Main Street Design Guidelines

Cheboygan Downtown Development Authority

Benefits of Design Guidelines

Design guidelines help strengthen the character of the built environment and enhance property values by improving the quality of development and by making downtown a more desirable place to work, live, and play. Design guidelines help to preserve and create cohesive character and also help clarify the community's expectations for new development.

Defining the Streetspace:

Who is involved in shaping the streetspace? Both public and private entities
Private property owners and tenants: responsible for the placement of personal possessions within their front yards, inside their windows, and their entrance spaces. They are required to maintain the sidewalk in front of their property.
Public Services: Trash/recycling, snow plowing and tree maintenance
Parks and Recreation: Street Trees
Downtown Development Authority and Historic Preservation Committee: Materials, design
City Engineering: Street design, encroachments, sidewalks, seating, lighting
Planning Commission: Setbacks, Transparency, height, use, signage

Note: This information is from the Grand Rapids Street Space Guidelines and Boyne City Design Guidelines and is to be used for educational purposes for the Cheboygan Main Street Design Committee.

Section 1: Amenity Zone

A. **Trees/Plants**-Large trees optimize the tree canopy and provides an estimated five times the amount of associated benefits as small trees (Grand Rapids, 2019). They have the greatest potential to provide shade in the public right of way.

a. Species Selection:

Plants:

i. Prioritize native plants
ii. Salt, drought, and flood tolerance. Species that can tolerate a wide range of solid conditions and types (see raingarden plantings e.g. andropogon geradii or panicum virgatum)
iii. Multi-seasonal interest. Plants that will support seasonal lighting, have varied bloom times, interesting fall color, varied textures.
iv. Level of required maintenance should be considered
v. Plantings at intersections and mid-block crossings should not be taller than 30 inches.

Trees:

i. Large canopied trees (tolerant of salt, drought, flood etc.)
ii. Uniform look along the street. Choose trees with similar form and growth rates (not necessarily the same species)
iii. Species with a wider array of sun tolerance should be considered in east-west oriented streets to minimize decreased growth rates on shaded south side of street. Provide additional soil volumes in shaded areas.
iv. Consider maintenance (fallen branches, leaf litter, fruits, nuts etc.)
v. Use less aggressively rooting species and root barrier when planting near below-ground utilities


RAISED PLANTER - MONROE CENTER

b. Planters:

i. At-Grade Planters provide a viable option in situations of limited space and low pedestrian traffic. Provide full vegetative cover to deter foot-traffic throughout planting areas (or decorative metal fencing at 12-18 inches)

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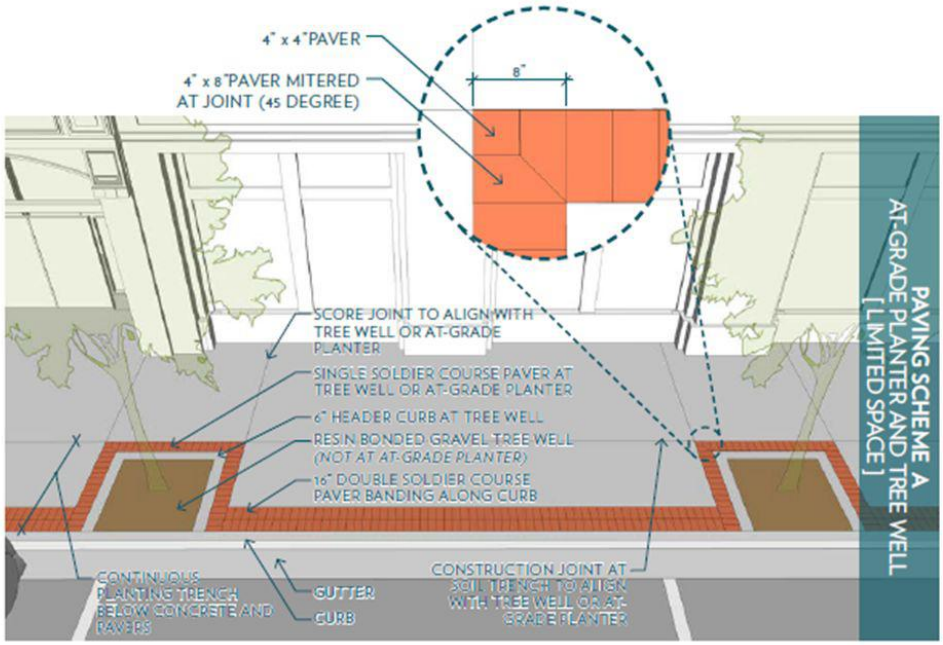

c. Placement:
    i. Allow for growth of mature tree canopies
    ii. Placed 15 feet from streetlights, stop or yield signs. 10 feet from driveways, fire hydrants, and above ground utility boxes. 30 inches from back of curb at non-intersections. 20 feet back from curb at intersections. Trees should be limbed up a minimum of 14 feet to promote visibility of storefront and business signage.

