

The Irwin Project

Design Challenge Grant Standards



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The illustrations and other references displayed herein are intended for the sole purpose of demonstrating various architectural designs. Any opinions expressed here, favorable or unfavorable relating to such illustrations are for informational and educational purposes for commercial building owners and business owners who may have interest in applying or qualifying for façade design grant programs that may be available through “The Irwin Project.” The Irwin Project makes no representations or opinions regarding any business or commercial enterprise depicted in any illustration.

Grant Requirements

Introduction

The Irwin Project Design Challenge Grant Program provides grants to commercial property owners, or business owners – with property owner approval. The program encourages restoration of building facades which enhances the existing appearance using the design standards outlined in this booklet. The Irwin Project Design Committee utilizes grant funding received from the Pennsylvania Department of Community and Economic Development’s (DCED) Main Street Program to serve as an incentive to stimulate private investment in façade renovations.

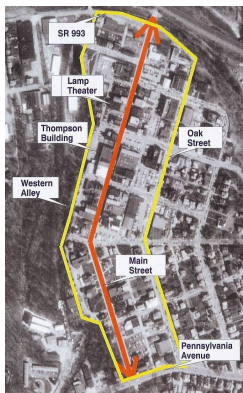
It is anticipated that the implementation of the Design Challenge Grant will result in a more competitive and economically viable business district for Irwin. An attractive image is of key importance to the success of any commercial area. That image depends on the appearance of the commercial areas individual building assets.

Façade and storefront restorations are one of the most effective and proven ways to improve the image of a commercial area and ultimately focusing more on recruiting business to the area. The Design Challenge Grant program also affords a property owner the opportunity to reverse past inappropriate architectural improvements. Many improvements do not need to be costly. Often a fresh coat of paint or a new sign or awning canopy may be all that is needed. Many commercial buildings throughout Irwin still retain the original architectural features that make them unique. Many facades are merely covered by contemporary building materials and the original materials remain wholly or partially intact.

The Irwin Project Design Challenge Grant Standards are meant to serve as a guide. The guidelines cannot cover every situation nor solve every problem, but it can offer basic information about physical improvements that have been proven to be effective in revitalizing other commercial districts throughout Pennsylvania. In addition, the design standards establish a set of design principles to ensure that improvements are consistent with scale, style, character, and history of the downtown and the community as a whole. These principles stress good maintenance of existing or original architectural features and compatibility of replacement architectural elements and any new additions.

Property or business owners should take advantage of the Irwin Project Design Challenge Grant program when considering façade improvement projects. To assure good design and cost effectiveness, please contact the Irwin Project Design Committee Chairperson, Hallie Chatfield at 724-861-3508 or bhchatfield@msn.com . Please also feel free to contact any of the Irwin Project Design Committee members if additional assistance is needed. Grant applications are at the

Irwin Project Main Street office at 321 Main Street or contact the Main Street Manager Donn Henderson at 724-296-8074 or irwinpa@comcast.net .



Design Challenge Program Geographic Boundaries

Applications will be received for all commercial properties within the downtown target area (shown on the map in yellow) of the Borough of Irwin. The downtown target area includes Main Street from Water Street to Pennsylvania Avenue, including connecting streets, (First, Second, Third, Fourth, Fifth and Sixth Streets) up to and including Oak Street. The Irwin Project Design Committee will consider business properties bordering the target area for eligibility on a case-by-case basis.

Eligible Projects and Activities

The dollar amounts available for eligible projects and activities are as follows (NOTE: The total reimbursement, per façade, will not exceed \$5,000.00 and/or will not exceed 50% of the total project cost). The Irwin Project Design Committee reserves the right to consider increasing matching funding for “significant structures” such as larger public or historic, underutilized, anchor buildings or corner buildings:

Signs, Awnings and Canopies:

Maximum reimbursement of \$2,500.00 (Signs are limited to \$500.00)

This category is for the maintenance and repair, removal and replacement of existing signs, or the installation of new signs in accordance with “The Irwin Project” design guidelines and borough sign ordinances, as well as retractable or permanent cloth awnings or canopies or synthetic materials that imitate cloth (not to include backlit or contemporary types).

Masonry:

Maximum reimbursement of \$5,000.00

This category refers to masonry repairs, restoration, repointing, repainting (only if originally painted), or low-pressure water or steam cleaning. Some chemical cleaning is allowed as long as the chemical is appropriate to the type of surface.

Exterior Woodwork and Architectural Metals:

Maximum reimbursement of \$5,000.00

This category refers to the repair, cleaning, refinishing, painting, restoration, repointing or replacement of exterior woodwork or architectural metals that is sensitive to the original design of the structure. Some chemical cleaning is allowed as long as the chemical is appropriate to the type of surface.

