



Contained within this document include the following:

Cover Letter/ Project Selection Narrative
Building renderings/Scopes, Photo Documentation
Design Guidelines

The Andes Main Street Target District is just over 200 yards long and contains twenty-eight buildings. All necessary outreach and marketing of funds was completed during the one-year TA planning project. Buildings were identified and are shovel ready.

When awarded the Andes TA Grant, MARK immediately did outreach to the Andes Main Street community through direct mail and social media marketing. The first public input session was held in January. Discussion on the program priorities and guidelines took place. The next input session was held in February with discussion of seven buildings previously submitted to MARK as part of the 2016 Regional Main Street Program but did not receive funding due to MARK's limited resources. It was agreed by stakeholders that these buildings would be first in line for participation in this program. In Site Architecture then performed a Downtown Assessment. These seven buildings, as confirmed by the downtown assessment, were identified as buildings with the highest need based on exterior conditions, accessibility, owner commitment, business expansion, potential for new business start up and housing opportunities. The additional two buildings were selected through the downtown assessment based on their prominent location as gateway buildings and obvious need for repair and renovation. The entire process was thorough and involved the community throughout.



PROPOSED

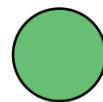
143 MAIN STREET

143 MAIN STREET
ANDES, NY 13731

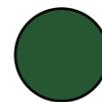
FACADE RECOMMENDATIONS:

- 1 New (3) color scheme.
- 2 Paint existing window frame trim. (5)
- 3 Repair & repaint existing storefront windows + transoms. (2)
- 4 New wood or alum. clad wood full glass commercial doors. (2)
- 5 New large wood or alum. clad wood half glass commercial double doors. (1)
- 6 New perpendicular sign mount with space for each tenant with lighting.
- 7 New individual raised sign letters mounted in front of transoms & backlit.
- 8 New decorative gateway sign for central tenant.
- 9 New brick or similar pavers to provide commercial street space.
- 10 Fruit & vegetable stands, clothing racks, commercial items, etc...
- 11 Repair/replace damaged molded concrete block.

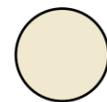
COLOR SELECTION:



Branch Brook Green
Benjamin Moore 572



Seaweed
Benjamin Moore 2035-10



Existing Stone



BEFORE



DIAGRAM

DESIGN INTENT:

A full restoration of the existing facade, with space for commercial tenants to engage the streetscape in a meaningful way. The existing storefronts are generally maintained, with new doors and signage complementing the existing facade elements and their alignment/proportion.

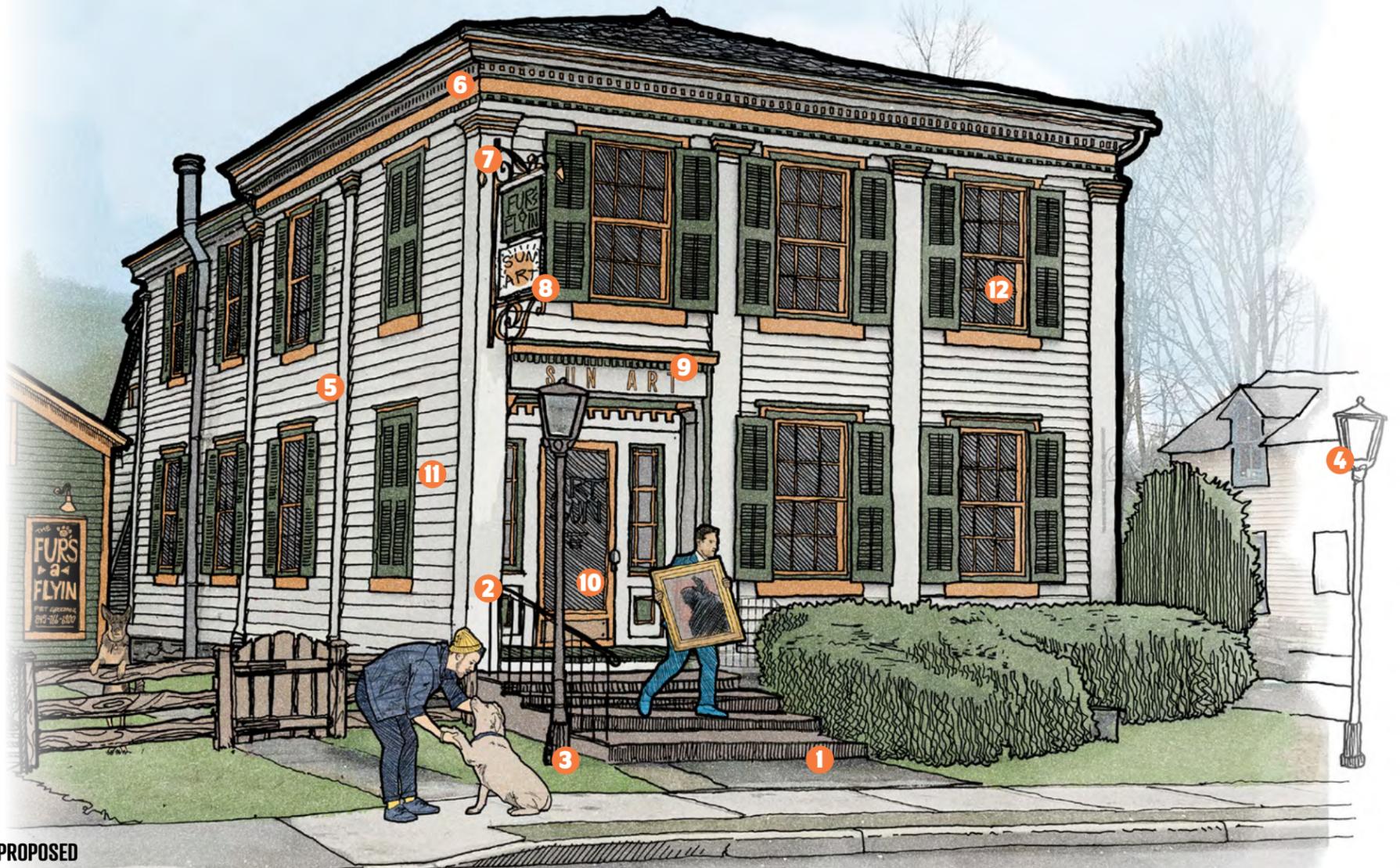
As an example of streetscape activation - the zone between the sidewalk and building is redone with new pavers, providing commercial overflow space for pedestrians to enjoy. Tenants can activate the public realm using a variety of methods; such as creating gateway signage, using outdoor merchandising, and providing seating.

ESTIMATED COST:

EXTERIOR SCOPE:
\$ 102,000 - 112,500



PROPOSED (NIGHT)



PROPOSED

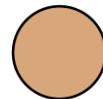
60 MAIN STREET

60 MAIN STREET
ANDES, NY 13731

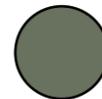
FACADE RECOMMENDATIONS:

- 1 Repair & rebuild existing stone stairs.
- 2 Replace iron railing on stairs.
- 3 Repair existing lamp post in front yard.
- 4 New lamp post to match original.
- 5 Repair or replace existing wood clapboard siding as required.
- 6 New 3 color paint scheme.
- 7 Relocate existing metal signage mounts to second floor.
- 8 New perpendicular signage for business + neighboring property.
- 9 New raised signage lettering on frieze over door.
- 10 New wood or alum. clad wood full glass commercial door with lettering/signage.
- 11 Organize and cover cable and electrical service wiring.
- 12 New window units. (5)

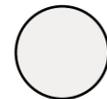
COLOR SELECTION:



Fields of Gold
Benjamin Moore 203



Dark Olive
Benjamin Moore 2140-30



Lily White
Benjamin Moore 2128-70



BEFORE



DIAGRAM



PROPOSED (NIGHT)

DESIGN INTENT:

60 Main street is a prime example of a historic property that has been relatively well maintained and is ready to provide a commercial storefront on a highly visible roadway. As is typical in Andes, this Main street property was formerly residential and is in the process of converting the first floor into a business space - in this case an artist studio and gallery.

To accent existing detailing, a three color scheme is used in conjunction with subtle signage over the door and tasteful perpendicular signage - allowing the branding to be subtle - inviting customers without overpowering the clean lines and simple elegance of the facade.

ESTIMATED COST:

EXTERIOR SCOPE:

\$ 87,000 - 95,500



PROPOSED

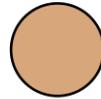
FUR'S -A- FLYING

62 MAIN STREET
ANDES, NY 13731

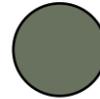
FACADE RECOMMENDATIONS:

- 1 New fiber cement clapboard siding. (excluding rear addition)
- 2 New 3 color paint scheme. (bright)
- 3 New gooseneck light.
- 4 New perpendicular signage. (on adjacent building)
- 5 New large fiber cement sign board to match dimensions of opposite window.
- 6 New wood or alum. clad wood full glass commercial door.
- 7 Develop positive drainage plan for site.
- 8 New dog enclosure fence in front yard.
- 9 Provide new half round gutters with corrugated downspouts.
- 10 Restore existing windows.

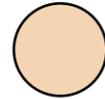
COLOR SELECTION:



Fields of Gold
Benjamin Moore 203



Dark Olive
Benjamin Moore 2140-30



Summer Harvest
Benjamin Moore 206

DESIGN INTENT:

62 Main street is a small commercial building adjacent to a well trafficked parking lot shared by several other businesses - which acts as a hub for travelers who park and then walk around Andes. As an example of streetfront activation by a business, a dog enclosure is provided in the setback to give customers' pets a place to wait and roam on nice days.

To make the building more appealing to passers-by, a vibrant color scheme is used in conjunction with new more legible signage. Instead of an overhead signboard, a large framed sign is used to provide symmetry on the facade. To ensure visibility to drivers, a perpendicular sign is added to the adjacent building. (60 Main)

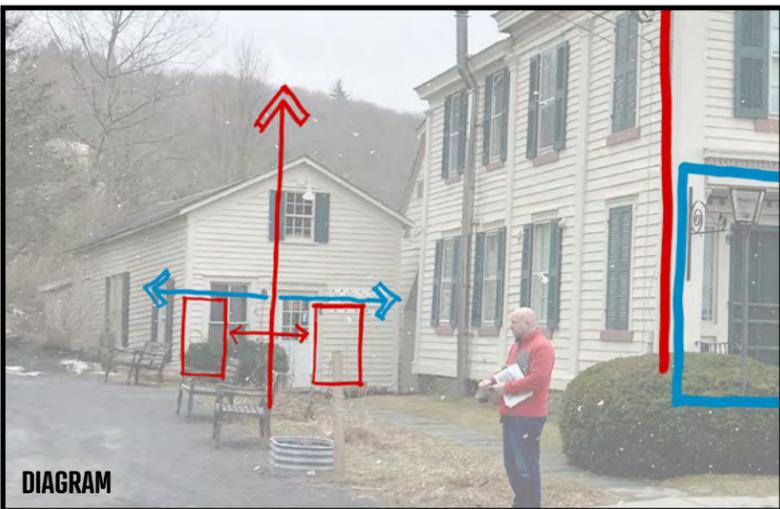
ESTIMATED COST:

EXTERIOR SCOPE:

\$ 33,000 - 37,500



BEFORE



DIAGRAM



PROPOSED (NIGHT)



PROPOSED

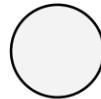
WOODY'S & APPLE TREE REALTY

85 MAIN STREET
ANDES, NY 13731

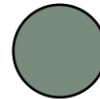
FACADE RECOMMENDATIONS:

- 1 New 3 color paint scheme.
- 2 New fiber cement trim to visually distinguish between storefronts.
- 3 Fill in existing unused door.
- 4 New porch stair for upper floor residential.
- 5 Shorten porch enclosure.
- 6 New perpendicular signage. (1)
- 7 New signboards. (2)
- 8 New wood or alum. clad wood windows to match historic trim/sill profiles (8)
- 9 Replace existing first floor windows with double hung windows aligned with uppers. (to reference historic)
- 10 New lantern style lighting (4)
- 11 New street level decorations (buntings, planters, window boxes, etc...)
- 12 Repair existing parapet, fascia, & cornice detailing
- 13 Restore historic door opening & install new wood or alum. clad wood full glass commercial door
- 14 Provide new half round galvanized steel gutter
- 15 New fiber cement siding with asbestos abatement as required. (South elevation only)

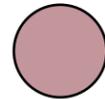
COLOR SELECTION:



White Opulence
Benjamin Moore 879



Shenandoah
Benjamin Moore 684



Burgundy Rose
Benjamin Moore 1280

DESIGN INTENT:

85 Main street is a hodge podge of different exterior renovations and additions that date back to the 1850s when the original building was constructed. The different elements compete visually, creating clashing intersections between rooflines and windows, and having several unused doors that cause confusion for visitors to the restaurant. The porch also creates an awkward interaction between customers of the restaurant and residents of the upper floor apartments.

The proposed changes separate the facade into two distinct pieces, with the porch renovations eliminating the visual clash occurring on the facade. By creating more direct and efficient circulation through the porch, 4 small bistro tables can fit customers in the cozy, warmly lit space during the warmer months.

ESTIMATED COST:

EXTERIOR SCOPE:
\$ 150,500 - 165,000



BEFORE



PRE-RENOVATION PHOTO (1970s)



PROPOSED (NIGHT)



PROPOSED



BEFORE



HISTORIC PHOTOGRAPH

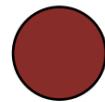
THE TIN HORN

72 MAIN STREET
ANDES, NY 13731

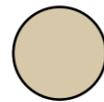
FACADE RECOMMENDATIONS:

- 1 New 3 color paint scheme.
- 2 New hanging signboard under porch. (1)
- 3 Perpendicular signage at upper level with integrated lighting. (1)
- 4 Extended wrap around wood deck. (tied into existing)
- 5 Extend roof structure around corner (tied into existing)
- 6 Provide new fiber cement or wood trim details on upper windows. (reference larger historic windows) (16)
- 7 Provide wood or stone border for parking lot and small green space
- 8 Reposition signage for neighboring business.
- 9 Provide new half-round galvanized steel gutters.
- 10 New lantern style lighting. (6)
- 11 New dimming recessed can lights under porch. (3)
- 12 Provide wider fiber cement fascia profile on roof. (reference to historic roof profile)
- 13 New planters and seating along porch.

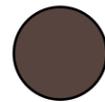
COLOR SELECTION:



Caliente
Benjamin Moore AF-290



Jonesboro Cream
Benjamin Moore 241



Incense Stick
Benjamin Moore 2115-20

DESIGN INTENT:

The building currently known as "The Tin Horn" has lived a long and varied life. Acting as a church originally, and later renovated several times - it's a prime example of the ever changing and evolving needs of a community shaping their buildings. The intention of our recommendation is to provide small accents that reference some of the removed historic characteristics, as well as tying the existing elements together.

The extended and combined porch helps give more visual emphasis to the corner, sheltering an extended wrap around deck inspired by the series of steps that surrounded the building during its time as a town hall. Signage is added for vehicles and pedestrians, and decorative lighting and planters help create visual interest and overflow into the street - helping to activate the sidewalk and draw in people.

ESTIMATED COST:

EXTERIOR SCOPE:
\$ 65,500 - 71,750



PROPOSED (NIGHT)



PROPOSED

TWO OLD TARTS EXPANSION

22 LEE LANE
ANDES, NY 13731

FACADE RECOMMENDATIONS:

- 1 New (2) color scheme. (Invert colors from existing property)
- 2 New fiber cement trim and siding on exterior envelope.
- 3 Provide new exterior wall construction. (Insulation, weather barrier, plywood substrate)
- 4 Add new perpendicular signage at commercial loading door. (Not shown)
- 5 Relocate a New wood or alum. clad wood half glass door. (Residential entry)
- 6 New wood or alum. clad wood full glass commercial door.
- 7 New overhead loading bay door. (Not shown)
- 8 Build new stair and landing to commercial kitchen entry.
- 9 New exterior lighting fixtures (4)
- 10 Sitework to accomodate parking adjacent to building. (unpaved)
- 11 Plantings to screen neighboring property.
- 12 Concrete ramp to residential entry

COLOR SELECTION:



Mountain Sage
Hardiepanel Trim



Sandstone Beige
Hardiepanel Siding

DESIGN INTENT:

22 Lee Lane is a highly visible blighted outbuilding that sits at the top of a hill adjacent Main street. For numerous years, the structure has been mainly used as informal storage while it fell into disrepair.

Currently, the owners are looking to expand their baking business by adding a commercial kitchen to the first floor, where they can ship their baked goods to customers. Due to the larger footprint and usable upper floor space, lodging is explored as an additional use for the building.

