

Union City Historical Society Museum

UNION CITY

HISTORIC PRESERVATION PLAN FALL 2019

THE BOROUGH OF UNION CITY

FUNDERS: KEYSTONE HISTORIC PRESERVATION GRANT • PA HISTORICAL AND MUSEUM COMMISSION •
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EXECUTIVE SUMMARY

The Union City Historic District was listed on the National Register of Historic Places in 1990. The historic district encompasses a commercial district, residential neighborhoods, and institutional and manufacturing buildings. The Historic Preservation Plan focuses on the historic commercial district on Main Street and a small portion of West High Street.

The Plan is a voluntary document that contains design guidelines for the district and for buildings in the district, as well as Façade Improvement Plans for specific properties in the historic commercial district. The recommendations provide guidance for property owners, the Borough, nonprofits, business owners, architects, landscape architects, planners, and engineers.

Partial funding for the Plan was provided by a Keystone Historic Preservation Grant from the Pennsylvania Historical and Museum Commission (PHMC), a state agency funded by the Commonwealth of Pennsylvania. Additional funding was provided by Erie County Gaming Revenue Authority (ECGRA), the Union City Community Foundation, and the Borough of Union City. The Borough of Union City, Preservation Erie, and Union City Pride/Downtown Development provided support and project oversight for the Plan.

The project committee and consultant team received public input during three public meetings throughout the Plan's development, one-on-one consultations with property owners selected for a Façade Improvement Plan, and a final draft review period that gathered public feedback.



Union City Historical Society Museum

INTRODUCTION

HISTORY OF DOWNTOWN UNION CITY



Founding of Union City

William Miles founded Union City in the 1790s, naming the area Miles Mills. Miles first constructed a gristmill and sawmill along French Creek, east of downtown Main Street in 1801. The mills were built along French Creek in order to harness the water power needed to run the mills. These mills only operated a few years before burning down; however, they were quickly rebuilt in 1803. During the same period Union City grew as budding entrepreneurs formed new businesses: a tannery, blacksmith, and stone mason. In the first half of the 1800s, a post office opened, William Miles built his home on South Main Street, and brick sidewalks were added along Market Street (formerly Crooked).



Railroad Construction

Philadelphia and Erie Railroad (formerly Erie and Sunbury Railroad) began servicing Miles Mills in 1858 and later the Atlantic and Great Western in 1862, dramatically shaping the downtown and increasing the population. By the mid-1800s, Miles Mills had a school at North Main Street, several churches, many new businesses, and a new name, Union Mills. The Union Mills name was short-lived, becoming Union City in 1871.

In the 1870s, Union City experienced substantial growth. The commercial area developed around the major nodes of the train stations at the northern side of downtown and French Creek in the center. Understandably impactful, these features drove the main



Historic Photos of Union City's Train Stations



commerce for the town. The stations and creek defined the shape of the historic district and continue to frame downtown today. The main commercial core of downtown rested along North Main Street near the intersection with High Street. The downtown area also continued south on Main Street for a few blocks south of French Creek. During this period, the commercial district featured many two- and three-story Italianate and Victorian buildings constructed of masonry and wood frame. Some of the buildings still stand in downtown Union City today. However, many of the buildings have been lost due to fire, flood, or demolition.

Tragedy and Rebuilding

A tragic fire, nicknamed the "Brooklyn Blaze," ruined many commercial buildings along both sides of South Main in 1879. Luckily, within a few years South Main Street was rebuilt

INTRODUCTION

HISTORY OF DOWNTOWN UNION CITY

with predominantly brick buildings, ensuring more fire resistance. Two major floods also wreaked havoc on the downtown; ice jams on French Creek caused one of the floods in 1883, and heavy rains prompted another flood in 1892, flooding the center of town and destroying businesses along Main Street. Flood protection was added in 1971 by the damming of French Creek. Flood and fire protection have saved many structures, while others have been demolished due to severe water and fire damage and replaced with newer buildings from the early 1900s.

The 20th Century

Route 6 was constructed in 1927 as a vehicular transport route in Pennsylvania's Northern Tier region. As downtown Union City began to welcome more visitors from the development of Route 6, the town saw new buildings constructed in the Colonial Revival architectural style with modest detailing common in the early 20th century. In Union City, Route 6 merges with Main Street at the southern edge of the Borough and runs north to High Street, where it turns east and continues on High Street. Route 6 links the surrounding communities of Corry, Mill Village, and Edinboro to Union City and extends from Ohio to New Jersey. This scenic by-way continues to draw visitors across the Northern Tier and connects neighboring communities, creating opportunities for Union City's historic district to attract visitors from outside of the immediate vicinity.