Windows and Doors:

Maximum reimbursement of \$5,000.00

This category refers to the repair, replacement, installation, repainting or restoration of windows (including display, ornamental, upper-story, and storm windows) and exterior doors to fit the original opening and style.

Cornices and Roofs:

Maximum reimbursement of \$5,000.00

This category is for the installation or repair of cornices, or roofs as part of the façade renovation, or independently, when it is a visible part of the façade seen from the street.

Landscaping, Streetscaping and Parking:

Maximum reimbursement of \$2,500.00

This category is for the installation of landscaping and streetscaping (hardscaping, i.e., fencing and softscaping, i.e. plants and shrubs) during a façade renovation.

Lighting Fixtures:

Maximum reimbursement of \$2,500.00

This category is for exterior lighting associated with a building façade or to provide indirect sign lighting. The lighting fixtures chosen should be appropriate to the age and character of the building.

Uniform Construction Code Upgrades:

Maximum reimbursement of \$5,000.00

This category is for improvements made to the façade to meet the requirements set by the Uniform Construction Code and are eligible activities under these design guidelines.

Application and Approval Process

1. Receive an Irwin Project Design Challenge Grant application from any member of the Design Committee, Board of Directors of “The Irwin Project”, or Main Street Manager. The Application is included on Page 21.
2. Submit a completed Irwin Project Design Challenge Grant application which includes the following, prior to starting any eligible work:
 - a. Applicant identification.
 - b. Property owner identification if different from “a”.
 - c. Property location.
 - d. Written project description, design plans, drawings, schematics and/or photographs, for each eligible project. Professional design schematics/architectural renderings are reimburseable of a cost up to \$500.00.
 - e. Contractor/material cost estimates for each eligible project.
 - f. Signature of the applicant and property owner, if different from applicant.
3. Applicants are required to meet with the Design Committee to discuss their proposed project prior to completing the application process.
4. The application will be submitted to the Irwin Project Design Committee for review and approval at their next meeting or at a special meeting designated by the Design Committee chairperson.
5. Proposed projects are required to secure any necessary Borough of Irwin permits, compliance with the Uniform Construction Code regulations, and adherence to the Secretary of Interior Standards before work begins. **PLEASE NOTE:** The Pennsylvania Prevailing Wage Act (43 P.S> 165-1 et seq; 34 PA Code 9.101 et seq) may be applicable to this project. The Grant Recipient may be responsible for including prevailing wage rates in all bid documents, specifications, and construction contracts pertaining to the project. The Department of Labor and Industry has final authority to make all prevailing wage applicability determinations. Prevailing Wage requirements are generally applicable to grants for construction, demolition, reconstruction, alteration, repair work, renovations, build-out and installation of machinery and equipment in excess of \$25,000.00
6. Payment to the project applicant/contractor(s) requires the following and will be made when all work is completed:
 - a. Adherence to the design plan and/or project estimates as submitted, reviewed and approved by the Irwin Project Design Committee.
 - b. Pre-approval by the Irwin Project Design Committee of any changes of work in progress.
 - c. Completion of necessary documentation, required by the Commonwealth of Pennsylvania, is submitted to the Irwin Project Design Committee.
 - d. If required by the Borough of Irwin, completion of final inspections/walk-throughs.
7. Important Note: Only **pre-approved** work will be eligible for The Irwin Project Design Challenge Grant Program. The Irwin Project Design Committee reserves the right to refuse any applicant based on noncompliance to the design guidelines, borough ordinances, or undesirable business practices or activities. Project work may not commence until the applicant/property owner receives a notice to proceed from The Irwin Project Design Committee. As the project is nearing completion, the applicant should contact The Irwin Project Design Committee to review the progress.
8. Applications are accepted on a rolling basis and will be reviewed as they are received.

Signs, Awnings & Canopies

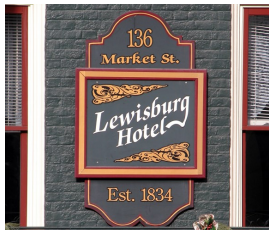
Signs are as important today as they were an informative aspect of the 19th and early 20th Century storefronts. Signs have a dramatic impact on the overall image of our town. A sign's visual effect on an individual passing by, be it a potential customer or visitor, is unmistakable. Signs, awnings and canopies that are simple, properly sized, attractively designed, constructed of appropriate materials, and properly located, enhance the image of our businesses and town atmosphere.

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

Proper signage can accentuate and compliment the overall 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.

Sign Types

The following are approved sign types with explanations and illustrations of proper examples. Refer to the Borough of Irwin's Sign Ordinance for specifications:



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

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 vary depending on a structure's window configuration.



