





ZONING

300 Attachment 3





City of Gloversville

Schedule C

Downtown Urban Core Form-Based Overlay District: Illustrative Guide

	<p>Canvas-type awnings and canopies are encouraged.</p> <p>Shallow build-to-line supports a pedestrian-friendly street.</p> <p>Ground floor non-residential uses such as eating and drinking establishments, retail, service and offices with walk-in clientele are encouraged.</p>
	<p>The historic top floor cornice feature provides architectural interest.</p> <p>Primary window proportions are greater in height than in width.</p> <p>Storefront and second-story cornice provides horizontal architectural articulation.</p>
	<p>Shingle signage and lighting are historically appropriate.</p> <p>Front entrance door faces the primary street and is connected to the sidewalk with a canopy-covered stoop providing weather protection for customers.</p> <p>Open porches, stoops, bay windows, balconies and other similar building features may encroach over the sidewalk.</p>
	<p>Buildings incorporate breaks in the facades and rooflines at intervals of no more than 35 feet. Facades are broken up through the use of windows, recessed or protruding doorways, canopies, and other architectural treatments.</p> <p>Front entrance doors/retail storefronts are accentuated and attractive to customers.</p>

GLOVERSVILLE CODE

	<p>Façade alteration is inconsistent with surrounding historic buildings. Storefront windows and doors should be cohesive in appearance and complimentary to the adjacent well-maintained historic façade.</p> <p>The second-story cornice is covered by the new façade treatment and the window and door replacements are not historically appropriate. When necessary, replacement windows should match the original windows in style, configuration and size, and storefronts should have a consistent and cohesive pattern.</p>
	<p>The new addition neglects to consider the adjacent/attached historic structure, is proportionally out of scale, and interrupts the existing architectural rhythm of the street.</p> <p>Roof lacks historically appropriate decorative cornice or parapet.</p> <p>Windows lack historically appropriate architectural treatments</p>
	<p>The façade treatment covers the original doorways and windows.</p> <p>The primary building entrance should be accentuated.</p> <p>Galvanized metal siding should be permitted only as a roofing material. Blank facades without windows and/or doors should be discouraged on any exterior wall facing the public right-of-way.</p>
	<p>Façade alterations should employ architectural detailing that is Compatible with the architecture of the adjacent buildings.</p> <p>Sign type and placement are incompatible with the character of the building.</p> <p>New façade covers a portion of the second-story windows, as well other important architectural details.</p>