

City of Rome, New York

# Rome Main Streets Program Design Guidelines

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City of Rome, New York

# Rome Main Streets Program

## DESIGN GUIDELINES

### **PART 1 - DOWNTOWN *COMMERCIAL* DESIGN GUIDELINES**

#### **PURPOSE**

Design guidelines and standards have been established for several key commercial corridors within Rome (see attached map) to:

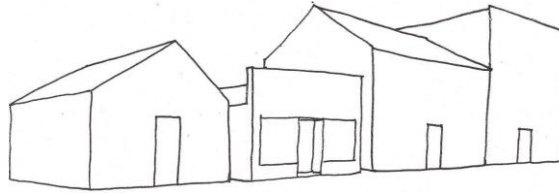
1. Restore the role of these streets as civic spaces where people are attracted for shopping, business, socializing, and recreational activities.
2. Improve the visual quality of the primary streets leading into the downtown area.
3. Preserve and enhance the unique urban character of the city
4. Improve pedestrian safety and provide amenities that encourage pedestrian activity.
5. Encourage economic development.
6. Retain the visual character and character-defining features of existing historic buildings.

#### **BASIC DESIGN PRINCIPLES**

1. **GENERAL** - Buildings, structures, sites, signs and public spaces should be designed to:
  - a. Retain, reflect and enhance the dominant aesthetic or visual qualities of the neighborhood.
  - b. Encourage and promote a sense of design continuity that appropriately relates the historic past of the neighborhood to ongoing revitalization and redevelopment efforts.
  - c. Appropriately relate proposed development to existing designs, styles, building forms and land uses.
  - d. Encourage and promote the sensitive and contextual design of buildings, signs, sites and public spaces through the use of design elements, details, styles and architectural features as well as other amenities, materials or treatments that may be appropriate to further the design standards. Blank end walls should incorporate building components or design features. Blank rear walls should be screened with landscaping.
  - e. Encourage a pedestrian-oriented and human-scaled streetscape.

- f. Promote safe pedestrian movement, access and circulation. Public walking areas, including streets, sidewalks and public rights-of-way should be highly visible and clearly defined.
- g. Encourage and promote the use of pedestrian-scaled design features as visual markers. These may include clocks, decorative lighting, monuments, sculpture, or gateway markers.
- h. Encourage and promote the use of predominant existing building materials within the neighborhood and the predominant existing building materials, architectural features and windows on specific structures as a guide in determining appropriate replacement and new construction materials. Where possible, all replacement windows in elevations visible from any public right-of-way should match the original windows in size and configuration.
- i. Protect, respect, and expand the design of green space, landscaping and open space within the neighborhood and encourage public and private development that enhances this character with landscape design details such as trees, lawns, plantings, fountains and malls.
- j. Promote preservation of historic buildings to enhance and promote the history, culture and architecture of the City.

- 2. FORM MASSING AND ORIENTATION** - Most buildings in Rome have a simple block-like massing with a primary facade, containing the main entrance, parallel to the street. Rome's commercial streets have historically been defined by buildings with little or no setback.



***Typical Building Characteristics:***

- ***Block-like massing.***
- ***Consistent setbacks.***
- ***Main entrance opens to the sidewalk.***

***Do:***

- *Design new buildings to be of roughly the same scale as adjacent buildings.*
- *Match setback of adjacent buildings. In commercial areas, storefronts are located adjacent to the sidewalk.*
- *Provide entrance facing the sidewalk.*
- *Provide adequate glass to allow transparency between interior and exterior.*

***Do Not:***

- *Do not set retail commercial buildings back from the sidewalk.*
- *Orient buildings with a skewed alignment that does not face the street.*
- *Locate parking between the front of the building and the sidewalk.*
- *Allow service elements and blank walls to face street and sidewalk at the main façade.*

- 3. FACADE** - The facade is the front face of a building. It is usually distinguished from the other sides by the elaboration of architectural or ornamental details. The development of a principal facade is an opportunity to give a physical expression to the building's function. At corner sites, especially if both streets are important, buildings usually have two facades, one facing each street. Facades are particularly important for public buildings.



*The facade should express a building's function.*



**Do:**

- *Maintain existing trim, window rhythm, details and architectural features.*

**Do Not:**

- *Alter window size, location, or style.*
- *Enclose porches.*
- *Remove or alter architectural details.*

4. **SYMMETRY** - Symmetry is often used to organize a building's façade. Symmetry can encompass the entire facade or can be limited to individual elements.



*Full Symmetry*



*Asymmetry with Symmetry Elements*

Additions and alterations should be designed in harmony with the existing organizational structure of the façade.

5. **ENTRANCE** - In traditional urban buildings, the main entrance is expressed as the most important element of the façade. A covered entrance such as a porch, canopy or recess often provides shelter and physically expresses the importance of the entrance to the street.

