

Main Street Hanover

Downtown Design Guidelines

Table of Contents

Overview of Guidelines	Page 2
Secretary of the Interior’s Standards for Rehabilitation	Page 3
Eligible Activities	Page 4
Signs, Awnings, & Canopies	Page 5
Storefronts and Lighting	Page 13
Windows and Doors	Page 16
Painting and Exterior Decorations	Page 19
Architectural Elements	Page 22



Overview - Design Standards and Guidelines

Storefront improvements do not need to be costly. Often, a fresh coat of paint of a new sign, awning, lighting fixtures or flower boxes and planters are all that is needed. Fortunately many commercial buildings in Hanover have retained much of their charming architectural features that originally made them unique. The grant funding available enables property owners to reverse alterations that did not preserve the original architectural character of a building and bring the property back to a contributing part of the historic downtown.

While MSH offers this comprehensive publication to serve as a reference guide it cannot cover every situation nor solve every problem; rather, it offers basic information about physical improvements that have proven to be effective in the revitalization of other downtown areas throughout Pennsylvania. In addition, the Design Guidelines establish a set of principals to ensure that improvements are consistent with the scale, character and history of the downtown area. These principles stress good property maintenance and preservation of original architectural features and encourage the compatibility of any replacement architectural elements and building additions.

The MSH Guidelines utilize the criteria set by the "*Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*". The MSH Guidelines are intended to assist in applying these standards in Hanover. *The Secretary of the Interior's Standards* are the Secretary's best advice to everyone on how to protect a wide range of historic properties. By separate regulation, the Secretary has required the application of the Standards in certain programs that the Secretary administers through the National Park Service. They apply to all proposed development grant-in-aid projects assisted through the national Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts.

The MSH Guidelines have been prepared to assist in applying the *Standards and Guidelines* to all project work; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. Therefore, it is recommended that the advice of qualified historic preservation professionals be obtained early in the planning stage of the project. Such professionals may include architects, architectural historians, historians, historical engineers, archeologists, and others who have experience in working with historic buildings.

- The "[*Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*](#)" includes [*Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*](#) which are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment.
- Those approaches to work, including treatments and techniques that are consistent with *The Secretary of the Interior's Standards* are listed as "Recommended or Encouraged;" those which are inconsistent with the Standards are listed as "Not Recommended or Not Encouraged."
- Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. [Preservation Briefs Online](#)
- We urge you to thoroughly review the information concerning Preservation, Rehabilitation, Restoration, and Reconstruction at the National Park Service web sites <http://www.nps.gov/tps/standards.htm>
- The Pennsylvania Historical and Museum Commission's [Architectural Field Guide](#) is an in depth source of information about Architectural Styles. Research at this site will educate about building terms, building period and type to help identify character defining features that should be preserved.

Secretary of Interior's Standards for Rehabilitation

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work. The following is a summary:

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 historical materials or alterations 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 replacements 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.

Grant Eligible Activities

A variety of property improvements, including major maintenance, repair, rehabilitation, and restoration of storefronts and facades are eligible activities. All eligible activities are subject to approval by the MSH Review Committee.

Eligible activities include:

1. **Signage** – Maintenance, repair, removal, and replacement in connection with real property improvements.
2. **Awnings** – Installation, repair, and maintenance of fabric awnings in connection with real property improvements.
3. **Storefronts** – Removal of inappropriate coverings and additions, maintenance, repair, rehabilitation, and restoration of display and transom windows and lighting.
4. **Lighting** – External lighting fixtures both for signage and building lighting.
5. **Doors and Upper Story Windows** - Maintenance, repairs, replacement, and restoration of window sashes, exterior doors, and installation of storm windows in conjunction with other significant façade improvements.
6. **Painting** – Surface preparation, cleaning, painting.
7. **Brick and Stone Masonry** – Structural repairs, cleaning, re-pointing and painting.
8. **Architectural Metals** – Repair, cleaning, refinishing, painting, duplication, and restoration of exterior building components, e.g. cast iron, pressed tin.
9. **Exterior Woodwork** – Maintenance, repair, rehabilitation, and restoration of sills, windows and door-frames, bulkheads, storefront and roof cornices, window hoods, decorative moldings.
10. **Routine Applicant Maintenance**- the applicant may apply to do work him or herself but will only be reimbursed the cost of supplies. Labor will not be reimbursed unless the applicant is a qualified, licensed contractor. The applicant will be required to obtain estimates for the cost of supplies.