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

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



Awnings and canopies are both functional and decorative. Awnings and canopies may display the name and nature of the business on the front face and/or side facings. The sloping surface of the awning may not be used for signage. Awnings should be either fixed or retractable.

Location

The Irwin Project Design Committee standards require:

- The use of creative signage in display windows.
- Utilizing lettering on a structure itself to recreate the aura of its original period. This type of sign should replace any other main identification sign.
- Locating signs, awnings and canopies to avoid covering or overwhelming architectural details such as cornices, trim, windows, decorative brick work or other unique structural characteristics.
- Orienting signage to pedestrians, not vehicular traffic. Signage should be detailed as to appeal to someone proceeding slowly at close range.
- Limiting the number and size of signs on storefront display windows and doors. Signs should be sized to balance, not hide or overwhelm the structure. The size must conform to the Borough of Irwin Sign Ordinance.

Lighting

The Irwin Project Design Committee standards require:

- External lighting fixtures rather than utilizing internally lit plastic fixtures, including neon signs and spotlights, unless compatible with the architectural style of the façade.
- Lighting be directed only on the sign itself and not on the surrounding area.
- Lighting fixtures be compatible with the period of the structure.

Construction/Design

The Irwin Project Design Committee standards require:

- Sign material(s) and design(s) that are reflective of the architectural period of the building and the design of the storefront. Additionally, the colors of the sign, awning or canopy should compliment the overall paint scheme of the storefront façade.
- The use of artisan-crafted signs and quality sign materials manufactured specifically by the sign industry such as wood, metal, urethane or permanent vinyl.
- The colors to be used should compliment the paint scheme of the storefront façade to distinguish the type of business and create interest without losing community appeal and continuity.
- The use of building elements within the sign design when feasible.
- The lettering of the sign be kept to a minimum and likewise, the message should be brief and to the point. A logo and/or illustration can be substituted to communicate the nature of a business. Lighting be directed only on the sign itself and not on the surrounding area.
- The avoidance of using multiple signs where one sign would be sufficient thereby avoiding confusion and distraction. However, the following signs may be appropriate in a given situation.
 - The use of small secondary signs for directional purposes that maintain the same design element of the main identification sign.
 - The use of an attractive, temporary, freestanding sandwich-style sign to advertise daily specials or events that maintains the same

design elements of the main identification sign. (Refer to the Borough Sign Ordinance for specifications.)

- Banner style signage of temporary nature shall be removed within 30 days and should be replaced with signs, awnings and canopies that are simple, properly sized, attractively designed, constructed of appropriate materials, and properly located on the building.
- Projecting signs shall extend no more than 4 feet from the front of the building; the bottom of the sign shall be at least 8 feet above the sidewalk, as the top shall not extend above the level of the sills of the second-floor windows.
- Awnings and canopies may display the name and nature of the business on the front face and/or side facings.
- The sloping surface of the awning may not be used for signage.
- Awnings that are fixed or retractable.
- Construction or attachment techniques of awnings hidden from general view.
- Awnings may be used on the ground or upper level floors as appropriate to maintain the architectural style, provide functionality, and complimentary to the structure's original design.
- Awnings may be installed over upper-floor windows; however, they must be applied over all of the upper-floor windows, or none of them.
- When erecting an awning or canopy, select a weather-treated canvas or man-made, natural looking material. Plastic, wood, or metal awnings and canopies are not appropriate as well as backlit types. Additionally, the awning or canopy should not be oversized and should fit within the storefront area and avoid covering architectural elements.
- Signs shall be removed within 45 days after an establishment has gone out of business.

Painting & Exterior Decoration

The visual condition of Irwin's commercial buildings is an immediate perspective opinion of the economic vitality of the overall town. All buildings within the downtown targeted area should be recognized as products of their own era. Modifications, which copy paint color(s) or exterior decorations of other eras, 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 unique character, as well as provide visual consistency to the entire streetscape. Covering original architectural details with inappropriate materials like aluminum or vinyl siding, for example, detracts from a façade's 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 façade. By taking advantage of the quality of the original materials, the life of a building will be indefinitely prolonged.

Painting

The Irwin Project Design Committee standards require:

- 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 color(s) should nonetheless be chosen from those colors which are appropriate to the architectural period of the building and should be applied to the architectural ornamentation of Irwin buildings in a period-appropriate fashion.
- Single color schemes and contemporary colors should be avoided for early period buildings, i.e., Victorian. The placement of accent colors and the relationship of lights to darks should be kept in character of the building.
- The use of Color Guides for Historical Homes or similar swatches or folders that are available from local building supply stores. Color(s) should be used to “tie together” all of the building’s parts, including the storefront, windows, doors and cornices. This can be done by choosing a single body color (or using the color of the masonry), a trim color that is a shade lighter or darker and a third contrasting color for the ornament. No more than five colors should be used.
- The choice of color palette 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 color(s) can be determined with minimum research and would be appropriate for use.
 - In the mid-1800’s, soft neutral tints were popular;
 - In the late 1800’s, darker, richer shades were popular;
 - In the early 1900’s lighter, calmer colors were popular.