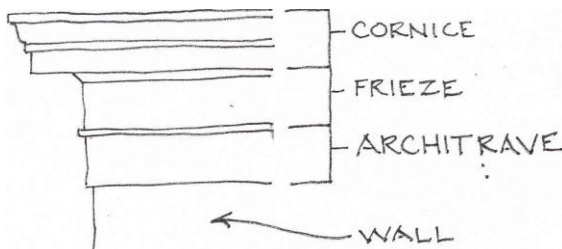
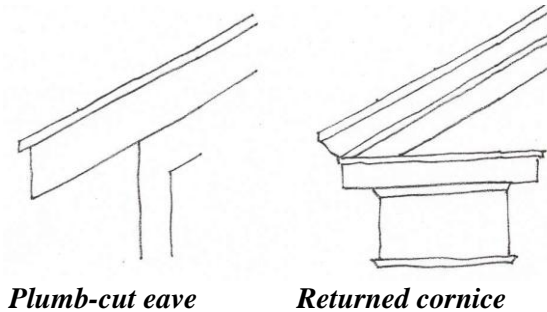
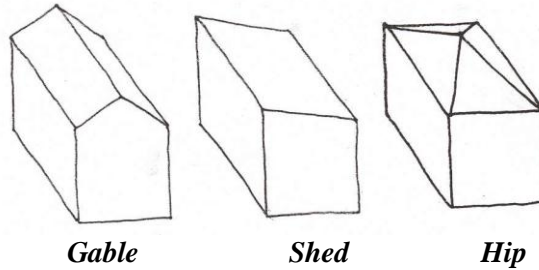
In a downtown area, the main entrance should always face the public sidewalk and street.



*Entrances:*

1. *Are important features of the façade.*
2. *Face the street and public sidewalk.*
3. *Often provide shelter from the weather.*

6. **ROOF** - Most buildings in Rome have either a gable roof, a low-pitched hip, or shed roof that appears flat when viewed from the ground. Gable roofs are most commonly detailed with projecting plumb-cut, boxed rafters. Flat roofs typically have a projecting cornice. A wide frieze below the eave or cornice usually accompanies both types of roof treatment.



*Cornice Elements*

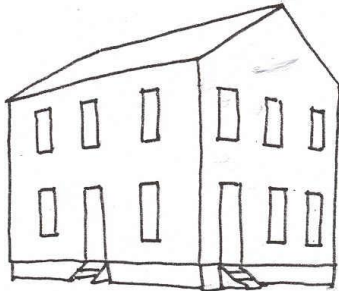


*Modern boxed soffit is inappropriate for pre-1950 buildings*

Eave details contribute to the character of historic buildings. Today, most builders finish eaves with minimal detail as shown in the boxed soffit illustration above.

**Do not undertake alterations that conceal or alter historic trim.**

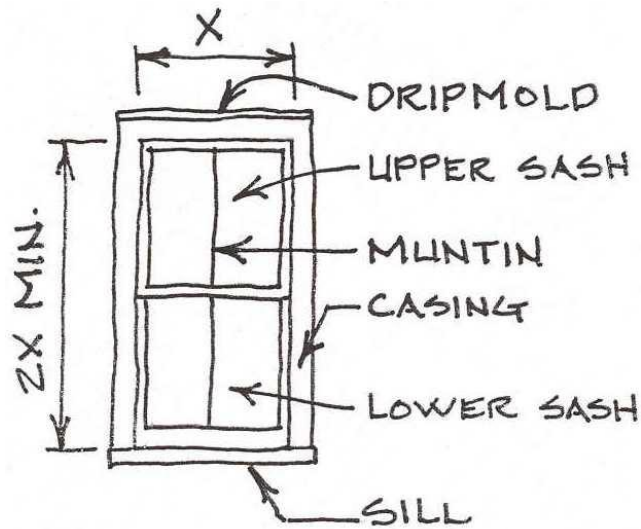
7. **WINDOWS** - In vernacular buildings constructed before 1950, windows are usually at least twice as high as they are wide and there is a consistent ratio of solid wall surface to the voids created by window and door openings.



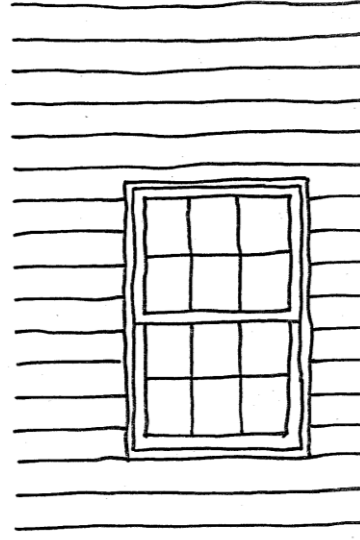
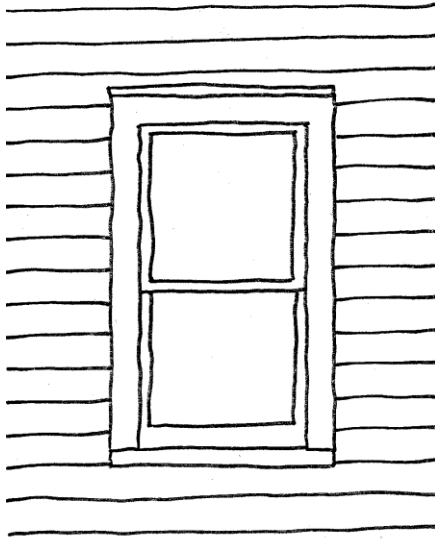
*Traditional buildings employ regular window spacing and a consistent solid to void ratio.*



*Do not alter existing window patterns. Installing shutters in the closed position is a traditional way of maintaining a regular exterior window rhythm, while allowing for interior flexibility*