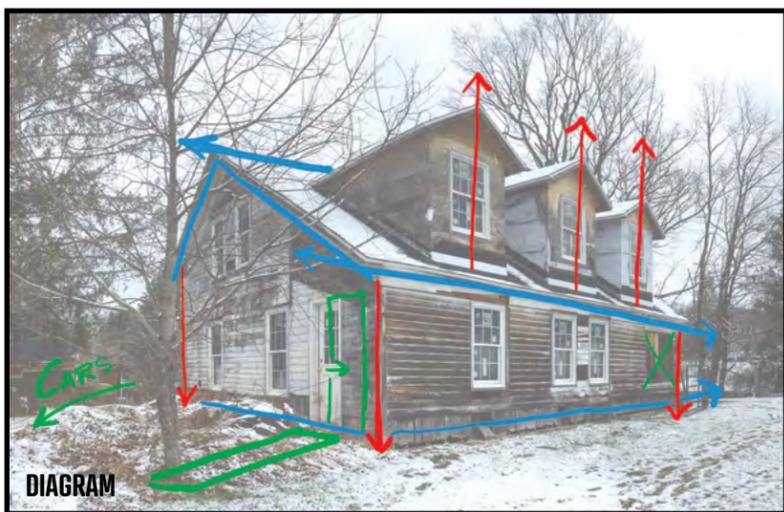
ESTIMATED COST:

EXTERIOR SCOPE:

\$ 60,000 - 69,500

INTERIOR SCOPE:

\$ 152,000 - 167,200



TWO OLD TARTS EXPANSION

22 LEE LANE
ANDES, NY 13731

DESIGN OPTION A

3 short term residential units with one accessible unit on the first floor

SPRINKLERS:

EBC 1012.2

IBC 903.2.8

* SPRINKLERS REQUIRED *

ACCESSIBILITY:

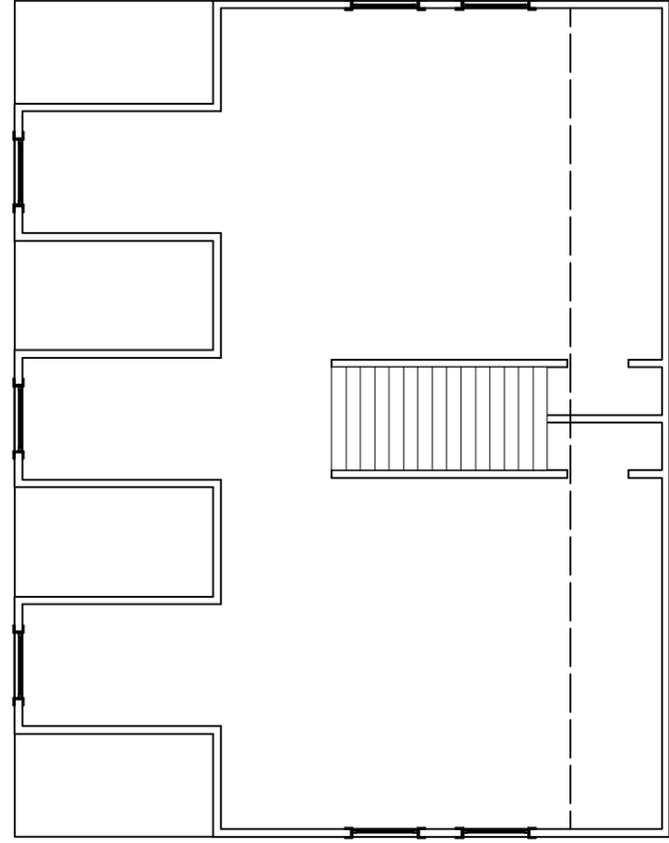
EBC 1012.8.2

* REQUIRED FOR B-OCCUPANCY *

OCCUPANCY:

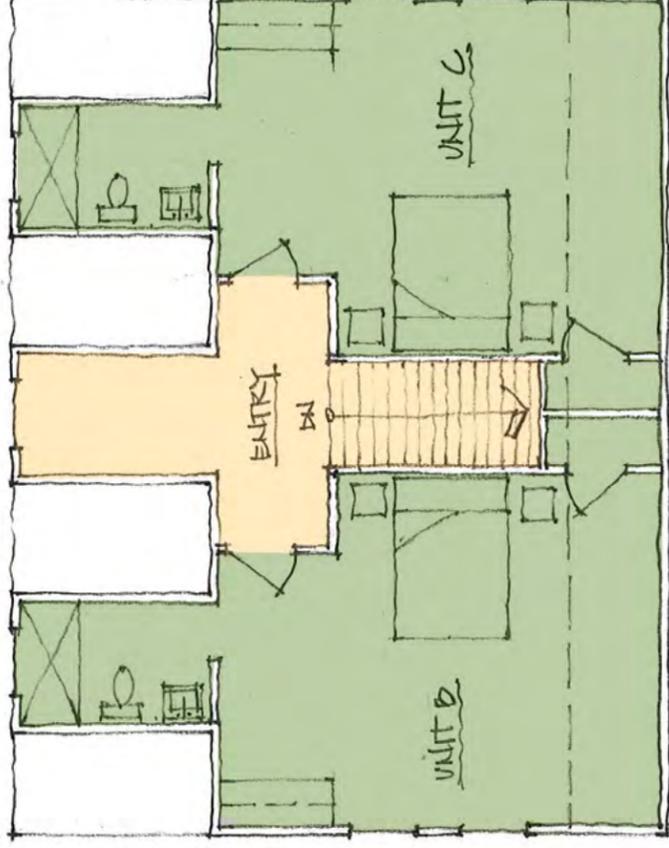
COMMERCIAL KITCHEN <2500sf = B OCCUPANCY

<15 OCCUPANTS to meet separate toilet facilities



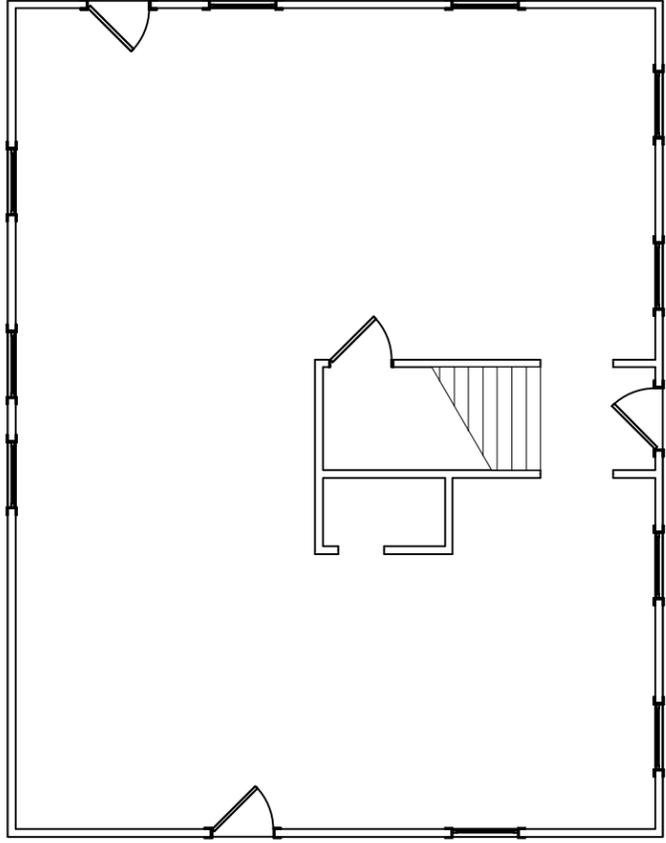
SECOND FLOOR EXISTING

Scale: 1/8" = 1'-0"



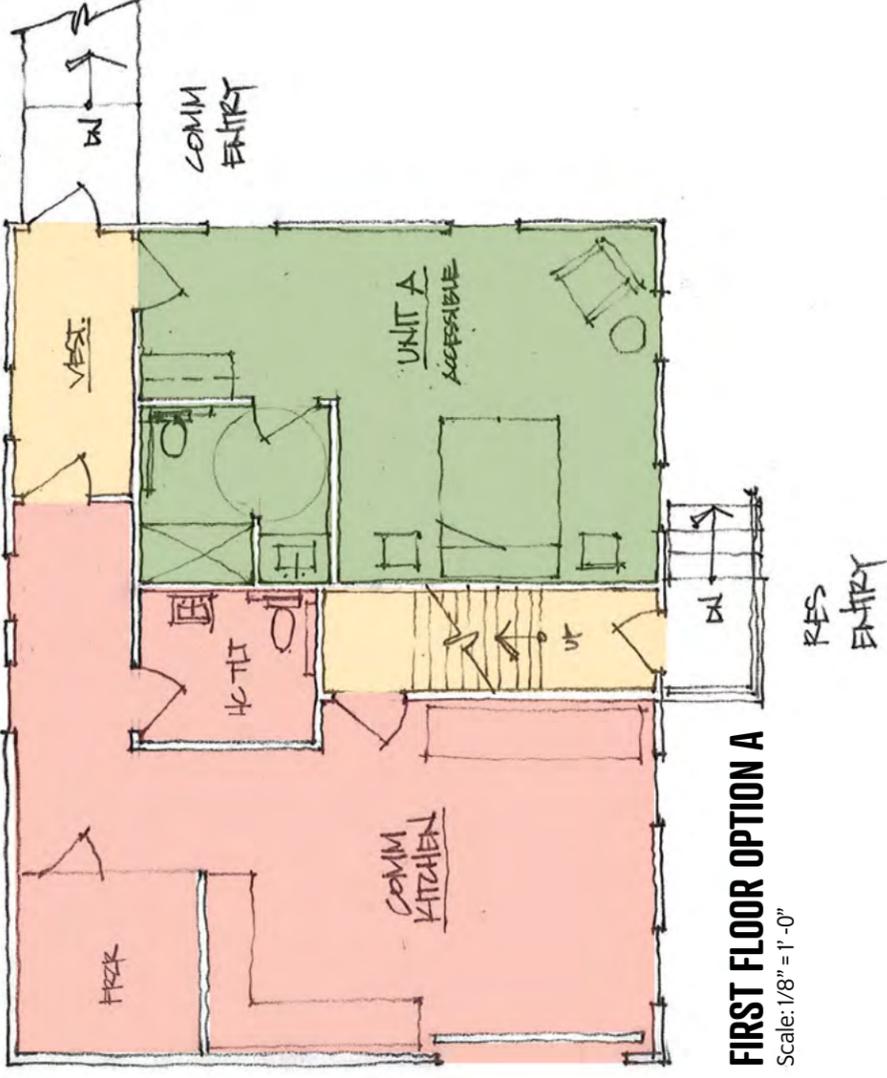
SECOND FLOOR OPTION A

Scale: 1/8" = 1'-0"



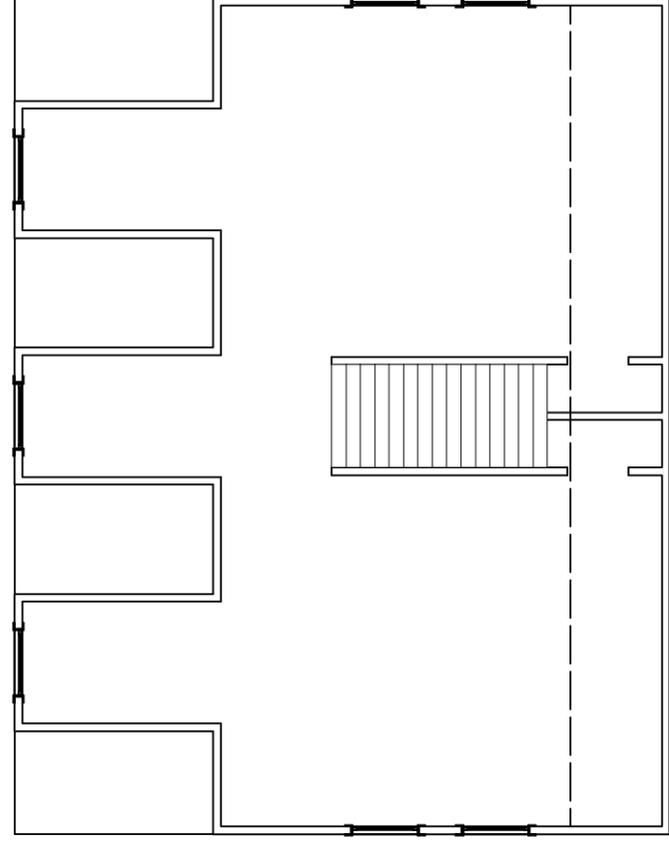
FIRST FLOOR EXISTING

Scale: 1/8" = 1'-0"



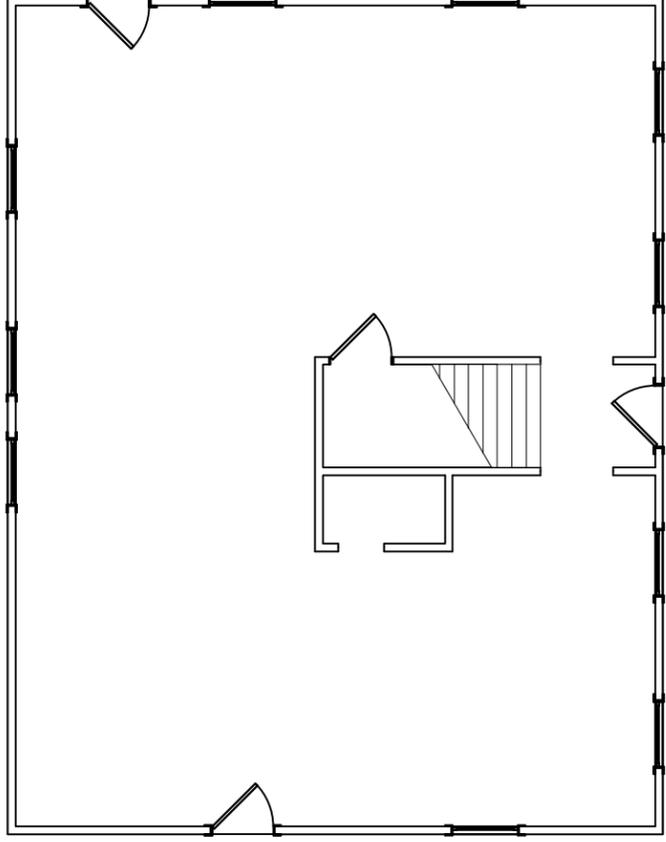
FIRST FLOOR OPTION A

Scale: 1/8" = 1'-0"



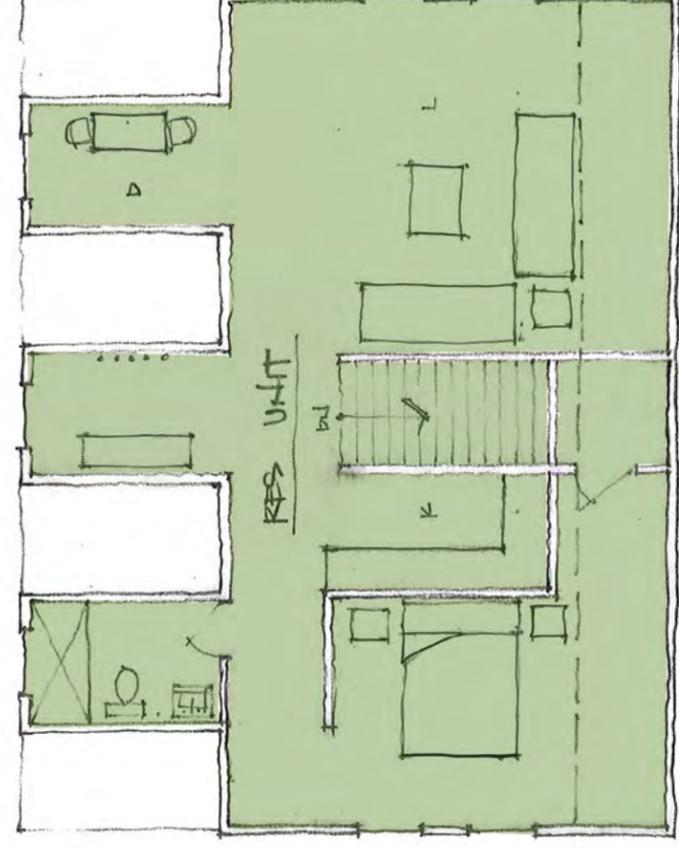
SECOND FLOOR EXISTING

Scale: 1/8" = 1'-0"



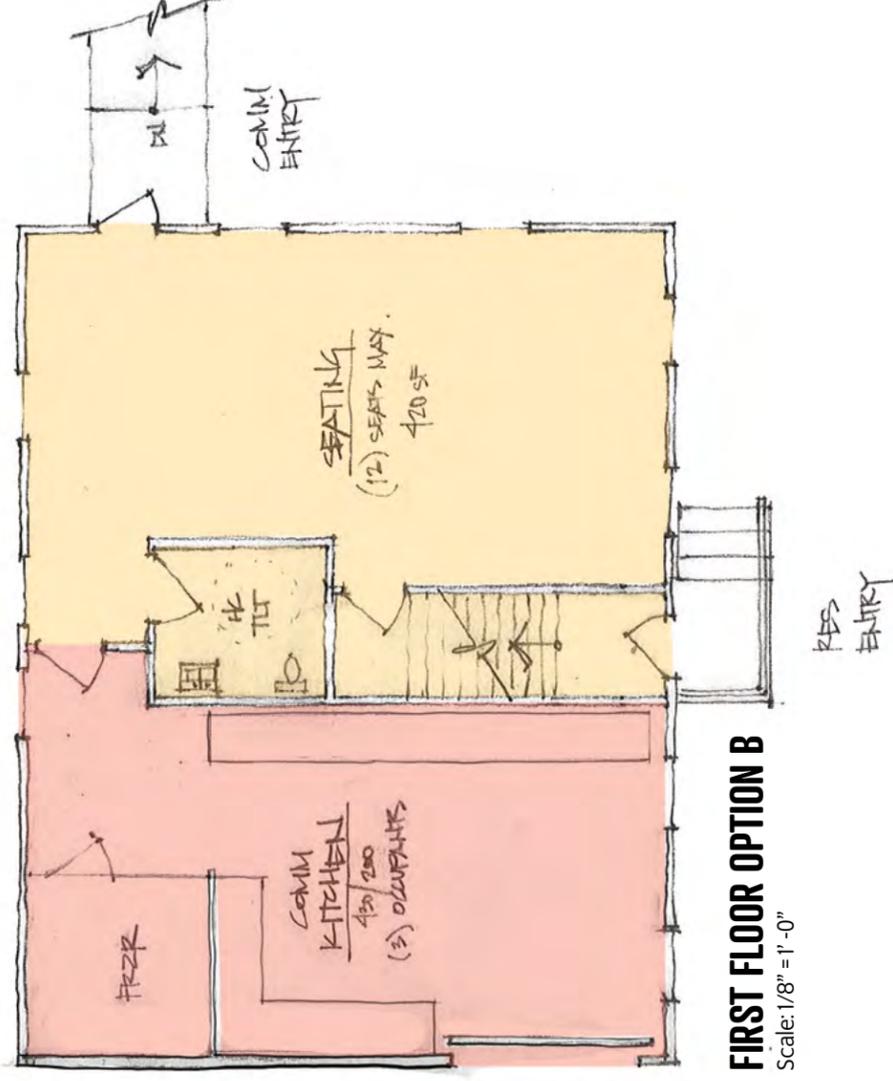
FIRST FLOOR EXISTING

Scale: 1/8" = 1'-0"



SECOND FLOOR OPTION B

Scale: 1/8" = 1'-0"



FIRST FLOOR OPTION B

Scale: 1/8" = 1'-0"

TWO OLD TARTS EXPANSION

22 LEE LANE
ANDES, NY 13731

DESIGN OPTION B

1 long term residential unit on the upper floor, with commercial kitchen and seating on lower floor.

