

CITY OF GRANBURY
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Historic Preservation
DESIGN GUIDELINES

6. COMMERCIAL FAÇADES INCLUDING GROUND FLOOR GLAZED STOREFRONTS

Commentary:

The building façade including its ground floor glazed storefront, is the most prominent feature of a historic commercial building. It plays a crucial role in a store's advertising and merchandising strategy. Although a storefront generally does not extend above the first story, the entire façade, which includes the storefront, makes up the historic character of the building, and should be carefully considered and retained. The window patterns on the upper floor as they relate to the ground floor storefront, the cornice elements and other decorative features define and often help focus the design of the building's primary elevation. (See also **Section 5 on Windows and Doors**).

Identify and Retain the functions of façades, including their ground floor storefronts, their decorative features such as display windows, signs, awnings, doors, transoms, kick-plates, hardware, entablatures, columns and pilasters.

Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or detail. These changes may have acquired significance in their own right, and, if appropriate, should be recognized and respected. However, removal of inappropriate, non-historic, out of scale materials, cladding, false fronts and roofs, and other later alterations can help reveal the historic character of a storefront and façade.

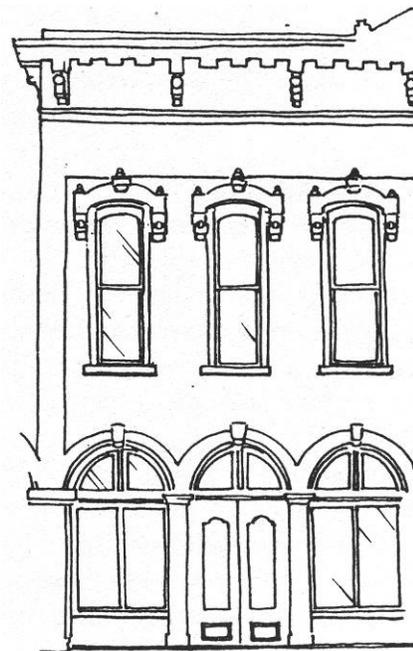
Prohibited:

- *Removing or radically changing storefronts and façades, and their features.*

Protect and Maintain a façade's features of glass, masonry, wood, textiles and architectural metals by appropriate means such as cleaning, rust removal, limited paint removal and the reapplication of protective coating systems.

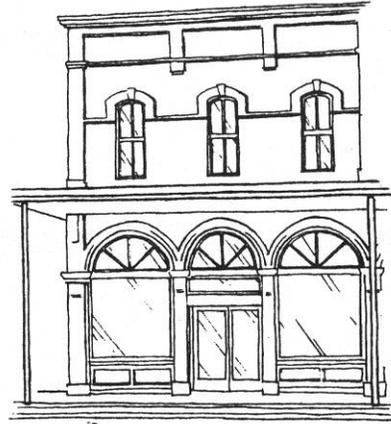
Before undertaking any work, protect storefronts against vandalism by boarding up windows and installing an appropriate alarm system.

Conduct a survey of the conditions of existing façades prior to work so as to identify original design, and possible options. For making repairs, evaluate the overall condition of the materials. That will determine whether more protection and maintenance shall be required and what type of repairs to the façade, its storefront or features is appropriate. Before doing any work, submit the survey to the Historic Preservation Commission and seek approval.



*Italianate Commercial Façade
with Ground-Floor Glazed Storefront*

*Commercial Facade with
Original Ground-Floor Glazed Storefront Intact
(referred to as "Arch Block" in early advertisements)*



Prohibited:

- *Failing to provide adequate protection of materials on a cyclical basis so that deterioration of façades and storefronts result.*
- *Stripping storefronts of historic material such as glass, wood, cast iron, terra cotta, and brick.*
- *Failing to undertake adequate measures to ensure the preservation of the historic façade.*

Repair façades by reinforcing their historic materials. For extensively deteriorated or missing parts, make limited replacements in kind or with compatible substitute materials using surviving prototypes for cast iron columns and pilasters, transoms, kick plates, hardware, or signs.

Prohibited:

- *Replacing an entire feature or storefront when repair of materials or limited replacement of parts or missing pieces is appropriate and feasible.*
- *Using substitute materials for replacement parts that do not convey the visual appearance of the surviving parts of the façade or storefront, or that are physically or chemically incompatible, such as aluminum doors and windows that do not match the original design.*

When **Replacing** a façade or storefront's details that are deteriorated beyond repair, existing, physical evidence from the original building should be used as a model for reproduction of the façade features. If using the same kind of materials does not appear to the applicant to be technically or economically feasible, then the Historic Preservation Commission will work with the applicant to overcome the technical or economic problem. The Commission may consider a substitute material on a case-by-case basis, after the proposed substitutions have been fully documented in drawings and samples of substitute materials submitted to the Commission for review.

Prohibited:

- *Removing a historic façade feature. These features may be razed only after submittal to the Historic Preservation Commission of accurately scaled drawings illustrating both pre-and-proposed new conditions, and with the specific approval of the Commission.*

Designs for Missing Historic Features of a storefront or façade must be accurate restorations, based on historical, pictorial, or physical documentation, then submitted to the Historic Preservation Commission and approved.

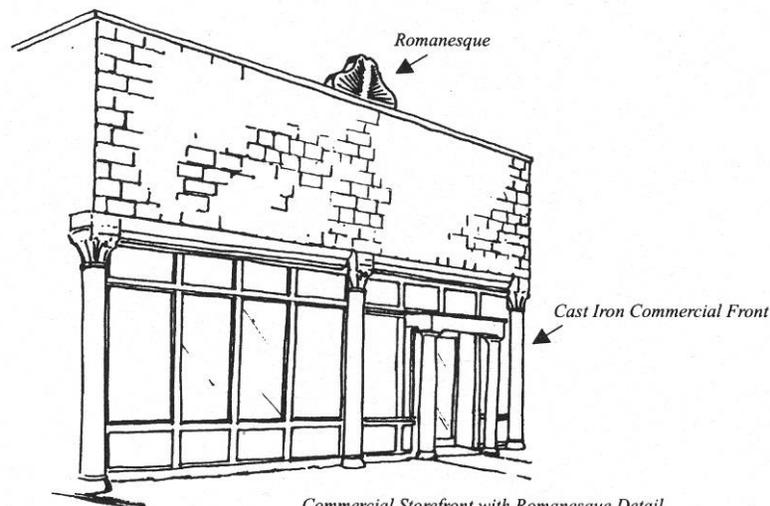
Prohibited:

- *Creating a false historical appearance because the replacement façade feature is based on insufficient documentation.*
- *Introducing a new design incompatible with the historic character of the building and the design's original intent.*

Alterations/Additions for New Uses may be allowed if the design is compatible with the overall design of the historic building, providing the design and materials preserve the historic character of the building and are limited to non-character defining elevations. *All such requests shall be submitted in accurately scaled drawings, which portray both the element to be added, and the complete context related to that addition, to the Historic Preservation Commission for review and approval.*

Prohibited:

- *Installing additional features that are incompatible in size, scale, or material with the same elements of the historic building or ones that obscure, damage, or destroy character-defining features.*



*Commercial Storefront with Romanesque Detail
(columns from earlier building on Southwest corner
that was cut in half to create a service station)*