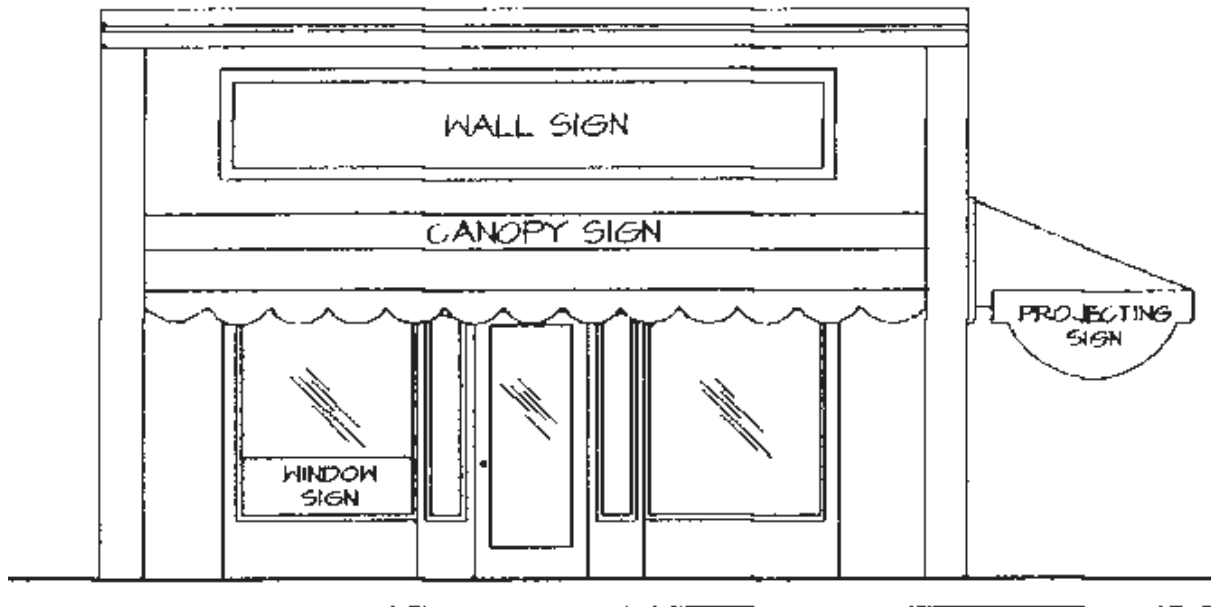
In-Eligible Activities

1. Activities that contradict the local building code enforced by the Borough of Hanover
2. Work that will be done on a property that is under code violation.
3. Projects must be a part of the physical structure of the building. Projects cannot include exterior patio seating, sidewalk work, movable elements, etc.

Signs, Awnings & Canopies

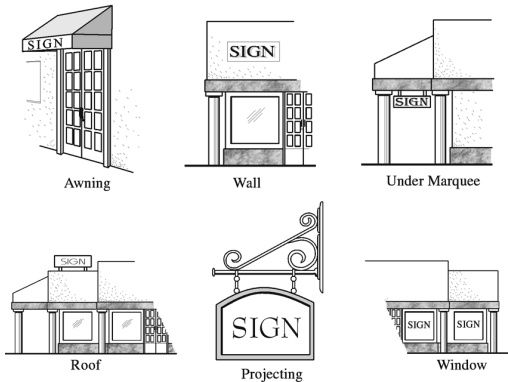
Signs are as important today as they were an important aspect of 19th and early 20th Century storefronts. Signs have a dramatic impact on the overall image of our town. A sign's effect on an individual passing by, be it a potential customer or visitor, is unmistakable. Signs, awnings, and canopies that are simple, properly sized, attractively designed, constructed of appropriate materials and properly located enhance the image of our business and town atmosphere. Proper signs can accentuate and complement the over all architecture, as well as architectural details of a structure. A sign is the emblem of a business conveying its professionalism to a potential customer. A sign also advertises, creates curb appeal and encourages walk-in traffic. With downtown's main arteries 94 and 116, it's important that businesses use signage to attract shoppers but also create awareness of their presence.

Sign Types - The following pages contain explanations and illustrations of proper examples of recommended sign types.