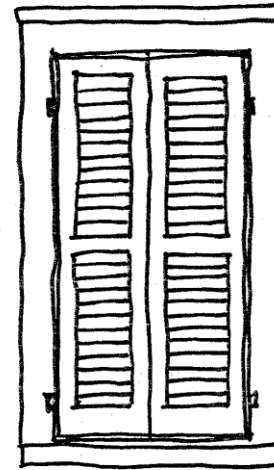
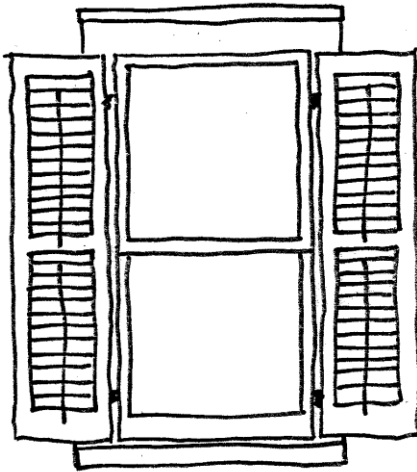
*Window Components*

**Do:**

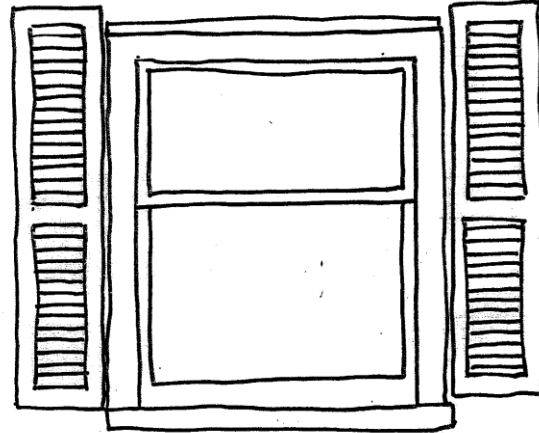
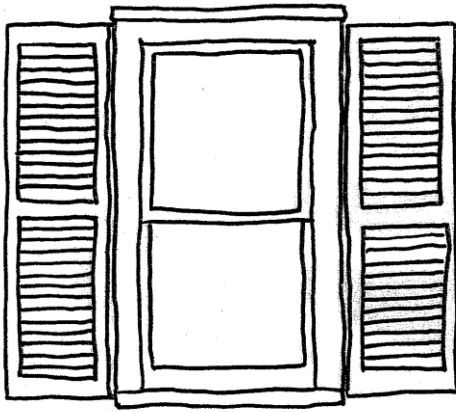
- *Preserve historic window size.*
- *Maintain trim.*

**Do Not:**

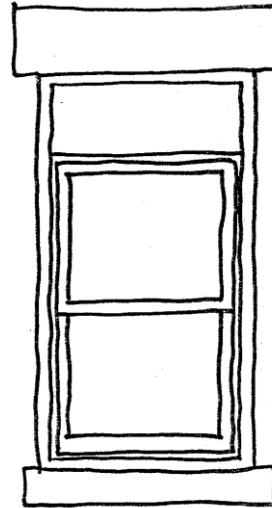
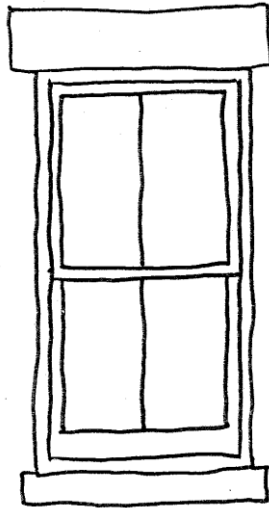
- *Conceal or remove casings and/or decorative trim.*
- *Alter size or proportion of window.*
- *Add non-historic decorative elements such as a new muntin pattern*

**Do:**

- *Size shutters to fit the size of the window sash opening. They should cover the window if closed.*
- *Mount shutters over the window frame (casing).*

*Do Not:*

- *Mount shutters outside the window frame (flat against the siding).*
- *Select shutters that are too wide, narrow, tall or short for the window opening to which they are attached.*