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RECOMMENDED TREE PLACEMENT AND SPACING

d. Soil Volume: Studies show the average lifespan of urban trees is approximately 7 years. Providing adequate soil volumes has been directly linked to the ability of a tree to grow into maturity (Grand Rapids, 2019). It is recommended that 2 cubic feet of planting soil be provided per square foot of tree canopy
    i. Small tree- 600 cubic feet, Medium tree- 1,000 cubic feet, Large tree- 1,500 cubic feet
    ii. For multiple trees along a contiguous length of street is to provide a continuous planting trench that is 8 feet wide (minimum 5 feet) and 3 feet of soil beneath the walking surface.

B. **Public Seating**-
    a. Materials- Should be made of durable, high-quality materials. May include benches or integrated into buildings or raised planters. Should have seating depth of 12-18 inches. Use standard, manufactured designs so they can be replaced. Vary seating types (backed, backless, with and without armrests). Should seat minimum of 2.
    b. Placement-Preferably in the amenity zone, can also be placed next to the frontage zone. Should not impede or encroach on the 6 foot wide pedestrian zone. 3 foot minimum on the sides and front of the seat to provide ADA accessibility (accommodate wheelchairs, strollers etc.) Should not be within 7 feet of fire hydrants or 4 feet of other street fixtures.
        i. Preferably placed perpendicular to curb in Amenity zone.
        ii. If parallel to curb in the frontage zone, should face away from buildings and toward sideway.


SEATING PERPENDICULAR TO CURB

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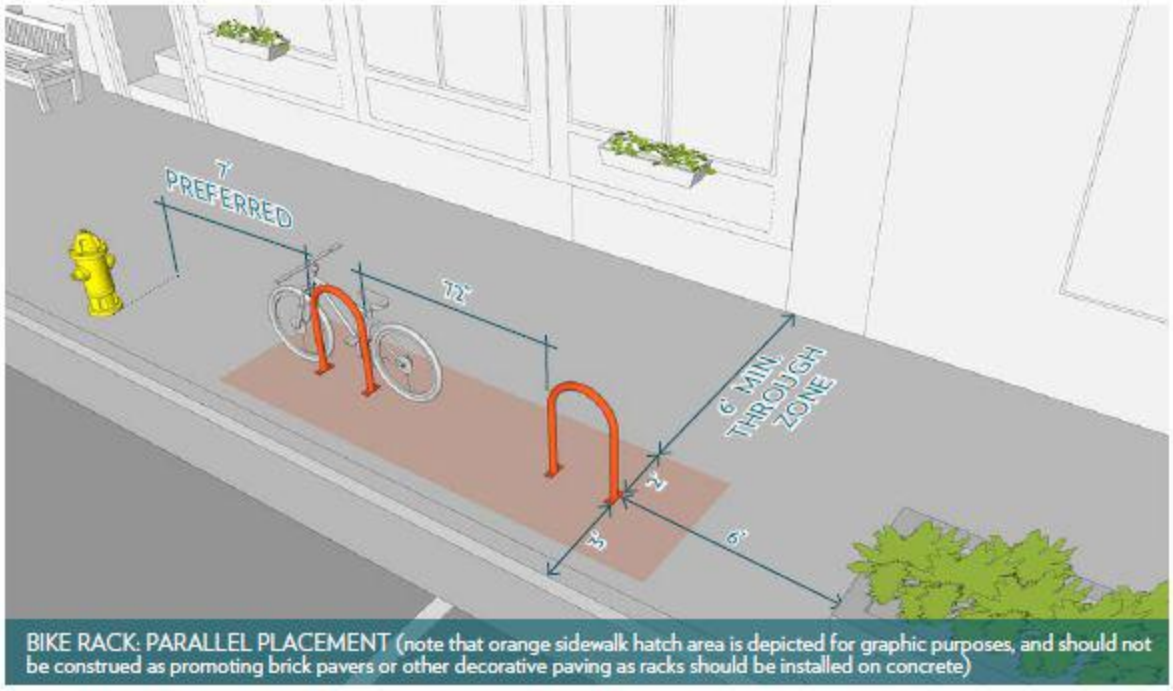
iii. Should be surface mounted to concrete with exposed fasteners and plates to aid in maintenance, repair, and replacement. They should not be attached to brick pavers, sleeved into concrete, or attached to sub-base below pavers.
iv. Cluster seating whenever possible to promote conversations and interactions.


