

**Selinsgrove Projects Inc.**  
2020 Market Street Facade Grant Program  
Grant Guidelines & Application Form

# **Selinsgrove Projects, Inc.**

## **About Us**

SELINGROVE PROJECTS INCORPORATED (SPI), is a not-for-profit 501(c)3 organization founded on May 7, 1985. SPI consists of a board chosen to represent different aspects of the community including, but not limited to, business, health care, Selinsgrove Borough Council, Selinsgrove Chamber of Commerce, Susquehanna University, the Selinsgrove Area School District, and interested citizens.

Selinsgrove Projects Incorporated operates as an independent nonprofit, nonaffiliated, community oriented and community supported organization. Because we are community supported, we are community driven. SPI will be the "voice" or lobby for both public and business improvement and historical preservation issues during the downtown revitalization process.

SPI works together with other area civic and nonprofit groups as a partner in mutual support of projects that are beneficial to the Selinsgrove community and downtown.

## **Mission Statement**

The Mission of Selinsgrove Projects, Inc. is to promote and assist in the growth, development and conservation of the unique character and heritage of Selinsgrove and the surrounding area, to promote and encourage the reinvestment of public and private funds in these areas to engage in projects to accomplish these purposes, which include but are not limited to: the rehabilitation and development of housing, the improvement of community facilities, the revitalization of the established downtown commercial districts, the adaptive reuse of significant older buildings, and the general improvement and betterment of Selinsgrove and the surrounding area.

## **Vision Statement of Downtown Selinsgrove's "Main Street District"**

The Borough of Selinsgrove is nestled along the banks of the Susquehanna River. Selinsgrove is a community that is surrounded by several other historic towns and communities, many of them "river towns" as well. The borough of Selinsgrove contains Selinsgrove Area School District, Susquehanna University, Central Business District, and a combination of residential and commercial areas. Within our central business district, there are historic, architectural buildings, and a friendly, safe, and clean environment.

Downtown Selinsgrove revitalization, that is community-driven and supported by the Main Street Organization, will build this district into one that is:

1. A Destination for residents and tourists that includes thriving downtown businesses and venues: dining, entertainment, shopping, lodging, cafes & eateries, locally sustained farmer's market, cultural events, as well as services such as salon, interior design, insurance, and law.
2. A River town that maintains, protects and promotes its public access to area resources such as recreational parks and the Susquehanna River so that river and creek enthusiasts have access to fully enjoy all that our community offers.
3. A College Town that works effectively with the University to provide a community that welcomes and supports the University students, recognizes the value of University programs, and works to expand all that the University offers into the community.

4. An Economic Force of historically renovated buildings, employment and real estate opportunities that welcomes residents, entrepreneurs, and visitors.

This vision will be sought after by all private, public, and non-profit organizations in the Selinsgrove community. These groups are committed to see an improved downtown that evokes a sense of place and pride, and a dedication to work together to maintain and enhance all the natural resources Selinsgrove has to offer.

### **Organizational Structure**

Four committees and the volunteers who serve on them are the heart and soul of SPI and the Main Street Program. The commitments of each are critical to ensuring a successful future for Selinsgrove.

The **Design Committee** creates opportunities for investors and property and/or business owners to contribute to the revitalization of the downtown by taking advantage of our town's treasured heritage and architectural diversity.

The **Economic Restructuring Committee** develops market strategies that will result in an improved retail mix, a stronger tax base and an increased desire to upgrade and restore buildings resulting in a downtown that serves as the epicenter of Selinsgrove's economy and culture.

The **Organization Committee** recruits new leadership for the Main Street Program and develops partnerships to assist with the implementation of its programs and projects. This committee stays in close contact with investors, works to mobilize a large number of volunteers, and raises funds for the ongoing operations of the downtown revitalization effort.

The **Promotion Committee** creates and supports a unified image of Selinsgrove and the Main Street business district as a gathering place for community activities that attract citizens, students, visitors from neighboring communities and tourists.

## **Introduction to Design Guidelines**

The most enjoyable places we visit or patronize are generally very comfortable for reasons that we may not readily notice or even think of. A strong and lasting impression depends upon the appearance of individual properties and the assets with which they were originally constructed. In general, an inviting and engaging downtown has a certain “feeling” created by its design and architecture. Consistency, coordination and complimentary forms create the downtown character. Originally, the hidden assets built into each property brought the whole town together visually and made it pleasing for customers—window shopping and walking the streets became a stimulating, sensory experience. Scale, mass, rhythm, patterns, materials, shapes, and colors are some of the ingredients used to define streetscapes and public spaces.

An attractive and energetic downtown is the key to the success of Selinsgrove’s business district. Implementation of the design guidelines will result in a more competitive and economically viable community. Studies have shown that both property and business sales increase when properties are improved. The condition of Selinsgrove’s buildings is a true indicator of the town’s economic vitality and a reflection of the pride and professionalism of the borough.

The SPI Market Street Facade Grant offers these guidelines as a reference to assist property owners in choosing and making the most appropriate choices when considering improvements. These guidelines cannot cover every situation nor solve every problem; rather, they offer basic information about physical improvements, which have proven to be effective in the revitalization of other business districts throughout Pennsylvania and the nation. In addition, the guidelines establish a set of principles to ensure that improvements are consistent with the scale, character and history of the town. These principals stress good maintenance and preservation of original architectural features. They encourage the compatibility of replacement architectural elements and building additions.

Storefront improvements do not need to be costly. Often, a fresh coat of paint, a new sign, awning, lighting fixture, or flower planter is all that is needed. Fortunately, many commercial buildings in Selinsgrove have retained many of their historic architectural features that originally made them unique. These design guidelines enable property owners to reverse alterations that do not preserve, enhance or maintain the original architectural character of a building, and help ensure the economic viability of Selinsgrove.

## **Selinsgrove Projects Incorporated (SPI) 2020 Market Street Facade Grant Program**

The SPI Market Street Facade Grant Program provides funding to property owners or business owners (with property owner approval) to encourage restoration projects of building facades and to enhance the building's overall exterior appearance, thus creating an attractive and historically charming downtown district. Grants are being offered through funding raised by the SPI Board of Directors. Ticket sales from the annual Hopes, Vines, and Wines Festival provide the major source of funding for SPI activities. The grant program is designed to create an incentive for private investment in downtown Selinsgrove to enhance our business district restoration projects and property reinvestment. Funding is limited to businesses and commercial property. No funding will be approved for residential properties.

### **Grant Awards**

The total reimbursement, per application will not exceed 50% of the total project cost up to a maximum of \$5,000. The grant cannot be used to pay for work that is currently in progress or completed.

