

## 6.0 Architectural Design Guidelines & Standards

### Downtown Historic District

*(Please refer to appendix drawings MP400 – 401 at the end of this section)*

The downtown core of Franklin is characterized by historic structures that are predominately late Victorian Italianate and Beau Arts style of the late 19<sup>th</sup> and 20<sup>th</sup> centuries circa 1880 to 1930. This is exemplified by the structures along Jefferson Street running from Walnut east to Home Street on the north side of the street. These structures are typically two to three stories in height and consist of a lower storefront predominately of clear glass and columns or large windows, an upper floor with punched masonry windows and an ornamental cornice at the top of the building. The proportions of the façades are based largely on an 18 to 20 foot wide storefront bay repeated multiple times where the buildings are larger and repeated only once where they are of a single bay width. The façades are primarily constructed of glass, cast iron, brick masonry, brick and stone masonry, ornamental metal, and in some cases wood trim. The historic windows in the upper façades are largely double hung windows with either one over one or two over two panes. An 18 to 20 foot width is established on the façades that run vertically through the building. The buildings are organized by six to eight foot bay lines running vertically through the building consisting of columns, windows and pilaster elements creating the vertical width and ordering of the façade.

*(Please refer to appendix drawings at the end of this section)*

### 6.1 General Considerations

The character of historic towns and the sense of place that it creates are defined by its history, and unique architecture & streetscape. Preservation of this indigenous design not only creates a visually inviting environment, but drives economic development. People are pulled to the human scaled, pedestrian oriented environments with an architecture that provides the scale and detail that people innately seek. The general principles behind the following guidelines are:

- Retain and restore what you have
- Harmonize new structures with the old
- Provide for the automobile but design for the pedestrian



Jefferson Street



## 6.2 Store Front Façade Restoration & Development

### 6.2.1 Recommendations

The recommendations for façade restoration are as follows:

- Lower storefront should retain clear glass and a vertical organization of mullions and columns consistent with the historic rhythm of the façade
- Storefront glazing should be clear glazing utilizing Low E Glass for solar control and thermal insulation so as to not produce a mirror effect.
- Lower kick bulkheads should be retained as well as upper transom lines above the main vision/display glass on the first floor
- Transoms should be of either clear glass or appropriate historical transom materials consisting of clear glass or translucent glazing material
- Every effort should be made to reuse and repair the historic fabric
- Missing materials or feature elements should be replicated using historic materials or appropriate sympathetic synthetic materials
- New construction should use materials that replicate existing materials, scale and character
- Awnings should be confined within historical structural support elements – *(Refer to 6.8 Awnings Section for details)*
- Upper level middle portions of the façade that are predominated by windows should be restored if at all possible or replaced with historically accurate sympathetic windows repeating the exact size mullion or mutton configuration
- All cornice elements should be restored utilizing historic materials or appropriate new substitute historic synthetic materials, which exactly replicate the historic elements
- Masonry surfaces should be cleaned consistent with the Secretary of the Interiors Guidelines for Historic Rehabilitation. (National Parks Service's Preservation Brief #1)



Shaded glass does not invite pedestrian into store or cafe



Transoms maintained with appropriate clear glass



Windows in new building replicate transoms of historic context



Chemical free cleaning  
*courtesy of Protinus*



Contrast of missing and preserved cornice elements

### Façade Ornamentation

All ornamentation should be restored or replaced as may be appropriate.

### Façade Retention

All façades rated Outstanding or notable in the Johnson County survey must be maintained. If the area of the building behind the façade is in severely deteriorated condition, the façade should be retained and new construction infilled behind the façade. Contributing buildings classified in the Johnson County survey, i.e., those eligible for listing on the National Register should be retained.