FESTOON LIGHTING

C. Other

a. Lighting- Festoon lighting is strands of lighting hung over streets and walkways. They create a comfortable sense of enclosure and unique identity for pedestrian-scale street spaces. A "ceiling" to the outdoor room and brings scale down to a more human-scaled environment
   i. Minimum height at the lowest point should be 18 feet over street and 10 feet over walkways
   ii. May be anchored on building facades or on free standing columns in the streetspace. Fasteners should be fixed onto mortar joints on historic buildings.
   iii. Consider wind and ice

b. Bike Racks- Should support a bicycle at two locations, enable the user to easily lock and allow front in or back in parking. It should be affixed firmly into the sidewalk concrete or street surface.



BIKE RACK: PARALLEL PLACEMENT (note that orange sidewalk hatch area is depicted for graphic purposes, and should not be construed as promoting brick pavers or other decorative paving as racks should be installed on concrete)

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Section 2: Frontage Zone

A. **Active Walls-**Building facades that face streetscapes or other public space should be activated with windows, entrances, and an adequate level of detail for visual engagement. Active walls should not include blank or unprogrammed walls, especially at the ground level, but also on upper floors.
    a. Windows- Most commercial buildings were designed with large, plate glass display windows on the lower story and smaller, double-hung windows above. Upper-story windows often received decorative treatment – original hoods and moldings are still evident on many buildings. Windows are major design features that frequently have been altered due to the harsh climate and a lack of maintenance. In a number of cases, window replacement has seriously compromised the historic appearance of buildings. Older windows can often be repaired or retrofitted to match the thermal and operational performance of new windows. However, when replacement windows are needed, new windows are available that replicate the visual qualities of historic windows.
        i. Do not alter original window openings either to block-in a window, or to install a window that is larger or smaller than the original opening.
        ii. Any new window openings required by building code should be located, whenever possible, on secondary facades.
        iii. Whenever possible, retain and repair existing windows including the window sash, glass, lintels, sills, hoods, and hardware.
        iv. Replace deteriorated window parts by duplicating the materials, design, and hardware of the original window, including the molding, casing, trim, and sash.
        v. Retain and repair existing original windows wherever possible. If windows are beyond repair, then replacement windows must match the design, size, proportions, and profile of the existing original windows. Wood replacements are recommended. Metal-clad replacements with a painted finish are acceptable.
        vi. Use sheets of clear, non-reflective and non- tinted glass when replacement is necessary. Double-pane thermal glass is acceptable.
        vii. The amount of wall between 2-8 ft above the sidewalk, that contains clear glass and is not blank should be 60%. This clear glass should have a minimum of 70% Visible Light Transmission (VLT) and maximum of 12% Visible Light Reflectable (VLR)
        viii. Do not install new floors or dropped ceilings that block the glazed area of historic windows.
        ix. Install storm windows that match the shape of the original window. Vinyl window replacements are discouraged.
        x. Wood or wood-clad storm windows are preferred. Aluminum combination storm windows are allowed. However, when windows of this type are installed over historic windows, they must be attached within the blindstop of the original window. Unpainted aluminum storm windows are discouraged.
        xi. Do not install inappropriate new window features such as fixed awnings or imitation shutters that detract from the historic character and appearance of the building.

STOREFRONT TRANSPARENCY

AMOUNT OF WALL THAT CONTAINS CLEAR GLASS

DISPLAY WINDOW WITH TRANSPARENT GLASS AND INTERIOR DISPLAY SET BACK FROM WINDOW

DISPLAY WINDOW WITH TRANSPARENT GLASS, MINIMAL WINDOW APPLIQUÉ, AND NO INTERIOR DISPLAY TO COMPROMISE TRANSPARENCY

DISPLAY WINDOW WITH HEAVILY TINTED GLASS

DISPLAY WINDOW WITH TINTED GLASS AND BLINDS THAT MAKES THIS A BLANK WALL

b. Doors- Doors are often a visual focus of commercial and civic buildings; thus, the appearance of an entry can be very important in defining the overall character of a

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building. As with windows, doors are architectural elements that are frequently subject to replacement – often needlessly, when simple repair can make them sound and functional. In the district, doors are of two primary types. Historically, storefront doors almost always had full-height panes of glass, while the doors to residential units or offices on a building's upper floors often had half-height glass panels.