Sheet Metal Work

The Irwin Project Design Committee standards require:

- The cleaning of sheet metal, if necessary with chemical paint remover. Never sandblast or use abrasives on sheet metal.
- The repair or replacement of damaged areas with sections duplicated 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.

Brickwork

The Irwin Project Design Committee standards require:

- Buildings that are made of brick (many of which in Irwin are built with historical local product) be cleaned by the gentlest means possible such as steam or low-pressure water or some appropriate chemicals. 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 not properly applied, 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 compression strength, color composition, depth, and type of joint.
- If brick is already painted it may be cleaned with a chemical paint remover, but a test should be done to make certain that the masonry won't be damaged by the process. Sometimes brick used in older buildings was of poor quality and meant to be protected by a coating. Painting over unpainted brick is not suggested or encouraged.
- 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. Adding stucco as a replacement material that is not original to the façade is inappropriate.
- 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

The Irwin Project Design Committee standards require:

- Wire brushing to remove loose or deteriorating paint and rust. Chemical removers should be avoided, heat or low-pressure sandblasting may be used for removal purposes.
- Missing cast iron parts 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.

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 are made up of relationships between natural and man-made elements and are consistent. The architecture of our town is the visible face of these relationships. Scale, mass, rhythm, patterns, materials, shapes and color are some of the ingredients used to define streetscapes and public spaces. The following section of the standards will outline the appropriateness of these features.

New Buildings or Additional Orientation

The Irwin Project Design Committee standards require:

- Building facades face a street or other public space. Buildings should not front 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.
- Setbacks be consistent with neighboring properties.
- Off-street parking areas be sensitively located to the side, or rear of buildings to reduce the visual impact to the streetscape.

Scale and Mass

The Irwin Project Design Committee standards require:

- Overall scale, mass and proportions relate to and be compatible with those of adjacent and surrounding buildings.
- Changes in scale and mass, such as a wall offset, or roofline variation 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.
- Roofline offsets, cross gables, and dormers be used to help vary the massing of a building.
- Visibly exposed side of a building be defined with a base and cap or cornice.

Materials and Details

The Irwin Project Design Committee standards require:

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

Roofs and Walls

The Irwin Project Design Committee standards require:

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

Storefronts and Entrances

The Irwin Project Design Committee standards require:

- Storefronts 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 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 be defined by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, railings, balustrades, etc.
- The avoidance of replacing an entire store front when repair of materials and limited replacement of parts may only be necessary.

Windows and Shutters

The Irwin Project Design Committee standards require:

- Windows be compatible with the style, materials, colors and details of the building.
- Location of upper window aligning vertically with storefronts and entrances.
- The window opening rhythm 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, materials and style.
- Where appropriate to the design of a building, shutters 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. Shutters are not to be added to a façade if they are not original to the building's vintage.

Service Areas and Mechanical Equipment

The Irwin Project Design Committee standards require:

- Loading areas, waste facilities, air conditioning units, exhaust and vent stacks, elevator penthouses, and antennae be located to the rear of buildings and screened from view.
- The use of interior refuse rooms in lieu of dumpsters or other methods of waste removal.
- Fire escapes are not permitted on front facades.

Streetscaping and Parking

Streetscape design and the location and design of off-street parking areas can dramatically affect the attractiveness and convenience of commercial districts to their potential users. These design elements, for better or worse, usually make the important first impression on customers, business associates, employees and others. They also set the tone for design improvements by individual property and business owners.

The use of well-designed and properly located street lighting, street furniture, landscaping, walls and fences, and paving materials are strongly encouraged. In addition, off-street parking should combine practicality and convenience with a strong aesthetic consideration.

Streetscaping

Landscaping

The Irwin Project Design Committee standards require:

- All areas of a site not occupied by buildings, parking or other improvements be planted with trees, shrubs, hedges, ground cover and/or lawn, unless such area consists of attractive existing vegetation.
- Plantings should be designed in a manner that is complimentary to the surrounding buildings and the context of the surrounding in which the site is located.
- The use of repetitive, structured patterns, informal arrangements, complimentary textures and colors, and other design approaches to reinforce the overall character of the area.
- Shade trees on municipal property are protected by a borough ordinance. Please refer to the rules of the ordinance before adding, pruning or removing trees.