### **Geographic Boundaries**

Grant applications will be accepted for any property located within the Borough of Selinsgrove with frontage on Market Street. Grants will also be considered for properties located within one block of Market Street with frontage on High Street, Water Street, Chestnut Street, Pine Street, and University Avenue. The Design Committee and SPI Board will give preference to Market Street properties when ranking grant applications.

### **Grant Application Deadline**

Project applications must be submitted by 5 p.m. on March 27, 2020. Grant applications can be submitted electronically to SPIfacadegrant@gmail.com or to Selinsgrove Projects Inc., 2020 Facade Grant Program, PO Box 377, Selinsgrove, PA 17870. Late applications will not be reviewed.

### **Eligible Projects**

The SPI Board of Directors has outlined the following eligible projects to assist applicants in identifying potential improvements:

#### **Exterior Painting, Metals and Masonry**

This category refers to the repair, cleaning, refinishing, painting, restoration or replacement of exterior woodwork, architectural sheet metals and cast iron elements. This category includes exterior masonry repairs, restoration, re-pointing, repainting (only if currently painted) and appropriate recommended cleaning.

#### **Architectural Elements/Windows and Doors**

This category refers to the construction with respect to existing structures, the repair, replacement, installation, painting or restoration of windows (including display, ornamental, and upper-story windows), shutters and exterior doors as part of storefront or residence entrance ways is also included. This category includes repair, replacement, installation,

painting or restoration of cornices, parapets or roofs when part of a façade. Compatible ADA exterior elements are also eligible under the grant.

**Signs and Awnings**

This category is for the maintenance of existing signage and awnings, as well as the installation of new signage and awnings. This category includes lighting fixtures that provide direct lighting on signage or provide area lighting under awnings.

**Site and Building Enhancements**

Walls and Fences - This category is for the maintenance and repair of, or addition of walls to building sites.

Exterior Lighting - This category is for the maintenance and repair of, or addition of exterior lighting to building sites. Exterior lighting may include building mounted fixtures, lamp posts on the sidewalk and parking area lighting.

# Application Process

## Application and Approval Process

Applicants are encouraged to email the Design Committee Chair to discuss their project prior to completing the application process, although it is optional. Please direct all email correspondence to SPIfacadegrant@gmail.com.

**Applications for the 2020 program will be accepted for review if received prior to March 27, 2020. The awarding of grants is dependent upon availability of funds and final approval of the SPI Board of Directors. The Design Committee will review all applications and recommend projects to the SPI Board for final approval. The SPI Board of Directors has authorized a total of \$20,000 to fund the 2020 program.**

The SPI Market Street Facade Grant application form is provided in the back of this guideline booklet. Submit the completed grant application form with the following:

- Application identification
- Property owner identification
- Location of property
- Complete copies of the following for EACH eligible project:
  - Written project description
  - Design plan(s)
  - Drawings(s)
  - Schematic(s)
  - Photograph(s)
  - Borough Sign Approval(s)
- Contractor and material cost estimates for each eligible project
- Matching fund verification, proof of financial responsibility
- Signatures of the applicant and property owner

## Selection Process

Grants will be awarded based upon the level of improvement(s), the appropriateness of design(s) and the viability and significant impact the project will make to the downtown environment. Only complete applications will be accepted for processing. The grant applications will be reviewed by the Design Committee for completeness of information and supporting documents. Projects located on Market Street will be given priority in the review process.

After the grant application is reviewed, the SPI Main Street's Design Committee may request a meeting with the applicant to discuss the project in greater detail. The applicant will be notified of the request to meet with the committee; attendance is encouraged but optional.

Only approved work will be eligible for the SPI Market Street Facade Grant. Project work may not commence until the applicant/property owner receives a notice to proceed from the SPI Board of Directors.

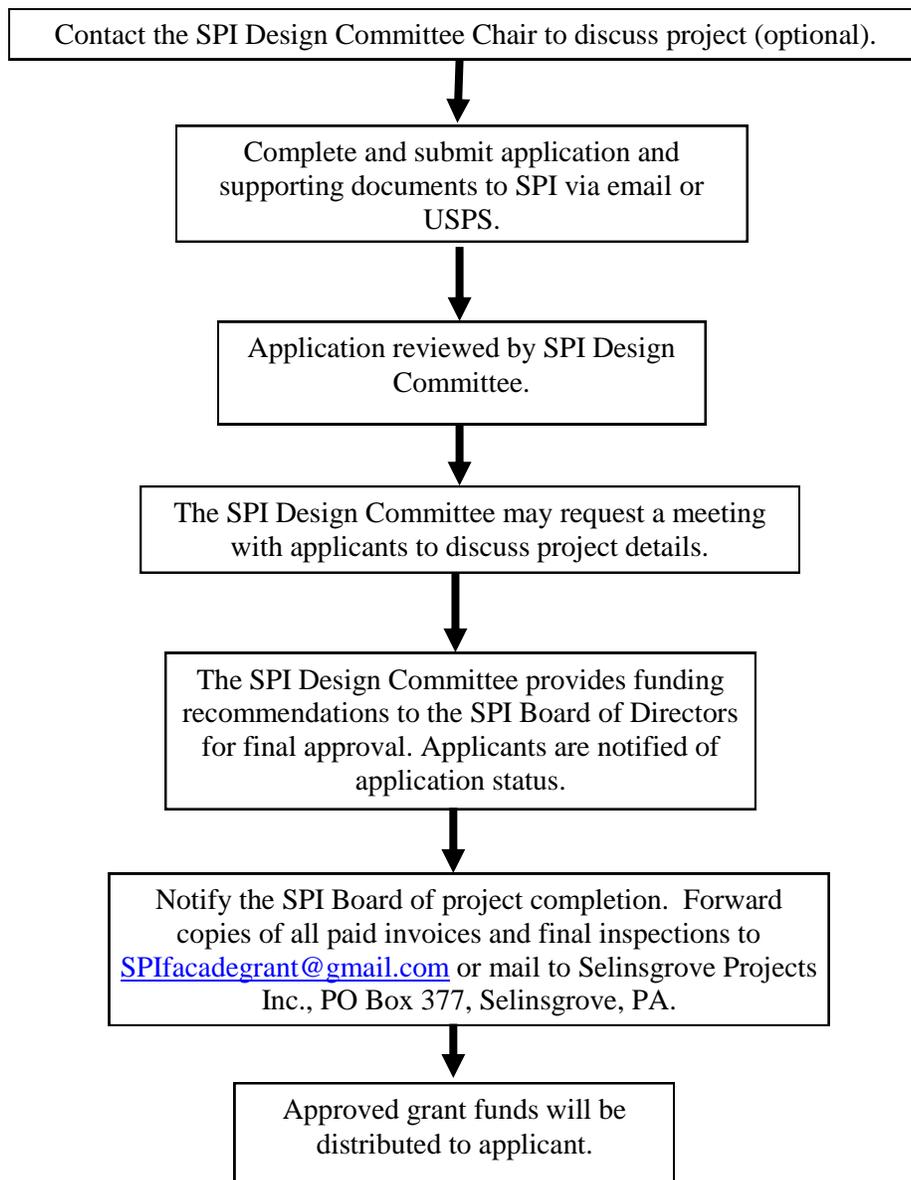
### Codes and Ordinances

Applicants are required to meet all codes and ordinances of the Borough of Selinsgrove. Applicants are also required to secure any necessary permit(s) from the Borough of Selinsgrove before work may commence. Borough codes and ordinances supersede all grant guidelines. **There will be no reimbursement if Borough code or ordinance violations exist.**

### Funding Requirements

Prior to grant approval, the property or business owner must verify the availability of the 50% matching funds.