SPRINKLERS:

EBC 1012.2

IBC 903.2.8

* SPRINKLERS REQUIRED *

ACCESSIBILITY:

EBC 1012.8.2

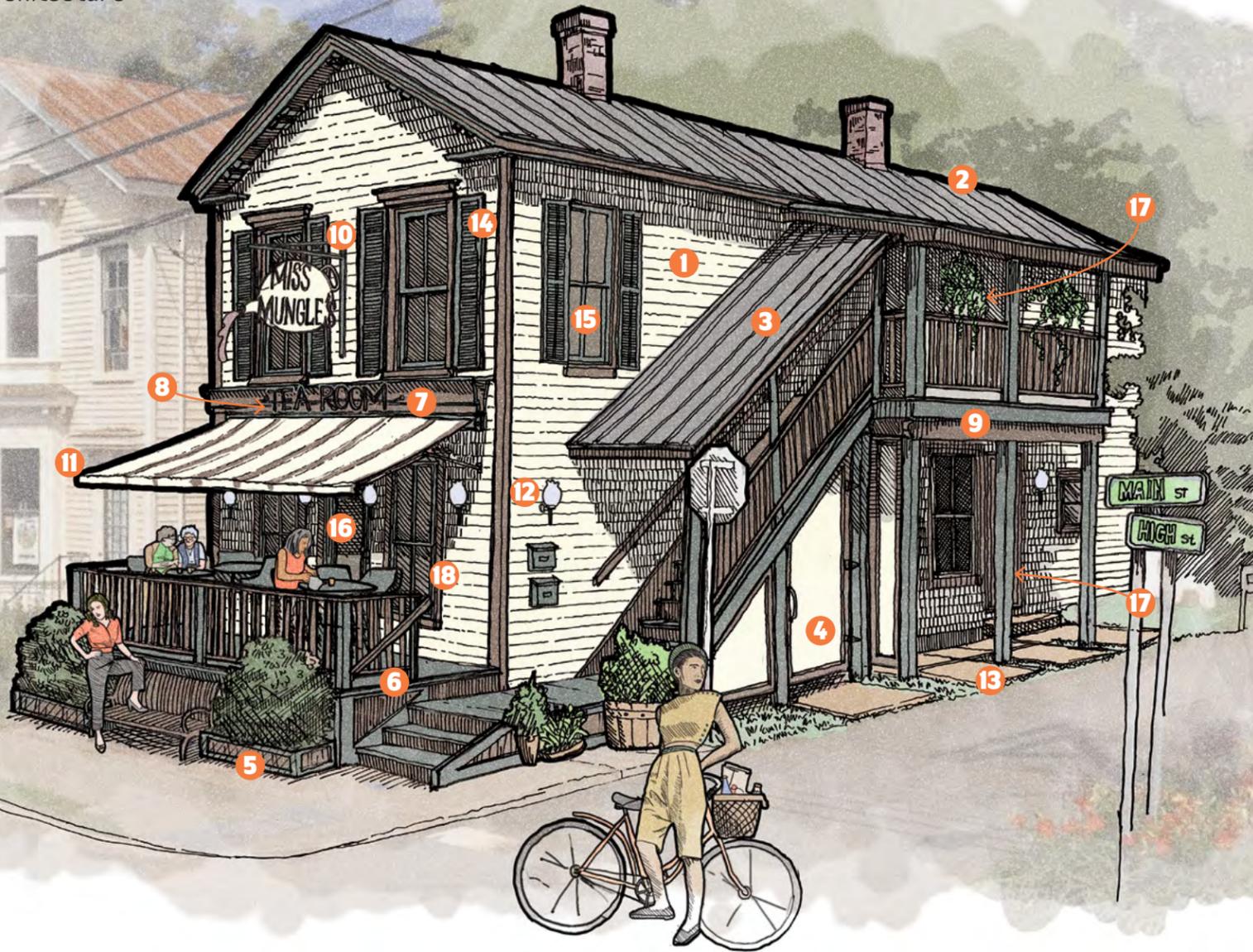
* NOT REQUIRED FOR R-2 OCCUPANCY *

OCCUPANCY:

SMALL ASSEMBLY <750sf = B OCCUPANCY

COMMERCIAL KITCHEN <2500sf = B OCCUPANCY

<15 OCCUPANTS to meet separate toilet facilities



PROPOSED



BEFORE



DIAGRAM



PROPOSED (NIGHT)

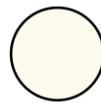
MISS MUNGLE'S

65 MAIN STREET
ANDES, NY 13731

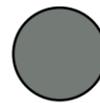
FACADE RECOMMENDATIONS:

- 1 Repair/Replace original wood siding.
- 2 Provide new standing seam metal roof.
- 3 New standing seam metal roof & structure over exterior staircase
- 4 New enclosed landing to basement entry.
- 5 New planter boxes. (2)
- 6 Rebuild front deck & railing with consolidated landing to upper floor.
- 7 Provide new decorative cornice over storefront.
- 8 Individual raised letters with backlighting mounted to cornice.
- 9 New (3) color paint scheme.
- 10 New perpendicular signage.
- 11 New fabric awning over patio.
- 12 Provide new exterior lights. (10)
- 13 New paver stones to side entry/rear.
- 14 New operable shutters at second floor windows.
- 15 Restore/repair existing windows. (3)
- 16 New wood or alum. clad wood full glass entry door to storefront. (1)
- 17 New wood or alum. clad half glass entry doors. (4)
- 18 Add new two over two wood or alum. clad wood windows to storefront. (2)

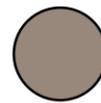
COLOR SELECTION:



Alpine White
Benjamin Moore 2147-70



Carolina Gull
Benjamin Moore 2138-40



Mustang
Benjamin Moore 2111-20

DESIGN INTENT:

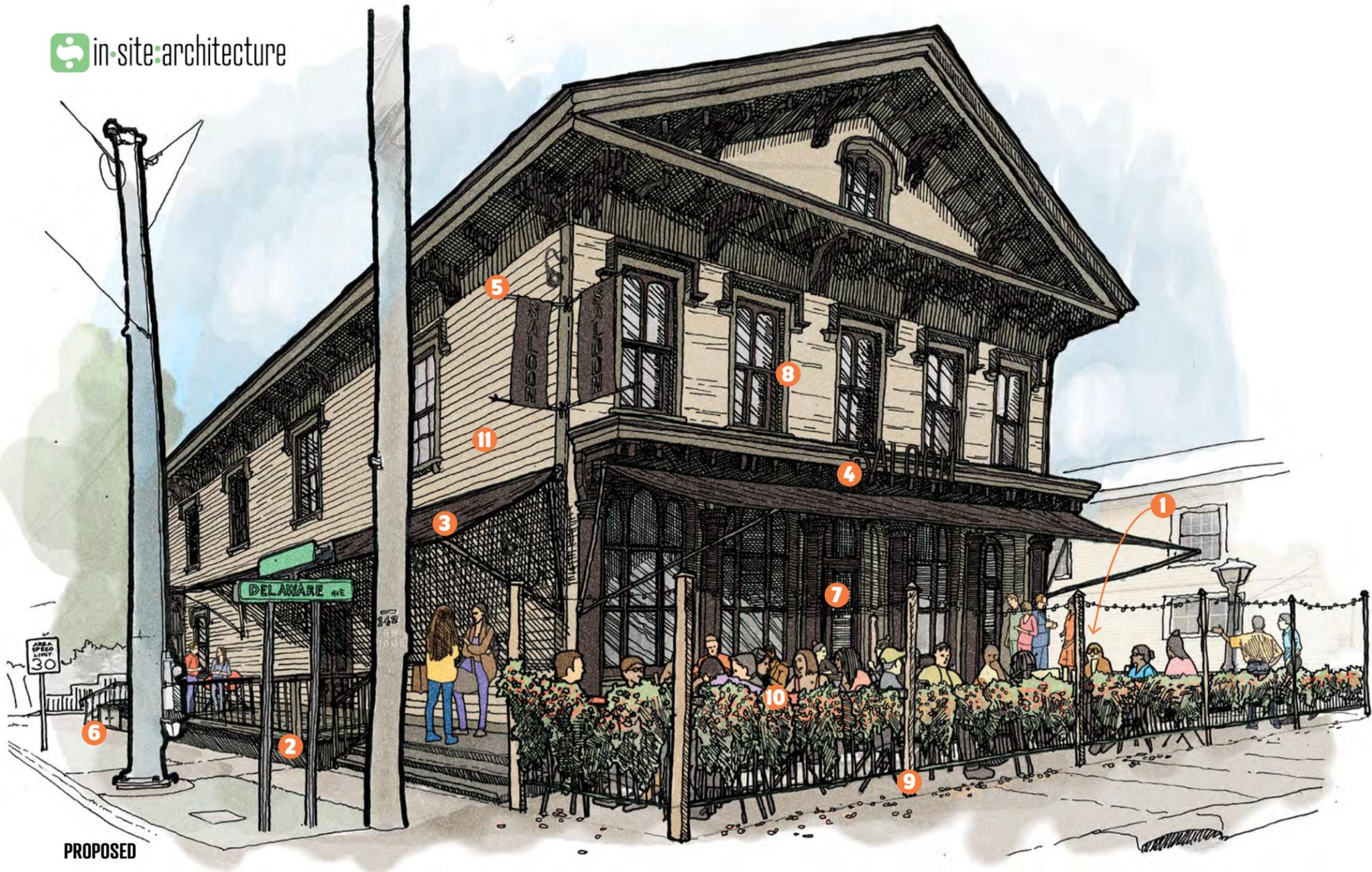
65 Main offers an opportunity to invest in a piece of highly visible mixed-use real estate in the heart of Andes, NY. The historic structure has upper floor residences, as well as first floor commercial space that overflows into the street via an intimate and shaded deck.

The existing stairs both to the deck and the upper floors is consolidated into a shared landing, with storage and garbage enclosure tucked under the stairs to the side of the property.

ESTIMATED COST:

EXTERIOR SCOPE:

\$ 88,500 - 98,100



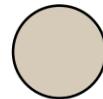
THE (FORMER) CANTINA

11 DELAWARE AVE.
ANDES, NY 13731

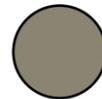
FACADE RECOMMENDATIONS:

- 1 Provide new accessible ramp and landing from parking lot to entry. (finish floor level)
- 2 New outdoor seating deck (to match existing stone platform height)
- 3 New fabric awnings (2)
- 4 Individual raised signage letters with backlighting
- 5 New fabric banner signage at upper level with lighting
- 6 Separate deck space for upper floor residential use with integrated garbage enclosure.
- 7 Restore/repair existing wood entry doors.
- 8 Restore/repair existing windows.
- 9 New wrought iron enclosure around seating area.
- 10 Provide tables, chairs, planters, and string lighting for outdoor seating area.
- 11 Repair and repaint existing wood siding with (3) color scheme.

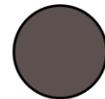
COLOR SELECTION:



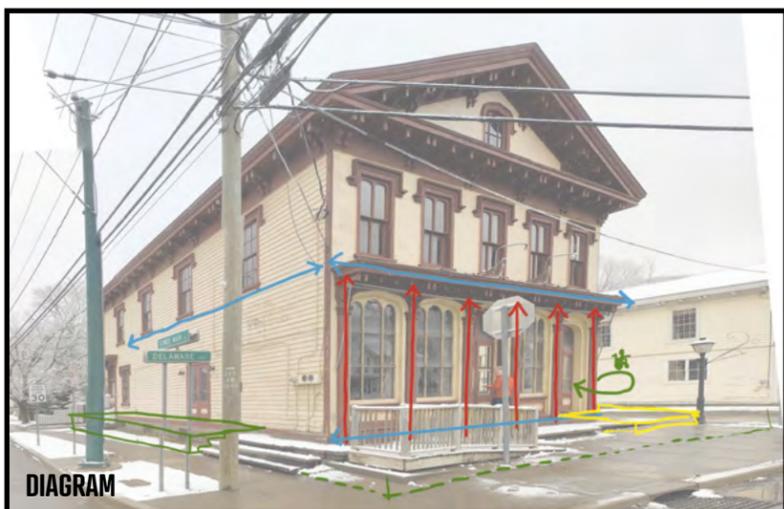
Bleeker Beige
Benjamin Moore HC-80



Gloucester Sage
Benjamin Moore HC-100



Black Beauty
Benjamin Moore 2128-10



DESIGN INTENT:

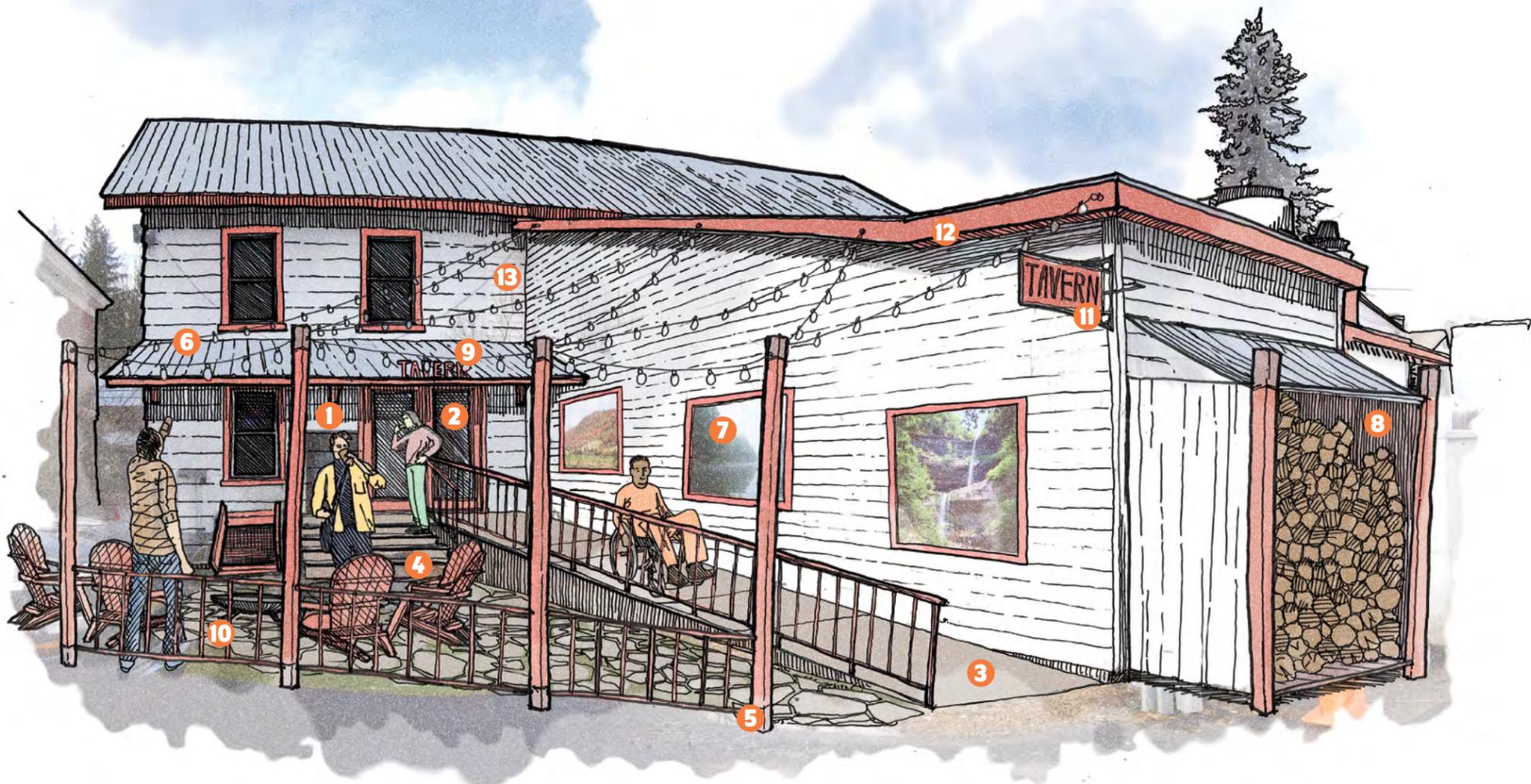
Acting as a gateway to the commercial core of Andes from the north, the former Cantina building represents a highly visible vacant property with high potential. By adding an accessible entry point from the adjacent parking lot, the existing stone platform around the building can be added to, creating an outdoor seating zone.

The historic architecture is highlighted by a new color scheme that will call out detailing. Awnings and signage are of a classic style, with lighting used to create an intimate atmosphere during the evening hours - important as this restaurant is directly adjacent a residential neighborhood. As an additional amenity, upper floor occupants have their own small deck with integrated garbage enclosure.

ESTIMATED COST:

EXTERIOR SCOPE:

\$ 115,000 - 126,500



PROPOSED

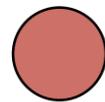
THE ANDES HOTEL (REAR)

110 MAIN STREET
ANDES, NY 13731

FACADE RECOMMENDATIONS:

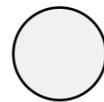
- 1 Remove existing rear entry vestibule & doorway.
- 2 New wood or alum. clad wood double entry doors.
- 3 New accessible landing with ramp to parking lot.
- 4 New stairway into firepit/basement circulation.
- 5 Enclosure with integrated lighting posts.
- 6 New standing seam metal roof structure with 5' overhang.
- 7 Decorative elements to break up wall surface. (3)
- 8 New firewood enclosure.
- 9 Raised individual sign letters mounted to overhang.
- 10 Stone pavers for exterior seating area
- 11 Rear entry perpendicular signage with integrated lighting.
- 12 New (3) color paint scheme.
- 13 Replace siding.