Walls and Fences

The Irwin Project Design Committee standards require:

- Walls and fences be architecturally compatible with the style, material(s) and colors(s) of the principal building on the same lot.
- The avoidance of highway-style guardrail, stockade or contemporary security fencing such as chain link, barbed wire or razor wire.
- Garden walls and appropriately styled fences to continue the building line along the sidewalk.

Lighting

The Irwin Project Design Committee standards require:

- The uses of minimum wattage metal halide or high-pressure sodium light sources. Low-pressure sodium and mercury vapor light sources are discouraged.



- Decorative lampposts that conform to the downtown Irwin light standards within the downtown district. The lampposts are recommended especially along the frontage of gateways and entry corridors.
- Parking areas and entranceway lights that do not exceed twelve (12) feet in overall height.

Street Furniture

The Irwin Project Design Committee standards require:

- Elements of street furniture such as benches, waste containers, planters, phone booths, kiosks, bicycle racks, bollards or posts be carefully selected to ensure compatibility with the existing overall character and/or architectural style of the surrounding area.

Architectural and Preservation Definitions

Anchor A device used to give stability to one part of the structure securing it to another part; includes concrete inserts, toggle bolts, expansion anchors, and lead shield anchors.

Angle Bracket A bracket at an inside corner of a cornice.

Angled bay window A bay window that protrudes out over a wall and is triangular in plan.

Architectural style A classification that identifies that overall appearance of the architecture of a building, including its construction, form, arrangement of design components, use of materials, and ornamentation. The style may a unique individual expression or part of a broad cultural pattern relating to a particular time period, geographical region, or country of origin.

Awning A roof-like cover of canvas or other lightweight material, extending in front of a doorway or window, or over a deck, providing protection from the sun or rain.

Baluster One of a number of short vertical members used to support a stair or balcony railing; may be a turned wood spindle or a stone column, either square or with varying round profile.

Balustrade An entire railing system, as along the edge of a balcony, including a top rail, bottom rail, and balusters.

Band Molding A small broad, flat molding, projecting slightly, of rectangular or slightly convex profile, used to decorate a surface, either as a continuous strip or formed into various shapes.

Base The lowest and most visible part of a building, often treated with distinctive materials, such as rustication. Also, the lowest part of a column or pier that rests on a pedestal, plinth, or stylobate.

Bead and Reel Molding Classical molding consisting of alternate small, egg-shaped beads and semicircular disks edgewise.

Beltcourse A projecting horizontal course of masonry, of the same or dissimilar material used to throw off water from the wall; usually coincides with the edge of an interior floor.

Boxed Cornice A cornice that is enclosed by boards and moldings so that the lower ends of the rafters are not visible. Also a hollow cornice, built up of boards and moldings, resulting in a soffit under the eaves.

Bracket A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

Bracketed Cornice A deep cornice supported by ornamental brackets, sometimes in pairs.

Brick A solid or hollow masonry unit of clay mixed with sand, which is molded into a small rectangular shape while in a plastic state, then baked in a kiln or dried in the sun.

Building Preservation The process of applying measures to maintain and sustain all of the existing material, integrity, and form of a building, including its structure and building artifacts.

Buttress An exterior mass of masonry projecting from the wall to absorb the lateral thrusts from roof vaults; either unbroken in their height or broken into stages, with a successive reduction in their projection and width. Stages are generally sloped at a very acute angle and terminate at the top with a plain slope ending at the wall or with a triangular pediment.

Canopy A decorative hood above a niche, pulpit, or stall; also a covered area that extends from the wall of a building, protecting an enclosure.

Carrara Glass Together with Vitrolite, one of several trade names for pigmented structural glass, an opaque veneer produced in a variety of colors and sometimes marbled or given a mirror finish; used extensively during the 1930s and 1940s to cover both exterior and interior wall surfaces.

Casement Window A window ventilating sash, fixed at the sides of the opening into which it is fitted, which swings open on hinges along its entire length.

Cast Iron Iron produced by casting molten ore into molds of a wide variety of shapes and sizes; used for structural members, freestanding ornament and components of building facades.

Clapboard Siding A wood siding used as an exterior covering on a building of frame construction, applied horizontally and overlapped, with the grain running lengthwise, thicker along the lower edge than the upper.

Column A vertical structural compression member or shaft supporting a load, which acts in the direction of its vertical axis.

Conical Roof A roof shaped like an inverted cone on top of a cylindrical tower; used in the Chateau and Queen Anne styles; also called a witches' hat.

Conservation The management of a building to prevent its decay, destruction, misuse, or neglect; may include a record of the history of the building and the conservation measures applied.

Corner Blocks Wood blocks positioned at the top corners of window or door casings; often enhanced with design elements, such as concentric oval disks.