Wigwam Building

## 6.2.2 Treatments not Recommended

- Construction of illuminated permanent awnings with advertising on them or signage
- Infilling of any historic windows or storefronts in a way that changes or modifies the proportions of the façade
- Use of inappropriate materials such as shingled Mansard roofs, rustic materials, inappropriate uses of wood and timber, vinyl wood or aluminum siding. Wood trim and siding should only be permitted on those structures that are constructed of frame and that are predominately built of those materials



Storefront scale, façade rhythm and proportion compromised



Inappropriate materials and use of Mansard roofing

## 6.3 Window Restoration & Replacement

### 6.3.1 Recommendations

Windows on historic buildings are the most important elements in defining its architectural character and significance. Their original materials and features should be respected and retained. Repairing historic windows has become easier with the introduction of new materials and techniques. They should be replaced only if necessary with materials similar to the original or with a replacement window that exactly repeats the profile shape and character of the original window. Window replacement is permitted under the following circumstances:

- Where the existing windows are not the original historic windows
- Where the condition of the existing historic windows are so deteriorated that repair is not economically feasible, it is recommended that those windows which are repairable be retained and those which are not be replaced with replacements of similar materials to achieve the same original character as the original windows in depth, dimension, shadow line, and glazing
- Non-original windows should be replaced with windows that are compatible with the original design as may be documented in historic photos or other historic information. The replacement windows should retain the original shape, size, design, dimensions and patterns of the historically appropriate window
- If necessitated by reuse/rehabilitation requirements, new windows may be installed if they are consistent with the overall façade, rhythm and are required by a new adaptive use and should be limited to secondary elevations and incorporated in a way that complements and does not detract from the original design of the building



Historic windows repaired –  
New windows on infill  
structure harmonize with old



Windows in front facade below  
were restored to original – those  
at left were added to blank wall  
on side/ non-street elevation



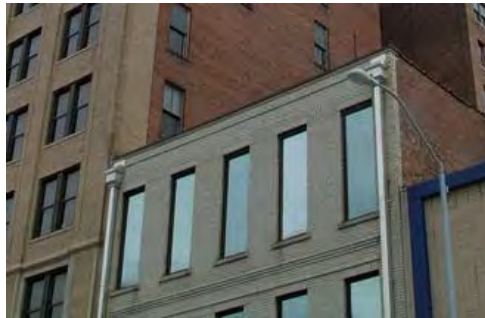


### 6.3.2 Treatments not Recommended

- Changing the original shape, size and dimension and pattern of any windows
- Creating new window openings or eliminating original window openings that significantly alter the character of the elevations
- Window trim, decorative window caps and elements or other details should be replaced and installed only if they originally existed. Enhancing windows with superfluous non-historic trim should not be considered.



Removing windows eradicates character definition of building



Replacing windows with all glass deletes the character defining feature of the building



Filling in windows detracts from the architectural integrity of the building

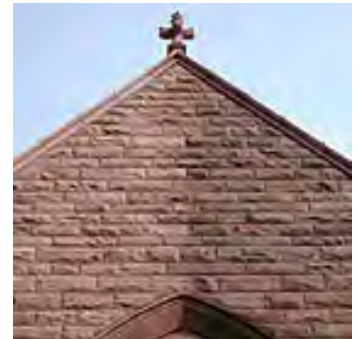
## 6.4 Masonry Repair & Restoration

Every effort should be made to retain the historic masonry façades in their original design, shape and architectural appearance including all relevant detailing, and ornamentation. Typically masonry deterioration and damage has been caused by neglect or deferred maintenance due to water infiltration, horizontal and vertical movement of the masonry due to disengagement from the structural frame, vertical settlement, or horizontal movement due to expansion and contraction. In general, all masonry repair work should be conducted in the least aggressive manner and in accordance with the Secretary of Interior's Standard for Rehabilitations as developed by the U.S. Department of the Interior National Parks Service. Restoration and rehabilitation work should be conducted in accordance with the guidelines for rehabilitating historic buildings and utilizing the Technical Briefs Numbers One and Two for cleaning and repair of masonry structures as written by the National Parks Service. In no case should abrasive (sand blasting or high pressure washing) be used to clean masonry surfaces.