COLOR SELECTION:



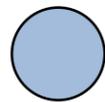
Shy Cherry

Benjamin Moore 2007-20



Milkyway

Benjamin Moore 2018-70



Blue Lapis

Benjamin Moore 2067-40

DESIGN INTENT:

The Andes Inn is one of the staple businesses in Andes, attracting large crowds of locals and tourists with its dining, events, specials, and lodging. The rear facade of the establishment faces a small fire pit and outdoor seating area, and is opposite a large parking lot.

To better accommodate future need, a large ramp is added to provide accessible entry to the bar from the rear. To better establish the boundary between parking and outdoor seating area, a barrier with integrated lighting is used to create a warmer, more inviting rear entry sequence.

ESTIMATED COST:

EXTERIOR SCOPE:

\$58,000 - 65,400



BEFORE



DIAGRAM



PROPOSED (NIGHT)



PROPOSED

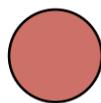
THE ANDES HOTEL (FRONT)

110 MAIN STREET
ANDES, NY 13731

FACADE RECOMMENDATIONS:

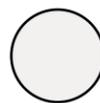
- 1 New (3) color paint scheme.
- 2 New individual raised letters.
- 3 New linear lighting fixture.
- 4 Remove existing stairs/covered structure to raised deck.
- 5 New location for entry stairs onto deck.
- 6 Provide additional/new plantings at street edge.
- 7 Pavers for walkway to basement door access.
- 8 Build new wood pergola over entire deck area.
- 9 Provide roman shade sails on overhead pergola structure.
- 10 Replace existing emergency egress with Jomy ladder or similar.
- 11 Restore/repair existing windows/trim
- 12 New railing on deck to match existing second floor.

COLOR SELECTION:



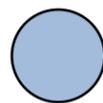
Shy Cherry

Benjamin Moore 2007-20



Milkyway

Benjamin Moore 2018-70



Blue Lapis

Benjamin Moore 2067-40

DESIGN INTENT:

As is typical of buildings in Andes, the Andes Hotel has had several additions and renovations over the course of its long life. This design seeks to enhance the existing streetscape engagement by providing additional plantings and a more enclosed, intimate, and shaded deck space for outdoor seating.

To alleviate some confusion caused by having multiple entry doors into the hotel, the stairs have been relocated to welcome newcomers into the bar, where they typically would enter for lodging, dining, or drinks.

ESTIMATED COST:

EXTERIOR SCOPE:

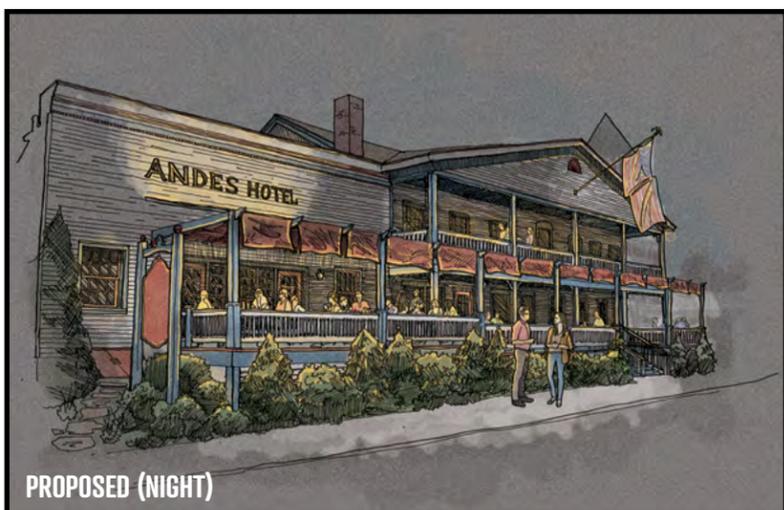
\$71,400 - 78,600



BEFORE



DIAGRAM



PROPOSED (NIGHT)



Main Street Design Guidelines

2018 Andes, NY



OVERVIEW

This Main Street Design Guide is intended to aid owners of buildings undergoing facade renovations with design proposals that contribute to the development of a vibrant and pedestrian friendly downtown. Facade elements such as signs, colors, lighting, awnings, windows and doors, siding materials, and detailing all have a significant impact on the character and identity of the street. Not only can this guide help building owners with design decisions, they can also be used to highlight and enhance existing characteristics of Andes Main Street.

Rural towns and villages across New York often lose the historic face of their downtown streetscapes due to years of facade alterations and/or disrepair. On top of that, facade renovations sometimes occur without consideration for the public realm or a building's particular character or history.

Andes is special, as it retains a large array of its historic and traditional buildings dating back well into the 1800s. This presents us with the opportunity to assess what assets and needs the downtown has, as well as develop a series of broad goals for Andes in its redevelopment and revitalization.



ASSESSMENT & VISION

Advantages:

- Highly walkable, with well-maintained, well-cleared sidewalks.
- When you enter town from the West, the properties seem very well maintained and attractive.
- Main Street is wide enough to leave room for improvements, and yet not so wide as to create a sense of disconnect from one side to the other.
- World class scenic location

Disadvantages:

- When you enter town from the East, the residential properties are not as well maintained.
- The commercial district is very “long” and dispersed.
- Not a lot of businesses that serve or even employ locals / year-rounders.

Double-edged swords:

- most other elements of Andes, such as the seasonal nature of the tourism, the isolation, etc have both advantages and disadvantages, especially depending on what direction the community would like to go in.

VISION:

Main Street Andes is a viable year-round community with vibrant tourist seasons. An attractive destination in the Catskills, with a unique identity of its own, the historic properties along Main Street come alive for residents and attract “digital nomads” and entrepreneurs.

DRAFT GOALS, MAIN STREET DESIGN GUIDELINES and FACADE RECOMMENDATION SKETCHES which support this vision follow.

COMMUNITY GOALS:

ANDES MAIN STREET ASSOCIATION:

- Form a specific group from the disparate or defunct elements around the community and execute on shared amenities, events and branding.
- Consider monthly meetings, quarterly events, etc.

TOURISM:

- Increase foot traffic, shops and spending opportunities.
- Develop and cohesively market a unique Andes ‘draw.’

RECRUITMENT:

- **MARKET EXISTING BUSINESSES.** Increase open-hours; keep websites, google listings and other social media connections up to date.
- **MARKET TRANSITIONAL PROPERTIES.** Get proactive about marketing properties that are actually or effectively up for sale, and recruit savvy managers or anchor tenants that align with the branding and vision or meet stated needs within the community. Consider a market-analysis and / or regional co-recruiting initiatives.
- **Lodging.** AirBNB as well as traditional B and B’s.
- **Restaurants** that serve locals and imports, year-round.
- **Incubators.** Develop unique regional partnerships to prevent brain drain and even draw artists, entrepreneurs and independents up from the City.
- **A “True” General Store**, including Grocery, Farm Stand, Clothing / Retail, and service-oriented “hardware” - something which provides services to locals and imports, and doesn’t have to compete with Amazon or Lowe’s because it allows folks to pick something up in the moment or to get in-person assistance.

HOUSING:

- More year-round rentals, and upper floor / mixed-use units. Perhaps live-work units or partnerships.

ACCESSIBILITY:

aging in place and adaptability - study addressing it, consider current and future demand.

PUBLIC SPACE AMENITIES:

BRANDING:

- A unified theme, color scheme, and cohesively branded elements.
- Historic District signs,
- Individual Historic Building plaques,
- Gateway Signage,

AMENITIES:

- Lighting: intimate, pedestrian-scaled;
- Seating,
- Public Sculptures - local artists, art walk?
- Planted Edges. Plantings, planters, informal seating, multi-purpose “fences” (edges).

PARKING:

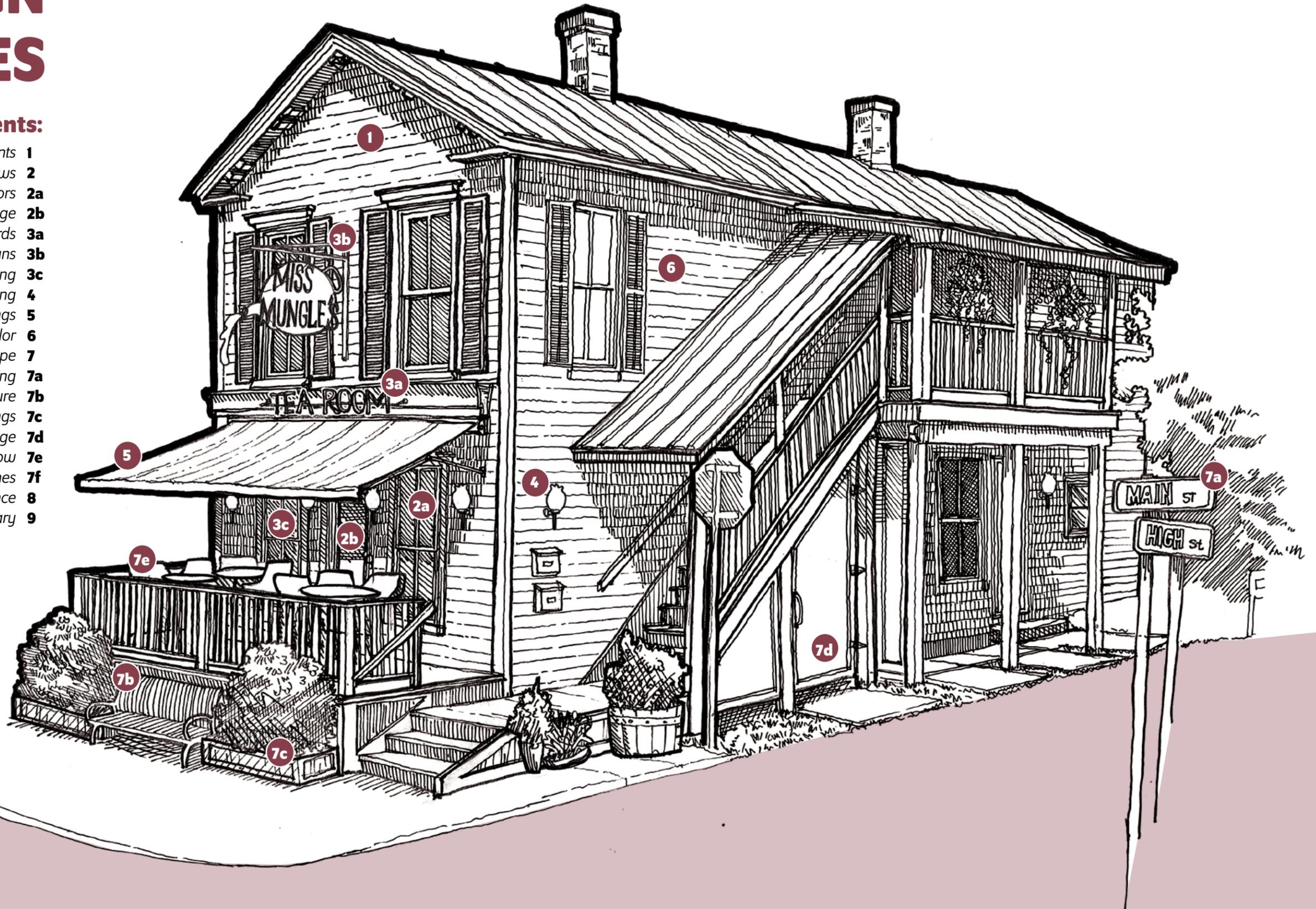
Including additional off-street parking - perhaps a progressive agreement between property owners & town as in other communities. Consider single-side diagonal?

All work produced by in.site:architecture remains its intellectual property. The town of Andes has license to copy and distribute the handbook only for the intended purposes within the community and for the purposes of NYSHCR’s marketing and use as a sample deliverable. Please contact in.site:architecture in advance to discuss the use of the handbook for any other purposes. This handbook was produced with funds from the NYS Homes & Community Renewal and Housing Trust Fund Corporation.

MAIN STREET DESIGN GUIDELINES

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SECTION 1: MATERIALS

[A] Whenever possible, repair original materials before replacing them with new materials. In some cases, old brick buildings will require repairs to the brick and mortar.

Brick, stone, and concrete block restoration requires differing treatments for repair. Power-washing can damage the surface of the brick. After the surface has been cleaned of debris or old paint, bricks may need replacing and mortar joints repaired. Brick sealer can be applied to protect the restored brick. Always consult a professional before performing any masonry and brick work, reference the National Parks Service, Technical Preservation Services - preservation briefs for more information on brick, mortar types, and restoration practices.

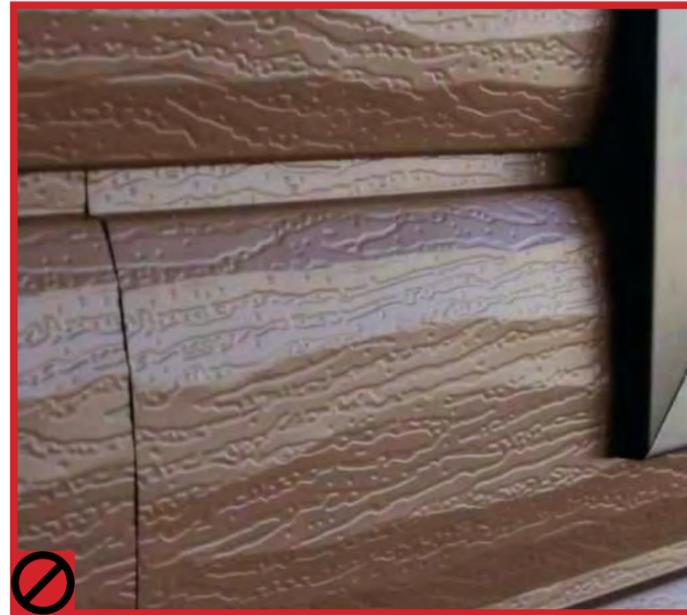
Some brick types are required to be sealed or painted. Buildings may already have painted brick. In these instances it would be appropriate to repaint the existing brick.



Repair and restore original materials whenever possible.



Fiber cement paneling comes in several finishes, offering a variety of weather resistant options for siding.



Don't use vinyl siding that mimics wood.



Do not use thin stone veneers.



Do not use EIFS to cover original materials or in places requiring durability.

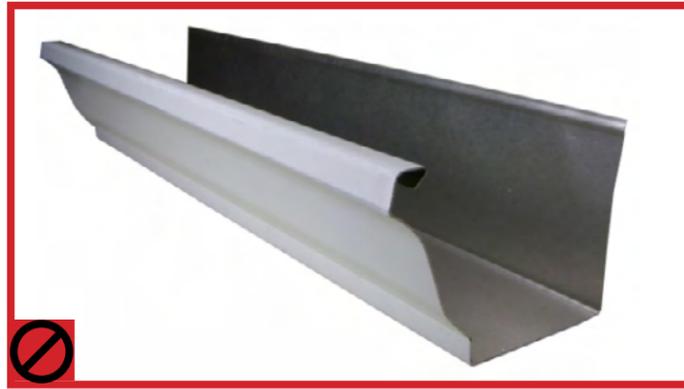


Don't use vinyl or metal siding to cover original facades.

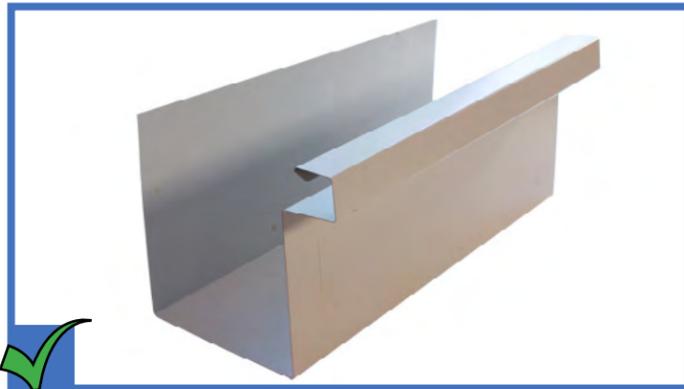
[B] Do not use thin veneer/fake brick or stone applications when they do not accurately represent the building or the material. Do not use vinyl or metal siding. Many of these materials have unnatural trim, lintel and edge conditions that cause the facade to look too uniform and massive. Façade design proposals should never include covering original materials or column, cornice, sill, lintel, window, or panel detailing.

[C] If materials are beyond repair - Use materials that don't require replacement as the only option for maintenance. Products such as brick or wood can be painted and are easily maintained – colors for painted surfaces can be changed as required. For example, smooth fiber-cement clapboard would be an acceptable wood substitute because it can be painted, it can be used where wood is used, and it's very durable when installed per manufacturer's specifications.

Some buildings may require gutters and downspouts on their street sides. For these buildings, all gutters and downspouts should be galvanized steel, aluminum, copper or an approved substitute with a period and style-correct shape, such as "half-round." Residential "K-style gutters" create unwanted horizontal lines that may detract from the building trim and detailing, and should not be used. Ensure that gutters and downspouts are of adequate size to manage the volume of water that flows from the roof that it serves. Coordinate with the municipality to ensure that collected rainwater is conducted safely to storm drainage and not across the sidewalk where it becomes a safety hazard when temperatures drop.



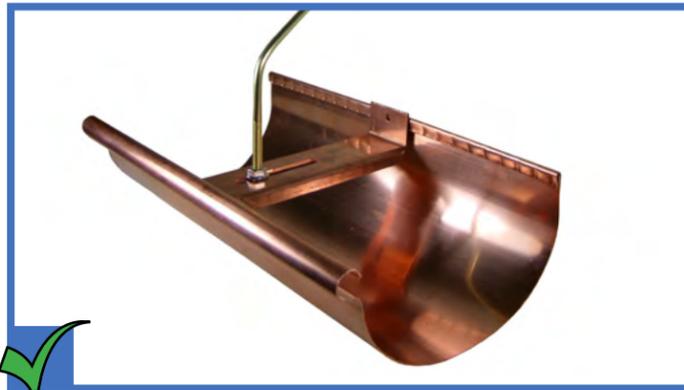
Don't use residential K-style gutters.



Use box style gutters.



Use copper or galvanized gutters and downspouts when appropriate.



Use half round style gutters.



Use fiber-cement panels, or wood clapboard siding and trim.



Do not use asphalt shingles.



Use standing seam metal roofing.