Historic Photo of the Flood of 1892

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UNION CITY HISTORIC DISTRICT

HISTORY AND BOUNDARY

Historic District Registry

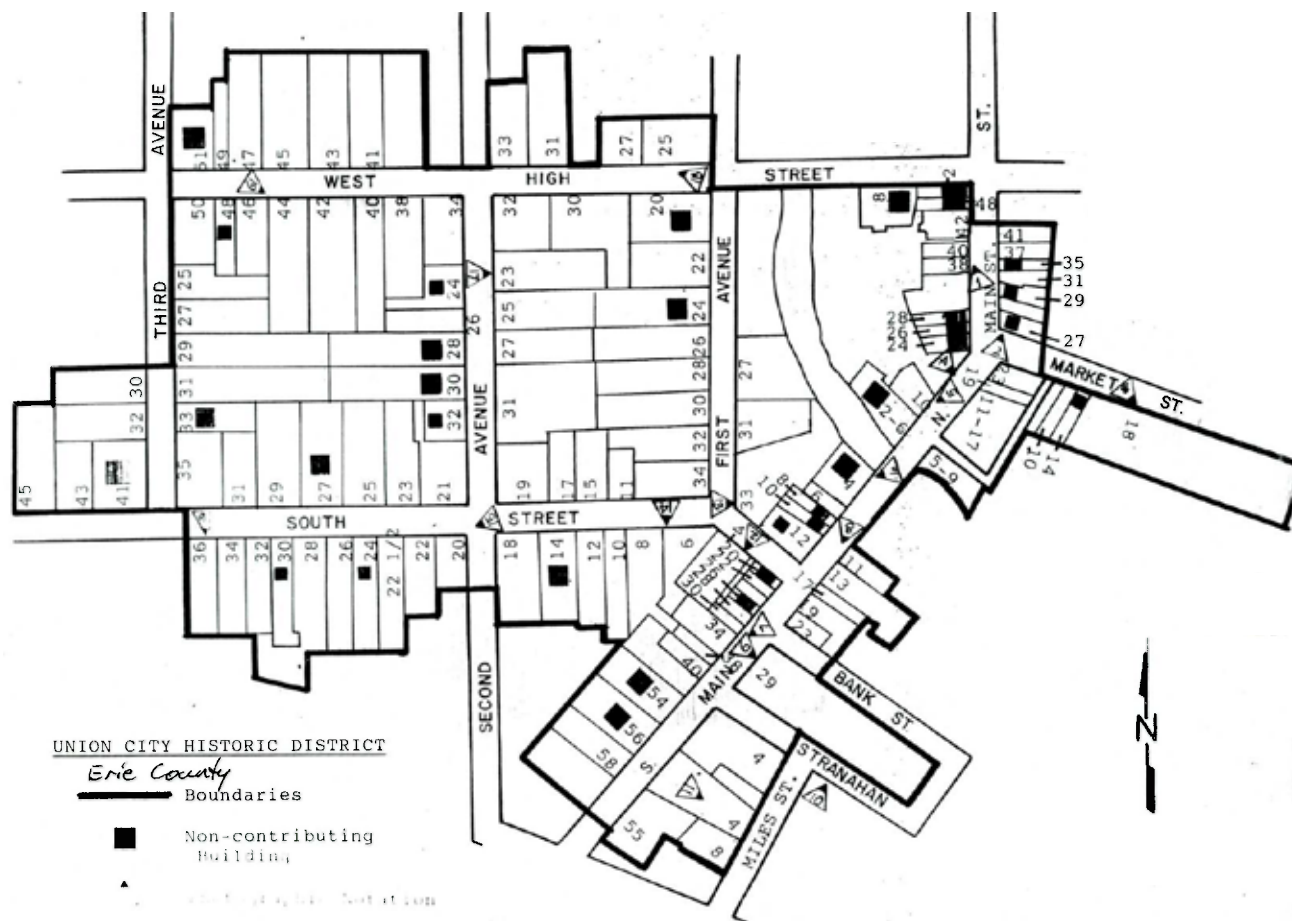
In January 1990, the Union City Historic District was listed on the National Register of Historic Places. The honorary distinction notes the uniqueness of Union City's historic buildings, which represent the industrial and cultural histories of the community. The historic district includes the downtown commercial district and some of the surrounding residential neighborhoods, churches, institutional buildings, and manufacturing buildings. The historic buildings within the district are comprised of Italianate, Late Victorian, and Colonial Revival style buildings, the majority of which are brick structures built between 1865 and 1925.

Benefits of Historic Districts

The National Register Historic District designation does not restrict property owners from making structural or cosmetic changes to their buildings nor does it impose any regulation on the buildings. Owners of historic properties located in the historic district have the opportunity to benefit from the national designation by applying for state and federal historic tax credits for qualifying rehabilitation work on historic structures.