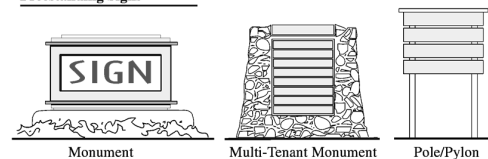


These diagrams demonstrate a few different signs types that might be appropriate for your downtown property or business.

Attached Signs



Freestanding Signs



Flush signs are generally meant to be viewed from a distance. These signs are visible when you are directly facing a structure's facade, or from across the street. This type of sign ideally should be placed on a vacant panel above a door or display windows.



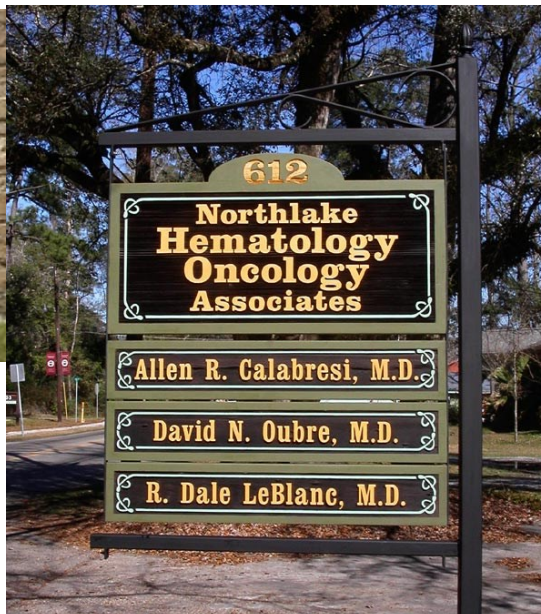
Window signs are applied on the inside of a display window or door. Generally, the viewer would need to be relatively close to the sign for viewing, but will depend on a structure's window configuration.



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



Freestanding signs are appropriate when a structure is set back ten or more feet from the sidewalk. This type of sign alerts people that a business exists when the structure may be partially hidden from pedestrian or vehicular traffic.



Awnings and canopies are both functional and decorative. They provide sun control for merchandise in the display windows and shelter for pedestrian shoppers. An added feature of awnings and canopies is that they bring the tremendous appeal of color, not only to the individual building and store, but to the entire streetscape.



The MSH Review Committee recommends....

Location of signs

- Locating signs, awnings and canopies to avoid covering or overwhelming architectural details such as cornices, trim, windows, decorative brickwork or other unique structure characteristics.
- Sign orientation to pedestrians, as well as the potentially slow moving vehicular traffic. Signs should be detailed so as to appeal to someone proceeding slowly at close range.
- Limiting the number and size of signs on storefront display windows and doors. The avoidance of using multiple signs where one sign would be sufficient thereby avoiding confusion and distraction. Signs should be sized to balance, not hide or overwhelm the structure. The size of signs must conform to the Borough of Hanover building codes.
- Competing signs are distracting to passersby, the differing styles and patterns of canopies additionally confuse pedestrians and motorists.

Construction / Design of Signs

- Sign materials and designs that reflect the period of the building and the design of the storefront. Additionally, the colors of the sign, awning or canopy should complement the paint scheme of the storefront facade. Tie in the use of building elements within the sign design when feasible.
- The use of artisan-crafted signs and quality materials manufactured specifically by the sign industry for handcrafted signs.
- The lettering of the sign be kept to a minimum and likewise, the message should be brief and to the point.
- Awnings which are fixed or retractable.
- Awnings may be used on the ground or upper level floors as appropriate to maintain the architectural style and provide functionality.
- When erecting an awning or canopy select a weather-treated canvas or other natural looking material. Plastic, wood or metal awnings and canopies are not appropriate. Additionally, the awning or canopy should not be oversized and should fit within the storefront area not covering architectural elements.

Lighting of signs

- External lighting fixtures rather than utilizing internally lit plastic fixtures, including neon signs and spotlights. Lighting should be directed only on the sign itself and not on the surrounding area. Lighting fixtures, if visible, should be compatible with the period of the structure.
- Classic, tasteful signs use wrought iron borders and scrolls and gold leaf lettering on the door window. This exudes quality and a well thought out design plan.
- Plastic, backlit sign is not complimentary to the design of the building. Competing signs of different forms is very confusing.
- Excellent quality architectural cornice features should be accentuated.

