

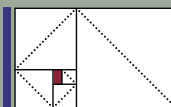
**Appendix D: Design Guidelines for Brant Lake and
Adirondack Hamlets & Conceptual Improvement Plans**

Draft Design Guidelines for:

Brant Lake and Adirondack Hamlets

Town of Horicon, New York

June, 2008



SYNTHESIS

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The Town of Horicon has prepared this document as part of its efforts to implement their *Community Development Strategic Plan* and *Comprehensive Plan* to maintain and improve the community character and quality of life within the Hamlets of Brant Lake and Adirondack. The future economic success of the Town is dependent upon efforts to enhance the image of the community, attract job opportunities, improve existing housing conditions, increase pedestrian access and safety, and increase waterfront access and recreational opportunities. The Hamlets of Brant Lake and Adirondack both have unique characteristics and opportunities, and the Town should strive to enhance and promote the Hamlets' assets and provide the necessary amenities and services to existing and new residents, businesses and visitors now and into the future. The Design Guidelines will assist the Town in achieving these goals. During the conceptual design phase of the Community Development Plan, the Town worked with a team of design professionals and the public to prepare Conceptual Improvement Plans for both Brant Lake and Adirondack Hamlets (See Appendix A). These design guidelines are intended to supplement the Conceptual Improvement Plans so that they may be successfully implemented over time. The framework established by these design guidelines is designed to help transform the Brant Lake and Adirondack Hamlets into attractive destinations that will continue to reflect the Adirondack character of Horicon while making both hamlets places where residents and visitors will feel comfortable walking, driving, eating, working, playing, worshipping and living. There are several factors that make up the anatomy of a successful hamlet and contribute to defining a hamlet as a desirable destination for residents and visitors alike. All of these factors helped to shape the Conceptual Improvement Plans and many of them are discussed as part of the design guidelines.

Anatomy of a Successful Hamlet

1. Drive-ability

- Speed control through Bump-outs and Streetscape Elements
- Clear Visibility, Signage and Access Management
- Landmarks to promote easy navigation
- Bump-outs with designed Crosswalks and Streetscape to help ensure Pedestrian Safety
- Clear Signage and Access Management for Parking
- Adequate Parking to Support Commercial Activity

2. Walk-ability

- Providing On-Street Parking and Parking to the rear of buildings, yet close to the destination with strong pedestrian connections to the main road.
- Make the Community a safe and enjoyable place for walking.

3. Civic and Economic Anchors

- Economic anchors within a hamlet draw residents and visitors, which creates activity and encourages spin-off businesses.



Keeping important civic and economic anchors within the hamlets will continue to attract pedestrian activity and provide commercial support for local businesses.

4. Cultural Heritage and Architectural Integrity

- Quality architecture provides a sense of place for a hamlet and encourages a mix of uses that support a vibrant social and economic structure.



Historic architecture lends a sense of history to the hamlet areas and helps define their unique identities.

- Less than quality architecture and large setbacks can equally erode the sense of place of a hamlet and weaken the structure of the social and economic fabric.

5. Mix of Uses within the Hamlet

- Mixing Residential, Civic, Commercial, and Recreational Space helps to create a consistent pedestrian presence, stable consumer population and customer base.

6. Landmarks and Gateways

- Landmarks and Gateways make places memorable and help to bring visitors back again and again.
- Too much pavement and poor first impressions can discourage visitors and pedestrian activity.

7. Quality Outdoor Spaces and Design

- Recreation opportunities can serve as a draw and encourage a pedestrian presence.



Parks and Public Open Space can enhance the hamlets aesthetically and generate pedestrian activity.

- Poorly designed or inadequately enhanced recreation areas can limit their use by residents and visitors.

8. Protection or Sustainable Use of Natural Resources

- Preservation, celebration, and effective use of a region's natural resources improves the quality of life and attracts consumers.



Environmental Settings play a vital role in defining a hamlet's character. Preserving them and making them accessible is a crucial component in maintaining a vibrant hamlet.

9. Smart and Effective Planning and Zoning

- Facade Improvements
- Landscaping
- Uniform and Regulated Signage
- Consolidated Curb-cuts
- Shared Parking
- Street Tree Planting
- Continue Hamlet Streetscape Amenities into Commercial Corridors
- Setback Requirements for New Development
- Parking to Side and Preferably Rear for New Development
- Maintain Important Views

Landmarks and Gateways

A key element in defining an area as a special space is a gateway that creates a sense of entry, indicating to both drivers and pedestrians that they are entering a distinct space. Enhancing the landmarks and gateways within the hamlets will help strengthen the perception of the hamlets as destinations.

Sense of Entry

Intersections create natural opportunities for gateways, which can be enhanced through a combination of landscaping, welcome/identity signage, framed views, and focal points. Signage and focal points, if included, should be used in ways that complement rather than obstruct or detract from important views.



An Adirondack-style bridge would greatly enhance the main gateway into Brant Lake Hamlet.



Signs can reflect and help convey the character of the hamlets.

Focal Points

Focal points such as sculpture, fountains, and historic monuments can add interest to an area, making it a more attractive destination. Too many focal points however can register as clutter and detract from the overall character of the hamlets. Focal points should therefore be selected and located carefully in a way that maintains and supports the desired hamlet aesthetic.



Focal points can visually enhance a space, add to a sense of history, and help define cultural identity.



Views

Views to natural and historic features play a large role in shaping the unique character of Brant Lake and Adirondack hamlets. These view corridors should be respected and protected. New construction and landscaping should take into account how views may be affected.