i. Clearly identifiable and usable building entrances at a minimum of every 60 feet.
ii. Retain original doors and door hardware whenever possible.
iii. If the replacement of an existing original door is necessary, select a manufactured door or have a new door built with the same design, materials, and proportions as the original.
iv. When no evidence of the original door exists, choose a replacement that is compatible with the proportions, design, and materials of the building. Wood paneled doors with full-height glazing are preferred for storefront door openings. Wood paneled doors with half-height glazing are generally preferred for second floor entrances.
v. Select replacement door hardware that is consistent with historic hardware in design and finish.
vi. Do not reduce the size or proportions of original door openings to install

c. Storefronts- Street-level storefronts play a dominant role in conveying the historic appearance and feeling of the downtown district. Appropriate storefront design is also key to the success of businesses in the downtown area. The commercial district has a variety of storefronts, but many show a similar arrangement of these standard components: display windows, bulkheads (the area beneath the display window), recessed entry doors, transoms, and cornices. In converting downtown buildings to new uses, some of the historic commercial storefronts have been closed in, covered over, or greatly altered. A better approach to accommodating a new first- floor use is through a sensitive rehabilitation that retains the storefront's character- defining features. If needed, interior screens, blinds, curtains, or other materials set back from the window can create privacy without removing display windows or other important storefront elements.

i. Adding color and wall art to storefronts helps distinguish the business and adds intrigue, texture and charm to pedestrians. It also is important to make gray days of winter more bright and cheerful.



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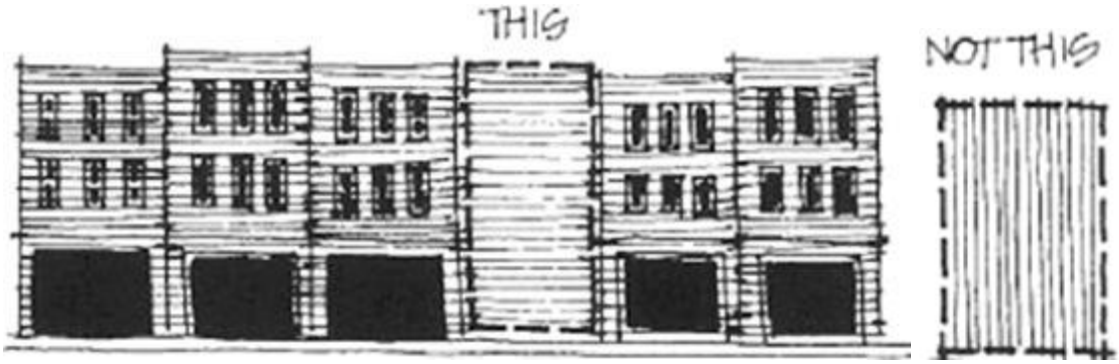
ii. The awning, canopy, and other devices that shelter the sidewalk area in front of the storefront are considered optional accessories today, now that air conditioning controls interior temperatures. They are still useful as protection from the fading effects of direct sunlight.

B. **Historic preservation**- If the original feature is intact, retain it as is without altering or covering it. When the original feature is in need of repair, do the repair work in place if possible, using the gentlest methods available to avoid damaging the original materials. If the original feature has deteriorated beyond repair and must be replaced, replace it with materials that duplicate as closely as possible the original in size, shape, and texture. Do not replace missing features with conjectural or falsely historic reconstructions, or with newly designed elements that are incompatible with the building's size, scale, and materials. When historical photographs are not available, contemporary replacements should be simple and harmonic with existing scale, materials and size of the building while avoiding a false historic look.
    a. Masonry- Masonry refers to building materials – stone, brick, concrete block, tile, terra cotta, or stucco – that are used to construct and ornament building walls and architectural elements, such as chimneys, parapets, and steps. As construction material, masonry consists of individual units of brick, block, or stone, and mortar, a bonding material. Mortar primarily plays a structural role, but also contributes to the visual character of the building. Masonry is a highly durable building material, but it is particularly vulnerable to inappropriate cleaning and repair. Proper assessment of underlying problems, particularly those related to water damage, is critical before deciding on repair and treatment.
        i. Retain original masonry and mortar whenever possible without the application of any surface treatment. Concealing original masonry is not recommended.
        ii. Clean masonry only when necessary to halt deterioration or remove heavy soiling. Use gentlest means possible to prevent damage to masonry surfaces.
        iii. Apply paint only to areas that have been previously painted.
        iv. Where there is evidence of deterioration, duplicate old mortar in strength, composition, color, and texture. Replace old mortar joints in width and in joint profile.
        v. Sandblasting brick or stone surfaces using dry or wet grit or other abrasives is strongly discouraged as it will mar, damage, and weaken the masonry. High pressure water cleaning methods should also be avoided since they can damage and weaken the masonry.
        vi. When necessary, replace masonry units or features of brick, stone, terra cotta, and/or concrete using the same materials, or one that is a compatible substitute material, matching the original in size, color, texture, density, and profile.