Multiple types of signs, when intentionally placed together with an overall design concept, can create a positive impact to both drivers and pedestrians. When adding new signage for your business, consider the overall design of the signs and how they work together and with the overall design of the building.



CHARACTERISTICS OF A GOOD SIGN - Signs need not be large, over-illuminated, or be expensive to be effective, but should have the following characteristics:

LEGIBILITY: signs must be readable with simple lettering style.

CLARITY OF WORDING: the message should be clear and simple so the reader can easily absorb it.

PLACEMENT: the sign should be placed where it is easily seen.

ATTRACTION: some element of the sign should catch the eye and hold it long enough to get the message across.

DURABILITY: the materials and construction of a sign should weather well to present a positive, well-kept image.



Signs

ENCOURAGED:

- Replacing, repairing or installing signs that are appropriately scaled for your building and storefront.
- Maintaining and restoring historic signs.
- Considering the period of the building and the design of the storefront in choosing sign materials and design.
- Using artisan crafted signs and quality sign materials, like painted metal or wood. Lettering should be durable wood, painted plastics, metals, or pre-fabricated pin mounted letters
- Installing signs on the sign band, windows, doors, awnings or other architecturally appropriate location.
- Installing fin or blade signs, projected from the building wall, to identify a business to those passing by walking or traveling parallel to the storefront.
- Exploring very creative graphics and materials that maintain high standards in legibility and character.
- Keeping lettering of the sign to a minimum and keeping the message brief and to the point. A logo or illustration may be substituted to communicate the nature of a business.
- Building flexibility into signage and components to allow for changes or upgrades.
- Painting window signs that act as a secondary signage location or that provide an additional level of information about the businesses, such as store hours or types of services.
- Recommending three-dimensional, fixed signs that include an icon of the business type, business name and/or logo.
- Eliminating obsolete advertisements or other temporary signs.
- All sign designs must comply with signage regulations of the Borough.

STRONGLY DISCOURAGED:

- Applying too many signs to your storefront or building.
- Covering windows, cornices or decorative details with signs or any other element.
- Blocking visibility into your storefront with signs, shelves or other obstructions.
- Advertising alcoholic, tobacco or other merchandise in general.
- Painting signs directly onto the building surface.
- Installing signage above the rooftop.

NOTE: Install through mortar joints, not masonry, so that lights, signs, and awnings can be reversed, i.e., removed or replaced in the future.

[Still need to address internally light/box-lit signage issue. I will be looking for pictures and examples of both for us to use to present what is acceptable]

Awnings

ENCOURAGED:

- Installing canvas or metal awnings.
- Using individual awnings for individual storefronts in a building so that the building's structural frame, detail and rhythm are readable. This also helps to define the extent of an individual store and to better establish business identity.
- Installing retractable or fixed type awnings.
- Illuminating storefronts and sidewalks from beneath an awning.
- Using a consistent size, profile and location for awnings on a single building with multiple storefronts. Font styles may vary from business to business.
- Designing creative awning shapes that are complementary to the overall building.
- Locating signage on the valance of the awning. Letters should be not more than 12" tall. Signage applied to awnings should be simple, durable and attractive.
- Using removable signage (i.e., sewn on letters) so that signage can be changed when the retail tenant changes without damaging the awning.
- When using an awning for signage, considering orientation of signage to pedestrian traffic.

STRONGLY DISCOURAGED:

- Backlighting or internally illuminating plastic awnings.
- Concealing architectural details including transoms and storefront cornices with awnings or other elements.
- Using a material other than canvas or metal, including vinyl.

NOTE: Install through mortar joints, not masonry, so that lights, signs and awnings can be reversed, i.e., removed or replaced in the future.