### Flow Chart of Application and Reimbursement



## **Exterior Painting, Metals, and Masonry**

All buildings within Selinsgrove's Main Street footprint should be restored to their original architectural period if appropriate. Modifications which use color, details and architectural motifs from other eras should be avoided. Cosmetic "face-lifts" which cover and/or obliterate the original architectural character of a façade should be avoided.

The original materials used for wall facings and ornamentation such as brick, sheet metal, cast iron and the colors themselves, give buildings their special character and identity. The materials actually provide visual harmony to the entire streetscape and downtown atmosphere. Covering original materials and details of just one building with inappropriate substitutes like aluminum or vinyl siding and stucco destroys the architectural character and identity of the entire commercial district. Repair and proper maintenance of original exterior surfaces and decorative features is the best solution to the problem of a deteriorating façade. By taking advantage of the quality of the original materials and design, the life of a building will be indefinitely prolonged and its commercial value increased.

### **Painting**

The SPI Main Street Design Committee encourages and recommends the following:

- Paint color(s) should be chosen from those colors which are appropriate to the period of the building and should be applied to architectural features in a period appropriate fashion.
- The placement and quantity of accent colors and the relationship of lights to darks should be in keeping with the building's character.
- Use historically accurate color palettes available from your local paint supplier.

Avoid large areas of stark, bright white, as it is often not historically accurate and shows dirt faster than most colors. In many cases the original colors used on any building can be determined with a minimum of detective work. In the process of scraping old paint, you should be able to uncover the original coat of paint and match it to samples provided by local paint suppliers. However, discretion is allowed depending on choices made by original owners.

### **Wood**

The SPI Main Street Design Committee encourages and recommends the following:

- All wood structures and wood trim should be prepared for painting by manually scraping old paint to reveal the original architectural details.
- Wood should not be cleaned by sandblasting or by using pressurized water or steam.
- In areas where wood is beyond repair, appropriate carpentry is available. Professional milling of architectural elements or composite reproductions are available.
- Wood details should not be covered over with cladding which hides the original milled wood work.

## **Sheet Metal**

The SPI Main Street Design Committee encourages and recommends the following:

- Clean all sheet metal using chemical paint remover.
- Never sandblast or use abrasives on sheet metal.
- Repair or replace damaged areas with sections duplicated by commercial sheet metal shop.
- Automobile fiberglass compounds can be used to fill and patch small voids and dented areas.
- Properly prime and paint sheet metal with appropriate paint to prevent rusting.

## **Cast Iron**

The SPI Main Street Design Committee encourages and recommends the following:

- Use wire brushes and steel wool to remove loose or deteriorating paint and rust. Chemical paint removers should not be used on cast iron.
- Heat or low pressure sandblasting may be used to remove paint from cast iron.
- Missing cast iron parts can be recast in aluminum, fiberglass or reinforced gypsum polymer cements.
- Properly prime and paint cast iron with rust inhibitive paint made for use on exterior metal surfaces.
- A powder coating may be applied to entire architectural pieces for longer term rust prevention.

## **Brickwork/Masonry**

The SPI Main Street Design Committee encourages and recommends the following:

- When cleaning or removing paint from buildings that are made of brick or masonry, use steam or low pressure water (no more than 300psi).
- Never sandblast or use abrasives on brick. Brick is one of the least costly materials to maintain.
- To preserve its original beauty and prolong its life, only periodic cleaning and re-pointing are required.

Re-point brick and masonry facades when required. Re-pointing is the process of removing deteriorated mortar from the joints of a wall and replacing it with new mortar. Re-pointing is required when weather and the elements have worn away the mortar or when the mortar is so old that it begins to break apart and crumble from between the building blocks. Properly done, re-pointing restores the visual and physical integrity of brick or masonry. When re-pointing, match new mortar to the original compressive strength, color, composition, depth, and finishing of the original joints. Failure to match mortar may be harmful to the composition of the building.

If brick is already painted it may be cleaned with a chemical paint remover, but a test should be done to make certain that the brick won't be damaged by the process. Sometimes brick used in older buildings was fired from inferior clay and was meant to be protected. In this case, try to match the original paint color that was used to protect the surface, otherwise, painting brick is not recommended or encouraged.

Repair decorative brickwork and masonry whenever possible. Only replace decorative masonry features when they are completely missing or too deteriorated to repair. Use existing physical evidence to guide the new work and match the original features as closely as possible.

### **Stucco**

The SPI Main Street Design Committee encourages and recommends the following:

- Repair stucco facades by removing only the damaged material and patching with new stucco.
- Duplicate the strength, composition, color and texture of the original stucco surface.

## **Architectural Elements**

This section outlines the uses and appropriateness of architectural designs and features that give commercial districts and outdoor spaces their personality.

### **Orientation of New Buildings**

The SPI Main Street Design Committee encourages and recommends the following:

- New buildings should face a street or other public space. Buildings should not front directly onto parking lots.
- New buildings situated on street corners should have two facades. Both walls do not need to provide their own entrance, but the façade without a door should not be a blank canvas. Rather, it should be an extension of the facade with the entrance—its design should be integrated with the “main” wall of the building.
- Off street parking areas should be sensitively located to the side or rear of the building. This layout will reduce the visual impact to and disruption of the streetscape’s continuity.

### **Scale and Mass of Additions**

The SPI Main Street Design Committee encourages and recommends the following:

- The overall scale, massing and proportions of new additions should relate to and be compatible with those of adjacent and surrounding buildings. Changes in scale and mass, such as offsetting a wall(s), or deviating from the existing roof line should be made in graduated increments.
- Buildings should not have long, uninterrupted flat walls.
- Designing wall offsets, adding changes in floor levels, including windows and ornamentation to exterior walls should be used to add interest and variety.
- Roof line offsets, gables and dormers should be utilized to vary the massing of the roofs of buildings.
- Visibly exposed sides of new additions should be defined with a base and cap or cornice.