### 6.4.1 Recommendations

- Clean masonry with the least abrasive method possible and cleaning should not be continued if it appears to be damaging the surface of the masonry or internal components. Test patches are generally recommended to determine the appropriate means of cleaning. Underlying causes of damage to masonry should first be arrested before masonry repair and repointing is undertaken. Mortar joints should be cleaned out and lost mortar removed to appropriate depth, usually one to one, replacing typically all mortar on historic buildings with a high lime content. Use of high strength N and S bag mortars typically on softer older brick structures which is characteristic of many of the early structures in Franklin can aggravate destroy the masonry facing on brick structures. All mortar should be carefully removed so as to not damage any of the edges of masonry surfaces. All replacement masonry should match the existing whether it is salvaged or new material and reused material should be closely matched in terms of size, color and texture. Painted masonry structures should be permitted to retain painted surfaces after appropriate cleaning and removing of loose paint and debris. Appropriate colors will be dealt with in another section. Abrasive methods for paint removal to expose original brick are generally discouraged. Synthetic materials can be used on an exception basis to replace stone and terra cotta surfaces. Materials must closely match those of the historic materials, which they are replacing. Acceptable substitute materials would include GFRC, cast stone, architectural fiberglass, and synthetic stucco plastering systems made to imitate stone or terra cotta.



Careful & appropriate cleaning



Photos Courtesy of Abstract Masonry Restoration

### 6.4.2 Treatments not Recommended

- Replacing bricks and brick masonry unless it is accessibly spalled or cracked. Many times the same bricks can be reused by cleaning and reversing their faces. Use of contemporary new brick that is “antique in appearance” with a wide range of color is discouraged. Brickwork, particularly on historic buildings, is usually uniform in character
- Covering of historic masonry surfaces with any type of siding, metal or synthetic sidings, stucco, exterior insulation finishing systems (EIFS) or ceramic or fiberglass veneers. Retention of historic masonry surfaces is one of the key defining elements of the historic downtown Franklin architecture. New synthetic materials can be used to replicate existing historic features or elements
- Avoid the attempts to make the façade to look totally new through excessive cleaning and replacement of masonry material. Retention of the original masonry provides the kind of patina and appearance that gives the character to the downtown structure

- Avoid the use of any kind of power grinding to remove masonry or to remove mortar or to alter masonry
- Sandblasting is not permitted on historic structures. Cleaning must be accomplished chemically or by using medium pressure water in the 600 to 800 PSI range
- Waterproofing, repellants or sealers are discouraged from use on all masonry surfaces. These materials can potentially cause serious damage by trapping moisture in masonry, which would cause deterioration in the future. If used, it is essential to allow breathing of the surfaces on which they are applied



Careful & appropriate preparation of mortar joint – courtesy of Abstract Masonry Restoration

## 6.5 Cast Iron Shaped or Structural Steel & Shaped Ornamental Metals

Many of the buildings in the historic core of Franklin are defined by the cast iron and ornamental metal elements that form the storefronts at the pedestrian level. These elements are principal defining features of the façades and should be retained and restored through every possible effort. The lower display window kick fronts support columns, window mullions, and decorative elements of the transom and sign bands typically are made of these materials. These elements should be restored in place if at all possible and should be replaced only with replicated material only if damage is beyond repair and the materials are unsound. The missing pieces should be replicated to the greatest possible extents in terms of shape, color and finish.



### 6.5.1 Recommendations

- Strip and clean of old paint and rust using appropriate chemical strippers and non-abrasive power washing and light sandblasting. Extreme caution must be taken with rolled sheet metal surfaces so as to not damage them if any of the power washing or light non-abrasive power blasting methods are used
- Replicate all missing parts with similar historic materials. Patching and repair can be achieved with synthetic finishing and patching with materials recommended in the National Parks Service Preservation Briefs.
- Metal elements should not be enhanced with non-historic additional ornamentation or decoration