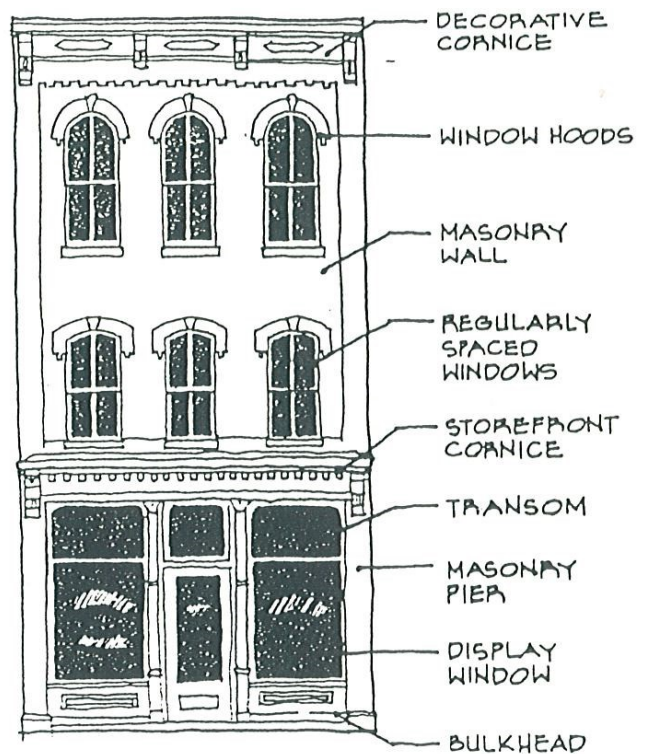


Storefronts and Lighting

The traditional commercial storefront can be considered the cornerstone of Main Street. Consistency creates a strong visual image for the downtown. Technological developments, coupled with changing tenants and merchandising trends encouraged frequent storefront changes, while the upper façade stayed the same, deteriorated, or was often covered over.

The basic commercial façade consists of three parts: the storefront with an entrance and display windows, the upper façade usually with regularly spaced windows, and the cornice that caps the building.

The MSH Review Committee recommends....



Store Fronts and Entrances

- Storefronts should be compatible with the upper floors to retain the overall character of a building.
- Retail, service and restaurant uses have large pane display windows on the ground level
- Buildings with multiple storefronts should be unified through the use of architecturally compatible materials including: colors, details, awnings, signage, and lighting.
- The retention of the original proportions of display window glass and any special features such as transoms, leaded glass, etc.
- Entrances should be defined by architectural elements such as: lintels, pediments, pilasters, columns, porticos, porches, railings, balustrades, etc.
- Avoid replacing an entire store front when repairs will suffice.

Service Areas and Mechanical Equipment

- Loading areas, waste facilities, air conditioning units, exhaust and vent stacks, elevator penthouses and antennae be located to the rear of buildings or screened from view.
- The uses of interior refuse rooms in lieu of dumpsters or other methods of waste removal.
- Fire escapes are not recommended for front facades.
- Dumpsters and mechanical equipment should be shielded from view (i.e., at the rear of a property) and the overall area kept neat and tidy. When a service and mechanical equipment area is in full view of customers and passersby it projects an overall uninviting feel.

Overall Storefront Design

ENCOURAGED:

- Installing storefronts that complement the existing structural frame of the building.
- Repairing, restoring and upgrading storefront materials.
- Repainting and repairing brick or other masonry units.
- Removing old paint from masonry facades using non-toxic, biodegradable processes.
- Retaining the original proportions of display window glass and any special features, such as transoms, leaded glass, etc.
- Unifying multiple storefronts in a single building by using compatible materials, including colors, details, awnings, signage, and lighting.

TYPICAL UPPER FACADES



Early to Mid 1800s

- SIMPLE CORNICE
- LINTELS OVER WINDOWS
- SMALL WINDOW PANES



Mid to Late 1800s

- BOLDLY DECORATED CORNICE
- WINDOW HOODS
- 2 OVER 2 WINDOWS



Late 1800s to Early 1900s

- COPBELLED BRICK CORNICE
- LARGE, ARCHED WINDOWS



Early 1900s to 1930s

- SIMPLE BRICK CORNICE
- LARGE WINDOW OPENINGS WITH MULTIPLE UNITS

TYPICAL STOREFRONTS



Early to Mid 1800s

- POST AND BEAM FRAME
- DIVIDED DISPLAY WINDOWS
- SIMPLE DECORATION



Mid to Late 1800s

- BOLDLY DECORATED CORNICE
- CAST IRON COLUMNS
- LARGE DISPLAY WINDOWS



Late 1800s to Early 1900s

- SIMPLE CORNICE
- TRANSOM WINDOWS
- RECESSED ENTRANCE



Early 1900s to 1930s

- METAL WINDOW FRAMES
- STRUCTURAL GLASS
- RECESSED ENTRANCE

STRONGLY DISCOURAGED:

- Installation of historically inaccurate or incompatible façade or material treatments such as imitation brick or stone.
- Removing existing materials that contribute to the original architectural character of the building.
- Painting unpainted masonry, especially in historic districts or on historic landmarks.
- Using materials that do not closely match (color, size, texture, pattern, quality, etc.) materials of the existing building (i.e. caulk replacing cement mortar.)
- Covering, altering or damaging architectural elements of the façade with signs, awnings, or other additive elements.
- Sandblasting or use of harsh chemicals to clean brick or other masonry.
- Replacing an entire storefront when repair of materials and limited replacement of parts may be all that is needed.