### **Materials and Details of Additions**

The SPI Main Street Design Committee encourages and recommends the following:

- All materials, details and colors used with new additions should be compatible with the overall design of the original building, as well as with surrounding buildings.
- New additions should be well integrated with existing structures.
- Architectural features and motifs of the original building should be retained and repeated in the design of new additions whenever possible.
- When designing additions, the patterns, colors, details and prominence of materials used in adjacent buildings should be taken into account.
- Aluminum and vinyl siding and trim materials are not recommended.

### **Roofs and Walls of Additions**

The SPI Main Street Design Committee encourages and recommends the following:

- The new roof form (its shape) should be appropriate to imitate the existing building's roof.
- In new additions, the use of gables, dormers, masonry chimneys, cupolas, and similar elements is encouraged where appropriate to the design of the existing building.
- Flat roofs should be avoided on one and two story buildings.
- The façade of a building should be emphasized through window patterns and proportions and the enhanced treatment of entrances through details, materials and architectural motifs.
- The design of visible side and rear walls should be compatible with the façade. The use of blank, windowless walls is discouraged; however, if they are absolutely necessary, they should utilize surface articulation and architectural elements found in other wall facings.

### **Service Areas and Mechanical Equipment**

The SPI Main Street Design Committee encourages and recommends the following:

- Loading areas, waste facilities, air conditioning units, exhaust and vent stacks, penthouse elevators and antennae should be located to the rear of buildings or screened from view.
- The use of interior refuse rooms in lieu of outdoor dumpsters or other methods of waste removal is encouraged. Exterior refuse containers and dumpsters should be screened from view.
- Fire escapes should not be visible when viewing the façade.

## **Windows and Doors**

### **Store Front Entrance Ways**

The SPI Main Street Design Committee encourages and recommends the following:

- The design of entrance ways and the street-level portion of façades should be compatible with the design of upper floors to retain the overall character of a building.
- Retail stores, service-oriented businesses and restaurants should have large pane display windows on the ground level.
- Buildings with multiple storefronts should be visually unified through the use of building materials, colors, architectural details, awnings, signage and lighting. It is encouraged to work with attached property owners to create unity.
- The original proportions of display windows and any special features such as transoms or leaded glass should be retained.
- Entrances should be well defined by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, railings, balustrades, etc.
- Avoid replacing an entire store front when repairing existing materials and surfaces or replacing parts or sections may be all that is necessary.

### **Windows and Shutters**

The SPI Main Street Design Committee encourages and recommends the following:

- Repair of windows, original to the structure, is recommended as a priority to business/property owners.
- New windows should be compatible with the style, size, material, color and detail of windows on the existing building.
- Whenever possible, windows on upper floors should align vertically with windows and entrances on the first floor.
- The rhythm of windows and façade openings and decorative window trim should be consistent with that of the original building.
- New windows should match the original ones in size, material and style.
- When appropriate to the design of a building, shutters should be provided on all windows.
- Proper hardware should be used for the installation of shutters.

## Signs and Awnings

Signs are as important today as they were long ago. Signs have a dramatic impact on the overall image of our town. The affect signage has on those who pass by, whether they be current or potential customers, can leave a great impression.

Signs and awnings that are simple, suitably sized, attractively designed, constructed of appropriate materials and properly located will favorably enhance the image of your business and the overall downtown.

**All signs must conform to the Borough of Selinsgrove's building code. Call the Borough's code enforcement officer for this information.**

### Sign Types

The following are recommended sign types with definitions:

**Flush Signs** are generally meant to be viewed from a distance. These signs are visible when you are directly facing a structure's façade or from across the street. Ideally, flush signs should be placed on vacant panels above doors and display windows.

**Projecting Signs** are primarily meant to attract the attention of pedestrians because they hang over the sidewalk. Projecting signs are most effective when used on buildings which abut a sidewalk.

**Freestanding Signs** are appropriate when a structure is set back ten or more feet from the sidewalk. Freestanding signs alert people that a business exists when the structure may be partially hidden from pedestrian or vehicular traffic.

**Window Signs** are applied on the inside of display windows or doors. Generally, the viewer would need to be relatively close to the sign for legibility, but that depends on the window's overall size.

**Mural Guidelines** are included in the Selinsgrove Borough Sign Ordinance.

### Sign Basics

The SPI Main Street Design Committee encourages and recommends the following:

- Use display windows for creative signage.
- Locate signs and awnings in such a way that you avoid completely covering or overwhelming architectural details such as cornices, trim, windows, decorative brickwork, or other unique architectural features.
- The orientation of signs should be geared to sidewalk pedestrians and to vehicular traffic.
- Signs should not be so detailed as to be unreadable by vehicular traffic.
- Avoid extraneous information on signs and scale them to attract the attention of vehicular traffic.
- Limit the quantity of signs on storefront display windows and doors. Signs should be sized and scaled to balance, not hide or overwhelm the structure.
- Neon, internally lit plastic signs, or flashing lights are not recommended as they do not reflect the historical character of downtown Selinsgrove. (Unless the sign comes from

the original period, as such, is original to the business.)

### **New Construction and Design**

The SPI Main Street Design Committee encourages and recommends the following:

- Return to or re-create period signage.
- Utilize lettering fashionable to the period of the building. This type of sign should become the main source of identification in downtown Selinsgrove.
- Sign materials and design should reflect the period of the building and the original design of the store front. Additionally, the colors of signs and awnings should complement the overall color scheme of the building's façade and the downtown streetscape.
- Use artisan-crafted signs and quality sign materials manufactured specifically by the sign industry.
- Use graphic elements and details of the building and architectural motifs as part of the sign design when feasible.
- Lettering should be kept to a minimum, and likewise, the message should be brief and to the point. A logo, shape and/or illustration can be submitted or included to communicate the nature of the business.
- Avoid using multiple signs when one sign will be sufficient, thereby avoiding confusion and distraction. However, the following additional signs may be appropriate in a given situation:
  - Small secondary signs are used for directional purposes are acceptable so long as they maintain the same design elements of the main identification sign.
  - Freestanding sandwich signs that advertise daily specials or events are acceptable as long as they maintain the same design elements of the main identification sign.

### **Lighting Signs**

The SPI Main Street Design Committee encourages and recommends the following:

- Use external lighting fixtures rather than internally lit plastic fixtures.
- Avoid using flashing lights of any kind.
- Sign lighting should be directed to the sign itself and not used to light the surrounding area. Separate fixtures should be used for area lighting.
- Lighting fixture designs, if visible, should be consistent across the façade and compliment the architectural period of the building.
- Neon signs are not a good substitute for well-lit, well-designed signs that reflect Selinsgrove's historical character.

### **Awnings**

Awnings are both functional and decorative. They provide sun and climate (thus added energy savings) control for merchandise in display windows and shelter for pedestrian shoppers. An added feature of awnings is that they bring the tremendous appeal of color and pattern, not only to individual buildings, but to the entire downtown streetscape. Both fixed position and retractable awnings are acceptable.