[D] Special consideration should be given to roofing materials that are visible from the street. Whenever possible, it is preferred that period-correct materials are used, such as real cedar, slate, or standing-seam metal. Standing-seam metal roofing has a long life span when properly installed and will help maintain cooler roof temperatures, helping to reduce mechanical cooling costs.

Asphalt shingles are less durable, will produce more heat and are not historically accurate.

[e] When feasible, a proposal should reference original fragments of the existing facade in order to re-establish its own recognizable, authentic identity. Details should be highlighted through careful color selection. Do not cover or remove column, lintel, or parapet details that provide historic character and address human scale.



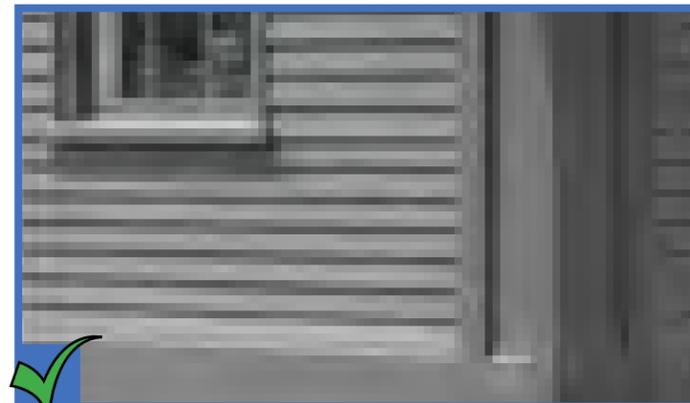
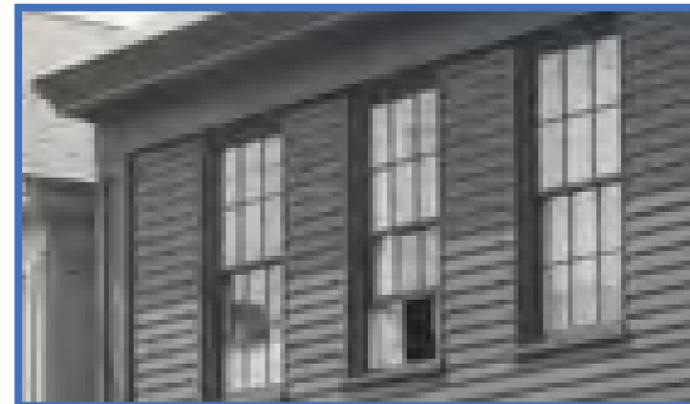
Don't paint detailing the same color as the building's base color, or cover it up with siding.



Do restore and highlight cornice lines, corbels, door & window lintels.



[f] Wood-framed buildings may require different approaches to detailing. Unlike their brick counterparts, they are more likely to have the eave side of a gable roof facing the street. Special attention should be given to how trim is treated around eaves and gutters. Restore original trim detailing when possible.



Do use appropriately proportioned trim detailing for eaves, gable-ends, and wall terminations.



In some cases, a monochromatic color scheme can be used to highlight details using light and shadow.



Do restore and highlight intricate details with careful color selections

SECTION 2: STOREFRONTS

[A] VISUAL ACCESS:

Windows allow for pedestrian safety and flow in addition to easy viewing of merchandise for mercantile businesses. Original openings should be maintained. Window openings that were previously reduced or enlarged should be restored - 60%-80% of the storefront "pedestrian zone" (2'-8' above the sidewalk) should be clear glass, window area.

Maintain a three feet (3') minimum visual access into storefronts from the pedestrian zone and avoid using displays and signs that prohibit views in and out, including large shelving units with their backs facing the window. Proposals should not use vertical blinds or other elements that will block views into storefront windows. In some cases, storefronts may contain professional offices. For these storefronts, alternate privacy and shading elements may be appropriate. Use storefront awnings for shade control. Do not use opaque or tinted glass on commercial storefronts.

- Window lettering and signage can take up to 90% of the horizontal window space and up to 1/3 of the vertical window space.
- One signboard may be placed in the window per storefront, with a maximum window area of 40%, with 20% being ideal. This allows owners to consolidate all of their small flyers or ads in one display without clutter.



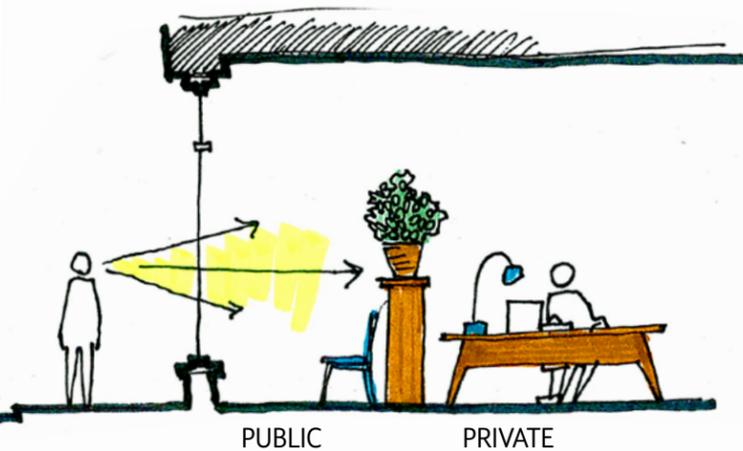
Do not block views into storefronts with window shades or oversized window signs.



Storefront Displays should be lit at night.



Lighting can add visual interest to architectural forms, providing safety & aesthetics.



Using privacy panels and screening can allow visual access into the public areas of an office, with private areas hidden from view. Make sure panels are 3' or more from windows.



Do create and maintain large, glass, street-level storefronts with 60% to 80% clear glass. Limit window obstructions to declutter windows and provide interior views.

Restore window openings to allow a minimum visual access of 3' into storefronts.





Do use aluminum windows with a finish matching the color scheme of the building.



Do use wood or aluminum-clad wood windows for storefronts.



Do not use floor to ceiling windows or tinted glass.

[B] WINDOWS

Frame and sash profiles should be large enough to complement trim elements. For traditional façades, trim elements should be wood of approximately the same dimensionality and character of the original design.

The windows should be sized to fit with existing vertical and horizontal elements when available. Large areas should be broken up to address human scale as shown.

Using transom windows adds visual interest by creating a horizontal line to break up the storefront and address door heights relative to overall height of the storefront. Transom windows should be restored if they were previously removed or hidden. Existing transom windows should be maintained. Maintain the window and door proportions across the entire façade.

For commercial storefronts, use of wood or aluminum-clad wood windows is preferred. In special cases, using dark, anodized-aluminum windows with appropriately dimensioned frame and sash profiles would be considered.

Vinyl windows are prohibited. In general, color options for vinyl windows are limited and vinyl is a less dimensionally stable product.

Windows that have been tinted or treated with reflective coating is prohibited. Glazing should be transparent and allow for daylighting and visual access.



Avoid long, uninterrupted, plain surfaces that don't establish a rhythm. Also avoid interrupting an existing horizontal or vertical rhythm.



Do use transom windows to add horizontal lines that break up height. Do establish a rhythmic pattern to break up storefronts with horizontal and vertical elements.

[C] DOORS:

Uninterrupted full-glass and half-glass doors allow for visibility in and out. Do not use blackout windows, or windows treated with reflective coatings that prohibit views.

Exterior doors that lead to residential second floors may be stile-and-rail doors without glass. The goal is that half-glass doors, and doors without glass should appear as “secondary” doors to pedestrians as compared to the full glass doors that lead to first floor businesses.

Transoms above doors to second floors should be restored to allow for light to enter into the stairway.

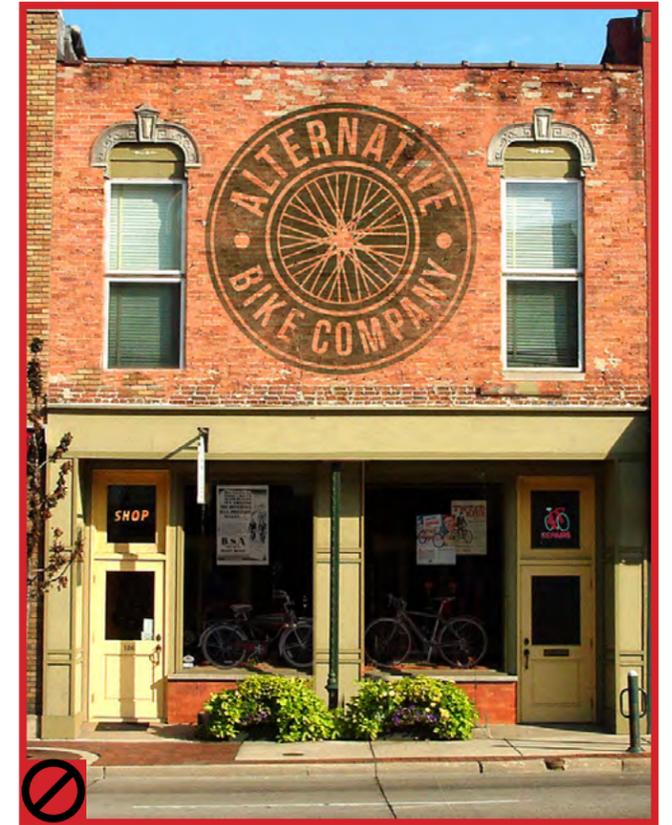
For standard commercial storefronts, doors should be wood or approximate wood in profile and character. Vinyl is not an acceptable alternative. Steel doors should be used only when historically appropriate.



Don't use aluminum storefront and door systems with different size profiles, or blackout windows.



Don't use rolling shutters or retractable “safety” gates, they create the appearance of anything but safety.



Although this facade uses color and material effectively, using two residential doors for a commercial space is confusing for the public. Which door is the entry?



Do use stile-and-rail type doors for second floor access.



Do use full glass entry doors for storefronts.



Don't use full glass entry doors for upper floor residential.

SECTION 3: SIGNAGE

A variety of signs and fonts around Main Street is acceptable and desirable. Signs will identify and define individual businesses. Each business is allowed maximum square footage of sign space which can be made up of wall signs, perpendicular signs, awning lettering, and window lettering.

[A] BAND SIGNS & SIGN BOARDS:

The scale and placement of the lettering and sign boards is important. Signboards above storefront windows or awnings should not cover second floor windows and should be in proportion with the overall height of the building. A signboard's area must not exceed 10% of the area of the street facing sign wall. Signboard materials should be uniform with the storefront, with colors contrasting the lettering for legibility.

Only the business name should fit within the allotted signboard space; additional words and descriptions can appear as lettering on canvas awnings or valances, window lettering, and perpendicular signs.

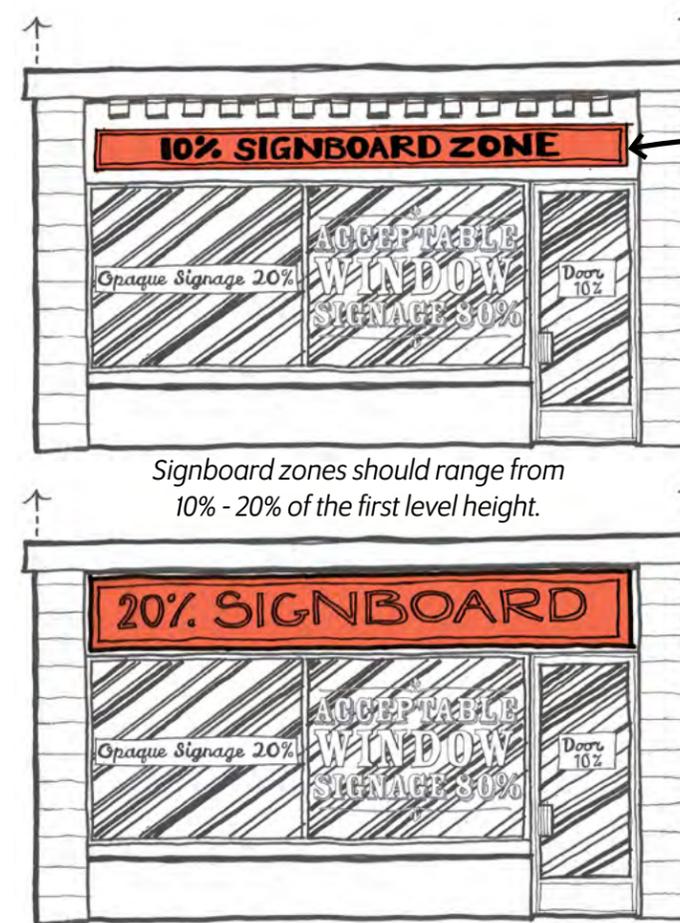
Do not place lettering or signboards within the second floor portion of the façade, and do not use lettering or signage that is over-sized for the particular façade.

Internally lit signs are prohibited, however raised letters can be backlit. Raised, backlit sign letters should have the LED lighting mounted to the back face of the letters to cast light onto the sign board. Vinyl banners should be discouraged.



Do not cover second floor windows with signboards.

Do not oversize signboards relative to building height.



Signboard zones should range from 10% - 20% of the first level height.

Signboard area must not exceed 10% of wall area with a maximum of 40 square feet. Signs that are not mounted flush must be 10 feet from property edge.

Do make sign board size proportionate to building height.



[B] BLADE SIGNS:

Blade signs are also known as perpendicular signs, which act as a smaller secondary signage option. Blade signs must be placed at least 10 feet from the property edge, with a variance being required for anything closer.

Perpendicular signs can be externally lit. Internally lit signage is prohibited by zoning. Carved signs are preferred for their depth and detailing.

Signs should be suspended from horizontal standards or brackets mounted to the building that match the existing architectural detailing. The actual sign board should not touch the building face.

If both an awning and sign are used they should be placed so as to not interfere with visibility to the sign.



Do use raised lettering or carved signs on signboards.
Do use exterior mounted lighting fixtures.



Do use properly sized perpendicular signs in various shapes located above or below awnings and porches.



Do not use oversized, backlit, or plastic perpendicular signs.



Do use window lettering without cluttering the view in and out - cumulative lettering area should be less than 40% of the glass area.



Do not prohibit views in and aout by blocking more than 40% of glass area with window signs or with solid signs larger than 4 square feet.



Do use window lettering without blocking views.

[C] WINDOW LETTERING:

Window lettering should be carefully organized and applied so as to not clutter or prohibit viewing into the business, and should relate to the color scheme and other fonts for the business.

Window lettering can be painted, gold leaf, or applied vinyl. Window signs should not be more than 40% of each window area if solid, and no more than one is allowed per storefront.

Neon "open" signs are discouraged. Well-lit display windows and clear views into the interior communicate the same message.

SECTION 4: LIGHTING

[A] Sign boards can be lit with either linear or goose neck lights. Lamp types may vary but color rendering should be in the traditional incandescent range of warm, consistent colors (2,000K-3,500K). Consistency among multiple properties in terms of a warm color rendering of lighting will have a big impact on the character of downtown.

Do not use internally-lit signs. Perpendicular signs should be lit from both sides. For some storefronts, neon signs may be appropriate for the original character or aesthetic of the business or facade. Neon signage must be pin mounted to the exterior of the building, with no allowances for interior novelty fixtures. (ex. Miller High-Life, Cigars, open, etc...)

[B] Use interior display lighting for storefront windows and exterior entry lighting for security. A well-lit clear view in and outside of a store enhances safety, as well as providing visual appeal during night time hours. Displays also act as product placement for goods and services provided by different businesses -- a creative use of a display window (rather than covering with signage) can make a difference both socially and economically.



Do use linear or gooseneck fixtures to light signs.*



Neon signs must be exterior and pin mounted.



Internally lit signage is prohibited.



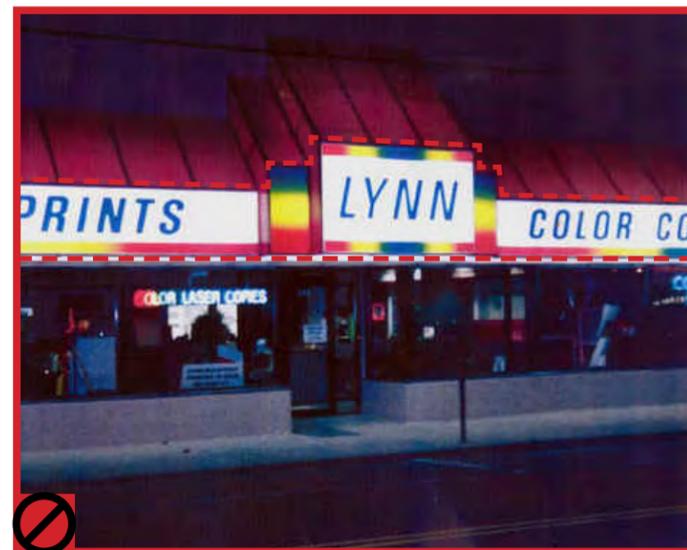
Do light up storefronts, window displays, entry vestibules, and signs at night for security and marketing.



Backlit signage that illuminates the facade is preferable.



Internally lit lettering is prohibited.



Avoid large internally lit surfaces.



Do not use exposed LED strips to avoid harsh, unfocused lighting conditions.





Do evenly space letters across the overall length of the valence to prevent it from appearing cluttered.



Do use awnings as signage, with minimal projection from the surface of the building.



Do utilize awnings that are sized to window openings.