Protecting views experienced from points of entry to the hamlet and from designated viewing areas is especially important.

When designed correctly, landscaping can be used to shape and enhance view corridors.



Views of Schroon Lake make Adirondack Hamlet a unique and beautiful place.



Views of historic structures and native vegetation across Mill Pond help give Brant Lake its Adirondack character.

Drive-ability

Vehicular movements should be directed and controlled to support the purpose and function of the two hamlets. Safety should be the primary consideration. Brant Lake and Adirondack Hamlets are designed to encourage and accommodate pedestrian activity. Traffic patterns must a pedestrian-friendly environment.

Street Design and Traffic Considerations

Road width and the perception of road width play the greatest role in determining actual travel speeds. Adding curbs, pedestrian crosswalks, bump-outs with on-street parking, and appropriate landscaping can significantly slow traffic in positive ways. The goal should be to keep traffic flowing while also encouraging local residents and visitors to stop and patronize the hamlet businesses.

Multiple recommendations have been made as part of the Conceptual Improvement Plans, which can be found in Appendix A.



Bump-outs and on-street parking help slow traffic to safe pedestrian-friendly speeds appropriate to a hamlet.

Curb Cuts

The number of curb cuts per parcel should preferably be limited to one (1). The exception to this may occur if a parcel has physical limitations requiring two points of egress.

Driveways should be the minimum width required and large undistinguished curb cuts should be avoided.

Curb cuts should be located to maximize the distance to the nearest intersection and shared drives should be encouraged where possible.

Parking lots and driveways for adjacent parcels should be shared wherever possible.

Sidewalks should continue through curb cuts uninterrupted.

Public and Commercial Parking

The visual impacts of parking and parking lots should be minimized. Care should be taken to provide pedestrian circulation that is separate from, and does not conflict with, vehicular



Desirable



Undesirable

circulation.

Parking lots should be located to the rear of buildings and parking areas should be screened from public streets by elements such as low walls, berms, and plant materials.

Minimize the surface area of paving and consider using materials with the natural colors and textures of the region.

For large parking lots, provide landscaped islands in the interior of the lots to visually enhance the lot, provide shade during the summer, provide snow storage area in winter, and act as bio-filtration for storm water runoff.

On a sloped site, terrace parking areas to follow the existing topography and minimize cutting and filling. Use landscaping to break up the pavement and stabilize the slopes in the terraced areas between parking lots.

Walk-ability

Pedestrian-friendly design is crucial to the success of a hamlet. Creating a safe, appealing and efficient way to navigate the hamlet on foot will help to ensure a steady stream of visitors and retail customers.

Pedestrian Considerations

Sidewalks, walkways, and paths should be designed to accommodate desired lines of pedestrian travel and access points while allowing for safe travel.

Circulation routes should include crosswalks and connections to other key destinations such as adjacent neighborhoods and commercial centers and recreational trail heads.

Circulation routes should be designed to minimize the need for crosswalks and other conflicts with vehicular traffic.

A safe, comfortable walkway has a minimum width of 5' and a maximum grade of 5%. When adjacent to parking areas, sidewalks should have a minimum width of 7' to allow for car overhangs.



Pedestrian movement should feel safe, easy and inviting.

Pedestrian circulation should be especially defined within parking areas and in their connection to building entries. The focus of pedestrian circulation should be on delivering visitors to the primary entrance on the front, street-side of the building.

Where appropriate, benches and trash receptacles should be located within pedestrian circulation areas to promote the hamlet as a pleasant destination.

Building mounted area lights and street lights should be used to help ensure a safe and comfortable experience for pedestrians.

In locating pedestrian corridors, existing trees should be protected where appropriate and possible.

Extensive landscaping should be employed to provide shade, color, and multi-seasonal interest.

Accessibility

The Americans with Disabilities Act (ADA) mandates that places of public accommodation be accessible to all users.

All new construction should comply completely with ADA.

Owners of historic properties should comply to the fullest extent possible, while preserving the integrity of the character-defining features of the structure. Special provisions for historic buildings exist in Federal and State accessibility laws that allow some alternative design solutions. Consult the New York State Historic Preservation Office for further information regarding these issues.

Streetscape Character

Streetscape character plays a crucial role in defining an attractive hamlet. The principles and patterns presented here are intended to provide references and recommendations for a wide variety of elements that together constitute an inviting, human-scale Adirondack streetscape experience. Streetscape design should address safety, function and aesthetics; reflect historic patterns within the hamlet, create meaningful pedestrian spaces, and respect and enhance the hamlet setting.

Siting of New Buildings

New buildings should be sited in a manner that respects the existing topography, vegetation, and other natural features, while at the same time mimicking the positive, historical patterns exhibited within the hamlet. Where possible, existing trees should be protected in clumps with minimal to no disturbance within the ground plane below the drip-line.

Ample pedestrian spaces should be created between buildings and at entries.

Setbacks

Site new buildings in such a way that facades run parallel to the street and so the setback is similar to that exhibited by historic structures within each hamlet, such as by the churches along Brant Lake and the General Store in Adirondack. Using a setback that conforms to that of neighboring structures will help maintain a consistent street edge and character within the hamlets.



