

CITY OF LITCHFIELD

FACADE GRANT PROGRAM DESIGN GUIDELINES

The Façade Grant Program encourages the renovation of existing structures that recreate the original façade. Award will only be granted to projects that meet the eligibility requirements and that restore as close as possible the original image of the property. Projects will be awarded on a competitive basis. In a situation where projects have equal merit, priority is given to first time applicants. **All projects must meet local building codes and be approved through the Building Department by submitting plans and obtaining a building permit when necessary.**

Façade/Storefront Materials

Whenever possible in designing a storefront, existing materials should be used; repairing rather than replacing. The following guidelines are appropriate for downtown façade improvements.

1. Storefront Frame-- wood, cast iron, anodized aluminum, or brick
2. Display Windows--clear glass
3. Entrance – wood, aluminum or steel
4. Sidewalls – wood panels, polished stone, glass, tile, brick
5. Storefronts Cornice – wood, cast iron, stone, or formed concrete

**Certain materials should never be used on the traditional commercial buildings where they have no relationship to the original design themes and, therefore, violate the consistency of the building's appearance. Such inappropriate materials may include: cultured stone, rough textured wood siding, wooden shingles, vinyl or metal siding (typical of residential construction materials) and gravel or stucco materials.(Dryvit, similar to stucco has stone look, it is an eligible material but not encouraged.)

Rear Façade

In most instances, customers do not enter in the rear of downtown businesses. However, if rear parking is available or if the rear of the facility is visible by the public, the upkeep and maintenance of the rear façade become extremely important.

1. Rear Entranceways- Entrances should be compatible with surrounding buildings. A small sign should be included in the design as to designate the business. An awning should be considered with rear entrances to aid customers in inclement weather.
2. Enclosed Dumpsters/Loading Areas- Every attempt should be made to make attractive the normal service equipment such as trash dumpster and loading areas. A gate closure system should be in place for the aesthetics as well as safety of the public. The structure shall be no more than six feet in height and create a visual barrier. The enclosed area should be constructed with wood or vinyl fencing.

Windows

Every attempt should be made to preserve and retain each window, its function and any decorative details still remaining such as etching or beveled glass. Effort should be made to match original windows. Windows may not be permanently filled, closed in or decreased in size. Clear/etched or stain glass is preferred.

Doors

The entry into a storefront often can be the focus on the façade. Maintaining a traditional entry door(s) can contribute to the overall character of the façade. Every effort should be made to maintain or repair the original door.

1. A new door should be with the same design and proportions as the original and made of wood, steel or standard aluminum.
2. A glass insert within the entrance door is required.

Awnings & Canopies

1. All awnings must be made of vinyl/weather resistant fabric and of an approved color. Canopies must be made of materials that compliment the overall character of the Downtown Redevelopment Area.
2. Vinyl cloth/look fabric are superior to canvas materials as sun fading, wind damage, and weathering are minimized
3. “Stick-built” or wood framed/shingled awnings are not consistent with the historical theme and are not available for matching funds.
4. Awnings and canopies must be attached directly to the building without requiring poles or sidewalk supports.

Color/Paint

1. Bright or brilliant colors shall be for accent and limited to 20% of the building façade.
2. Color scheme within the Downtown Redevelopment Area should be used to create a community district. Colors for masonry, mortar, signage, paints and awnings should complement the schemes of the adjacent buildings if they meet the redevelopment guidelines. It is strongly encouraged that projects use colors chosen from the Benjamin Moore Historical Color Collection. Colors are required to be approved in advance to be eligible for grant award.
3. **Wall surfaces not previously painted such as brick, terra cotta, and stone should remain unpainted.**

Masonry & Tuck Pointing

Weathering of masonry also involves the mortar joints. If cleaning takes place, new mortar joints should be included in the project. The new mortar should be filled and finished to match the depth and style intended in the original work. Mortar should be pigmented to match any existing color.

1. Cleaning masonry as to preserve and protect its surface is eligible for funding. Professional service expenses to clean masonry may be conducted in three methods: Water, Chemical or Abrasive.

Exterior Lighting

1. All light fixtures must be harmonious with the overall building design.
2. Mounting of light fixtures is limited to the first floor.
3. Lights may not move or flash.