*Do:*

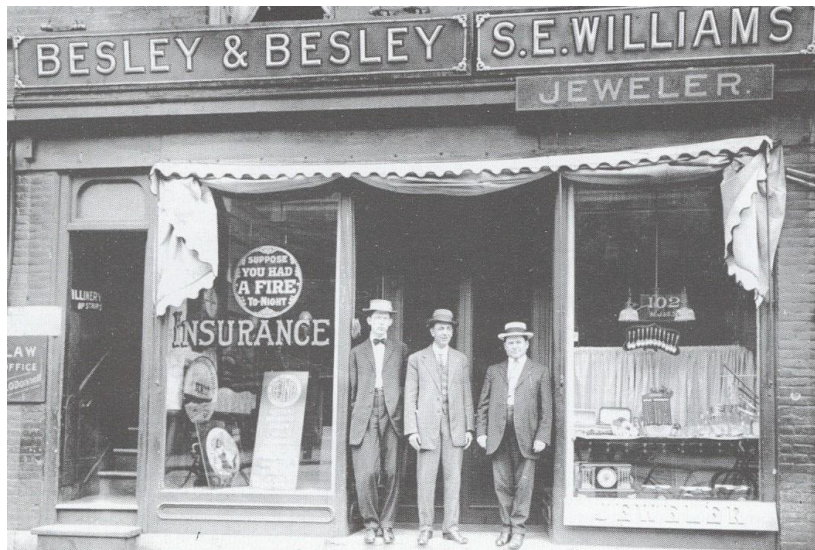
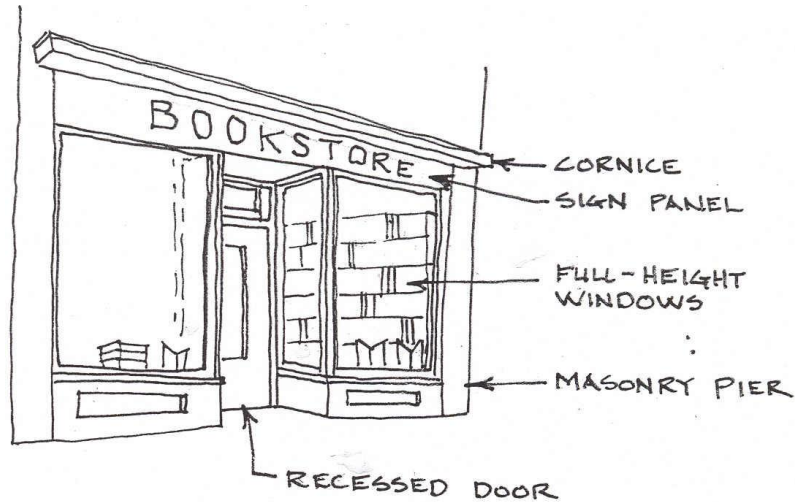
- *Maintain full size of existing window openings*
- *Maintain the existing sash configuration (i.e. two-over-two in the sketch above)*

*Do Not:*

- *Install new window units that do not fit the opening*

- 8. STOREFRONT** - A storefront is a curtain wall system incorporating doors and large areas of glazing. Storefronts are usually designed as a horizontal band at the first floor, with the mullion divisions echoing the proportions of the building's other facade elements. Storefronts enliven traditional downtowns by connecting interior activities with the civic space of the street.

### Basic Storefront Elements



*Prior to Urban Renewal in the 1970s, Rome's downtown streets were enlivened by transparent storefronts like the one pictured here.<sup>1</sup>*

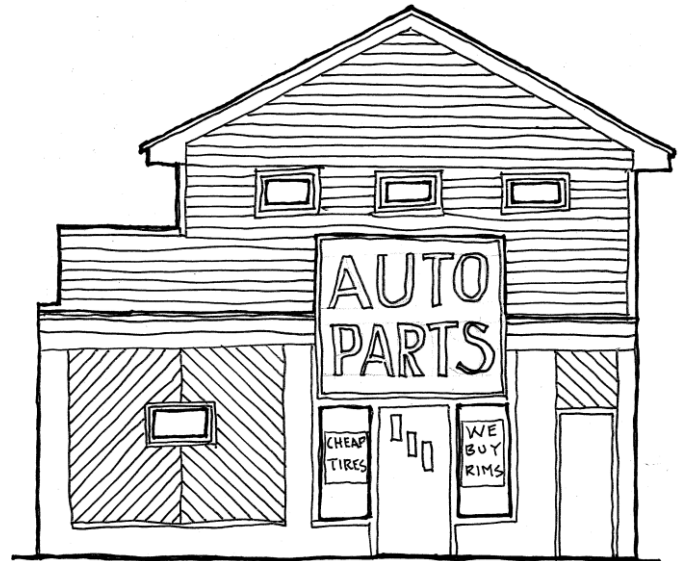
<sup>1</sup> Photograph is published in *Images of America, Rome* by Portia Vescio and the Rome Historical Society Arcadia Publishing: Portsmouth NH. 2004.

**Do:**

- *Maintain the visual character of older buildings.*
- *Provide transparency at storefront.*
- *Use appropriately sized and located sign.*
- *Preserve existing architectural elements and proportions.*

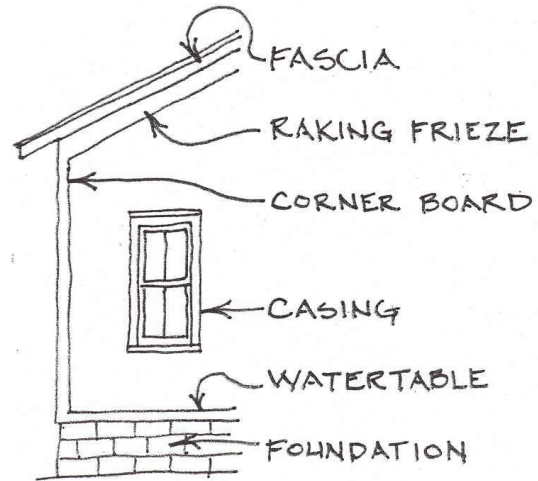
**Do Not:**

- *Cover or remove architectural features.*
- *Reduce size of storefront windows.*
- *Install signs that are out of scale or inappropriately placed.*
- *Introduce elements that are out of character with building (diagonal siding).*