Commercial Setback

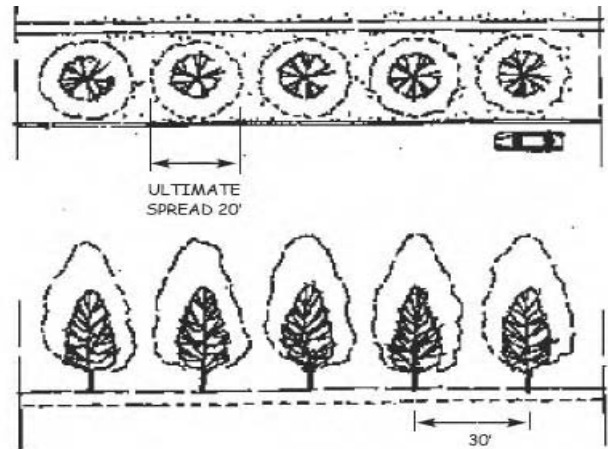


Residential Setback

Street Trees

Street trees can establish a rhythm and cohesion within the hamlet, while also breaking up large expanses, providing shade, and adding to the pedestrian scale of the hamlet. Appropriate planting intervals for street trees range from a

minimum of 30' to a maximum of 50' on center. Use regular spacing of trees along roads where possible. Anticipate growth and spacing so that, when full grown, tree canopies will nearly touch. Using the same species of tree in one area can help establish a unique identity and sense of place.



Trees should be spaced evenly and so that, when full grown, canopies will nearly touch. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Choose native species of trees that will reflect the natural setting of the hamlets. If salt is used on the roadways and/or sidewalks, choose a variety that is salt tolerant. When planting under power lines, choose smaller varieties of native trees, which upon reaching maturity do not exceed the height of the lowest lines. Larger trees can be planted if they are offset from the utility lines.

Lighting and Banners

Lighting should employ energy-conserving fixtures coupled with housings and cut-off luminaries that direct light only where it is needed. Metal halide and high-pressure sodium lamps are the most energy efficient; however metal halide provides superior color and aesthetics and is the preferred primary light fixture.

When lighting pedestrian spaces with decorative fixtures, cut-off technologies should be applied to reduce light pollution and preserve the Adirondack character of the hamlet. In addition, lighting should not be excessively bright, but rather maintain a consistent and uniform level of lighting for reliable visibility.



Historic-style Pole and Fixture

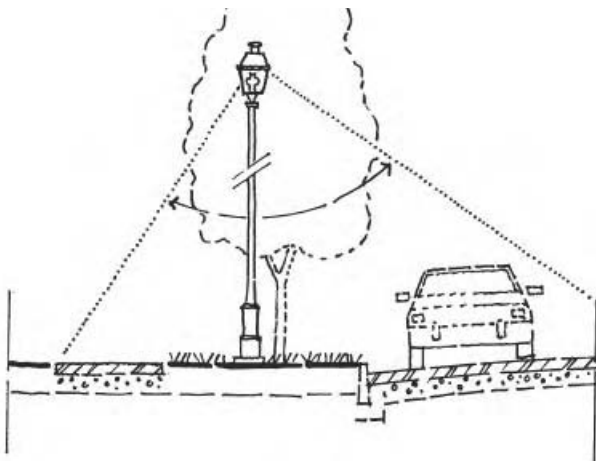


Banners



Planters

Poles should be spaced at regular intervals reflective of the rhythm established by the overall streetscape patterns. Lights should be placed with street trees in such a way as to maximize the benefits of both and minimize conflicts.



Light Pole Locations should be coordinated with street tree spacing to help establish an identifiable rhythm and to maximize the benefits of the light fixtures. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Where two sites share parking or pedestrian areas, lighting design and installation should be coordinated so as to maintain consistent and uniform lighting levels.

The recommended mounting height for streetscape fixtures is 12'. In rear parking areas, a 12' - 15' mounting height is recommended.

To strengthen the sense of continuity within the hamlets, one fixture should be chosen for all streetscape areas. This fixture should be reflective of the historic and local character of the hamlet.

Banners may also be used to strengthen the streetscape character of the hamlets. Banners should be mounted on the light poles in a consistent manner and should reflect an

Adirondack character in their design and use of colors.

Signage

Signs should reflect the desired Adirondack character of the hamlets and should be architecturally integrated in a building's elevation where possible. Whether mounted directly on the building facade or bracketed off the building face, signs should not obscure important architectural features of the building.

Signs should be constructed from appropriate materials such as wood, metal, or stone, and should be the proper size in proportion to the building and site. The sign design should be simple and avoid over-embellishment. Employ contrast and clarity in sign design to reflect the local architecture, history and use of the site. Colors selection should reflect the Adirondack character of the hamlet. For example, bright, neon colors should be avoided.



Storefront Signage



Stand-alone Signage

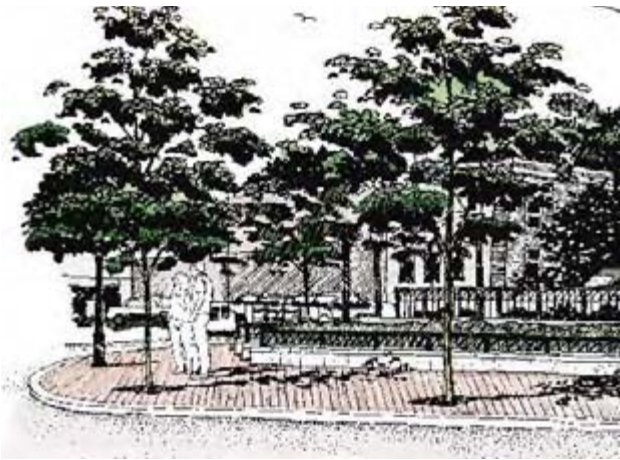
When lighting a sign, downlighting is preferred. All fixtures should reflect an Adirondack character and be shielded and directed so as to reduce light pollution. When signs are lit from below, shrubs should hide and protect ground mounted fixtures and light should be designed to illuminate only the sign board, limiting spill beyond the sign that could lead to glare or light pollution. Internally lit signage is prohibited.