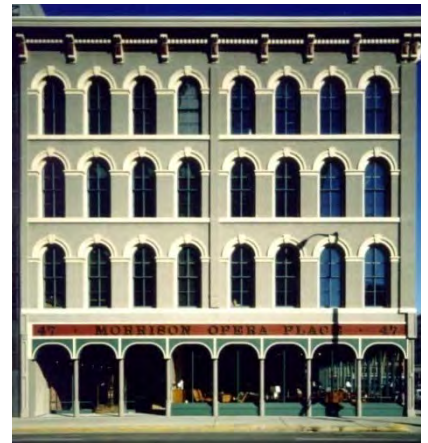


- All new materials, which are added to the façade, should accomplish the same characteristics of the historic material. This would include materials for sign bands, transoms, kick plates and door trim
- Materials should be painted consistent with colors appropriate to the period defined in the color section
- Re-interpretive structural cast iron elements may be replaced by new non-historic re interpreted steel and metal elements where no accurate historic documentation exists of the original façade. These elements should be designed in the spirit of the original building and should not attempt to replicate features that are extant on other structures in the area. Importing sheet metal cornices, hoods, or pediments from other demolished historic structures onto historic structures is inappropriate and would create a false sense of history. It is recommended that new re-interpreted cornices, architraves and pediment elements should be executed in an contemporary fashion that lends a scale, rhythm and reinforcement to the character of the original building



### 6.5.2 Treatments not Recommended

- Do not fabricate historic features or elements, which are foreign to the building and are characterized by architectural periods different from the historic period



New cast iron reinterpretation of missing storefront with no historical photos to guide



## 6.6 Building Frame Modification

Every effort should be made to retain the original building frame design and expression on all façades facing primary streets. The proportion and rhythm from the ground through the cornice lines should be retained. Modification to the arrangement of columns (either adding or deleting) should not be done. These elements are principal defining components of the exterior façade. Replacement of missing structural elements such as columns, pilasters, express beams, girders or columns should be put back into their original configuration or shape. Any building wall in-fills should be removed and the original structural proportions returned.

Historic relationship of wall to express structural elements should remain. Any deep recessing or realignment of storefronts should be avoided except where they follow historic precedent such as entry vestibules or doorways and entry canopy areas.



## 6.7 Signage Treatments

Signage should function to identify, locate and promote the products or services provided that reside in the structure. The signage should complement the architecture of the structure on which it is placed and should be a source of visual and aesthetic delight. See City Zoning Ordinance for signage requirements.

### 6.7.1 Recommendations

- Signage should be developed so that it provides information at a pedestrian scale and should be proportional in the size of the structure on which it is placed.
- Wall signs should generally be confined to the sign band that typically runs above the transom window line of the first floor on most downtown structures. The size and type of information should be confined within that band and appropriate to the scale of the building



- Perpendicularly projecting “blade” signs that project no more than four feet into the public right-of-way or five feet from the building face on which it is attached and should generally be placed at the first story of the structure and not extending to the upper levels of the building. Sign may be shaped to create a symbol for the respective occupant. By City ordinance, no projecting sign shall, at its lowest point, (except for the supporting building, structure or column) shall be less than 8 ½ feet above grade level. The recommended minimum clearance for blade signs would be 11’ 0” above the pedestrian level. Signs over vehicular way should be a minimum of 13’0” and shall require approval of the Franklin Board of Public Works and Safety. A maximum of 1 projecting sign shall be permitted per business use by City Ordinance.
- Upper floor wall signs are permitted where they relate to historic precedent for that building and are integrated into either the cornice or key façade element of the structure.
- Painted signs on glazing are permitted where they are consistent with historical precedent and do not exceed ten percent of the window area. They may consist of lettering, logos or symbols to the building’s tenants.
- Awning signs shall be permitted provided they do not exceed more than fifteen (15%) percent of the awning area. Signage graphics may consist of lettering, logos or photo transfer graphics or designs.
- Painted building wall signs: In some instances, certain structures with large blank walls may have painted wall signs consistent with historic precedent located in areas above the first floor and are meant to be viewed from a distance. These should harmonize with the architecture of the building and not consume more than five percent of the area of the façade on which they occur.



Awning has readable graphics but too much information



- Sign Materials should be durable and easy to maintain. Appropriate sign materials included painted or carved wood, galvanized sheet metal or aluminum, stone materials consisting of marble, slate or sandstone veneer, granite or granite veneer, gold leaf, gilt, painted accents, sandblasted glass or metal, stained glass, clear or acrylic neon. LED high intensity displays are not permitted. Moving or animated signs are also not permitted.
- Sign Illumination: Lighting should be external to the sign illuminating its surface and directed in a downward fashion so as to highlight the sign and not produce excessive glare in the streetscape. Illumination of historic building façades is to be encouraged and provided by minimal fixtures that discretely integrate with the overall architecture of the building. Internally illuminated or LED or acrylic signs are not permitted. The exception being for individually illuminated letters that would be illuminated internally in the letters forming the sign's message. Neon should be used as a part of the development of the sign and should not obscure any architectural detail or be used to outline or trim a building and the architectural elements.