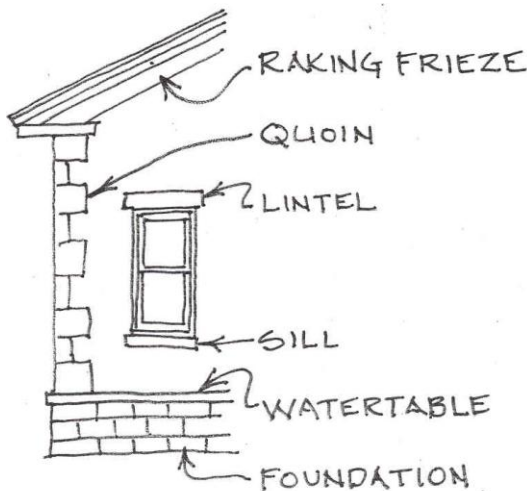


9. **TRIM** - In wood-frame buildings, decorative trim is provided at most junctions between different materials and between different surfaces. These include the top of the foundation (watertable), corners (corner boards), roof (frieze trim), and openings (casings). Casings are usually at least four inches wide while trim at the frieze, watertable, and corner is often wider.

*Typical Wood-frame Building Trim*



In traditional masonry buildings, the same junctions are highlighted, but in different ways. At the division between the foundation and the exterior wall above, the watertable is indicated by a change in materials and is occasionally accentuated by a slight horizontal projection. Corners can be emphasized by quoins or pilasters. The frieze can be either wood trim or a differentiated treatment of the unit masonry wall material. Openings are emphasized by sills, lintels, arches, and/or rowlock<sup>2</sup> header courses. Masonry construction usually respects gravity; meaning there is a transition from heavier, rougher materials located near the ground to progressively lighter materials at the top of the building.



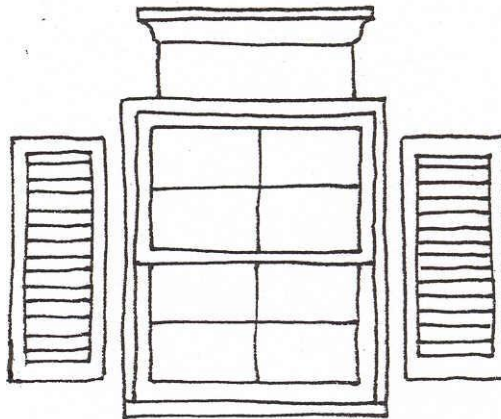
*Typical Masonry Building Trim*

<sup>2</sup> A rowlock header course consists of bricks laid on their slender side with their short ends visible.

**10. ORNAMENTATION** - Ornamentation was traditionally used to reinforce the organization of a facade or other architectural elements. Modern manufactured stock ornaments can give buildings a “cartoon” appearance when they are not properly scaled to the features they are applied to. Common examples include fiberglass shutters that do not fit or work; aluminum columns that lack the proper taper (entasis); and oversized moldings.

If a traditional ornamental system is used, a basic understanding of classical proportions and relationships will help avoid an awkward visual appearance. For example; a column normally supports a thick beam or architrave and a projecting cornice. Information on the basic components and proportions of the classical column system is available in *Architectural Graphic Standards*<sup>3</sup> a general architectural reference book.

An understanding of proportion does not require a slavish recreation of past historic styles. Abstracted features may be used to identify new buildings as a product of our time.

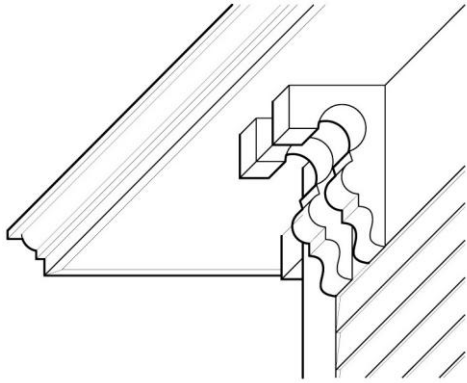


#### *Common Ornamentation Mistakes*

- 1. Shutters don't fit and are mounted in the wrong position.*
- 2. Ornamentation is not scaled to opening.*
- 3. Proportions are inconsistent with traditional decorative elements.*

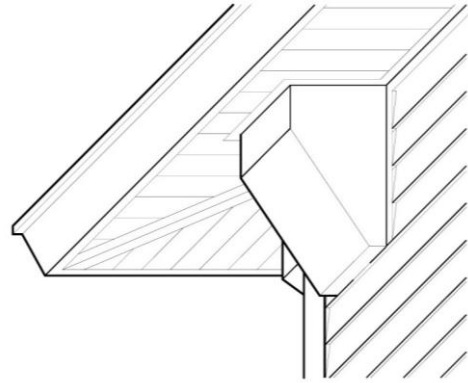
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<sup>3</sup> Charles George Ramsey. John Ray Hoke, Jr., editor in chief. *Architectural Graphic Standards, Tenth Edition*. (New York, New York: John Wiley & Sons, 2000).