The SPI Main Street Design Committee encourages and recommends the following:

- Utilize awnings fashionable to the period of the building. Slope type awnings are appropriate vs. a waterfall type awning.
- Awnings may display the name and nature of the business on the front face and/or side facings. Use simple letter designs and keep the message brief.
- Awnings may be used on street level and upper stories as long as they are appropriate to and maintain the architectural style of the façade.
- Select weather-treated canvas or natural-looking materials when shopping for awnings. Metal and plastic awnings are not recommended.
- Awnings should not be oversized. They should fit with the storefront and not cover architectural elements.

## **Site and Building Enhancements**

The design and use of sidewalks, fences, landscaped areas and lamp posts can dramatically affect the attractiveness of the Main Street district to potential shoppers. Conversely, if poorly designed or not used at all, these elements can detract from the public's experience of a downtown area and leave negative impressions. Well-designed and implemented site and building enhancements add value to properties.

### **Paving and Siting**

The SPI Main Street Design Committee encourages and recommends the following:

- Quality paving materials should be used on sidewalks, pedestrian walkways, pathways, plazas and courtyards. The materials should be appropriate for the proposed pedestrian function and circulation requirements of such areas.
- The materials and design should enhance the overall site and be consistent with the building itself.
- Avoid using asphalt for pedestrian walk or pathways.
- All areas of a site not occupied by buildings, parking facilities or other improvements should be landscaped with trees, shrubs, hedges, perennial gardens or ground cover.
- Plantings should be designed in a manner that is complimentary to the surrounding property and buildings.
- Tree guidelines, both selection of trees and planting, are on file in the Selinsgrove Borough office and are incorporated herein by reference. All trees will require approval from the Tree Commission.

### **Walls and Fences**

The SPI Main Street Design Committee encourages and recommends the following:

- Walls and fences should match the architecture and style of the building(s) on the property.
- The materials used and color of walls and fences should be consistent.
- Avoid the use of highway-style guard rails and stockade or contemporary security fencing such as chain link fences and barbed or razor wire.
- Garden walls and appropriate fencing styles should continue through the building line along sidewalks.

### **Exterior Lighting**

The SPI Main Street Design Committee encourages and recommends the following:

- When selecting lighting fixtures, use minimum wattage metal halide or high pressure sodium light sources. Low pressure sodium and mercury vapor light sources are discouraged.
- Select decorative lamp posts that conform to downtown Selinsgrove's lighting standards. Their design should be appropriate to the overall character of the downtown district.
- Lamp posts are especially recommended along façade sidewalks, near gateways, and side entrance corridors.
- Parking area light stands and decorative lamp posts should not exceed twelve (12) feet in overall height.

## The Details

### Planters and Landscaped Beds

The SPI Main Street Design Committee encourages and recommends the following:

- The use of various sizes of attractive cast iron or masonry planters to enhance property/storefronts. First floor window boxes may be considered after consulting with the Design Committee.
- The use of seasonal, all natural plant material is recommended. The use of plants native to Pennsylvania is especially encouraged. Maintenance is key— water and weed regularly.
- During the growing season promptly, remove faded/dead flowers and plantings from planters, replace as needed.
- For the holiday and winter season, evergreen cuttings and other colorful all natural plant material are recommended decorations for the planters.
- Avoid the use of dried, artificial or plastic plants or vines.

### Flags and Banners

The SPI Main Street Design Committee encourages and recommends the following:

- Flags and banners are terrific tools to create awareness and advertise your store. Flags and banners move with the winds creating kinetic energy and attracting the eye of passerby.
- Flags and banners can be rotated on a regular basis to continuously emphasize that “something new is going on.” Specials and unique events can be advertised through new designs and color schemes.
- Flags and banners should be customized for each store. Purchasing generic designs will give your store a generic look and not create the interest you desire.

### Construction and Renovation Guidelines

The SPI Main Street Design Committee encourages and recommends the following:

- While construction and renovation projects are underway, avoid placing plain paper or unpainted plywood over windows.
- Keep windows open so that the public is aware of progress and the fact that a new enterprise is coming.
- If covering windows is required, use the covering as an opportunity to advertise. Alert the public with a tasteful “Coming Soon” or “Opening Soon” sign. Decoratively patterned or colored paper can also be substituted.
- During the construction and renovation phase, avoid placing dumpsters in front of the building, whether in the street or on the sidewalk for *an extended period of time*. If at all possible, keep dumpsters and construction rubble out of sight for the sake of both the appearance of the streetscape and safety of pedestrians.

### Display Windows

The SPI Main Street Design Committee encourages and recommends the following:

- When designing a window display, “less is more” is a good rule-of-thumb to follow. Allow customers to focus on a few objects and a simple concept—visual clutter is

overwhelming.

- Remember to create intrigue and appeal when decorating your window.
- Handwritten paper signs that cover more than 20% of the display window actually detract from shop visibility and do not look professional.
- Change window displays frequently (every 4-6 weeks) and design them to be appropriate to the season. Merchandising to the street is essential to attracting customers.

## **Construction and Renovation**

New construction and exterior renovations of existing buildings should conform to the architectural style(s), scale and character of the existing surrounding properties, and shall incorporate the objectives of these Design Guidelines.

## **Demolition**

Demolition of existing structures should only be considered under the following conditions:

- If the building is beyond repair and several qualified architects and engineers versed in historic buildings can make the case to do so.
- If the building is not a significant structure or has lost all integrity of its historic character.
- If over 50% of the structure has been destroyed by fire or disaster.
- If the structure is an unsound threat to public health that cannot be corrected or stabilized in a reasonable time frame.

## Glossary of Architectural Terms

**appearance grade material:** Building materials intended for exterior finish application as opposed to materials intended for concealed structural application. Appearance grade is a higher quality than "paint grade" material where imperfections can be hidden by paint

**arbor:** A framework, often made of rustic work or lattice work on which plants, such as climbing shrubs or vines, are own.

**awning :** A roof like structure often made of canvas or plastic, usually attached to the side of an exterior wall, which serves as a shelter, as over a storefront, window, door, or deck.

**balcony :** A platform with a walking surface that projects from the wall of a building in front of a window or door, and is surrounded by a railing, balustrade, or Parapet.

**baluster :** A miniature column that is an upright support, usually vase-shaped. One of the supporting posts of a handrail or a balustrade.

**band, belly band, or band molding :** A flat horizontal member of relatively slight projection, making a division in the wall lane.