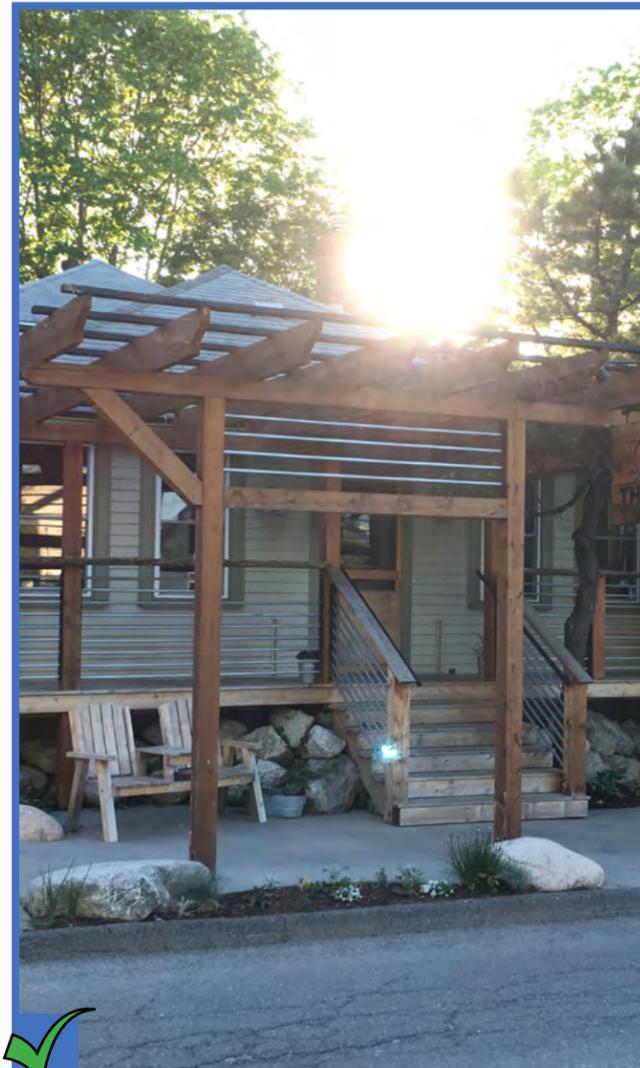
Do not use plastic or metal awnings that simulate canvas awnings.

SECTION 5: AWNINGS

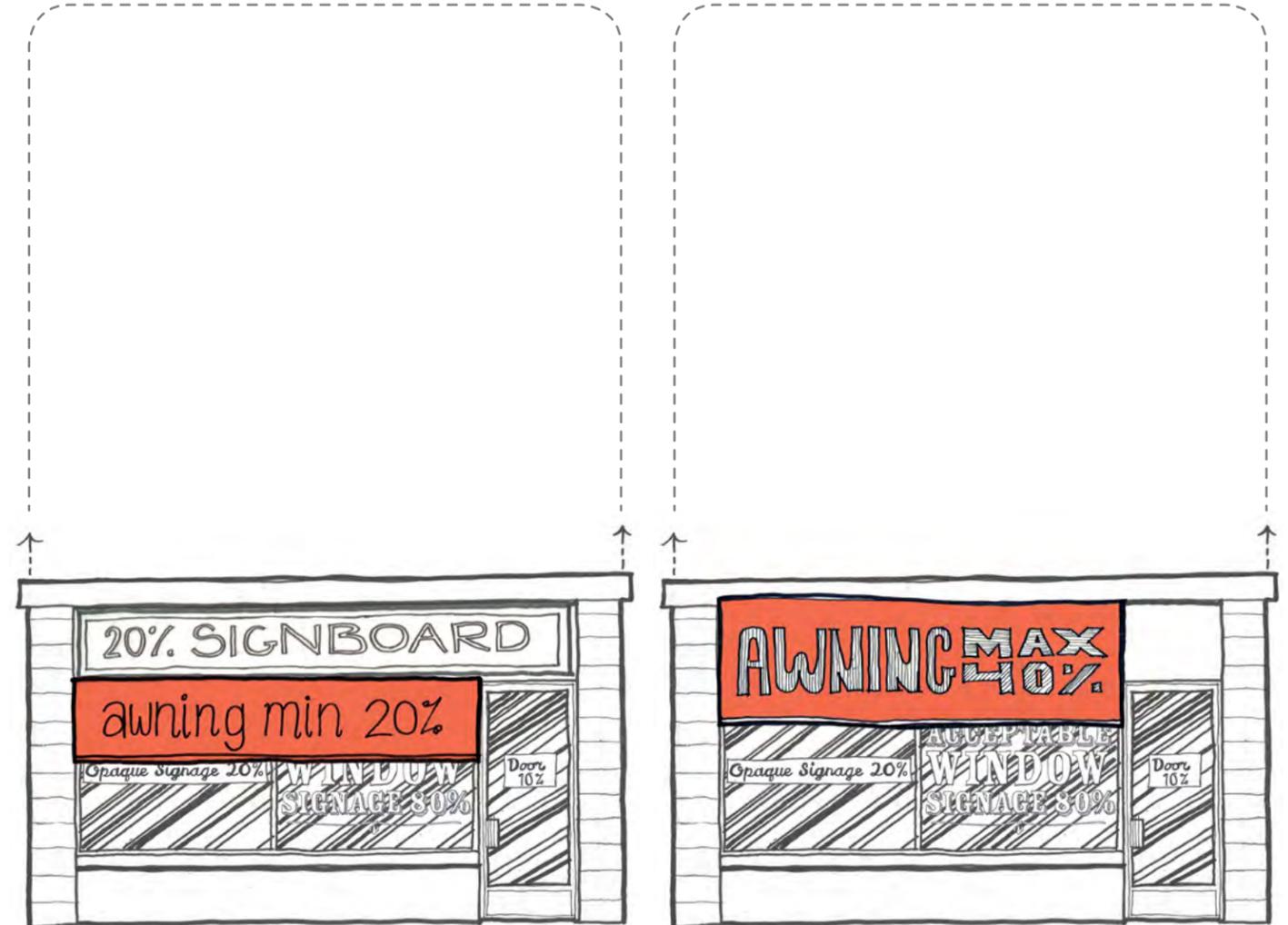
[A] The shape and materiality of awnings should be determined by the style of building and the area that is being shaded. Both fabric or metal awnings must coordinate with the proposed color scheme. Any awnings should be sized relative to the window openings that they are sheltering to maintain vertical separations. Awnings may have a triangular or curved profile, and may be fixed or retractable. Avoid materials that simulate others, such as aluminum awnings that mimic fabric - with plastic strictly prohibited.

[B] Awnings can provide an opportunity for supplemental sign information. Placing lettering on the awnings allows businesses to share more information without using up other signage locations such as windows and sign boards.

- Lettering area should fit within 20%-50% of the total valance area (the vertical section that drapes down from the outer edge of an awning).
- Letters and words should be evenly spaced across the overall length of the valence to prevent it from appearing cluttered.
- Bottom-most edge of awning or valance (fringe) must be at a minimum of 7'-6"



Do use pergolas and other shade structures.



Awnings should range from 20% - 40% of the first level height.
Awnings can contain lettering and act as secondary signage (once per building)

[A] Color Selection 101

Color and paint selections are often the most cost effective way to breathe new life into facades needing updating. This guidebook will outline several ways that color and paint can enhance facades, and provide you with the framework to make decisions about your project.

- **Know what you're working with** - What is your building made out of? Are there any particularly nice materials, like old brick, or stone? Are there any interesting details such as decorative columns or brackets? Keep them in mind, as color can be used to enhance existing materials and details.
- **Choose your colors** - The people and businesses of andes are quirky and colorful, however many buildings have light, monochromatic color palettes. Choosing colors is an opportunity to create vibrant, engaging spaces where the buildings and street become the focus, not personal branding. This guidebook encourages you to provide the most creative, lively, and engaging use of color on your project that you can.
- **Don't use too many colors.** It is suggested to use 2 to 3 colors on a facade to provide visual interest. Using more may work in certain situations, however it can easily be too much. As a rule of thumb, simpler is better.
- **The 60:30:10 rule.** A simple rule of thumb for using a three color paint scheme is the 60:30:10 ratio. This means finding a base color for roughly 60% of the building, a secondary color for 30%, and a third contrasting color for the final 10%. In many cases, the base color can be a material such as rich red bricks, warm brown wood, or soft grey concrete.

Using a Color Wheel

Using a color wheel as a basic tool to select paint colors can help to ensure your colors match well. The following is a basic primer about using color theory to select colors.

Monochromatic color pairs consist of colors that fall into the same slice of the color wheel. This color scheme works remarkably well on facades where materials are used as a color – like the flat blue gray of concrete blocks matched with a deep blue for window and door trim.
TIP: When going monochromatic, try to have a variety of dark and light within the pair.

Complementary color pairs consist of colors on opposite ends of the color wheel, which when paired together match by creating contrast. This color scheme works best when materials are used as one of the contrasting colors, which allow openings and details to be painted in a way that brings out the richness of a material's color. Remember - have a variety of tones and saturations in the colors you choose, the goal is to find somewhere between too vibrant and too muted and gray.

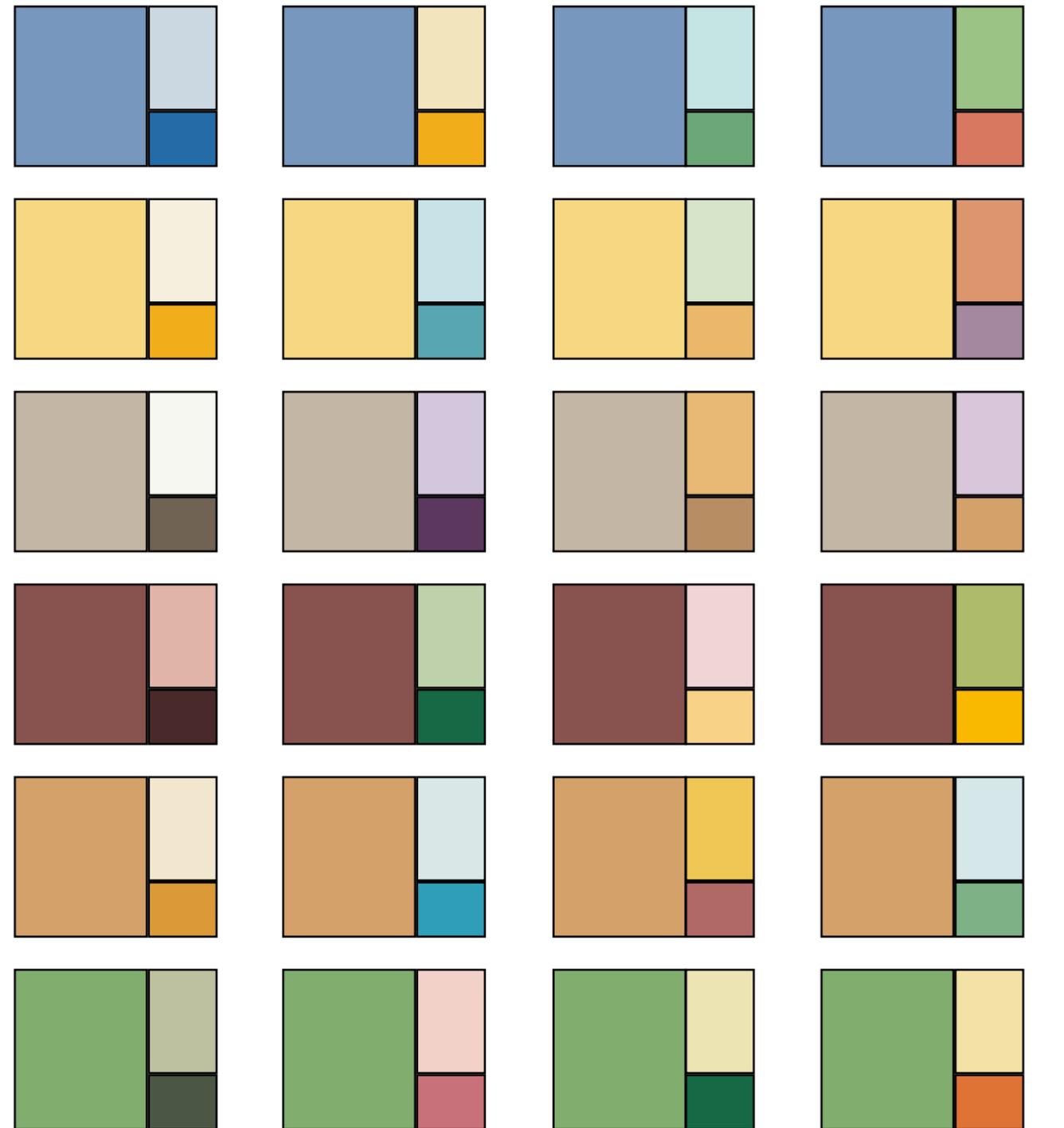
Tip: Red bricks look amazing when paired with blue and green, and sandy yellow bricks look great with turquoise and black.

Analogous color pairs select colors adjacent to one another on the color wheel - matching due to their similarity in color. These pairs are tricky but can look great when paired with simple base colors, like white or black or gray.
Tip: Try this color pairing out when looking for a vibrant, playful storefront color scheme on a simple or plain building with no real architectural features.

A split complementary pair means part of the pair is matched for being complementary, and the other part is matched for being analogous.
Tip: These pairs work well with simple base colors or materials, and allow storefronts to all have unique color schemes that are different, but do not clash.



Monochromatic Color pairs Complementary Color pairs Analogous Color Pairs Split Complementary Pairs



[B] Commercial Storefronts

For buildings with multiple commercial tenants, there are a variety of unique, acceptable ways for occupants to express their branding and create visual interest with the painting of a facade.

There exist two main approaches to the painting of storefronts within a building; using either a unified building method, or an independent storefront method.

It should be noted that there are no hard and fast rules regarding which focus you take, and that the most successful urban environments are comprised of buildings that take both views. This guide will outline the pros and cons of both approaches and allow you to decide.

Design proposals should also consider the colors of adjacent buildings or buildings shared between multiple tax parcels to ensure that complementary colors are being used across the streetscape. Avoid duplicating the colors of adjacent buildings.

Where the brick condition allows, the brick should not be painted on these buildings. The natural color of the brick should be considered in the overall color scheme. Some brick restoration may be required. National Park Service's preservation briefs discuss masonry sealers in greater detail.

Unified Building Method

Matching storefront colors create a simple visual harmony by regulating a color scheme to be used by all commercial tenants. Typically, a base color or material is chosen for the building shell, with detailing, trim, doors, framing, and awnings given 1-3 other colors, depending on complexity and need.

Pros

- Building has a neat and orderly appearance and composition.
- Appearance of building can be determined by landlord, not tenants.
- Draws visual interest to the building shell's materiality and form.
- Building is relatively unchanged when tenants move in/out.

Cons

- A simple or modest building may appear uninteresting.
- Tenants are not quickly distinguished.
- Less customization of storefronts for tenants.
- Larger buildings utilizing this painting technique may appear monotonous.

Suggestion

- Use this painting method for building shells with interesting or significant details to prevent storefronts and visual clutter from overpowering the building. This also works well for groups of offices or businesses that aren't competing for pedestrian attention.

Independent Storefront Method

A storefront focus seeks to create dynamic and engaging streetscapes by deregulating the creativity of tenants to paint their storefronts. When done properly, these buildings create immense visual interest that is defined largely by the way the streetscape is engaged. A storefront focus works best on buildings with streetscape engagement.

Pros

- Building has a dynamic and interesting composition.
- Draws visual interest to individual storefronts and places the building in the background.
- More appealing to commercial tenants with branding requirements such as color.
- Tenants are easily distinguished within a building.
- Very effective at breaking up long building facades.

Cons

- Can appear cluttered and unorganized if tenants choose clashing colors.
- More obvious whenever there are vacancies in the building.

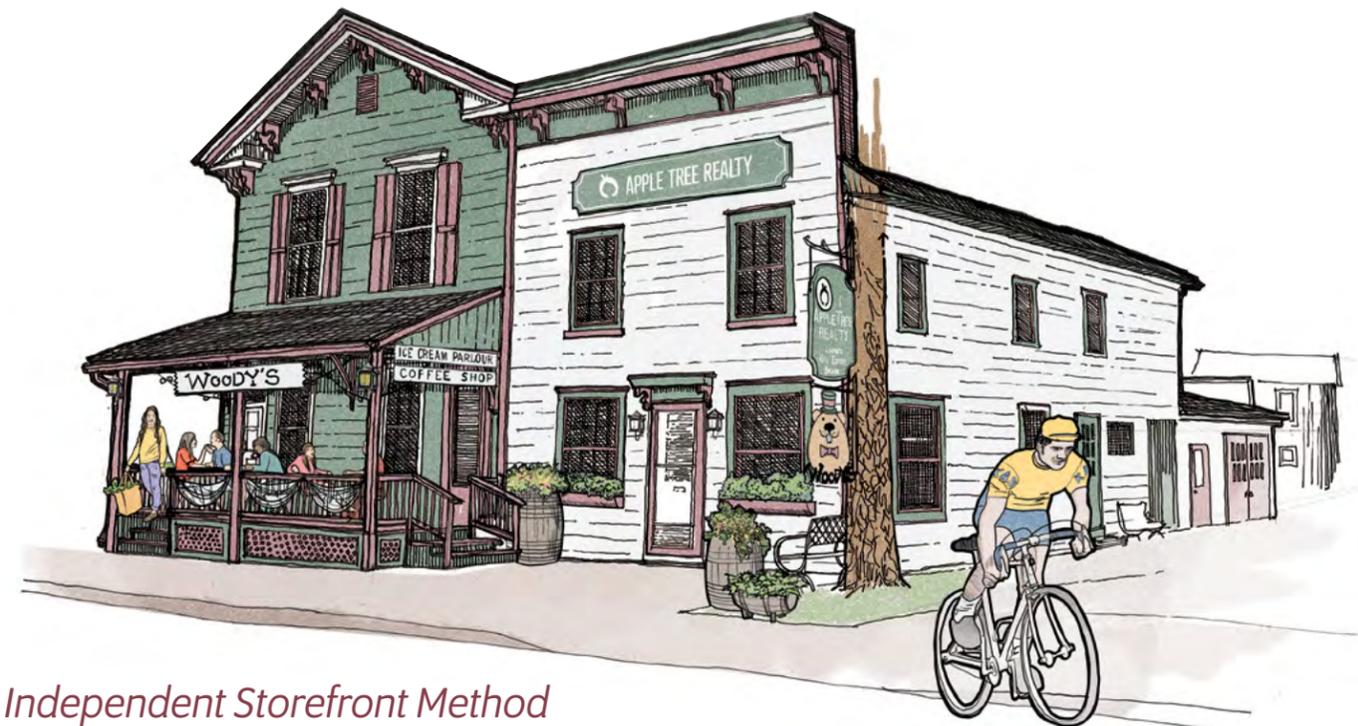
Suggestion

- This painting approach is best used on simple and modest building shells that lack any visual appeal.