**Do:**

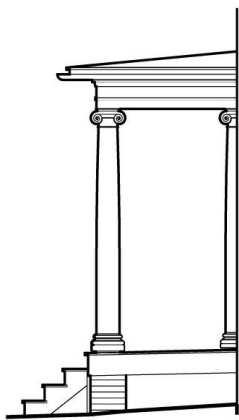
*Preserve and repair historic ornament.*



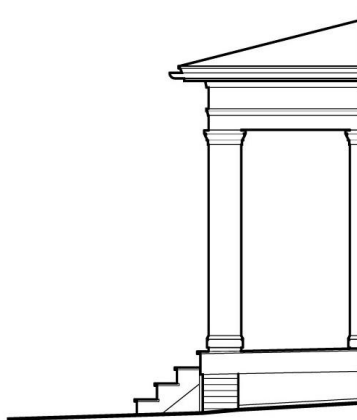
**Do Not:**

*Conceal or remove brackets or other decorative trim.*

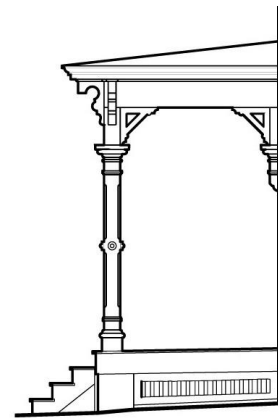
***Appropriate Porches for the Various Styles:***



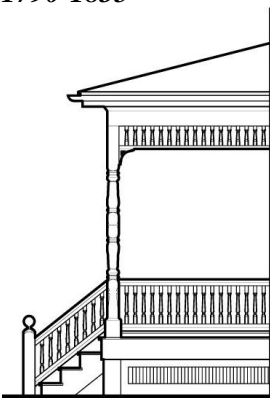
***Federal***  
***1790-1835***



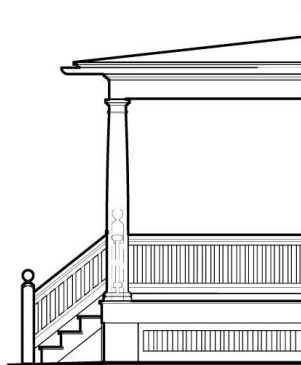
***Greek Revival***  
***1825-1860***



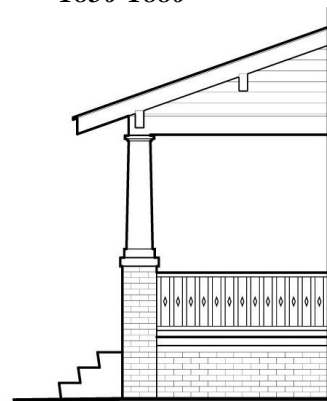
***Italianate***  
***1850-1880***



***Queen Anne***  
***1880-1905***



***Colonial Revival***  
***1890-1920***



***Craftsman***  
***1905-1925***



***Do:***

- *Design new construction to relate to existing designs, styles, building forms, setback, scale, and land uses.*
- *Incorporate abstracted design features to identify new buildings as a product of our time.*



***Do Not:***

- *Construct additions that conceal historic features. (The house pictured is a Victorian with a modern front addition.)*
- *Add elements that are inconsistent with the building and/or neighborhood (as pictured above).*

## GENERAL COMMERCIAL BUILDING STANDARDS

1. Along street frontages, all exterior building walls and structures shall be constructed with durable materials such as masonry, stone, brick, finishing wood, stucco (EIFS) or glass. Evidence shall be submitted that demonstrates that the exterior building material has sufficient impact resistance at the pedestrian level.
2. Due to its limited durability and inappropriate appearance, vinyl siding is not suitable as a replacement material for wood clapboard.<sup>4</sup>
3. No more than three exterior building materials shall be used on any one side of a building.
4. Changes in materials shall occur at inside corners. Material changes at the outside corners or in a plane shall be avoided.
5. To ensure new construction harmonizes with existing buildings the following considerations should be incorporated into new building designs.
  - a. New buildings should be designed to be of roughly the same scale as the adjacent buildings. Religious, governmental, and public buildings need not follow this rule.
  - b. The height and width of the front façade should be of a similar scale and proportion to adjacent buildings.
  - c. Site placement of buildings. The front and side yard setbacks should be similar to those on adjacent properties. In commercial areas this means the front façade is usually flush with the sidewalk.
6. **The following materials are prohibited:**
  - a. Concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, embossed, imprinted, sandblasted or covered with a cement-based acrylic coating shall not be used as exterior building materials and shall be prohibited on all exterior walls unless some other relief is offered (architectural or landscaping).
  - b. Metal panels with a depth of less than one inch or a thickness less than U.S. Standard 26 gauge shall not be used as exterior building materials and shall be prohibited on all exterior walls.
  - c. Mirrored glass with a reflectance greater than 40% shall be prohibited from covering more than 40% of the exterior walls of any building.

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<sup>4</sup>New York's Division of Housing and Community Renewal administers the New York Main Street (NYMS) grants program to revitalize communities by funding building renovations, downtown business, cultural anchors, and streetscape enhancements. NYMS funds cannot be used for vinyl/aluminum siding.



*An example of a building that is out of scale with its existing neighbors.*

## **HISTORIC BUILDINGS<sup>5</sup>**

1. Demolition of a designated building of historic value shall be prohibited.
2. Significant architectural features, including but not limited to original cladding, porches, cornices, etc., shall be maintained.
3. Replacement windows in a designated building of historic value shall utilize true divided lights or simulated divided lights when matching the original mullion and/or muntin configuration. The use of interior-only grids or grids between the panes of glass is strongly discouraged.