Examples of Inappropriate Sign Types that do not fit within the context of the hamlets

Walkways and Sidewalks

Walkways and sidewalks should employ durable, attractive materials such as brick, unit pavers, concrete, or colored asphalt. Materials should be chosen to work within the desired streetscape character and should blend in as part of the building transition zone. Using different materials sparingly can help lend a human-scale to the streetscape character, but care should be taken to avoid the use of too many different materials, which can detract from the impression of a coordinated streetscape composition.



Incorporating historic-style materials into walkways can visually enhance the streetscape and give the hamlet a human scale.

Outdoor Dining Areas

Outdoor dining areas for commercial businesses should be situated to the front or side of buildings so that dining areas front directly on the streetscape. This will enhance the building transition zone and help maintain an active pedestrian presence on the street.



Cafe-style outdoor seating should be located to the front or side of structures to increase pedestrian presence.

Site Furniture

Site furniture should reflect the hamlet character and context and should be located with security, functionality and aesthetics in mind. Furnishings should be installed in a method which withstands weather and abuse.

Consider accessibility and universal design principles when choosing the type and location for site furniture.

Colors and materials should be durable and designed to reflect the Adirondack hamlet character. Details and design should be guided by relevant and appropriate architectural and/or landscape architectural designs.

Where possible, site furniture such as benches and trash receptacles should be of similar historic styles and should be grouped to strengthen the streetscape experience. Furniture that uses a combination of wood slats and metal would be appropriate while providing a surface which is neither too hot nor too cold to sit upon.



Appropriate Bench Types

Bike racks should be provided in central hamlet locations to promote the hamlets as destinations and encourage alternative means of transportation. Bike racks should match other site furnishings in materials and style to fit within the context of an Adirondack hamlet.

Landscaping

Extensive landscaping should be employed to provide shade, color, and multi-seasonal interest. Priority should be given to native and naturalized species of plants, which will help reinforce the Adirondack setting of the two hamlets. Apply ecological principles that foster a diversity of plant materials that provide habitat for wildlife. Design for energy conservation and environmental comfort.

Use vegetation as a method of establishing and

maintaining important views of the surrounding and distant landscape.

Consider low maintenance varieties that require minimal to no irrigation.

Use landscaping as a method of stabilizing slopes, reducing erosion, providing low-maintenance alternatives to lawn areas and reinforcing pedestrian circulation.

Landscaping should also be used to reinforce entry locations, soften building appearances, and call attention to gateways and focal points.

Where possible and appropriate, trees should be planted in groups for better health and function.

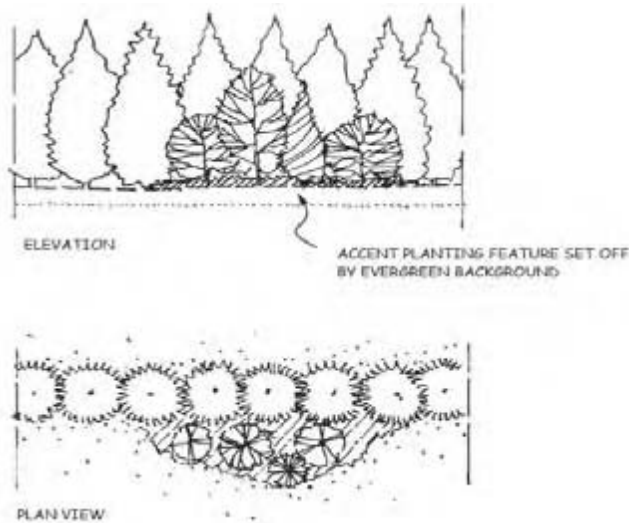
Under-plantings of groundcovers is encouraged to shade root systems while also reducing annual maintenance costs.

When using landscaping to screen objects from public view, plant deciduous and evergreen accent trees or shrubs in front of any rows of evergreens as part of the hedge to soften the formality of the planting and draw less attention to it as a screen planting. This will lend a much more natural effect to the design.

into yards and providing interest for pedestrians. Solid stockade fences are inappropriate for front yards, as are chain link, concrete block, unfaced concrete, plywood and fiberglass fences.



Pedestrian-friendly Fencing that Reinforces the Streetscape Character



Landscape screens that employ deciduous trees or shrubs in front of evergreens have a softer and more natural appearance.. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Fences

Fences should be simple wood picket or metal. When in the front yard, fences should be relatively low in height (maximum of 4') and have a transparent character, allowing views

New buildings should help preserve and reinforce the Adirondack character of the hamlets by adopting those architectural elements which are inherent in the aesthetic of the region. The principles and patterns presented here are intended to provide references and recommendations for creating a design appropriate to an Adirondack hamlet.

Cut and Fill

Site development may require cutting new driveways into relatively steep slopes along with substantial excavation and/or filling for foundations. The visual impacts of these cuts and fills can be significant. To the greatest extent possible, cutting and filling of sloping areas should be avoided. If it must occur, the visual impacts should be minimized.

Building Shape and Configuration

The majority of buildings in the two hamlet areas have simple rectangular shapes. New buildings should mimic these simple shapes and be designed so that, despite the use of dormers and extrusions, the building's basic shape is easily recognizable from all directions.