Storefront Components

ENCOURAGED:

- Restoring and/or repairing original, still-in -place window bases.
- Using sturdy, easy-to-maintain window base materials to provide a new and appropriate storefront window base. (Sturdy materials include brick, concrete, hardwoods, metal panels, ceramic tiles, and other masonry materials.)
- Using window base materials that are consistent with the original building.
- Maintaining or designing window bases for multiple storefronts in a building such that the height of the bases is consistent and the bases are of the same material.
- Installing window bases no higher than two (2) feet two (2) inches from the ground.

STRONGLY DISCOURAGED:

- Eliminating a window base that was a part of the original building or that was also used to conceal any portion of a mechanical system of a business.
- Varying window base heights within a storefront or building.
- Using non-durable materials, like low-grade plywood, which are not easy to maintain.

Lighting

ENCOURAGED:

- Illuminating interior display areas to promote merchandise or services inside a business.
- Balancing the amount of building lighting with street lighting.
- Using exterior mounted light fixtures selectively, i.e., sconces or downlights to enhance overall building image.
- Using lighting to illuminate signage or special architectural details.
- Using lighting fixtures compatible with the period of the structure.
- Concealing lighting sources as much as possible.
- Using daylight sensors for lighting control.

STRONGLY DISCOURAGED:

- Installing flashing, pulsing, or moving lights or lights that cause significant glare.
- Using non-commercial lighting fixtures.
- Using neon tubing to border windows, doors and storefronts.
- Using a lot of light fixtures.
- Installing fixtures that when applied to the building cause too much damage to masonry or other façade material.

NOTE: Install through mortar joints, not masonry, so that lights, signs and awnings can be reversed, i.e., removed or replaced in the future.

Windows and Doors

Windows and doors are often the first thing people see about a business or property. That first impression is one that you cannot get back. Make the best impression by following the guidelines below when making a change to the façade of the building.



Display Windows

ENCOURAGED:

- Restoring or increasing the percentage or amount of transparent glass on a storefront.
- Replacing dark tinted or texture glass with clear glass when appropriate to increase visibility into the business.
- Keeping openings, windows, and decorative trim consistent with the original.
- Preserving historic features such as frames, special glazing, and decorative moldings.
- Aligning window heights and unifying window sizes when appropriate.
- Painting window frames in order to add visual variety and interest.
- Using aluminum or wood frame windows that provide thermal insulation and prevent condensation.
- Using upper floor windows that might be boarded up as retail display areas.
- Where appropriate to the design of the building, using shutters on all front facing windows and other windows visible from the street. Proper hardware should be used for the installation of shutters.

STRONGLY DISCOURAGED:

- Preventing visibility into display areas by covering or blocking a display window.
- Obstructing views into a business by using glass block, woodwork, paint, signage, lowered ceilings, shelves, refrigeration units, cases, posters, or other items except products being temporarily marketed by the business.
- Breaking up rhythm of window openings by blocking up window openings or using undersized or oversized windows.
- Covering or obscuring existing window trim with metal or other materials.
- Removing historic windows or window components when restoration and maintenance are possible.
- Using less durable materials such as Plexiglass.
- Failing to maintain and repair broken or boarded display windows.

The MSH Review Committee recommends....

Windows and Shutters

- Windows be compatible with the style, materials, colors and details of the building.
- Location of upper windows aligning vertically with storefronts and entrances is important.
- The window opening rhythm should not be broken by blocking up window openings, or the use of undersized -or oversized windows. The rhythm should be maintained by keeping openings, windows and decorative trim consistent with the original.
- Existing windows be retained whenever possible. If replacement is necessary, the new windows should match the originals in size, material and style.
- Where appropriate to the design of a building, shutters should be provided on all front facing windows and other windows visible from the street. Proper hardware should be used for the installation of the shutters.

These windows were boarded up and it too away from the façade of the structure.