Cornice The uppermost division of an entablature; a projecting shelf along the top of a wall supported by a series of brackets; the exterior trim at the meeting of a roof and wall, consisting of a soffit, fascia, and crown molding.

Crown Molding Any molding serving as a corona or otherwise forming the crowning or finishing member of a structure.

Double-hung Sash Window A window with two sashes, one above the other, arranged to slide vertically past each other.

Eaves The projection overhang at the lower edge of a roof.

Egg and Dart Molding A decorative molding comprising alternating egg-shaped and dart-shaped motifs.

Embedded Column A column that is partly, but not wholly, built into a wall.

Entablature In classical architecture, the part of a structure between the column capital and the roof or pediment, comprising the architrave, frieze and cornice.

Façade The exterior face of a building, particularly one of its main elevations, almost always containing an entrance and characterized by an elaboration of stylistic details.

False Front A front wall that extends beyond the side walls and above the roof of a building to create a more imposing façade.

Fanlight A semicircular window, usually over a door with radiating bars suggesting an open fan.

Fascia Any flat horizontal member or molding with minimal projection; any narrow vertical surface that is projected or supported on elements other than a wall below.

Fillet Molding A molding consisting of a narrow flat band, often square in section. The term is loosely applied to almost any rectangular molding, usually used in conjunction with other moldings or ornaments.

Finial A small, sometimes foliated ornament at the top of a spire, pinnacle, or gable that acts as a terminal.

Fluting The hollows or parallel channels cut vertically on the shaft of columns, pilasters, and piers, separated by a sharp edge or arris, or by a small fillet.

Flying Façade The continuation of the façade wall above the roofline of a building.

Frieze An elevated horizontal continuous band or panel that is usually located below the cornice; often decorated with sculpture in low relief.

Gable The entire triangular end of a wall, above the level of the eaves, the top of which conforms to the slope of the roof that abuts against it; sometimes stepped and sometimes curved in a scroll shape.

Gable Ornamentation Decorative elements, such as spindlework or scrollwork at the apex of a gable.

Gambrel Roof A ridged roof with two slopes on each side, the lower slope having the steeper pitch.

Gingerbread The highly decorative and often superfluous woodwork applied to a Victorian style house or commercial structure.

Hipped Gable The end of a roof formed into a shape intermediate between a gable and a hip. The gable rises about halfway up to the ridge resulting in a truncated shape, the roof being inclined backward from this level.

Hipped Roof A roof with four uniformly pitched sides.

Historic Having importance in, or influence on, history; famous, renowned.

Historic Building A building that has been recognized and documented as having historic significance, or part, of a historic district, especially those listed in a register of historic places.

Historic Significance A determination of the importance of an element, building, or site based on its connection with a historical event, person, or time period, or because it is an important example of a past architectural style.

Leaded Glass Small panes of glass held in place with lead strips; the glass may be clear or stained.

Leaded Light A window with small diamond-shaped or rectangular panes of glass set in cames.

Mansard Roof A roof that has two sloped on all four sides.

Marquee A sheltering roof over an entry supported by the wall from which it projects rather than by piers or columns.

Masonry Includes all stone products, all brick products, and concrete block units, including decorative and customized blocks.

Molding A decorative profile that is given to architectural members and subordinate parts of buildings; whether cavities or projections such as cornices, bases, door and window jambs and heads.

Mullion A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

Ornament Anything that embellishes, decorate, or adorns a structure, whether used intentionally and integrated into the structure or applied separately to enhance the building's form and appearance.

Palladian Window A tripartite window opening with a large arched central light and flanking rectangular side lights.

Parapet A low protective wall or railing along the edge of a raised platform, bridge, roof, balcony, and above cornices; may be straight, stepped, or curved.

Pilaster A partial pier or column, often with a base, shaft, and capital, that is embedded in a flat wall and projects slightly; may be constructed as a projection of the wall itself.

Pinnacle An apex or small turret that usually tapers toward the top as a termination to a buttress; often ornamented with crockettes.

Pointing The process of filling a mortar joint after raking out the old mortar and working it to the desired joint profile; carried out for restoration purposes and not part of the original construction.

Preservation The keeping in existence, unchanged, or natural resources and buildings that have been inherited from the past. The Secretary of Interior's Standards define preservation thus: "to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site."

Quoin One of a series of stones or bricks used to mark or visually reinforce the exterior corners of a building; often achieved through the use of a contrast in size, shape, color, or material, which may be imitated in non-load bearing materials.

Rail A bar of wood or other material passing from one support to another; a horizontal piece in the frame or paneling, as in a door rail, or in the framework of a window sash, or the top member in a balcony railing.

Railing Any open construction or rail used as a barrier, composed of one of a series of horizontal rails supported by spaced upright members.