New construction should take the form of simple shapes, similar to those historically found throughout the region. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Additions and appendages to existing or proposed structures should take into account the entire building to create a cohesive building design that enhances the most significant architectural features.

The space between buildings is most pedestrian-friendly when it has a clearly defined shape and corners. Use exterior walls to help define outdoor spaces. Consider solar orientation for desirable sun and shade levels.

Pedestrian-scale alleys can provide access from rear parking areas to the main sidewalk and primary building entries. Alleys can be made safe

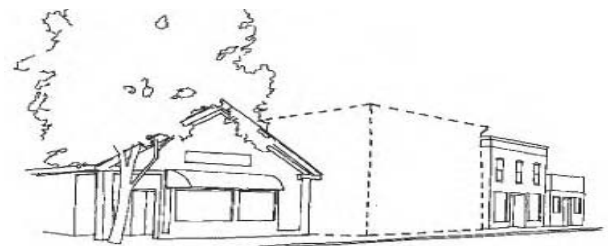
and attractive through the addition of lighting, architectural detail, decorative pavers, and planting.



Alleys can provide attractive and enticing connections from parking areas to the public streetscape. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Appropriate Scale

New construction should be sized to work within the scale established by adjacent buildings. While it is not necessary to match the height or width of adjacent buildings, new structures should avoid overwhelming the scale of nearby buildings as well as appearing too small amidst neighboring structures. In general, buildings should range in height between 1 1/2 to 2 1/2 stories.



New buildings should be sized to work within the context of adjacent buildings. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)



1 1/2-story Building



2-story Building

New commercial buildings, which may be larger than the typical house scale, should exhibit features appropriate for a commercial building, such as larger windows, doors, porches, trim bands above the first floor level, and tall friezes at the roof edge. Consider giving the ground floor additional height appropriate to public space. Accentuate this on the facade through the use of larger windows and horizontal trim lines.



For commercial buildings, consider giving the ground floor additional height and window space appropriate to public space.. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Hierarchy of Forms

Large buildings may be reduced in massing by designing them as an assemblage of smaller structures. When taking this approach, there should be one dominant mass that is situated closer to the street than the smaller forms, and that contains the primary entrance. This type of building should have the appearance of having been constructed incrementally over a longer period of time.



The visual impact of large structures can be reduced by breaking the overall mass into an assemblage of smaller masses.



There should be one dominant mass that is closer to the street than any secondary structures or appendages. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Roof Design

Gable, hipped and hipped-gable roofed buildings predominate Brant Lake and Adirondack hamlets and are favored for new construction. Flat roofs are suitable only on multiple-story structures. Adirondack style buildings primarily exhibit moderate to steeply-sloped roofs. For new construction, a slope of 8:12 or greater is encouraged, with the exception of porch roofs, which should have a minimum slope of 4:12. Large overhanging eaves and rakes are common in both hamlets and are encouraged for new construction. Roof overhangs protect the building walls while giving the building a finished and impressive appearance. On pitched roofs, suggested minimums are 12" for eaves and 8" for rakes.



Gabled Roof



Hipped Roof



Large overhanging eaves and rakes are encouraged. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Porch Design

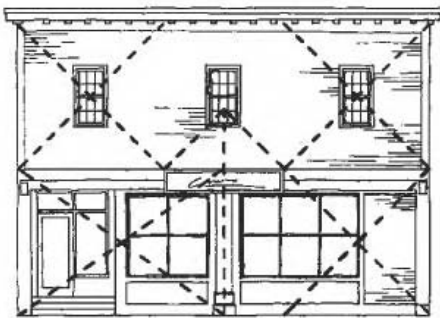
Porches on existing and newly constructed structures should remain open rather than being enclosed. Porches serve as a transition zone between the house and the public street and help lend a welcoming character to the hamlet. Porches may be partially screened, but area containing the main entry should remain open.

Organized Facade

Facades should be designed as an organized composition of doors, windows, and surface details. Trim bands, center lines of windows, doors, columns, signs, and integrated lighting should all be placed in precise relationship to one another.

When determining the location of doors and windows, consider them as part of an overall pattern on the face of the building. Windows may be grouped or spaced evenly, and should correspond with window placement on the first floor.

Commercial first floors should contain more glass and present an open face to the public, while the upper levels may have a greater proportion of solid wall to window, while still achieving a balanced composition.



Building facades should appear organized and well-proportioned. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)



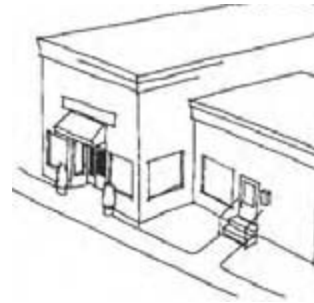
Residential Facade Composition



Commercial Facade

Entries and Openings

If a commercial or professional space has multiple entries, a greater emphasis should be placed on the primary entrance. This entrance should face the street or an outdoor courtyard visible from the street, and be readily identifiable as a result of the architectural detail of the entry. Transoms, side-lite windows flanking the door, awnings, or roofs, lighting, door hardware, trim, and railings are appropriate elements for accentuating the primary entrance. These details also enhance the pedestrian-friendly transition zone between building and street.



The primary entrance should be accentuated and immediately identifiable. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Consider rain and snow when designing the entrance details and compose roof shapes to shelter pedestrians and the entry from such precipitation.