### Light Sources

Every attempt should be made to conceal light sources from view.

### Sign Shapes

Sign shapes should be simple, straightforward and clearly convey the messages about the business contained therein. They can be shaped into symbols representing the business or functions provided within the building and must fit within the area and size requirements required by the district guidelines. These can be an important element to enhance the pedestrian and visual experience in downtown Franklin



### Graphics and Lettering

Sign lettering and graphics should be clear and simple in its application and should be of a style that compliments the architecture of the building. No more than two lettering types should be used on a given sign. Graphics can incorporate logos, symbols or directional information that is appropriate to the building or business





## 6.8 Awnings & Canopies

Awnings and canopies are used for visual and functional purposes to shade and provide cover from the weather. The critical issues to address with respect to awnings relate to shape, material, size and proportion, color and alignment with principal façade elements of the structure on which they are placed.

### 6.8.1 Recommendations

- Colors should reinforce and harmonize with those selected for the building façade and storefront. Garish, harsh or trendy colors should be avoided as well as any type of flickering iridescent or glittery surface treatments.
- The size and shape should relate to the configuration of the primary façade and should be proportionate in size to the scale of the primary façade
- Appropriate materials consist of canvas or vinyl covering over moveable metal frames
- Permanent unmovable awnings are to be discouraged. Movable awnings are to be encouraged since they can be positioned to respond to the conditions during the time of day and year
- In most cases, awnings should be located below any transom line on the building and should not extend over the primary storefront cornice or architrave
- Canopies can be made of metal or, in some cases, stone, masonry or concrete materials, or even solar panels as long as they are appropriate to the scale and character of the primary structure.



Solar panel awning consistent with scale and design of others in the historic neighborhood

## 6.8.2 Treatments not Recommended

- Translucent materials with lighting underneath with lighting to illuminate a signage message shall not be permitted. No backlit awnings will be permitted
- Awnings should not be intrusive to the overall streetscape or pedestrian experience
- Covering any important architectural features
- Aluminum, wood, fixed metal, Plexiglas or other permanent structure awnings that detract from the building
- Awning shapes and proportions should not detract from the architectural character of the building. Awnings shall not be located where they will obstruct major view sheds in the downtown core, such as views of the Courthouse, Monuments, or principal institutional buildings.



## 6.9 Color Recommendations

In general, color schemes should be selected that are appropriate to the building's building of style and period. Using a 1950's color scheme on a Victorian building is inappropriate. The color schemes should be developed to enhance the character defining elements of the architecture and to compliment and relate to its neighbors in the downtown core. Painting of masonry surfaces as mentioned earlier should be avoided unless it is consistent with the historic precedent. It is not necessary that colors be researched and analyzed to document original authenticity. Masonry, limestone, granite, sandstone or other natural materials if so desired, would be totally appropriate to use. Retain natural colors of brick, terra cotta, fired clay stones. Colored mortars should not be employed to alter the coloration of historic structures. Previously painted structures should, in all probability, be retained as such because removing paint can result in detrimental effects to the underlying masonry surfaces. Architectural metals such as copper, bronze and brass should not be painted in any case.

### 6.9.1 Recommendations

#### Building Coloration

In general the coloration of the historic structures should consist of a neutral background color of a low intensity with accent colors appropriate to the architectural style. The following paint sources are recommended for use:

- Benjamin Moore, Historical and America's colors.
- Sherwin Williams Exterior Preservation Palate
- Athenaeum of Philadelphia Historic Victorian Colors





## 6.10 Street Level Design Considerations

As noted in other sections, it is of paramount importance to retain the original street level façades of the historic structures or to reconstruct them consistent with their historical precedent. The street level façades of all historic structures (Outstanding, Notable or Contributing by the Johnson County Interim Inventory Report, published by Historic Landmarks Foundation of Indiana, 1985) the defining features of the overall historical character, which must be retained, are as follows:

- Retain Kick plates at the base of store windows
- First floor display windows should consist of clear glazing
- Retain original recessed entrance areas or angled vestibules, spaces or corners where they occur
- Keep transoms above doors and windows
- Retain clearstory portions of the façade
- Signage bands including relevant ornamentation.
- Retain original window patterns, mullions, muttons, sills, and heads
- Retain decorative columns, pilasters of cast iron, brick or stone
- Maintain original historic line of setback with the structure
- Maintain the original size, shape, proportion in storefront façades
- Apply moveable awnings so as to not obstruct architectural elements
- Introduction of HVAC, mechanical or equipment appurtenances should be concealed and screened from view
- Do not recess storefront lines
- New additions should be distinguished from the historic structure but harmonize in overall effect. See section 6.11 for detail



## 6.11 Architectural Additions

### Location and Siting

Façade additions should align with historic facades. New additions should not be set back or pushed forward only where special circumstances warrant such adjustment.

### Scale Proportions and Appropriate Materials

- Additions should compliment original structure and provide for visual continuity and expression through the use of materials and façade geometry.
- New additions, except in rare cases, should be distinguishable from the historic structure and should not replicate the original features of the historic façade.
- Retain proportion, scale and character of the original façade.

### Upper story window patterns

Window patterns should be consistent with those of the historic structure, which in Franklin's core are typically punched masonry openings with double hung or casement windows that have ornamental relief at the window heads, sills, and sometimes the jams.

### Façade Rhythm

Maintain vertical rhythm of the façade, which is typical of downtown Franklin; that is, the vertical alignment of windows, pilasters, columns, and ornamental patterns and cartouches and panels. Street level portions of the façade should be integrated with the upper portion of the building and should have functions, which orient outwardly toward pedestrian activity. Further, they should provide visual relief at the street level. It is most important that glazing materials be as transparent as possible and that they represent a minimum of 75 percent of the area of the façade in the lower floor register. Transparency at this level is particularly important in that it serves to both activate the streetscape visually both day and night.

Buildings should typically have articulated terminations at the top, while not mimicking historical cornices necessary. Cornice treatment, ornamentation and detail at the top should characterize most additions and should bear a relationship to the historic structure. New floors should not be set back from the lower floor above the first story and should align vertically. Only in exceptional instances should additions set back from ground level primary entry floor. In such cases, they should be set back a minimum of one-half of the width of the street front façade.



Not recommended: new buildings set back from historic structures



### Non-Historic Pitched roofs

Non-historic pitched roofs should generally be removed. The character of downtown Franklin is defined typically by parapeted buildings, which are gently sloped to the back. Expressed pitched roofs are out of character with the overall architecture of Franklin's core. If sloped roofs are considered, they should only be used when they occur above the cornice line in additions above the adjacent line of the historic structures and are consistent with the character of surrounding structures.

### Penthouse treatments

Penthouses may have rooftop terraces, landscaping, and green roof elements that do not detract from the character of the building. The materials used in color, texture and type should be consistent with those of the primary structures. Use of natural wood, vinyl, aluminum or other synthetic materials is to be discouraged for rooftop pertinences. Penthouses should be integrated into the design so that they are not obtrusive and detract from the overall character of the architecture



New 2 story building sandwiched between historic structures maintains scale, rhythm and articulated termination



Inappropriate roof structure



Penthouse set back from street view reduces visual height



## 6.12 New Stand Alone and In-fill Structures

The goal of this section to provide guidance for new design for stand-alone new construction and in-fill structures within Franklin's historic downtown core. In order to retain the historic context and character, new buildings are expected to reflect the character and function of its own time, yet respect the traditional character relating to the massing scale articulation and rhythm of Franklin's historic architecture.

