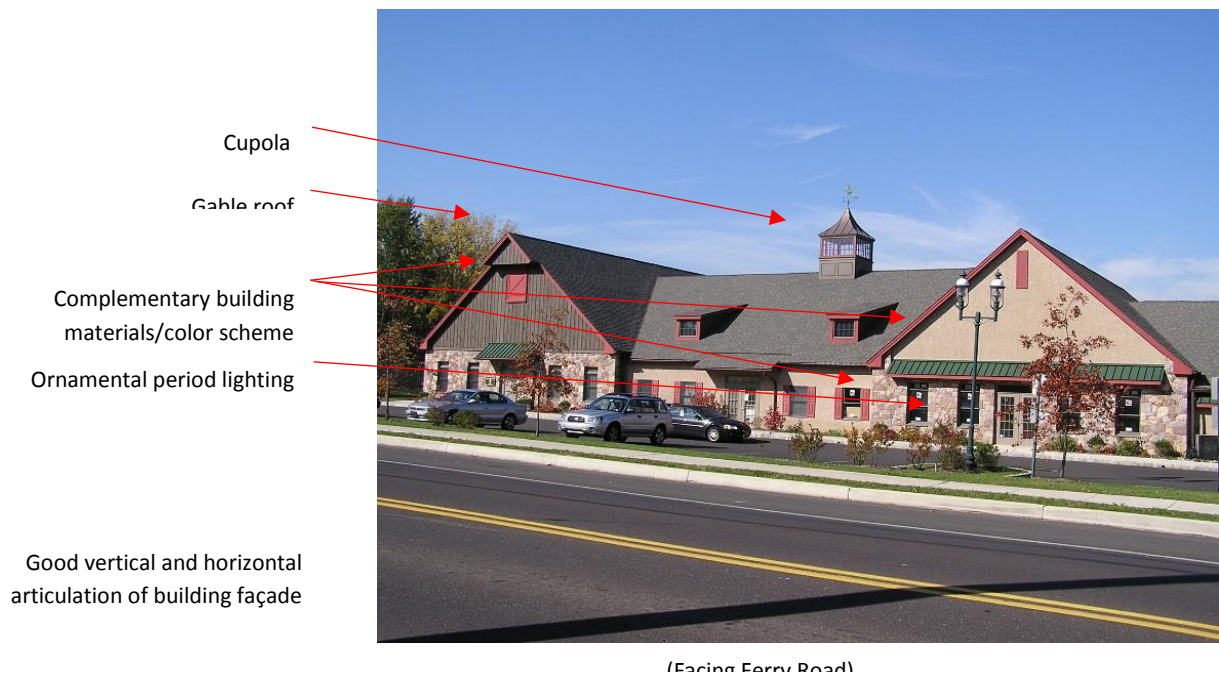


Hyde Park, Buckingham Township





Fountainville Center, New Britain Township



Refined signage on front
building façade

Starbucks, Chestnut Hill



Dormer

Double-hung sash windows
with shutters

Refined signage doesn't
dominate front building facade

Transom-style windows

Decorative display windows

Various national franchises such as Starbucks, Walgreens, and McDonalds may be willing to work with a community to satisfy their unique development vision.

First National Bank, Solebury Township



Dormers

Stone façade and vinyl
siding in earth tones

Pediment over entrance
way with columns

Awnings

Staggered exterior walls provides
architectural interest

Kentlands, MD



The use of cornices and parapets provide visual interest to the flat roof structure

Effective vertical articulation and varied building materials and color to break up the facade

Lintels and shutters complement each other

Street trees soften the hardscape and provide aesthetic appeal

Period light fixtures

Mullion display windows

Palmer Square, NJ

Greek Revival style brick chimney

Multiple dormers

Sash windows with elaborated window crown

Period light fixtures

Stone-arch pedestrian tunnel

Decorative awning over mullion display windows



(2) *Inappropriate Building Examples with Key Architectural Elements.*

Excessive signage that dominates building facade

Barn/hayloft doors and stone columns do not match the township's desired local architectural style

Mish-mash of colors and building materials

Vertical articulation attempted but building mass feels extensive and contains long expanses of monotonous facade area



Blue awnings in front of dormer windows look out of place

Without vertical and horizontal articulation of the facade, the roof

Round entry awning not a contributing architectural element

Building has poor articulation. Does not provide changes in plane to break up facade.

Attempts to provide vertical and horizontal articulation, but the result is a design that appears somewhat contrived. Architectural theme is not appropriate for certain contexts such as a downtown or main street setting.

Wide-range of colors and building materials fail to provide overall unity