Transition Zone

The transition zone should be designed and maintained as a comfortable walking environment. Shelter over entries is important. Protruding awnings or recessed entries flanked by display windows are two examples of inviting entries that greatly enhance the streetscape character. A change in pavement type or texture at the entrance, incorporation of benches, planters, hanging baskets, and decorative lighting beside the doorway are all successful elements for enhancing the transition zone.



Awnings and Recessed Entries create interesting and attractive transition zones.

Windows and Shutters

Rectangular-shaped windows are the predominant style window in Brant Lake and Adirondack hamlets and are the preferred shape for new construction and renovation to existing buildings. While sizes may vary, a consistency in window shape, proportion, and trim should be maintained in order to give the facade a more unified appearance.

Windows of unusual shape should be used sparingly, if at all. Such windows would be most appropriately located high in the gable end of a building, as exhibited by some of the older structures within the hamlets.



Appropriate Use of Rectangular Windows and Shutters Along an Organized Facade

If muntins are planned as part of the window design, simulated or true divided lights are favorable as the snap-in grilles do not exhibit the same historic appearance.

If shutters are used, they should be half the size of the window so that, if used, they would completely cover the glass. This will help ensure an appropriate scale.

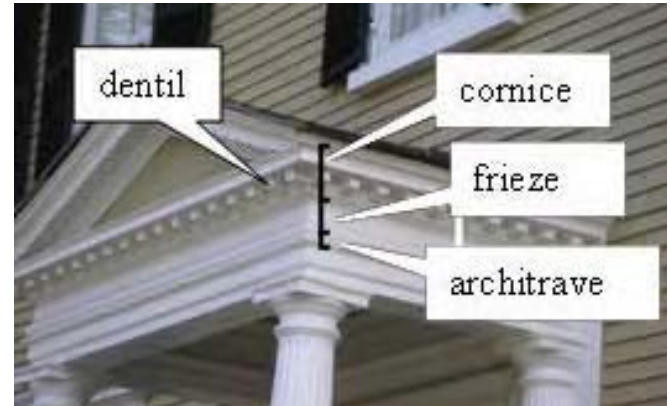
Architectural Elements

Foundations

Exposed foundations should be functional and symbolic. They should express structural permanence by using solid, textured materials such as stone. Traditional, random-pattern stone bases that imitate local geology are encouraged and will help protect the rest of the building from frost, mud and snow.

Entablatures

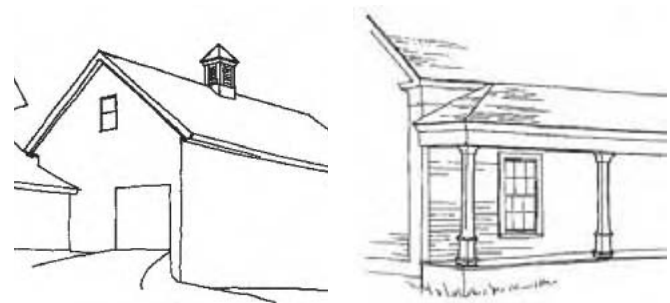
New commercial buildings and flat-roofed multi-story buildings should have an entablature with a decorative frieze, cornice, or other three-dimensional detail. This will lend a finished appearance to the building and strengthen the character of the hamlet.



Architectural Features of an Entablature

Cupolas

Cupolas appear on many of the historic structures within the hamlets and may be appropriate on larger new buildings that exhibit non-residential architectural detailing. Cupolas should be considered as miniature buildings that have the same compositional elements of roof overhangs and wooden trim as the main body of the building. Cupolas should be used sparingly and should be detailed in such a way that they allow the primary form of the building to dominate the composition.



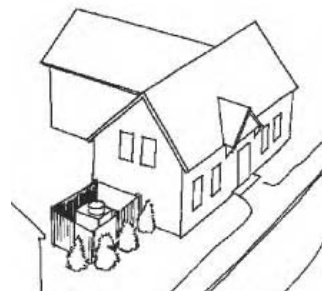
Architectural elements such as cupolas and columns should be scaled and detailed to allow the primary form of the building to dominate the composition. (Illustration Credits: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Columns

Columns should be large enough to convey a sense of structural importance, without overdominating the principle structure. Smaller columns may be paired side-by-side to provide support and reduce bulk, or a larger single column may be used. Rarely should a column exceed the width of a human torso; rather, a column should be slender and graceful in appearance.

Utility Spaces

Any mechanical equipment should be shielded from public view, preferably on the rear of the building. Fences and vegetation may be used to buffer ground-located equipment such as dumpsters, transformers, and air condensers.



Mechanical building elements should be concealed from the public streetscape in an appropriate manner. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)

Materials

Wooden clapboards and trim are the most common type of siding in Brant Lake and Adirondack hamlets, regardless of whether the structure is residential, commercial, or public. Vertical wooden siding, shingles, and brick are significantly less common and should be discouraged within the hamlets. Use of clapboards will help ensure that a building fits into the desired character of the hamlets. If brick is to be used as a material, it would be most appropriate on buildings with a minimum of two stories in height and should be used on multiple adjacent faces, and not just the front facade. When used, bricks and clapboards should be units that are scaled for ease of handling by builders so as to help ensure a human-scaled architecture. Brick may also be appropriate for chimneys, as would stone. Stone is often used for wall bases and occasionally buildings, such as the historic library



Wood clapboard is common in both hamlets.

in Brant Lake. When used, traditional, random patterns that reflect the local geology should be employed.