### Overall Design Objectives

New structures should not copy any of the historic structures in exact detail or borrow historical styles from other regions or eras that are inconsistent with the overall character of Franklin's historic core. However, it is appropriate to repeat façade features and patterns due to alignments that are consistent with the overall character. These features can be interpreted in a variety of contemporary ways. Reinterpreted features are as follows:

- Provide kick plates at the base of storefront windows aligned with others in adjoining blocks or similar buildings
- Provide full height first floor display windows with transoms and clearstories above.
- Mullion divisions should be consistent with those of other buildings in the downtown and the overall geometry of the new structure.
- Provide signage bands made of sheet metal, stone, or differentiated masonry
- Upper stories should generally consist of vertically oriented articulated punched windows in the wall.
- The use of uniform architectural curtain wall consisting of all glass or glass and metallic panels should be avoided. In general, the use of this material is a disruptive and harsh contrast to the finer grained historic architecture of Franklin
- Horizontal banding of windows and façade elements should generally be avoided in that they are in contrast with the overall vertically oriented modular rhythm of the typical Victorian and early 20<sup>th</sup> century classical buildings
- The use of expressed sills, lintels, masonry coursing, and banding is appropriate and may be expressed in a contemporary way
- Avoid long blank façade areas in façades with few windows or door openings. This is disruptive to the finer grained, highly articulated buildings at Franklin's core



New row of buildings built to sidewalk with curbside parking, windows vertical with clear glass, reflects traditional character of historic architecture



New block of structures maintain storefronts similar to Franklin's, sited at sidewalk, first floor display windows with clear glass, transoms, and kick plates



New infill buildings in foreground blend well with historic structures on the block



Not Recommended: horizontal window alignment with no windows in entrance



Not Recommended: Windows in infill building need to be more vertical. They do not harmonize with historic neighbors in either rhythm or scale

## Building Orientation

New buildings should be oriented to the primary street without significant setbacks from the alignment of other buildings in the area. Where in-fill structures are placed, they should be set back no greater than the average between the structures on two adjoining sites. If they are located on a block without buildings in the downtown core, buildings should generally be located zero feet from the front lot line on the public right of way.

- Sites where no existing buildings are located should be set back between zero and a maximum of ten feet from the front lot line and zero and five feet for the side lot line.
- Buildings in the central core should be located with zero side yard spacing and in no case should a side yard be greater than six feet between the structures.
- Street level storefronts must align at sidewalk level so as to promote the accessibility and promote interactive pedestrian experience. Buildings main entry-level floors should not be extended either below or above grade level.

## Scale of Buildings

Buildings should retain a human scale and should conform to traditionally sized components. The use of standardized components such as brick, windows and columns should conform to traditional precedence and harmonized with the scale of the Franklin's historic buildings



New drug store built to the sidewalk with parking behind



New building blends with four story buildings at other end of block in scale and with one story neighbor at street level by harmonizing window design and building materials

## Building Materials

Building materials should have textures, patterns and scale typical of those of the historic structures in the Franklin central core. Brick, limestone, stone, steel columns and fabricated sheet metal forms should form the primary building materials and patterns used within the core district. This should apply to brick and stone masonry detailing. The use of wood window or wood or clad windows in masonry walls, finished trim materials should be applied to achieve patterns typical of traditional molding applications. Utilization of finished painted, bevel, sheet metal clear glass, ceramic and terrazzo materials for horizontal entry surfaces and where appropriate the use of slate finished sheet metal (copper and lead-coated stainless steel and turned metal and tile roofs), cast stone or stone lintels, cast iron and steel railings and ornamental metals.

The following materials are generally considered inappropriate:

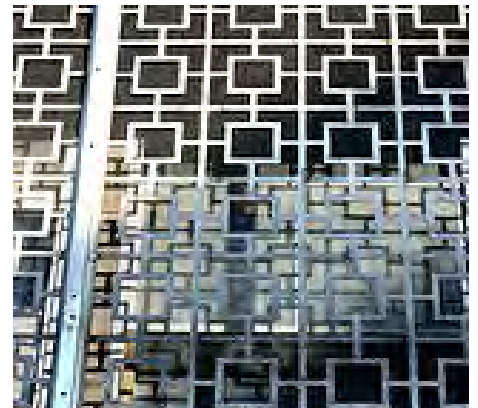
- Coarsely finished rustic material such as wood shake shingles, barn boards, stained plywood and horizontal and vertical wood siding should not be considered.
- Any use of indoor-outdoor carpeting, corrugated metal or fiberglass antique appearing or synthetic brick oversized or variegated brick, inappropriate ornate ironwork such as New Orleans style grills and rail work, stucco surfaces with rustic or highly textured surfaces characteristic of Mediterranean or Southwestern styles
- The use of expanded metals, silver, gold or clear anodized bright metal including aluminum, stainless steel trim for windows and doors, residential type materials such as embossed entry doors, sliding patio doors and residential beveled and leaded stained glass doors
- The use of flat or molded plastic sheeting to simulate historic materials, rock faced veneers simulating synthetic or rustic field stone or rustic rock masonry work, molded imitations of conventional building materials, mirrored, highly tinted color or metalized reflective glass, glass block windows or façade treatment, industrial metal siding and flush glazing treatments