*An example of replacement windows with interior grids and half screens.*

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<sup>5</sup> For the purposes of this section “historic building” shall mean:

1. Any building listed or deemed eligible for listing in the State or National Register of Historic Places.
2. Any building determined to possess local architectural significance by City of Rome Planning Staff.

## BUILDING ELEVATIONS

1. Any facade facing a sidewalk, street, or public park shall have an active building elevation. Active building elevations shall include windows, building entrances and other architectural features that enhance the pedestrian scale and experience of the building façade.
2. New construction shall respect existing building widths by providing a division of the facade into visible building increments no larger than the average width of existing buildings on the block.
3. Where a continuous building facade defines the street frontage, the proposed new building or infill construction shall maintain such continuous facade by building from side lot line to side lot line unless access is required for rear yard parking.



*This building demonstrates how covering storefront windows changes an active building elevation into an uninteresting blank wall facing pedestrians and the street.*

4. Structures where all building elements are less than 35 feet in height and with walls of more than 1,500 square feet shall incorporate fascias, canopies, arcades, building setbacks of three feet or more or other design features to break up large wall surfaces on the street-facing elevations. Wall surfaces shall be visually divided by such features into areas of 750 square feet or less.

## BUILDING ENTRANCES

1. Building entrances. The front facade and main entrance shall face a public street and shall have a direct pedestrian connection to the street.

## WINDOWS

1. Renovations of the first floor of existing buildings shall not decrease the area of transparency. Where feasible, renovations shall increase the area of transparency to that required for new construction unless the original historic character of the building requires less transparency area.
2. All glazing shall be clear or lightly tinted.
3. New construction along the street shall provide areas of transparency equal to 70% of the wall area between the height of two and eight feet from the ground.
4. Proportion of openings: The height to width ration of windows should relate to existing adjacent buildings.
5. The rhythm of solids to voids should be similar to those of existing nearby buildings.

## STOREFRONTS

1. Maintain the appearance of the appropriate period and character of the overall building. Avoid adding details or elements that convey an earlier or later historic period.
2. Do not reduce the size of storefront windows. If a smaller window is desired for a new use, retain the historic windows and install interior blinds or shutters.
3. Avoid the use of vinyl or aluminum siding because these materials are not durable in a storefront location.
4. Storefronts should be transparent. Do not use mirrored or tinted glass.
5. Later alterations may have historic significance. Consult with an expert if in doubt.
6. The sill of storefront windows should be no higher than 24" above grade.
7. Storefront displays should not obstruct the view into the interior of the store.
8. Storefront Conversions to residential use.
  - a. The applicant for conversion of a commercial storefront to a residential use in an area that is predominantly residential shall have the option either to:
    - i. Retain the storefront features (for example, display windows, transoms, lintels, etc.); or
    - ii. Remove the entire storefront and redesign the facade to a residential appearance.
  - b. Commercial conversions. When converting only one portion of a building, the entire commercial character of the storefront must be retained. In cases where demolition of a commercial addition to a house is proposed, the new facade shall approximate, as closely as possible, the original design of the house.



*Do not reduce the size of storefronts or other windows by filling original openings with non-transparent construction.*

## SIGNS

1. Sign illumination shall be shielded to prevent glare.
2. Signs shall be placed in traditional locations on building facades. For most pre 1950 buildings, this means either above or below the storefront cornice.
3. Painted or applied signs on glass shall occupy no more than 20% of any storefront window.
4. Avoid the use of plastic internally illuminated signs.<sup>6</sup>
5. Use no more than three colors per sign and avoid using bright “electric” colors. Simple sign designs work best.
6. Compatible signs include:
  - a. Small plaques.
  - b. Hanging “shingle” signs that do not project more than 2 feet beyond the outer building wall and that are at least 8 feet above the sidewalk. Hanging signs should be limited to 5 square feet (each face).
  - c. Framed on a background.
  - d. Painted on a building or mounted on a board.
  - e. Mounted individual letters.

<sup>6</sup> New York Main Street funds cannot be used for interior-lit plastic/vinyl signs but may be used for exterior-lit signs made of wood.

***Do:***

- *Locate signs in traditional location along the storefront cornice.*
- *Harmonize design of signs with the building.*

***Do Not:***

- *Use signs that are too large for the scale with the building.*
- *Cover architectural features (windows in the example above).*

## AWNINGS<sup>7</sup>

1. Awnings are appropriate over entrances, storefronts and large first-floor windows and sometimes over second-floor windows.
2. Awnings should be made of a traditional material (canvas-like), design, and color. Traditional colors include black, dark green, navy, and maroon. Vertical stripes are an appropriate option.
3. Avoid installing wood, metal, or internally illuminated translucent awnings.
4. Awnings should be retractable rather than fixed and should be sloping rather than flat and rounded.
5. Placement should be in traditional position and should not conceal significant architectural features.
7. Lettering may appear on the lower front flap of the awning.
8. The shape of the awning should fit the opening behind it. The flap is typically no wider than 12”.
9. When fully extended, the lower flap of the awning should be at least 8’ above the sidewalk.



### **Awnings:**

- ***Building on Left - Rounded internally illuminated fixed awning (not recommended).***
- ***Building on Right - Traditional sloped awning using canvas-like material (preferred).***

<sup>7</sup> Awnings that project over the public sidewalk require a Right-of-Way Permit from the City of Rome.