**belt course :** A horizontal band of masonry across the exterior of a building that stands out visually.

**bollard :** A short post generally used in a series to define an area or block access by vehicles.

**canopy :** A covering, usually of cloth, held aloft on poles that may be attached to a building.

**casement window :** A window, the sash or sashes of which are hinged on the jamb opening out or in

**cement block, cinder :** A hollow building block, of various grades of cast concrete; the standard size is 8"x8"x16".

**clerestory :** An upward extension of enclosed day lighted space by carrying a setback, vertical windowed wall through the roof slope.

**clinker brick :** A partially vitrified brick or a mass of bricks fused together in the heat of a kiln, often irregular in shape.

**code, building code :** Legal restrictions of a given locality governing the building and design of various types of structure.

**column t - chamfered :** A grooved or fluted column.

**column type - square :** A square shaped column.

**column type - turned :** A rounded column, usually tapered, that is larger at the base and smaller at the top.

**corbel :** A bracket form, usually produced by extending successive courses of masonry or wood in continuous or individual pieces. A corbel extends beyond the main wall surface.

**cornice** : A horizontal molded projection at the crown of a building or wall.

**corrugated metal** : Usually galvanized material that is formed into alternate ridges and valleys, roofing or side walls.

**cove** : A concave molding which can provide a curved junction between a ceiling and side wall, above a cornice if there is one.

**cupolas** : A domed roof or ceiling, or a small structure square or round that surmounts and rises above a main roof.

**dagger board sign** : A flat sign that hangs perpendicularly from a building face.

**dentils** : A series of block like projections forming a molding.

**dormers** : A window set vertically into a small gable projecting from a sloping roof.

**double hung window** : A window having two balanced operable sashes one on top of the other; each slides over the other vertically.

**eaves** : The edge of a roof that projects over an outside wall.

**escutcheon** : The face plate of a keyhole, or one also backing the door handle.

**eyebrow** : A dormer, usually of small size, the roof line over the upright face of which is an arch curve.

**façade** : The front of a building, or any face that is given special architectural treatment.

**fanlight** : An over door window, semicircular in shape with radial muntins.

**fillet** : A narrow flat band serving as a molding or as a division between larger moldings.

**finials** : A terminal form at the top of spire, gable, gatepost, pinnacle or other point of relative height.

**French window or door** : A window or doorway equipped with two glazed doors hinged at the jambs.

**gable** : The generally triangular section of a wall at the end of a pitched roof, occupying the space between the two slopes of the roof. A triangular, usually ornamental architectural section as one above an arched door or window.

**gazebo** : An open pavilion often built for a view. A belvedere.

**gingerbread** : The intricate decorative details in a building.

**glazed, glazing** : A thin, smooth shiny coating, such as on ceramic tile or the glass panes in a window or door.

**jamb** : The surrounding of a window or door opening, against which the sash or the door abuts. A jamb surrounds the finished frame of exclusive trim.

**lattice** : An open framework made of strip of metal, wood or similar material overlapped or overlaid in a regular, usually a crisscross pattern.

**lintel** : The horizontal beam that forms the upper member of a window or door frame and supports the structure above it. At its most common structural form it is a horizontal beam resting its two ends upon separate posts.

**louver** : One of a series of horizontal slats, tilted to exclude rain but not to air.

**mansard roof** : A roof having a slope in two planes, the lower of which is usually much steeper.

**marquee** : A roof-like structure, often bearing a signboard, projecting over an entrance as to a theater or hotel.

**molding** : An embellishment in strip form, made of wood or other structural material, which is used to decorate or finish a surface, such as the wall of a room or building or the surface of a door.

**mullion** : A slender vertical member of metal or wood, between the lights of a window, door, or screen or is used decoratively as in the panels wainscoting.

**muntin** : A strip of appearance grade wood or metal separating and holding window glass into panes.

**pediment** : The triangular face of a roof gable with two sloped sides connected by a continuous horizontal element.

**pilaster** : A column-like projection attached to a surface of a wall.

**porte-cochere** : A shelter for vehicles outside an entrance doorway.

**portico** : A colonnaded porch entrance or covered walkway supported by evenly spaced columns.

**public space** : Any of a variety of spaces that are accessible and usable by the general public, such as a plaza, courtyard, sitting area, widened sidewalk, a garden, art or water feature.

**purlin** : A horizontal roof framing element resting on supporting beams or rafters.

**quoin** : One of the corner stones of a wall when these are emphasized by size, by more formal cutting, by more conspicuous joints or by difference in texture.

**rehabilitation** : A building restored to good condition, to provide a more useful life.

**restoration** : A building returned to its former or original condition.

**reticulation** : Irregular network pattern, particularly in elaborate masonry or quoins.

**reveal** : The depth of wall thickness between its outer face and a window or door set in an opening; An offset space as when one molding partially laps another.

**ride** : The topmost horizontal member of a sloping roof.

**riser** : The vertical member between treads of a stair. A vertical pipe main.

**roundel** : A small circular window or panel A bead molding.

**roofing- standing seam metal** : A roofing material that comes in sections, with raised seams forming a pattern every few inches that runs the length of each panel.

**row house** : A house in a row, joined to its neighbors by party walls and usually covered by the same roof.

**sash** : A portion of a window holding glass that is set into the frame/jamb.

**set-back** : A regulated distance between line, plane or boundary and affected building elements. A setback is often an answer to certain zoning restrictions.

**sheathe** : To apply a covering of boards or other surfacing to the inside or outside of a structural frame.

**shed roof** : A roof having only one sloping lane.

**shingle** : A wedge-shaped piece of wood as used in overlapping courses to cover a roof or an outside wall surface. The bottom edge of decorative shingles can be shaped - triangles, half circles, etc. The term can also be used for similar units made of other materials.

**sidelight** : One of a pair of narrow windows flanking a door.

**siding** : Finishing exterior wall covering of horizontal boards nailed to a wood frame.

**signage** : The design or use of signs and symbols, or a grouping of signs.

**single hung window** : Similar to a double hung window, although only one sash is operable.

**shutter** : An extra closure for a window or door, usually of wood, paneled, and one of a pair.

**soffit** : The enclosed, finished underside of roof eaves and building overhangs.

**soldier course** : Usually descriptive of brick standing on their ends with edge to the front.

**spandrel beam** : A beam designed to support the window or windows and wall of a story height between neighboring upright columns.

**spindle** : A small axel, as the spindle of a weather vane or a short turned part, as that on a baluster.

**stucco** : Finished plaster for exterior walls.

**surrounds** : Something, such as fencing or a border that surrounds a structure or a place.

**terra cotta** : Cast and fired clay units, usually larger and more intricately modeled than brick used for decorative purposes.

**tilt-up concrete slab** : A type of construction made of precast concrete slabs that are "tilted-up" into position to form walls.

**tongue and groove** : Abbreviated T&G. Applied to boards having a tongue formed on one edge and a groove on the other for tight jointing.