Corner boards, window casings, and frieze boards are recommended on buildings with horizontal siding. A 1" thickness is recommended for trim. Corner boards and door casings should be of greater width than window casings. Head casings can be wider than side casings. Frieze boards should be larger than all other trim. Additions and appendages to existing or proposed structures should take into account the materials and colors used for the primary structure and attempt to create a cohesive building design.

Colors

Most buildings in the hamlets exhibit subtle, natural colors such as white, gray, tan, dark brown, and adirondack green. Colors for new buildings should follow these examples, use restraint and consider compatibility with neighbors.

Wooden trim should accentuate the architectural features of a building in subtle and pleasant ways that do not detract from the overall composition of the structure.

Roofs in the Brant Lake and Adirondack hamlets tend to be either earthy tones of gray, brown or Adirondack green; or bright, vibrant shades of red. Roofs for new structures should fit within this context. When considering roof color, compatibility with neighboring structures should be taken into account.

Integrated Lighting

Exterior light fixtures, whether decorative or functional, should complement the architectural style and color of the building and be situated as part of the facade's overall composition. Fixtures should cast light only where it is needed and in such a way as to minimize both glare and light pollution. Fixtures should be no brighter than necessary. Consider the use of timers to help conserve energy and reduce light pollution.



Exterior light fixtures should be treated as part of a building's overall design composition. (Illustration Credit: *Design Guidelines for Manchester's Commercial and Historic Districts*, prepared by Land Works and Smith & Vansant, Architects, 2001.)



Downlighting reduces light pollution and preserves the night sky effect.

Residential Driveways, Parking and Garages

On-site parking should be subordinate to other uses and front yards should not appear to be parking area. Parking Pads should not be located in the front of a residence. Locating the pad to the rear of the house is preferable, but to the side is acceptable when cars are parked at a distance beyond the front facade of the primary structure.

A garage should not be allowed to dominate the view from the street. Garages should be subordinate to primary structures. Detached garages are preferred and should be located to the rear of the primary building. Setting a garage substantially back from the building facade is another option.



The garage shown here is a good example of an appropriately scaled and architecturally detailed secondary structure.

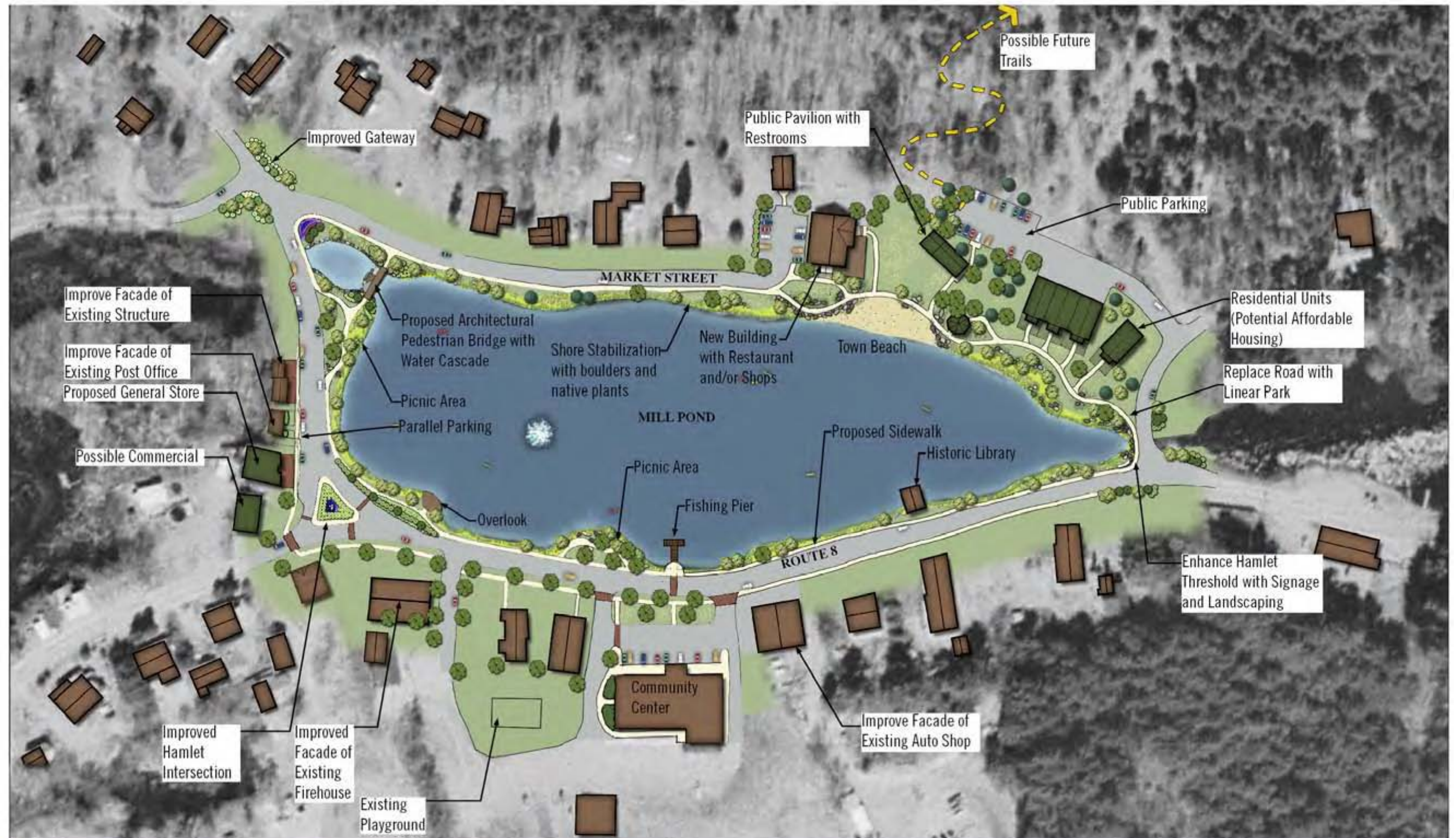
The materials and architectural detailing of the garage should be similar to that of the primary structure and should be compatible with neighboring structures.