Unified Building Method

In this example, a tidy and uniform appearance is attained through simple repetition of color and detail on the individual storefronts. The entire facade is a soft gray rough faced concrete block, with two shades of green selected as storefront colors throughout. Individual storefronts are still recognizable using signage in windows, with all the storefronts in the building matching to create a uniform composition.



Independent Storefront Method

Older buildings tend to grow slowly, addition by addition, over time. Often, these buildings contain multiple storefronts that would benefit from having their own identities. In this case, a large mixed use building containing two storefronts and upper floor apartments is painted as though it were two separate buildings - breaking up the form and bringing the scale down.

SECTION 7: PEDESTRIAN ORIENTED STREETScape

A downtown must do more than have beautiful buildings to create a vibrant setting, it must also support the basic functions of its people. The street is a public living room for all citizens of Andes, who must take ownership to ensure it is well cared for.

A pedestrian-oriented street invites business owners to do their part in enhancing the streetscape by stepping outside of their buildings and taking responsibility for the circulation space in front of their building. There are many options available, from planters and benches to garbage bins and public art. This handbook will demonstrate methods for commercial tenants to provide these amenities to the public realm as well.

The following questions should help owners assess their business's potential impact:

1: How can my business positively impact the public realm? Can I provide curbside seating for my customers? Can your goods be placed outside for enhanced visibility? Could there be some way to provide a unique experience to those passing by?

Streetscape Elements

- A** Wayfinding & Signage
- B** Public Street Furniture
- C** Plantings & Trees
- D** Garbage Receptacles
- E** Murals & Public Art
- F** Commercial Overflow

2: Is there anything missing on the street that would benefit pedestrians my business could provide? A pedestrian friendly public realm benefits businesses and citizens alike, am I doing my part? Is there an excess of trash in and around my area? Is there a need for bicycle parking for my clients? Does my street need shaded seating for people to rest?

3: How can engaging the streetscape be an opportunity to promote my brand without excessive logos or branding? Is there a creative way to showcase my goods or services by adding value to the public realm? First impressions matter for potential customers, and how you engage the streetscape is as good a marketing plan as any ad campaign.



[A] WAYFINDING & SIGNAGE

A unified wayfinding and signage campaign for the businesses of Andes has the potential to do one thing: communicate to pedestrians the locations of interest.

While commercial tenants are unable to directly use public infrastructure for advertising, way-finding can still effectively be used to impact businesses. Way-finding could call attention to specific historic areas or events, or parking areas shared by multiple adjacent businesses, such as in the image to the right.

Examples could be: Hoag's corner business district, Anti-rent war historic area, Friends of Andes parking lot, etc. Having a community poll or branding competition might be a great way to get local buy-in for names and zones.

Another opportunity for commercial way-finding is sandwich board-style signage to call attention to individual storefronts -- with due care not to infringe on circulation of the sidewalk. It is advised not to use low-quality plastic boards, but to instead use durable materials that reflect your business. These "ground signs" are permitted by zoning if they are temporary and removed during non-operating hours.



Do create and promote different business districts



Street furniture can be visually tied to the storefront via color, decoration, or material.



Don't place objects into the flow of pedestrian traffic, it may be hard for those less than able-bodied to navigate.



Do use durable street furniture.

[B] PUBLIC STREET FURNITURE

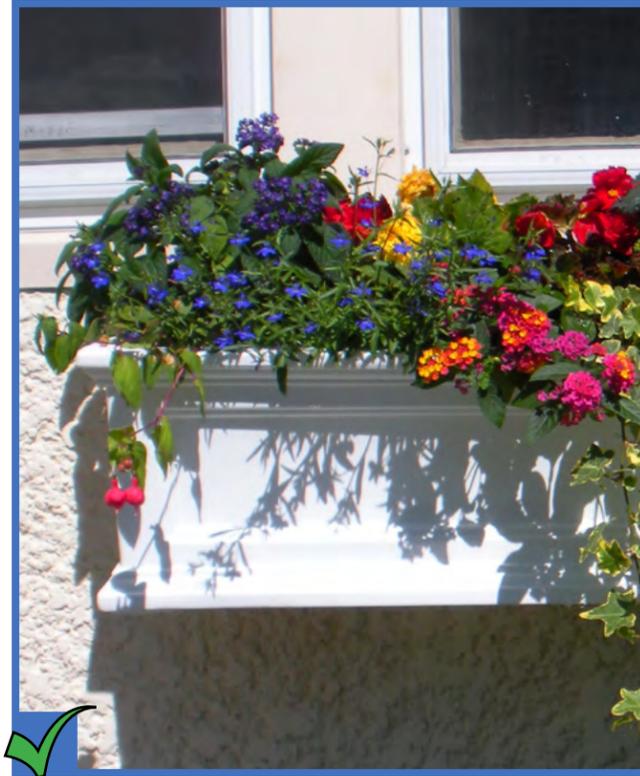
When appropriate and where sidewalks allow, use outdoor seating as a way to extend indoors to outdoors and add to depth and scale. Park benches, tables and chairs made of wood or metal are preferred as they are durable, can be maintained, and are easily repaired. When in the public right of way, all street furniture must be issued a special use permit.

Due to light weight, lack of durability, inability to be repaired, and residential aesthetic, plastic lawn furniture is discouraged for downtown use. The street can be further activated with elements such as awnings, perpendicular signs, seating, and other three-dimensional elements that interact with the public space. Owners are encouraged to use elements that best fit their storefront's particular aesthetic, marketing, or functional needs. A variety of options are available.

[C] PLANTINGS & TREES

One of the most aesthetically pleasing elements of a streetscape is landscaping. Acting as a buffer between pedestrians and traffic, it enhances the overall quality of a downtown significantly.

While commercial tenants can't plant street trees, they are encouraged to provide additional plantings where appropriate. Large- and medium-sized potted plants can emphasize entry spaces, and hanging baskets can add repetition in between storefront windows and under awnings. Mounted flower baskets under windows are also common choices for decoration on both upper and lower store windows.



Do use flower boxes under windows.



Do use plantings to add visual interest to your commercial storefront.

[D] GARBAGE RECEPTACLES

A tidy streetscape provides the appearance of safety and care that is necessary for a positive experience in the public realm.

Commercial entities, specifically ones that provide goods or services with discarded packaging, should take due care not to overburden the existing waste infrastructure. If municipal waste bins are overflowing with packaging from your business, it is considerate to provide additional refuse containers in front of your business to accommodate the added waste.

Dumpsters and other large garbage receptacles should be visually screened from the street using a variety of methods ranging from fencing, placement, and even vegetation. This provides a tidy appearance to spaces adjacent to buildings where they are normally stored.

Curb-side trash bins on the street should correspond to areas with large volumes of garbage. Garbage bins come in many different styles and sizes, a style that compliments the existing character and elements of the area should be selected. Many communities find that waste bins and other street furniture can provide branding opportunities when paired together.



Do supplement existing garbage bins when needed.



Don't leave garbage bins overflowing

[E] MURALS & PUBLIC ART

Murals may be an option as a design proposal for buildings that lack specific historic identity, side street facades, pedestrian alleyways, or large monolithic areas of facades that may not have any viable alternatives for renovation. Murals and art communicate to pedestrians that a place is lived in and cared for - providing a feeling of safety and ownership of the public realm.

Care should be taken however, to ensure that art is durable, relevant, and professionally executed. In some cases, historic painted signage can be restored and act as a mural that shows the commercial history of a location.



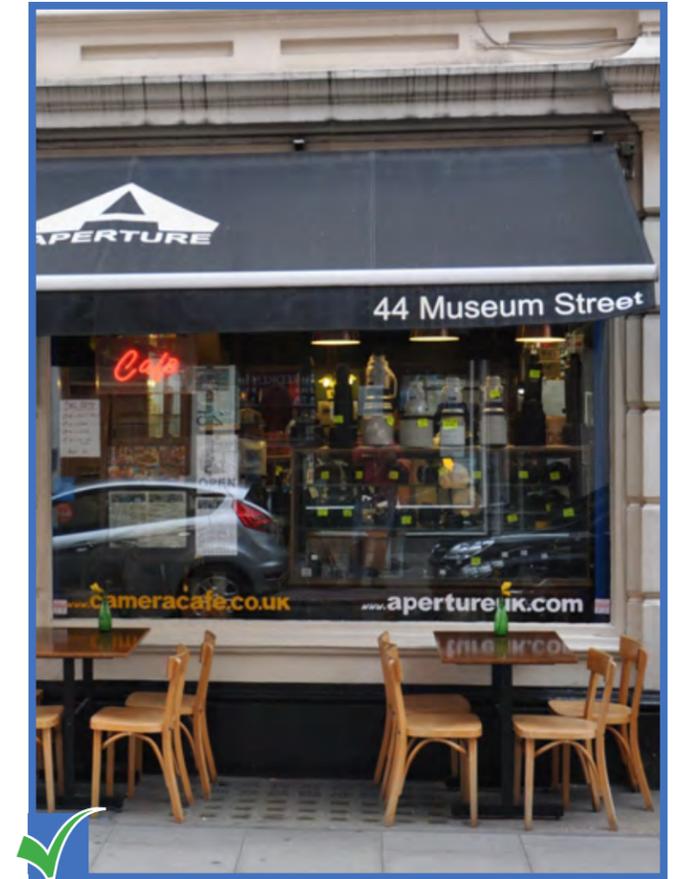
Do repaint historic painted signage when relevant to the historic character or context of the area.



Do paint murals on large uninterrupted wall surfaces - when in good taste.



Do display products on the street to attract customers.



Do use available space to provide outdoor seating.

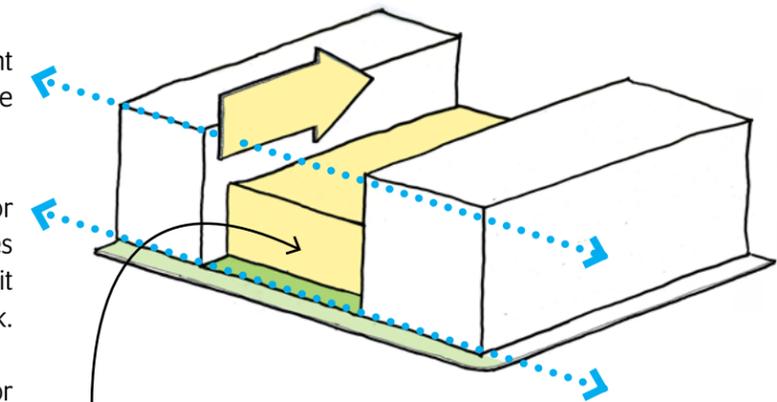
[F] COMMERCIAL OVERFLOW

Finding ways to use the space in front of your storefront can have a benefit for both your business, and the surrounding area.

For retail spaces, consider the feasibility of outdoor displays of goods, or engaging the public with free samples or hands-on displays. Not only is it great marketing, but it provides an opportunity to respond to customer feedback.

For restaurants and cafes, consider providing outdoor seating for customers to enjoy themselves during the warmer times of year. It allows you to increase the number of occupants dining, and is effective advertising - suggestive of a successful destination.

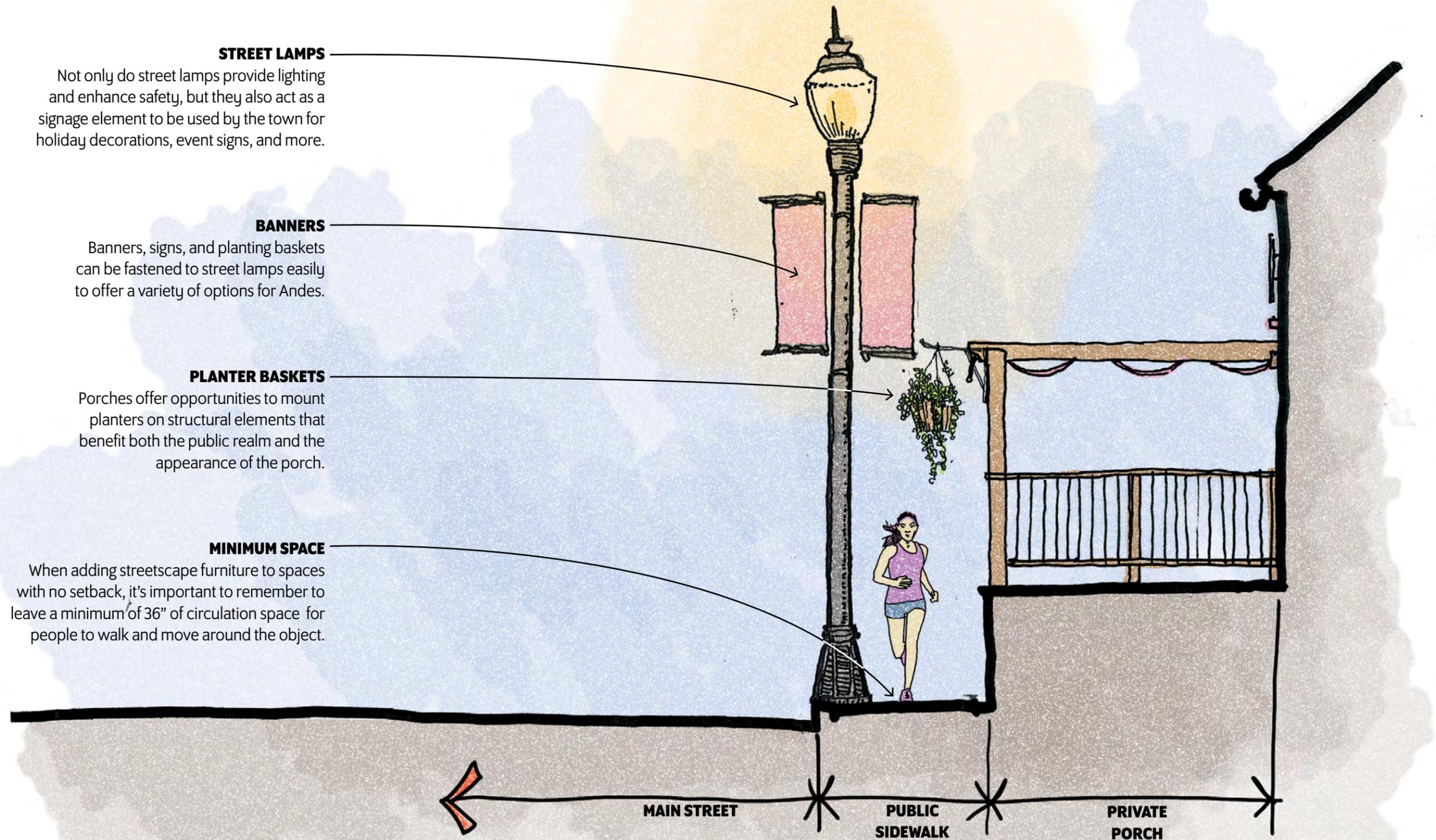
Regardless of how you choose to engage the street, due care should be taken to not infringe the public right of way. When in the public right of way, all encroachments must be issued a license by the municipality when required.



Existing buildings with extra setbacks are encouraged to fill the space with commercial overflow - maintaining the street edge of the surrounding buildings.

SECTION 7: PEDESTRIAN ORIENTED STREETScape

TyPOLOGY A - Porch frontage with no setback



SECTION 7: PEDESTRIAN ORIENTED STREETScape

TyPOLOGY B - Porch frontage with small public setback

LAMP POST

A staple element of Andes' existing main street lighting plan, additional electric lamp posts should match to create a cohesive streetscape.

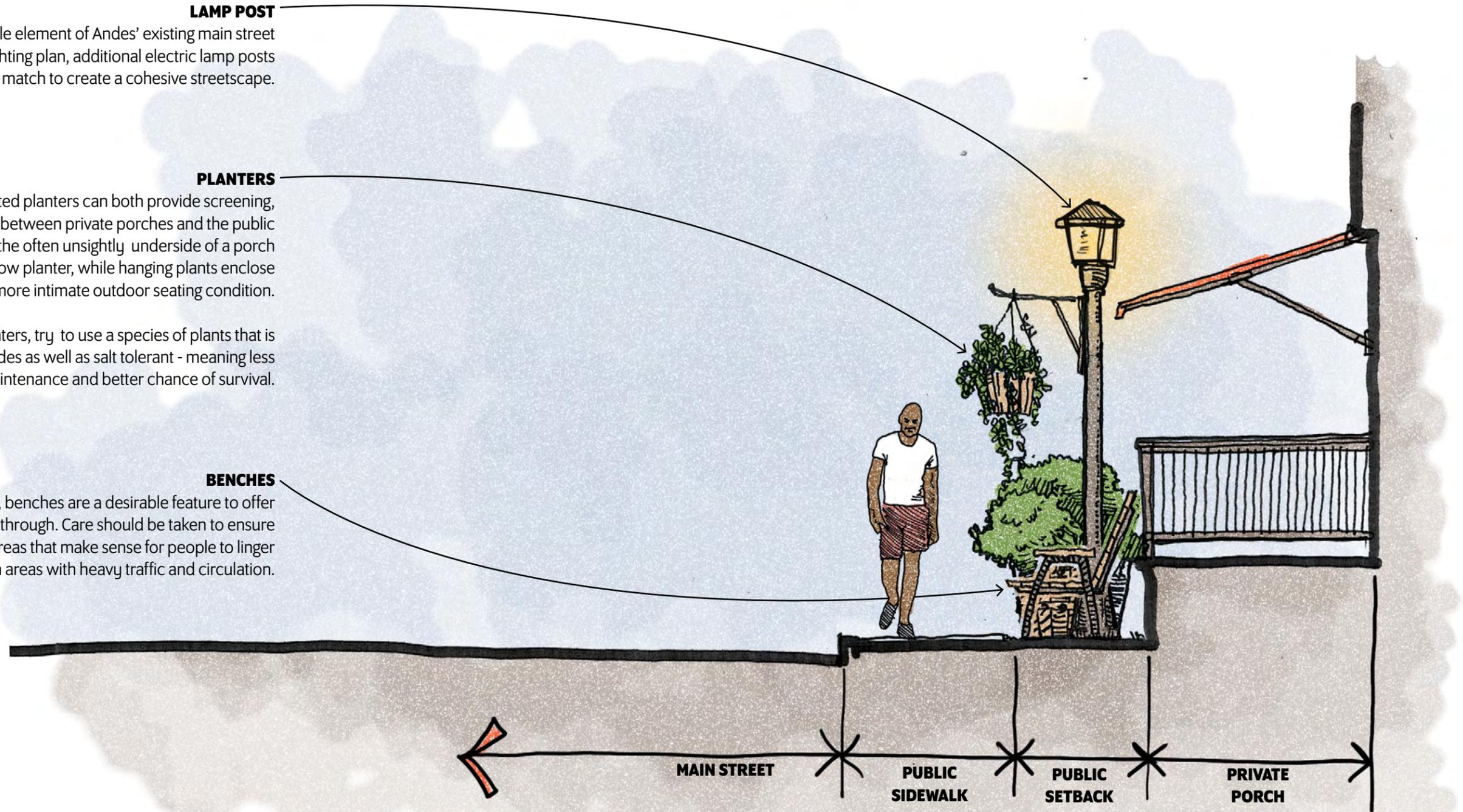
PLANTERS

Hanging baskets and potted planters can both provide screening, and soften the transition between private porches and the public realm. In this case, the often unsightly underside of a porch deck is screened by a low planter, while hanging plants enclose the porch to provide a more intimate outdoor seating condition.