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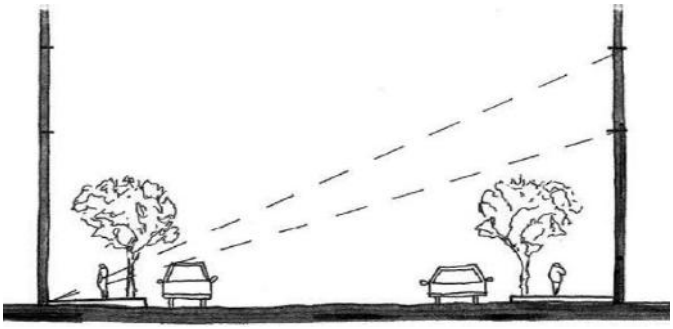
b. Wood- In the late 1800s, brick and stone replaced wood as the most common construction material for commercial buildings. However, wood still appears frequently as functional components and decorative features of many buildings, including clapboard siding, cornices, windows, and storefront framing. Wood is especially susceptible to the destructive effects of weathering; exposure to moisture and sunlight are particularly damaging. Historically, this is the primary reason all wood was painted, and because of this precedent, all new wood should be painted.
    i. Do not replace missing wood features with new elements that do not have historic precedent.
    ii. Do not resurface wood buildings with new materials that are inappropriate or were unavailable when the building was constructed, such as artificial stone, metal, or vinyl siding.
    iii. Consider using new wood siding when replacement of siding material is required. Match proportions and profiles of new material to existing siding, and use smooth- faced, knot-free material.
    iv. Install any siding material in a way that does not obscure or damage historic ornament, such as fish scale shingles, window casings, sills, hoods, and corner boards.
    v. Paint surfaces to protect wood from deterioration.
c. Metal- Architectural metals include both cast and sheet metals. In the district, cast metal was generally used for storefront columns and display window framing systems. Pressed sheet metal was frequently used to form cornices – at the roofline and storefront levels – and window hood moldings. While cast iron pieces are difficult to repair, sheet metal elements can be repaired fairly easily through patching. For those iron- based materials that will rust, regular painting of metal elements is an essential maintenance technique.
    i. Do not expose to the elements metal types that require protection. Paint metal types such as cast iron or pressed tin. Do not apply paint or other coatings to metals that were historically meant to be exposed, such as copper.
    ii. When replacing missing metal architectural features, consult historical photographs or comparable structures in the district for scale, design, and proportion of new features.
d. Cornices- A cornice is the uppermost protective portion of a wall that is often treated in a decorative manner. In addition to a primary cornice crowning the top of a facade, commercial buildings often have a secondary, or storefront, cornice that provides a horizontal division between street-level and upper stories.
    i. Repair and retain original cornices whenever possible.
    ii. If an existing cornice has deteriorated beyond repair and must be replaced, reconstruct the original design as closely as possible.
    iii. When reconstructing a cornice that has been previously removed, consult historical photographs or comparable structures in the district for scale, design, and proportion.
e. Roofs- Most of the commercial buildings have roofs that are flat or slightly sloped in profile and are not visible behind parapet walls. Buildings of wood construction frequently have gabled roofs with the end facing the street. Since the surfaces of a gabled roof are visible from the street, replacement roofing for this roof type should be compatible with the original material. Additional historic roof features present in the

district include chimneys, skylights, and roof ventilators. Retaining these existing features is also a preservation goal.

i. Do not alter the form of the roof and/or change its character by adding inappropriate features, such as dormers or skylights on a gabled roof.
ii. Replace deteriorated roof coverings that are visible from the street with new roofing that is compatible with historic precedents in the district.
iii. A rubber membrane covering for a flat roof is acceptable. When installing white or light- colored membrane roofing on a flat roof, avoid wrapping the membrane over the top and sides of parapet walls so that the material is visible from the street. Use a dark-colored metal cap, or dark-colored fasteners to secure the membrane.
iv. Take every effort to reduce the visual impact of new roof features such as antennae, satellite transmitters, skylights, and air conditioning units.

1. **Visual Interest**-Vertical/Horizontal dimension and human scale

a. The proper or harmonious relation of one part to another or to the whole with respect to spatial quality. Proportional theories have been prevalent throughout architectural history, and remain a guiding force in design. Renaissance architect Alberti called beauty, "the harmony of all parts in relation to one another" and thus analogous to proportion.



A street section showing common street width to building height ratios that create visual enclosure.