Rake The sloped, or angle of inclination. The context usually indicates whether it is measured from the horizontal or the vertical axis.

Raking Molding Any molding adjusted at a slant, rake, or ramp; any overhanging molding that has a rake or slope downward and outward.

Reconstruction Rebuilding by new construction what was lost, following the exact form, materials, and details as the original.

Reflective Glass Window glass having a thin, translucent metallic coating bonded to the exterior or interior surface to reflect a portion of the light and radiant heat that strikes it.

Rehabilitation Slum areas and substandard buildings brought up to an acceptable living standard. The Secretary of Interior's Standards describe rehabilitation as "returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Renovation Bringing an existing building or structure back to its formal or original condition.

Restoration According to the Secretary of Interior's Standards, "accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work."

Reuse Make suitable for new requirements through modifications.

Revitalize To impart new life or restore vitality in a residential or commercial area through physical improvements and economic programs, such as a main street program.

Ridge The horizontal lines at the junction of the upper edges of two sloping roof structures.

Ridge Crest A linear ornamental device; usually composed of metal, attached to the crest of a roof, providing a transition to the sky.

Sandblasting Abrading a surface, such as concrete, using a stream of sand ejected from a nozzle by compressed air; used for removing dirt, rust, or paint, or cleaning up construction joints, or carried deeper to expose the aggregate for a decorative texture.

Sash Window A window formed with glazed frames that slide up and down in a vertical groove by means of counterbalanced weights.

Sashless Window A window composed of panes of glass that slide along parallel tracks in the window frame toward each other to leave openings at the sides.

Shutter One of a pair of movable panels used at window openings to provide privacy and protection from the elements when closed.

Sidelight A framed area of fixed glass, set vertically on each side of a door, usually made up of a number of small panes.

Single-hung Window A window with two sashes, only one of which opens.

Soffit A ceiling or exposed underside surface of entablatures, archways, balconies, beams, or columns.

Spindle A turned wood architectural element, produced on a lathe, and used as banisters or ornamental spindlework on porches and other locations.

Spindlework Wood ornament with circular cross-sections, such as balusters turned on a lathe; used on stairs, porches, and in gable ends of Queen Anne and other Victorian style homes.

Spire A slender pointed element on top of a building; generally a narrow octagonal pyramid set above a square tower.

Stained Glass Glass given a desired color in its molten state or by firing a stain into the surface of the glass after forming; used for decorative windows or transparent mosaics.

Stone Native rock that has been processed by shaping, cutting, or sizing for building or landscaping use. It is fire resistant and varies according to type, from fairly porous to impregnable. There are three basic types of stone: igneous, such as granite, is long-lasting and durable; sedimentary, such as limestone, is made up of organic remains; metamorphic rock is either igneous or sedimentary transformed by pressure and heat or both.

Storefront The front façade of a ground-level shop with glass display windows in minimal-sized mullions, and a recessed entrance to accommodate the outward swing of doors.

Stringcourse A horizontal band of masonry, extending across the façade to mark a division in a wall, often encircling decorative features such as pillars or engaged columns; may be flush or projecting, molded, or richly carved.

Top-hung Window A casement window hinged horizontally.

Transom A horizontal bar of wood or stone across a door or window; the crossbar separating a door from the fanlight above it; a window divided by a transom bar.

Transom Bar An intermediate horizontal member of a doorframe or window frame; a horizontal member that separates a door from a window, panel, or louver above.

Turret A diminutive tower, characteristically projecting out on corbels from a corner of the structure.

Vertical Sliding Window A window having one or more sashes that move only in the vertical direction; they are held in various open positions by means of friction or a ratchet device instead of being supported by a counterweight.

Secretary of Interior Standards

Standards for Preservation- focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation – acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

Standards for Restoration – depicts a property at a particular period of time in its history, while removing evidence of other periods.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction - re-creates vanished or non-surviving portions of a property for interpretive purposes.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Design Challenge Grant Application Form

Note: Review the Design Challenge Grant Standards/Requirements before submitting this Application.