When selecting planters, try to use a species of plants that is native or adaptive to Andes as well as salt tolerant - meaning less maintenance and better chance of survival.

BENCHES

Where space allows, benches are a desirable feature to offer for pedestrians passing through. Care should be taken to ensure benches are placed in areas that make sense for people to linger and rest - and not in areas with heavy traffic and circulation.



SECTION 7: PEDESTRIAN ORIENTED STREETScape

TyPOLOGY C - No porch with small private setback

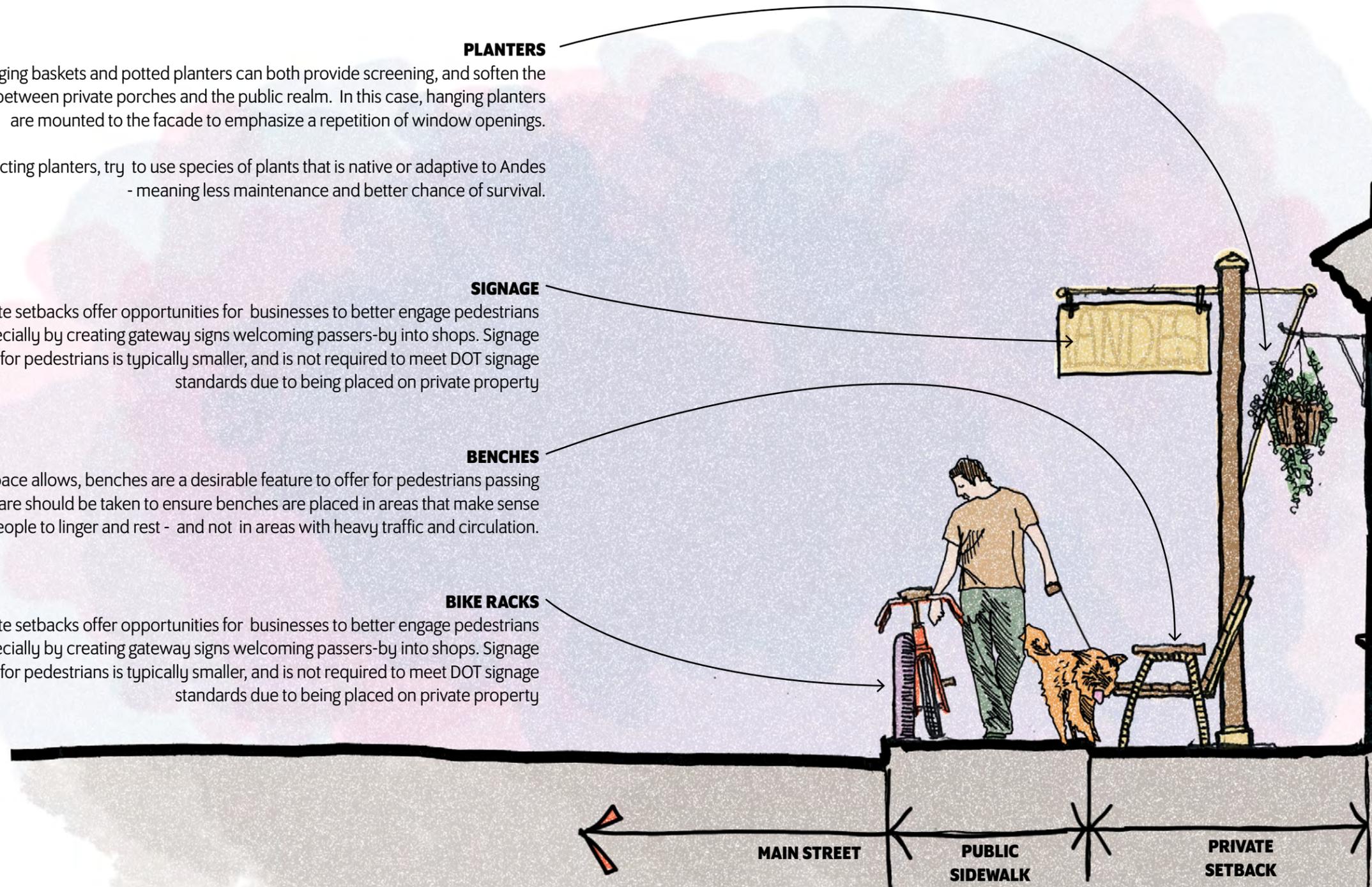
PLANTERS
Hanging baskets and potted planters can both provide screening, and soften the transition between private porches and the public realm. In this case, hanging planters are mounted to the facade to emphasize a repetition of window openings.

When selecting planters, try to use species of plants that is native or adaptive to Andes - meaning less maintenance and better chance of survival.

SIGNAGE
Small private setbacks offer opportunities for businesses to better engage pedestrians - especially by creating gateway signs welcoming passers-by into shops. Signage designed for pedestrians is typically smaller, and is not required to meet DOT signage standards due to being placed on private property

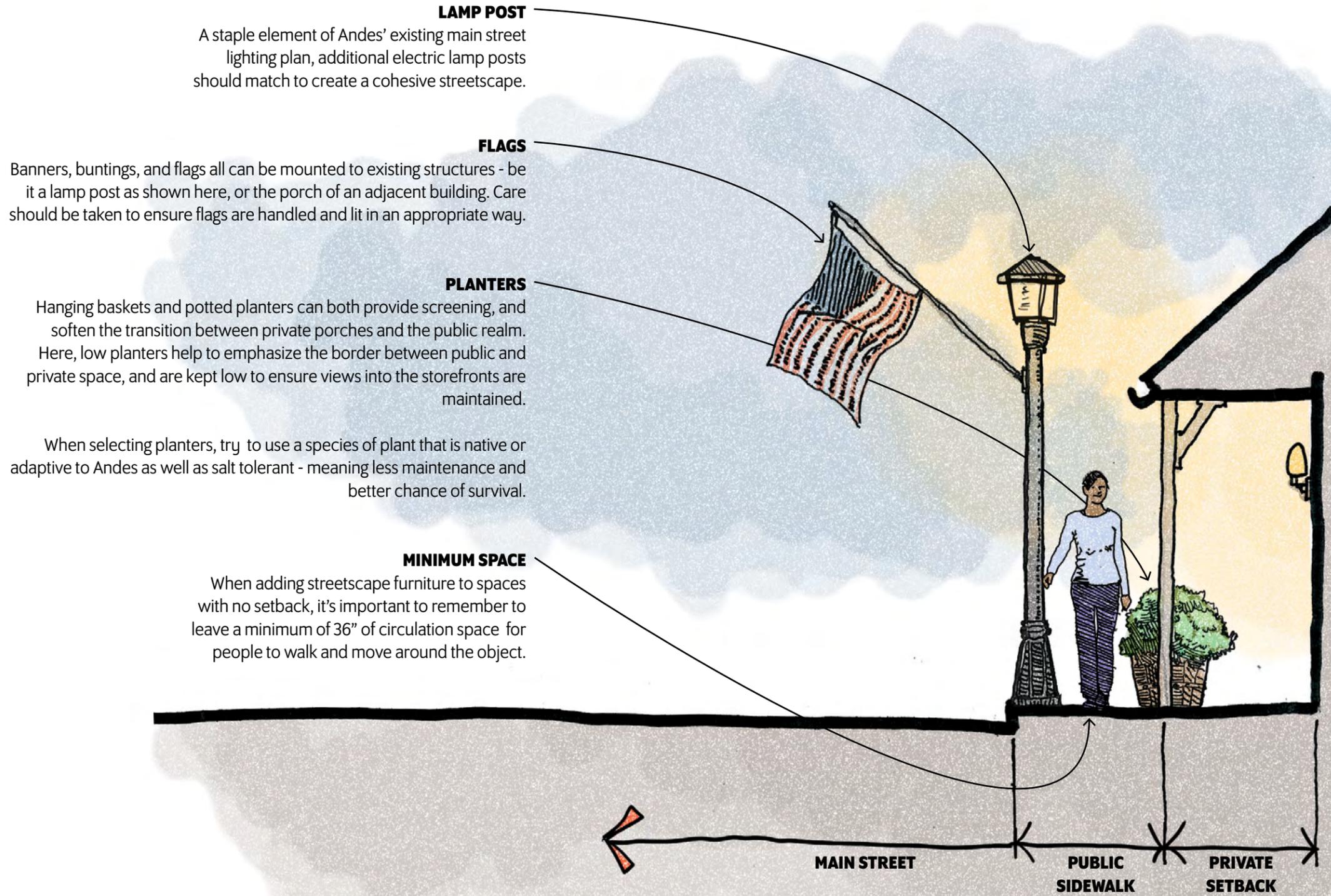
BENCHES
Where space allows, benches are a desirable feature to offer for pedestrians passing through. Care should be taken to ensure benches are placed in areas that make sense for people to linger and rest - and not in areas with heavy traffic and circulation.

BIKE RACKS
Small private setbacks offer opportunities for businesses to better engage pedestrians - especially by creating gateway signs welcoming passers-by into shops. Signage designed for pedestrians is typically smaller, and is not required to meet DOT signage standards due to being placed on private property



SECTION 7: PEDESTRIAN ORIENTED STREETScape

TyPOLOGY D - No porch with small private setback



SECTION 7: PEDESTRIAN ORIENTED STREETScape

TyPOLOGY E - Setback in front of parking lot

CLEAR PARKING SIGNAGE

During peak tourism season or during well attended events, parking along Main Street in Andes can be challenging - alleviating this problem by using clear parking signage in public parking lots can help simplify the process for those arriving from out of town.

STREET TREES

Street trees can create a sense of edge or border to lots with no buildings or parking areas. They also provide shade, a habitat for town wildlife, and even a mounting location for signage.

When selecting trees, try to use a species that is native or adaptive to Andes and resistant to road salt - meaning less maintenance and better chance of survival.

DOT WAYFINDING SIGNAGE

DOT compliant community wayfinding signage allows notable destinations within Andes to be displayed to drivers passing through. A small sign topper can be used within the area to help make a consistent brand.

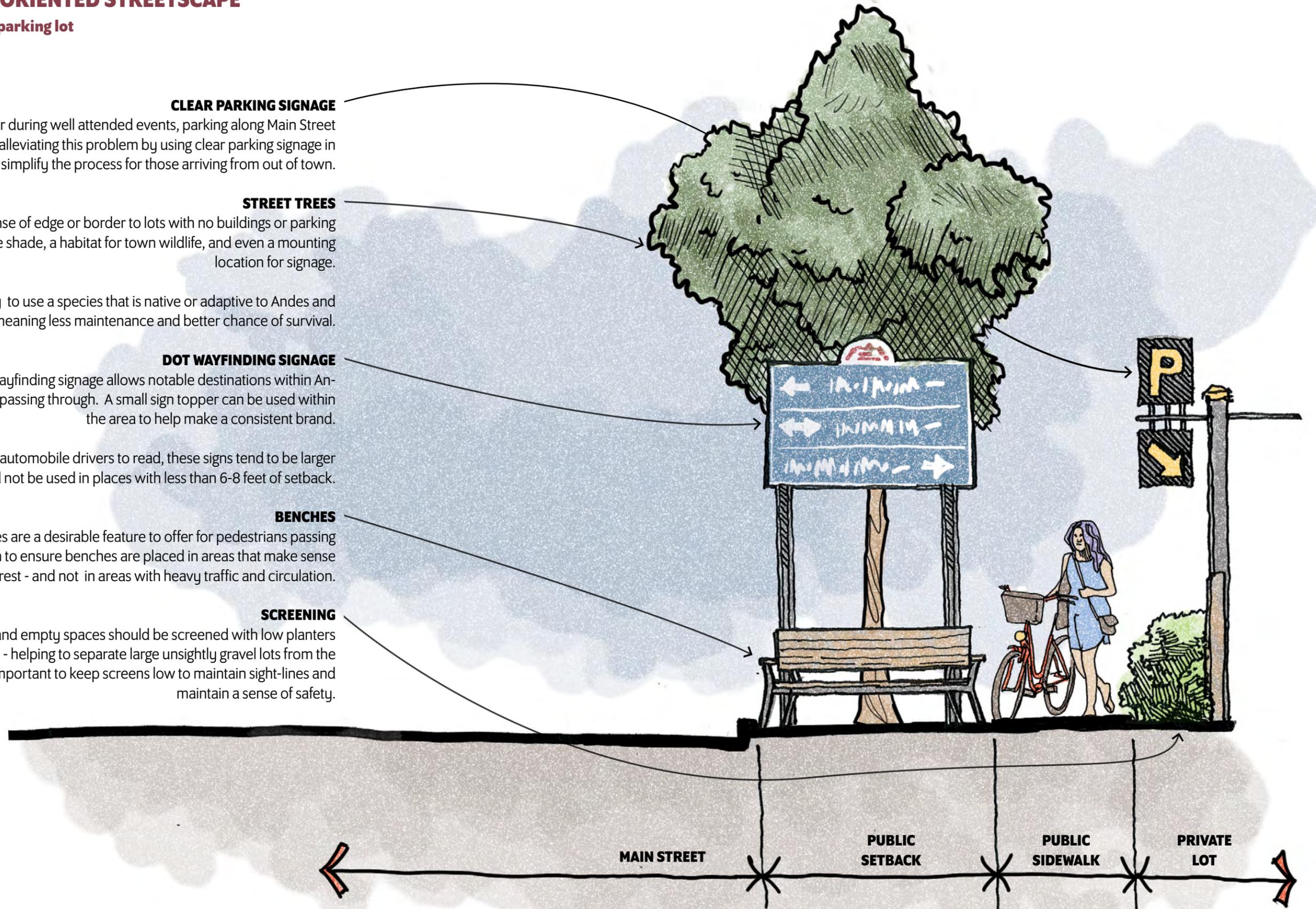
Due to being designed for automobile drivers to read, these signs tend to be larger and should not be used in places with less than 6-8 feet of setback.

BENCHES

Where space allows, benches are a desirable feature to offer for pedestrians passing through. Care should be taken to ensure benches are placed in areas that make sense for people to linger and rest - and not in areas with heavy traffic and circulation.

SCREENING

The edges of parking lots and empty spaces should be screened with low planters or fences when possible - helping to separate large unsightly gravel lots from the pedestrian zone. It's important to keep screens low to maintain sight-lines and maintain a sense of safety.



SECTION 8: MAINTENANCE

To avoid blight conditions in Copiague:

[A] Ensure that any exterior lighting lamps are not blown out and replace when required

[B] As paint begins to deteriorate, scrape clean and apply a fresh coat of primer and paint. When painting masonry – repair masonry, allow for the masonry to dry out before applying fresh coats of paint. Multiple applications may be required due to moisture escaping the brick until fully dried out.

[C] For brick buildings, over time the brick and mortar joints may need repair. By keeping the brick and mortar joints in good condition you will extend the overall life of the building while keeping the building looking clean

[D] EIFS: Unfortunately, false stucco products such as EIFS (Exterior Finish and Insulation Systems) lack durability and are easily damaged. When damage occurs the section should be replaced. EIFS should be installed with thoughtfully distributed construction joints, in a manner that allows portions to be replaced in a neat and seamless way.

[E] Windows should be kept clean. When windows crack or break they should be replaced. Verify that caulking around windows and other openings is in good condition to extend the life of the windows and adjacent building materials

[F] Lettering should be replaced if letters are missing or damaged.

[G] Do not board up damaged windows.

[H] Do not leave scattered, disorganized, or abandoned utilities attached to buildings.

[I] Fabric awnings will age and deteriorate over a long period of time. As the fringe or body become damaged beyond repair, the fabric should be replaced. The supporting structures can often remain in place. If there is lettering on the fringe for a particular business, the information should be kept up to date if the business changes. Any other awning types should be regularly inspected to ensure safety, cleanliness, and upkeep of finish materials.

[J] Miscellaneous Items: Plantings in flower boxes and planters should be attentively maintained. Seasonal decorations should be placed and removed when appropriate and kept neatly organized while displayed.

SECTION 9: Glossary

Composition - The placement and arrangement of visual elements on a building.

Cornice - An ornamental molding on a building above the storefront, typically adjacent to the signboard area and made of either wood or metal.

Fenestration - The arrangement of windows and doors on the elevations of a building

Frame and sash profile - The thickness of a window and its framing in relationship to the trim elements on a building.

Infill - New construction that fills an existing hole in the urban fabric.

Lintel - A horizontal support of timber, stone, concrete, or steel across the top of a door or window.

Massing - The general shape and form of a building, or elements of a building.

Proportion - The size relationship between elements within a building.

Scale - The size relationship between a building or its parts and the human body

Sill - A shelf or slab of stone, wood, or metal at the foot of a window or doorway.

Stile-and-rail - A door typically used for residential applications that consists of horizontal (rail) and vertical (stile) framing members surrounding either wood or glass panels.

Transom Windows - A window set above the top of a door or storefront.