**tower** : A vertical structure that is higher than the surrounding building.

**transom** : An opening over a door or window, usually for ventilation, and containing a glazed or solid sash, usually hinged or pivoted.

**tread** : The horizontal surface of a step.

**trellis** : Latticework as an outdoor screen, often a support for vines.

**trim** : Appearance grade exterior or interior molding applied to building surfaces for decoration and to cover a between elements.

**turret** : A small tower, usually corbelled, at the corner of a building and extending above it.

**vestibule** : A small entrance hall or passage between the outer door and the interior of a house or building.

**wainscot** : Decorative pattern of trim applied to interior walls stopping short of the ceiling.

## Architectural Styles

### AMERICAN COLONIAL 1600 – 1780

**New England** - Cape Cod, Salt Box (chimney in the center)

**Southern** - Brick or frame, chimneys at both ends

**Dutch** - NY,N.J, roofs that reflect their Flemish culture, flared eaves, gambrel shapes

**French** - Louisiana, 2-story porches and narrow wooden pillars tucked under the roofline. No internal halls

**Spanish** - SW US, Fla, adobe or stucco, flat or low-pitched clay tile roofs

**German** - Traditional design with an informal floor plan and a peaked/gabled roofline

**English** - Similar in shape to German, but typically features a more formal floor plan

GEORGIAN - 1720-1800 (stately symmetrical)

NEOCASSICAL / FEDERALIST - (classical shapes) The White House, Monticello

GREEK REVIVAL - (antebellum south)

VICTORIAN - 1840-1900 (not a style, a historical period).

**Gothic Revival** - Stone, pointed arches, battlemented, storybook castles.

**Italianate** - Bracketed, decorative wide overhanging eaves, rectangular massing, Roman or segmented arches above windows and doors, elaborate decoration, most popular style.

**Queen Anne** - The most elaborate and the most eccentric. A product of the machine age. Lavish with gingerbread, steeply pitched roof, asymmetrical plan.

**Romanesque** - Stone. small castles. HH Richardson, early FL Wright

**Mansard** - Second Empire - Houses of Paris; Napol. III period

**Shingle style** -- Monotone color, shingles, less ornamented.

**Folk-Victorian- 1870-1910** Square symmetrical shape, brackets under the eaves, porches with spindlework or flat jigsaw cut trim.

**Victorian “Stick”** – Decorative trusses, wide eaves; no turrets, no gingerbread, patterned wood siding.

## Architectural Terms

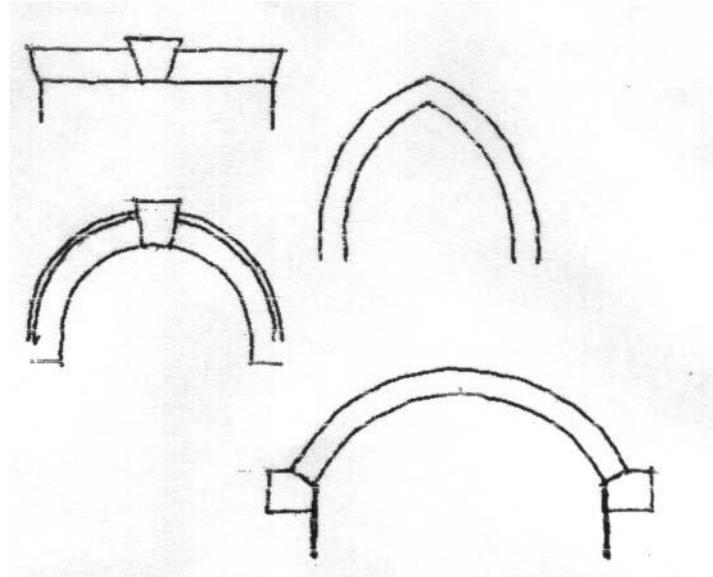
### ARCHES

Flat arch

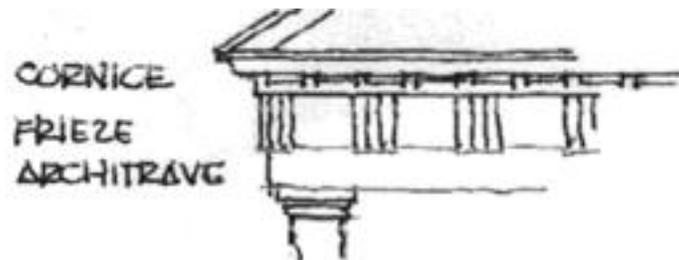
Gothic arch

Roman arch

Segmented arch

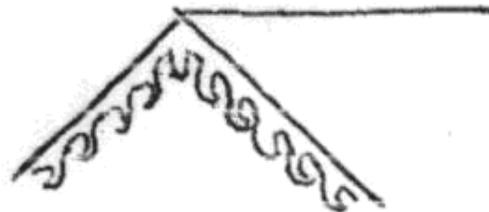


ARCHITRAVE – The lowest part of an entablature, or the molded frame around a door or window opening.



BALUSTER – A small column that is part of a balustrade (handrail).

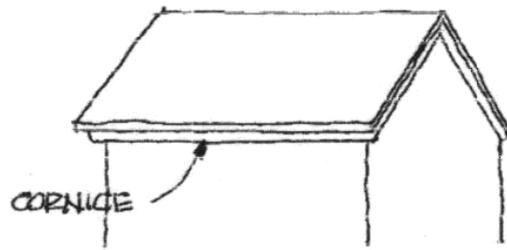
BARGEBOARD/VERGEBOARD – The extended board from a gable end, often decorated in Victorian and Gothic.



**BATTLEMENTS** – Slotted or alternating solid and open parapet that originally appeared on castles or fortified buildings.



**CORNICE** – The upper element of an entablature, molded and projecting, or the roof line around a building.



### COLUMNS

Greek order – Doric (plain capital, fluted, with no base), Ionic (a capital with opposing spiraling volutes), Corinthian (ornate capital with stylized acanthus leaves).

Roman order – Composite (capital is half Corinthian, half Ionic), Roman Doric (similar to Greek Doric, with a plain base), Tuscan (non-fluted, not decorated).

