

## **Façade Improvement Grant (FIG) Program Design Criteria**

### **Building Materials:**

1. Should be compatible with and complement adjacent buildings.
2. Should be appropriate for the size and architectural style of the façade.
3. Use of too many materials on a single building should be avoided.
4. Inappropriate building materials or inferior materials that have been added over time should be removed.
5. For historic buildings, building materials and elements from an earlier time or different architectural style should not be added to create a false historical appearance.

### **Durability and Maintenance:**

1. Building materials should be aesthetically and structurally durable.
2. Where appropriate, substances which resist graffiti should be applied to reduce maintenance requirements.
3. Building textures and their combinations should add continuity.
4. Texture should be appropriate for the size, proportion and architectural style of the building. Reflectivity, durability and color of the texture should be considered.

### **Building Colors:**

1. The selection and use of colors should be coordinated and compatible with each other and with adjacent buildings.
2. The use of multiple colors may be appropriate on a building elevation. However, no more than three different colors should be used on one plane.
3. The color choice should be appropriate for the building material. Bright, vibrant colors are usually more appropriate as building accents or as accent colors on signs.

### **Architectural Details:**

1. Architectural details include cornices, roof overhangs, lintels, sills, molding, brick patterns, shutters, entrance decoration, chimneys and any other decorative indentations, projections or additions.
2. These details add materials, textures and colors to the architecture, create shadow or highlight building focal points, and divide or define structural masses.

### **Windows:**

1. The number, size, style and type of windows should be appropriate for the architecture of the building.
2. The rhythm, patterns and ratio of walls to windows should be proportional to the building and its surroundings.
3. Too many different window variations on a building should be avoided.
4. Window design should be compatible with details such as sills, sashes, lintels, depth of reveal, decorative caps and shutters.
5. If shutters are proposed they should fit the window opening.
6. The color of the glass and its reflective quality should be carefully considered for its overall effect on the design. Highly reflective glass is not appropriate at street level.

**Accessibility Ramps:**

1. Where possible, ramps should be located so that they are sensitive to primary building elevations.
2. The design of ramps should relate to building architecture and exterior building materials.
3. A ramp's base and its railings should be of an appropriate material and finish to complement the building.
4. Unpainted or unstained wooden ramps are discouraged.
5. Landscaping may be used for screening.
6. A preference is given to grade modifications that allow for access through the building's primary entrance, as opposed to separate ramp facilities.
7. All ramps must meet the requirements of the Americans with Disabilities Act (ADA).