New condo building adjacent to historic commercial area uses limestone, brick, and wrought iron



Rustic materials not recommended



Not recommended: Inappropriate grillwork (above) and mirror glass front below





### On Site Parking

On-site parking should be confined to the rear of structures and should be screened from public view and softened through fencing, walls, and appropriate landscape treatments.



New Starbucks aligns with historic buildings at sidewalk. Parking and drive-through window are located behind new building



Parking screened behind brick wall



Not Recommended: New building sits back with parking between sidewalk and building

### Height Requirements

Buildings should not exceed, at the street or front lot line position, the height of the upper cornice line of the Johnson County Courthouse. Generally buildings should be of two and three story compositions. Heights up to five stories should be considered in areas outside of those streets flanking the Courthouse Square and in the Southwest Quadrant Redevelopment.



### Awnings and Canopies

Awnings and canopies can be used to emphasize entries and shade window areas. They should be treated in a similar fashion to those for the historic district.

### Façade Lighting

Building elements should not be internally illuminated; however, lighting of the exterior should be encouraged to highlight prominent architectural features and to provide an overall ambience for the historic district.

### Roof Treatments

Roofs should generally be treated with upper level cornice treatments at the top without employing the use of pitched roofs. In detached buildings away from the Courthouse Square, pitched roofs could be considered utilizing historic material of natural or imitation slate, sheet metal, or tile



Not recommended: fixed awning covering large portion of window

### Approval and Enforcement

Implementation of the design guidelines is critically dependent upon the establishment of a Design Review Committee or creation of a Historic Preservation Commission consistent with the State of Indiana Enabling Legislation. Either entity would be charged with the responsibility of enforcement of the design guidelines and determining the intent of how they apply to specific projects. It is critical that such a committee or commission be composed of members who represent the range of constituencies involved in redevelopment including the design fields of architecture, landscape architecture, planning and engineering. Additionally, it would be advisable to have representation with a background in cultural and/or architectural history. Implementation for project review could be accommodated on a consulting basis to supplement the Franklin Planning staff on the application recommendation/review process. This would provide the needed expert input without the cost of hiring additional costly architectural and engineering design staff for the City of Franklin.



## 6.13 Residential Treatment Zones

Areas of the downtown redevelopment zones that consist primarily of residentially scaled and designed structures shall require unique treatment versus the guidelines recommended for the commercial/ institutional structures within the downtown core. Many of these residential structures lie within the National Register District and have great historic value that contributes to the sense of place and identity of Franklin. Therefore, it is recommended that these structures be retained wherever possible regardless of use and that they be restored or rehabilitated in a sensitive manner that is respectful of their scale, form, original style and relationship to the surrounding context. The following are treatment appropriate to the principal elements of the residentially scaled structures.



### 6.13.1 Siting and Relationship to Street

The streetscape is an ensemble of elements: sidewalks, yards, fences, porches, and landscaping features. These elements are generally located in an area of consist setback from the curb where the primary facades are in a common alignment with respect to one another. Spacing between structures is regular with no large gaps.

#### Recommended

- Retain historic façade alignment
- Reconstruct or restore historic porches, fences, pergolas, and walk in the same style as original architecture
- Fences facing streets shall not exceed 42" in height and be constructed of natural materials: ornamental iron, aluminum or wood should be used.
- Porches should be in scale with structure to which they are attached and in no case should they be enclosed as an interior space