Transom Windows

ENCOURAGED:

- Restoring or maintaining the original pattern of transom windows.
- Using the same or compatible material and design that are a part of the storefront system.
- Restoring or retaining stained glass panes in transom windows where appropriate and feasible.
- Allowing modifications to existing transom windows only to make necessary modern improvements.
- Restoring and maintaining transom windows even when they will be hidden by awnings as awnings may be removed at some future date.

STRONGLY DISCOURAGED:

- Covering or filling transom windows with paint, signs, awnings, masonry, glass block, wood or ventilation/mechanical system.



Covering transom windows with wood signs is strongly discouraged. This façade grant project was to restoring the storefront, repairing the transom windows.

Doors and windows create the first impression for the property, and especially the business inside. Using windows to entice people to enter the building is strongly encouraged.



Before



After

Doors and Windows

ENCOURAGED:

- Restoring or replacing doors with appropriate commercial doors.
- Installing storefront doors made of glass or containing significant glass to allow additional visibility into a business.
- Adding new doors when required to meet disabled accessibility laws.
- Maintaining the continuity of storefronts on the primary business street by locating loading and service entrances on the side or rear of a building where possible.
- Installing new and maintaining existing durable wood or metal frame doors that can be painted a variety of colors to emphasize the business entry while adding visual interest.
- Installing folding/sliding doors that allow the activity of a business to be opened up to the sidewalk.

STRONGLY DISCOURAGED:

- Adding new doors that are not required by code and which are inconsistent with the building and/or storefront image.
- Sealing or closing off existing entrances or doorways with any material.
- Blocking doors with merchandise or any other obstruction.
- Installing doorways that swing out directly onto sidewalks.
- Covering or replacing glass door panels with any opaque substance or material that would prevent or limit visibility.
- Covering doorways with signage, interior cases or woodwork.

Painting and Exterior Decorations

The condition of Hanover's commercial buildings is immediate visual evidence as to the vitality of the town. All buildings within the Downtown should be recognized as products of their own time. Modifications, which copy paint colors or exterior decorations of other times, should be avoided.



The original materials used for wall facings, such as brick, sheet metal or cast iron and paint colors help give buildings their special character, as well as provide visual harmony to the entire streetscape. Covering original details with inappropriate materials, like aluminum or vinyl siding, robs a facade of its architectural identity and destroys its relationship to the immediate neighborhood. Repair and proper ongoing maintenance of exterior decorative features and paint coatings is a better solution to the problem of a deteriorating facade. By taking advantage of the quality of the original materials the life of a building will be indefinitely prolonged.

Painting can be one of the most dramatic improvements you make to your building. Choosing the right combination of colors can unify the building elements within the façade as well as relate the building to others on the street.

The MSH Review Committee recommends...

Painting

- All wood structures and wood trim be prepared for re-painting by manual scraping to reveal the original architectural details, if present. Wood should not be cleaned by sandblasting, or by using pressurized water or steam.
- While paint is a very reversible treatment, paint colors should nonetheless be chosen from those colors which are appropriate to the period of the building and should be applied to the architectural features of Hanover buildings in period appropriate fashion.
- Single color schemes and contemporary colors should be avoided for early buildings, for example: Victorian. The placement of accent colors and the relationship of lights to darks should be in keeping with the character of the building.
- The choice of color palette should be made to correspond with the era the building was erected.
- Avoiding a stark, bright white, as it is not historically correct. In many cases the original colors used can be determined with a minimum of detective work and would be appropriate for use.

Colors

ENCOURAGED:

- Selecting paint colors that complement the color of the larger building.
- Coordinating the colors of all storefront components as a marketing tool for your business.
- Using paint colors to accentuate architectural details such as dentils, rosettes, cornice lines, etc.
- Exploring how painting storefronts or buildings in selective locations might increase the visibility of a business without seeming inconsistent or out of character with others in the district.
- Maintaining painted or other colored storefront elements that have faded, peeled or flaked due to weather conditions.

STRONGLY DISCOURAGED:

- Painting masonry that has not been painted before.
- Selecting colors that detract from the overall image of the storefront and building.

MINOR TRIM

- WINDOW SASH
- DOORS
- STOREFRONT FRAME
- SMALL DETAILS ON CORNICES, WINDOW HOODS AND BULKHEADS



MAJOR TRIM

- CORNICE
- WINDOW CAPS
- WINDOW FRAMES
- STOREFRONT CORNICE
- STOREFRONT COLUMNS
- BULKHEADS

BASE COLOR

- WALL SURFACES
- STOREFRONT PIERS

The use of Historical Color Guide available from a variety of retailers, such as, the historic color palettes for exteriors by [Sherwin Williams](#), the historic colors collection by [Benjamin Moore](#), and the National Trust Historic Paint Colors by [Valspar](#).