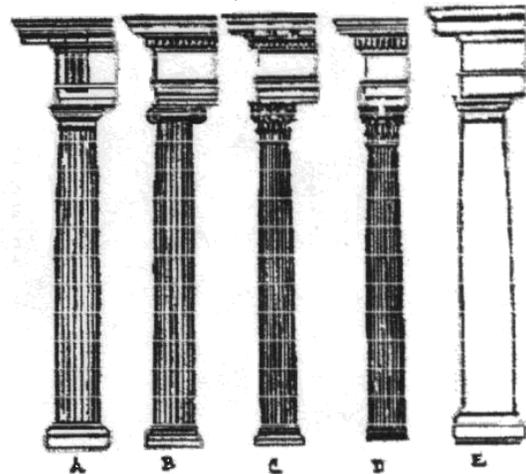
A = Doric

B = Ionic

C = Corinthian

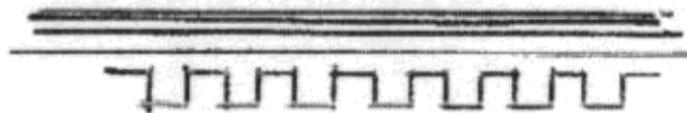
D = Composite

E = Tuscan

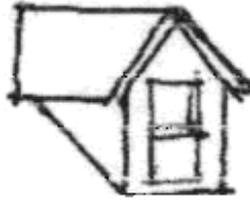


**CUPOLA** – A small dome or square or rectangular tower on a roof.

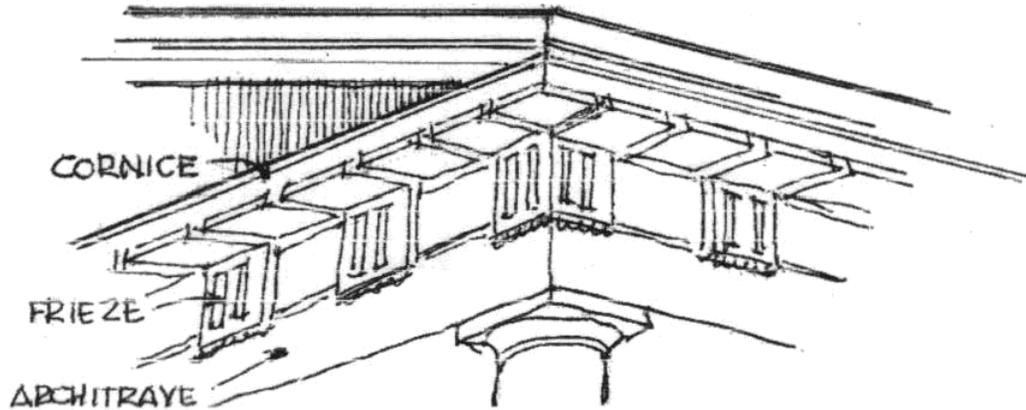
**DENTILS** – Greek classical feature of a row of rectangular shapes placed closely together beneath the cornice. Teeth-like in appearance.



DORMER – A vertical roof window with a gabled, hipped, or arched roof.



ENTABLATURE – A feature that is part of an order of classical Greek architecture. The area above the capital of the column and encompasses the architrave that simulates the beam across the columns, the frieze, and the cornice.



ROOFS

A = Gable

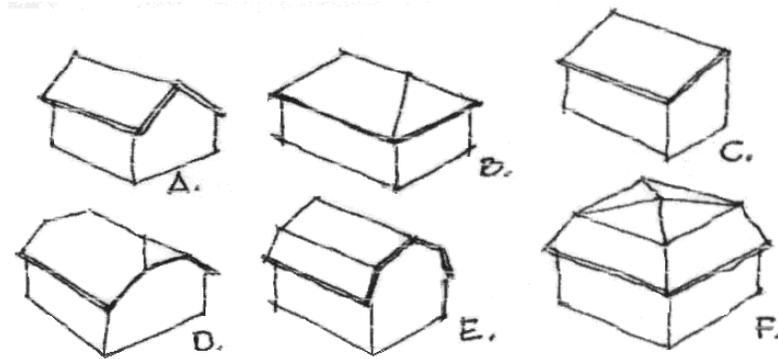
B = Hip

C = Shed

D = Jerkin-head

E = Gambrel

F = Mansard



TURRET – A small tower attached to a main structure, usually ornamental, not reaching the ground.



## Residential Terms

ARTS AND CRAFTS – (Craftsman style bungalows 1905 – 1929) A middle class rebellion against the formality and excesses of the Victorian period.

- Low-pitched roof
- Wide eaves with exposed rafters
- Decorative braces
- Porch with square columns
- Internal built-ins

BUNGALOW – A modest residence in size and scale, 1 or 1½ stories, rectangular or square shape, porch across the front or on more than one side.

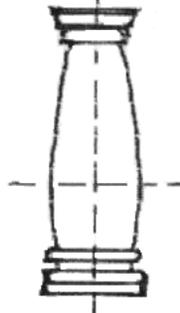
CAPE COD – (1675 – 1950) A modest one store dwelling.

- Steep roof with side gables; habitable attic
- Small roof overhang
- Made of wood and covered with wide clapboards or shingles
- Symmetrical with door in the center
- Multi-paned, double hung windows

SALT BOX - A square or rectangular house with a lean-to added to the back; frequently a kitchen. The roof continues in a straight line from the roof ridge.



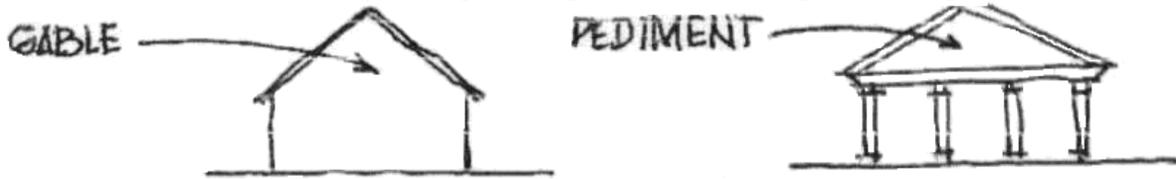
ENTASIS – Slight convex curve applied to columns to counter the illusion that would otherwise cause the columns to appear slightly concave.



FACADE - The front face or elevation of a building.

FRIEZE - The middle division of an entablature, below the cornice. Originally ornate.

GABLE – The end wall of a building with a pitched roof, triangular in shape.



GINGERBREAD – Any kind of decoration on a building found in such places as gables, bargeboards, porches, eaves, and around windows and doors.

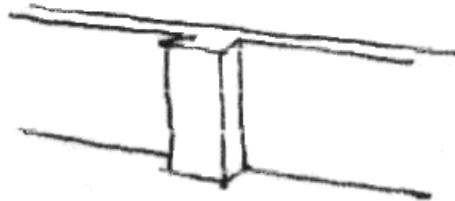
KEYSTONE – The central topmost stone of an arch.



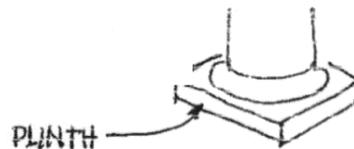
PARAPET – A low extension of a wall above a roofline.



PILASTER – A rectangular column projecting slightly from a wall.



PLINTH – The square below the base of a column.



QUOIN – Corner stones of a building, rising the entire height of the wall, and distinguished from the main construction material by size, texture, or conspicuous joining.