Business Name: _____

Tax ID#: _____

Property/Storefront Address: _____

Project Description: (also enclose design plans, drawings, schematics and photos)

Property Owner(s): _____

Phone Number: _____

Business Owner(s): _____

Phone Number: _____

Business Owner(s) Address: _____

Is the Applicant a business owner leasing from the property owners? (circle one)

YES

NO

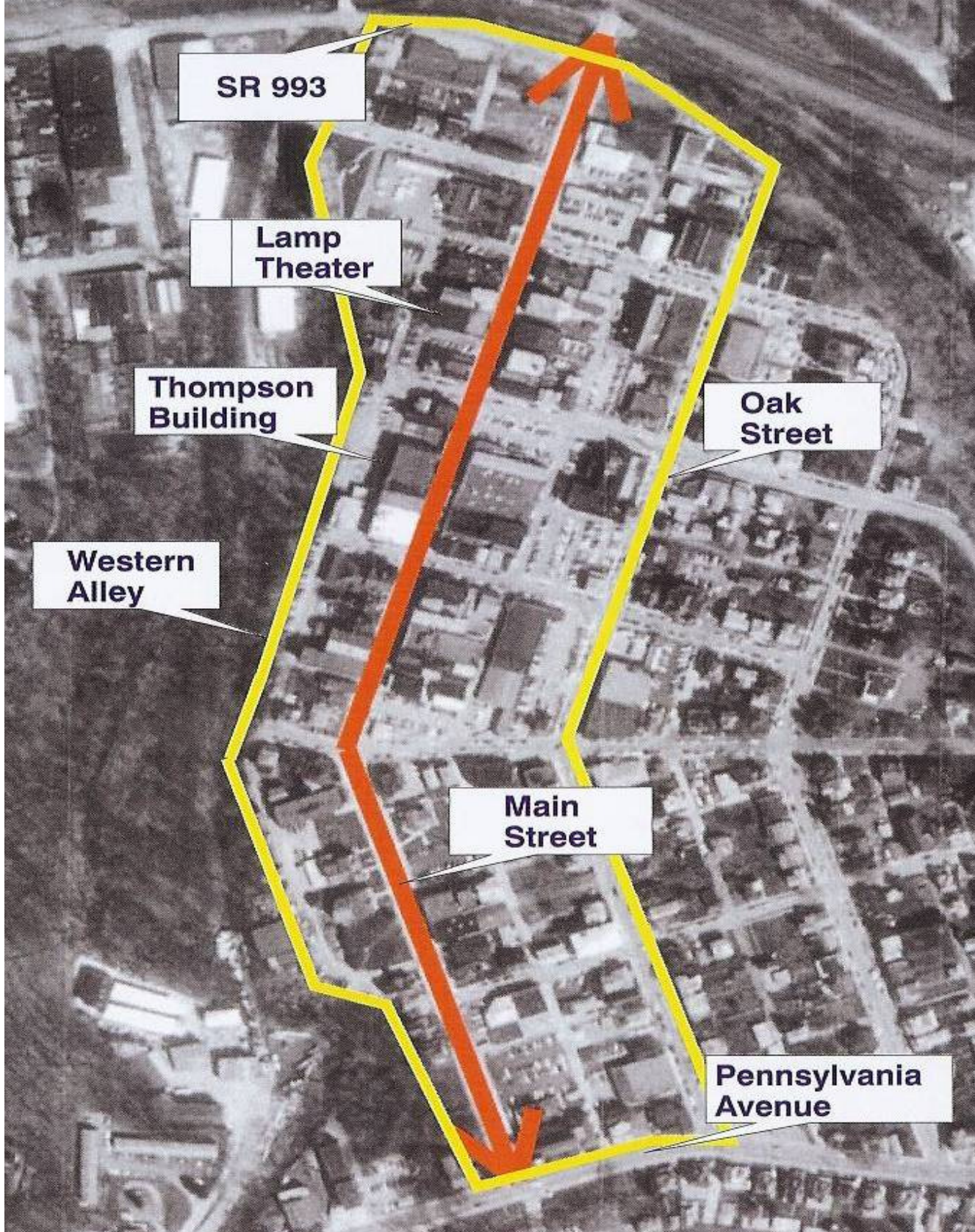
Property Owner(s)/Business Owner(s) Agreement

I/We, the property owner(s), understand that the current business owner leasing my storefront is applying for the Matching Façade Grant Program through the Irwin Project to renovate our storefront. I/We grant permission to them to undertake the rehabilitation process necessary to receive the matching grant and waive the right to receive additional matching funds if the approved rehabilitation to that storefront exceeds the \$5,000 maximum allowance per storefront. I/We, the business owner(s), understand that all rehabilitation completed on the storefront under this program becomes the assets of the property owner(s) and such items as signs, awnings, etc., can only be removed by consent of the property owner.

Property Owner(s) Signature(s): _____ Date _____

Business Owner(s) Signature(s): _____ Date _____

Total Project Estimate \$ _____
(Attach contractor(s) estimates)



Applications will be received for all commercial properties within the downtown target area (shown on the map in yellow) of the Borough of Irwin. The downtown target area includes Main Street from Water Street to Pennsylvania Avenue, including connecting streets, (First, Second, Third, Fourth, Fifth and Sixth Streets) up to and including Oak Street. The Irwin Project Design Committee will consider business properties bordering the target area for eligibility on a case-by-case basis.