The MSH Review Committee recommends...

Brickwork

- Buildings that are made of brick, many of which in Hanover were built with historical local product, should be cleaned by the gentlest of methods such as steam or low pressure water. Never sandblast or use abrasives on brick.
- As brick is one of the least costly building materials to maintain it needs only periodic cleaning and repointing to preserve its original beauty and long life.
- When appropriate, the use of the process of repointing. Repointing is the removal of deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. When properly done, repointing restores the visual and physical integrity of the masonry. Improperly done, repointing detracts from the appearance of the building and may cause physical damage to the masonry.
- When repointing, match the new mortar to the original strength, color, composition, depth and type of joint.
- Painting over unpainted brick is not suggested or encouraged.
- If brick is already painted it may be cleaned with a chemical paint remover. Care should be taken to make certain that the masonry won't be damaged by the process. Sometimes brick used in older buildings was of a poor quality and was meant to be protected.
- The repairing of stucco by removing the damaged material only and patching with new stucco that duplicates the old in strength, composition, color and texture.
- The replacement of decorative masonry features only when they are missing or too deteriorated to repair. Use physical evidence to guide the new work.

Cast Iron Work

- Wire-brushing to remove loose or deteriorating paint and rust. Chemical removers should be avoided. Low pressure sand blasting may be used for removal purposes.
- Missing cast iron parts should be recast in aluminum, fiberglass or reinforced gypsum polymer cements.
- Proper priming and painting with rust inhibitive paint products made for use on exterior metal surfaces.

Sheet Metal Work

- The cleaning of sheet metal with chemical paint remover, if necessary. Never sand blast or use abrasives on sheet metal.
- The repair or replacement of damaged areas with sections of duplicated materials by a commercial sheet metal shop or use of automobile fiberglass compounds to fill and patch voids.
- Proper priming and painting with oil-based paint products to prevent rusting.

Architectural Elements

The most enjoyable places we visit, or patronize are generally very comfortable for reasons that we may not readily notice, or think about.

These hidden assets of a community were made up of relationships between natural and man-made elements. The architecture of our town is the visible face of these relationships. Scale, mass, rhythm, patterns, materials, shapes and colors are some of the ingredients used to define streetscapes and public spaces. The following section of the guidelines will outline the appropriateness of these features.



The MSH Design Committee recommends that...

New Buildings or Additions Orientation

- Buildings front toward a street or other public space, not directly onto parking lots.
- Corner buildings have at least two front facades visibly exposed to the street and be designed to respond to these more prominent locations.
- Off-street parking areas should be sensitively located to the side or rear of buildings to reduce the visual impact to the streetscape.

Scale and Mass

- The overall scale, massing and proportions relate to and should be compatible with those of adjacent and surrounding buildings.
- Changes in scale and mass, such as a wall offset, or roofline variation should be made through graduated increments.
- Buildings avoid long, uninterrupted wall or roof planes. Building wall offsets, and changes in floor level can be used to add interest and variety.
- Roof line offsets - cross gables and dormers be used to help vary the massing of a building.
- Visibly exposed sides of a building should be defined with a base and cap of cornice.

The MSH Design Committee recommends...

Materials and Details

- All materials, details, and colors should be compatible with the overall design of the building, as well as with the surrounding buildings.
- Original architectural features be retained and replaced whenever possible.
- If a building is attached to other buildings, the pattern and or prominence of the materials used in adjacent buildings should be taken into account.
- Artificial siding and trim materials should not be used.

Roofs and Walls

- The roof form be appropriate to the building as well as that of the neighboring building
- The use of cross-gables, dormers, belvederes, masonry chimneys, cupolas and other similar where appropriate to the design of the building.
- Flat roofs should be avoided on one and one and half story buildings.
- The front façade or wall of a building facing a street should be emphasized through window patterns and proportions, entrance treatment and details.
- Visible side and rear walls should be compatible with design of the front facade.
- The use of blank and/or windowless walls is discouraged. However, if necessary they should utilize articulation, or elements compatible with the other wall facings.