When a garage is attached, the percentage of building frontage allotted should be minimized. Use materials on the garage doors to match that of the principle structure. Wood cladded garage doors are preferred.

Garage doors should be designed to minimize the apparent width of the opening. Single car garage doors are preferred. Double width doors should be avoided.

Appendix A: Conceptual Improvement Plan for Brant Lake Hamlet Phase I

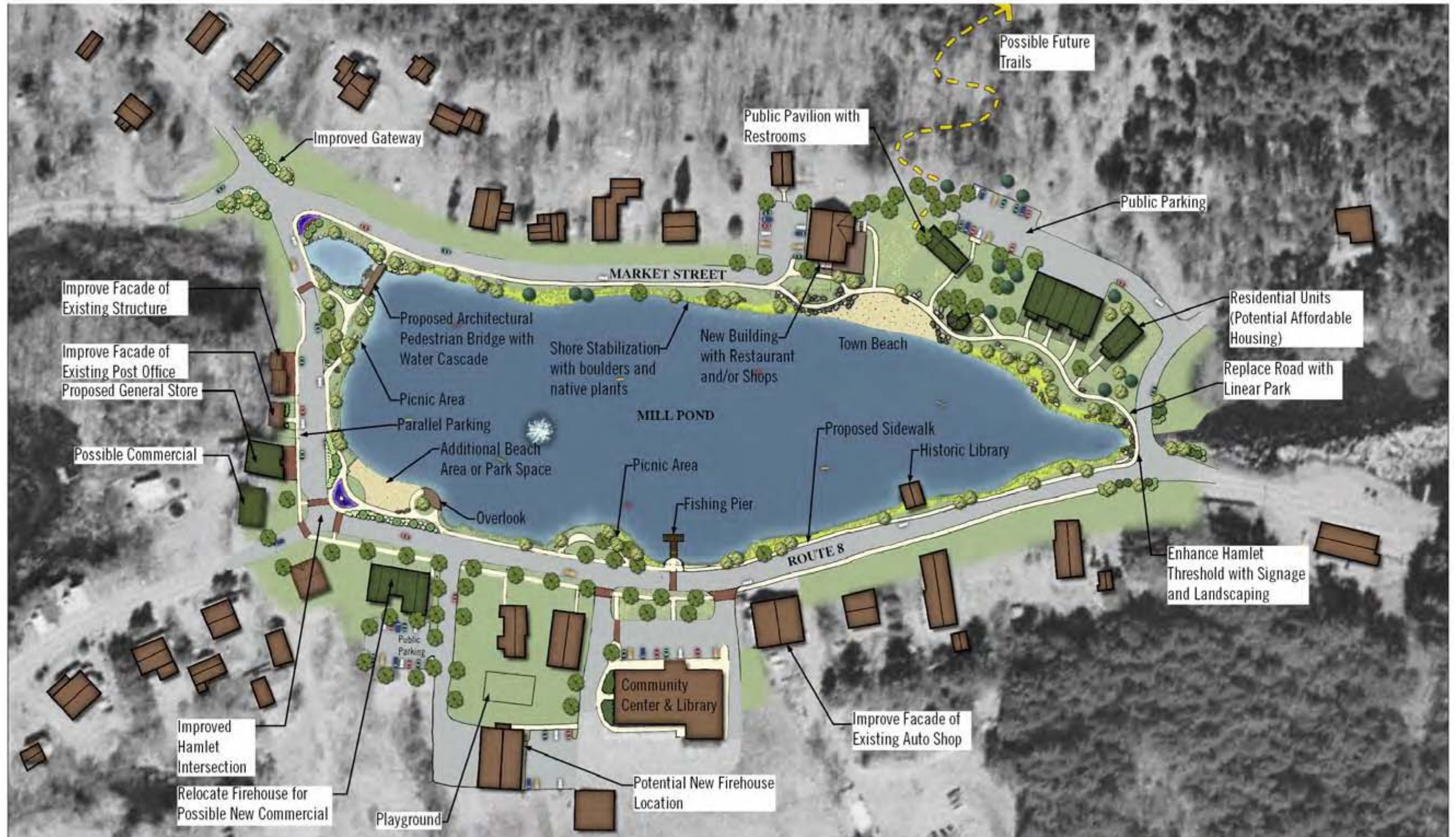
DESIGN GUIDELINES FOR
BRANT LAKE AND ADIRONDACK HAMLETS
HORICON, NEW YORK



BRANT LAKE HAMLET CONCEPTUAL PLAN HORICON, NEW YORK PHASE ONE



Appendix A: Conceptual Improvement Plan for Brant Lake Hamlet Phase II



BRANT LAKE HAMLET CONCEPTUAL PLAN
HORICON, NEW YORK
PHASE TWO

Appendix A: Conceptual Improvement Plan for Adirondack Hamlet



ADIRONDACK HAMLET DEVELOPMENT PLAN
HORICON, NEW YORK

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