## **OUTDOOR LIGHTING.**

Common contemporary site lighting practices do not consider the quality of lighting and usually prescribe far more lighting than is actually needed. Most exterior lighting needs are met with high-intensity light sources including high pressure sodium, mercury vapor, and metal halide lamps. These fixtures are efficient and long-lived but can create glare, harsh industrial lighting conditions, and light pollution when not used carefully.

1. Lighting should be shielded by using cut-off style luminaries. “Cut-off” means that the light produced by luminaries is directed downward rather than outward, thus minimizing glare, light pollution, and light trespass.
2. Avoid the use of building-mounted high intensity fixtures such as “wall packs.”
3. Pole mounted fixtures should not be mounted higher than eighteen feet above grade.
4. Consider using incandescent or warm florescent fixtures at entrances, pedestrian paths, decorative lighting, and other areas where glare and intensity will pose a nuisance.
5. To minimize light trespass at property lines ground surface illumination derived from luminaries should not exceed 0.1-foot candles at residential property lines or 0.5-foot candles on non-residential property lines as measured on a vertical plane.

## **MECHANICAL AND ELECTRICAL EQUIPMENT AND OPEN STORAGE AREAS.**

1. To the maximum extent practical, all roof-mounted and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential district within 150 feet of the subject lot, measured from a point five feet above grade.
2. Roof screens, when used, shall be coordinated with the building to maintain a unified appearance.
3. Mechanical equipment and open storage areas shall be screened from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. When solid screening is used, the materials shall be compatible with the building.

## **HANDICAPPED ACCESSIBILITY**

To ensure handicapped ramps are as visually unobtrusive as possible, the following design strategies should be considered.

1. Use materials and designs that are compatible with the existing building.
2. Avoid unpainted pressure-treated wood because it usually appears temporary and is not visually compatible with most existing buildings.
3. Railings should be simple in design. Using balusters and posts with a slender profile diminishes the visibility of railings.
4. Investigate different options to identify a plan that minimizes changes to architecturally significant features.



*The scale and materials of this handicapped ramp are compatible with the historic appearance of this building. Because the building's main entrance was an architecturally significant feature, the ramp and new entrance door were placed on a side elevation. Note that the materials of the ramp match the existing building.*

## **PART II – DOWNTOWN *RESIDENTIAL* GUIDELINES**

### **PURPOSE**

Residential design guidelines and standards have been established for the Main Streets corridors leading into downtown Rome to:

1. Improve the visual quality of these important gateways into downtown Rome.
2. Encourage investment and revitalization of these neighborhoods.
3. Improve the quality of life for neighborhood residents.
4. Retain the visual character and character-defining features of existing historic buildings.

### **BUILDING CONTEXT AND COMPATIBILITY**

New infill single-family, two-family, attached dwelling units, additions to such structures and accessory buildings shall be constructed to be generally compatible with other existing dwelling units or accessory buildings on the same block frontage within 200 feet. This provision shall be satisfied by constructing the subject dwelling unit or accessory building so that at least four of the following features are similar to the majority of other dwelling units within 200 feet on the block frontage (both sides of the street):

1. Roof style and overhang (e.g., gable, mansard, hip, A-frame, or flat).
2. Garage orientation and access (e.g., attached/front-loaded, attached/side-loaded, or detached/alley-loaded).
3. Building massing (e.g., ranch with attached garage; two-story with attached garage; bungalow).
4. Floor area:
  - a. Single-family dwelling units. The floor area of the proposed dwelling unit shall be no less than 80% and not more than 145% of the average floor area of other single-family dwelling units, as indicated in the City Tax Assessor's records, within 200 feet of the subject lot, including single-family dwelling units along both sides of the street of the same block.
  - b. Two-family dwelling units. The floor area of the proposed dwelling unit shall be no less than 80% and not more than 145% of the average floor area of other two-family dwelling units, as indicated in the City Tax Assessor's records, within 200 feet of the subject lot, including two-family dwelling units along both sides of the street of the same block.
5. Front porches (existence of).
6. Exterior building material; or
7. Pattern of window and door openings (e.g., central door and four windows; offset door and three windows).

## PORCHES

1. No existing open porch visible from any public right-of-way shall be removed unless the original design of the building lacked such a porch.
2. No open porch visible from any public right-of-way shall be enclosed.
3. New porches shall be a minimum of six feet in depth to ensure they can comfortably accommodate seating.

## YARD AREAS

1. Except for driveways and walks, no portion of the front yard shall be paved with asphalt or concrete.
2. To the maximum extent practical, the front yard, side yard and the unpaved area between the sidewalk and the street paving shall be covered with turf grass or vegetative ground cover.
3. To the maximum extent practical, the rear yard shall be fine graded to ensure proper grades and drainage.

## GARAGES

1. Set garages a minimum of twenty feet behind the front wall of the house.



- *House on Left – New garage appropriately located behind front wall of house.*
- *House on Right – New garage inappropriately located in front of house.*

### **PART III: THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

**The Secretary of the Interior's Standards for Rehabilitation** are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as “certified rehabilitations” eligible for the 20% rehabilitation tax credit.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

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# Rome Main Streets Corridors