Local governments have the option of adopting regulations that address historic preservation. For example, local communities have the option to create historic district overlays as part of their zoning ordinances, and establish an architectural review board to oversee compliance. At the time this

Preservation Plan was prepared, Union City did not have any such regulations. Union City's historic district is not regulated any differently than other commercially zoned districts in the borough.



Source: National Register of Historic Places Registration Form: Union City from 1990 shows the boundary of Union City's historic district. The boundary includes portions of Main Street, South Street, Second Avenue, Third Avenue, and West High Street.

HISTORIC PRESERVATION PLAN

PROJECT BOUNDARY AND HISTORIC PRESERVATION PLAN PURPOSE

Preservation Plan Purpose

The Historic Preservation Plan (The Plan) is a voluntary document that provides guidance for property owners, the Borough, nonprofits, business owners, architects, landscape architects, planners, and engineers. The Plan identifies the architectural and environmental features that make Union City unique and describes ways to maintain its one-of-a-kind features.

Union City's historic district contains many distinct historic buildings and some newer buildings. Most of the district's historic buildings need standard maintenance. Some buildings have undergone structural and cosmetic alterations, and some of the more recently constructed buildings do not blend into the character of the historic district. The Historic Preservation Plan's goal is to help unify the district and enhance the overall character of the commercial core of Union City's historic district. The authentic character of the historic district is a physical example of Union City's community and developmental histories. Improving the cohesiveness and maintaining the historic features ensures that future generations will visually understand and experience the story of Union City's development and people. The Plan also identifies ways to attract new businesses and visitors to the community, while improving the quality of life for current residents. The Plan focuses on the downtown commercial core and addresses public open space, parking, street amenities, signage, lighting, building maintenance and new construction.



Project Boundary: The Historic Preservation Plan focuses on the commercial core of Union City's National Register Historic District. The area encompasses a 0.2-mile portion of Main Street that spans south and north of French Creek, as well as a small portion of High Street near the intersection of High and Main Streets.

HISTORIC PRESERVATION PLAN

HOW TO USE THE HISTORIC PRESERVATION PLAN

Design Guidelines Overview

The Historic Preservation Plan is a voluntary document that guides stakeholders as they plan for and undertake improvement projects or construction within Union City's historic district. The Plan consists of recommendations for public entities and private property owners. The Historic Preservation Plan's sections are grouped based on relevance to each stakeholder group. The public realm section, primarily for public entities and not-for-profits, covers open spaces, parking, cyclist amenities, street furniture, and street trees and greenscape.

The next sections address lighting and signage, which apply to public and private stakeholders. Both sections discuss lighting and signage for buildings and for public spaces such as streets and open spaces.

The last three sections concentrate on buildings. The sections include buildings, façade improvement plans, and new construction. The topics in the building section address building elements and architectural styles, structural problems and solutions, roofs, doors, windows, materials, and color schemes.

Façade Improvement Plans

The second section highlights specific façade improvement plans for existing buildings, both historic and non-historic. The façade improvement plans provide site or building history, documentation of existing façade condition, a conceptual façade elevation

and building profile, cost estimates for improvements and/or alterations, and a strategized improvement plan. The final section addresses new construction, also called infill construction. This section details ways to construct a new building and maintain cohesion with surrounding historic buildings and the historic district. Items discussed in this section include site placement, such as setbacks, entrances, and parking; building massing and scale; contextual and complementary architectural styles; fenestration (windows and doors) proportions and rhythm, and exterior materials and finishes.

More Resources

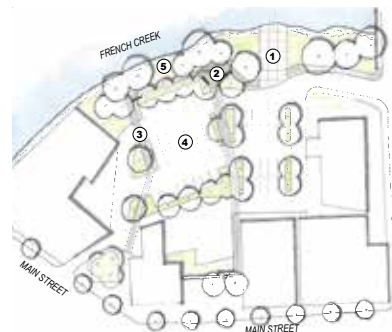
As stakeholders plan for and undertake projects within the historic district, they should review all relevant parts of this Plan, refer to the Borough of Union City's Zoning Ordinance and Municipal Code, and consult with design professionals to receive further guidance. This Plan is a voluntary supplement to, and not a replacement for, applicable zoning regulations and building codes. Lastly, buildings in Union City's historic district may be eligible for tax incentives if the projects comply with The Secretary of the Interior's Standards for Rehabilitation, many of which are covered in this document. For more information, contact the Pennsylvania Historical and Museum Commission (PHMC) at www.phmc.state.pa.us.

PUBLIC REALM: OPEN SPACE

MUNICIPAL PARKING LOT

French Creek Overlook and Boat Launch
The municipal parking lot, located on the northwestern side of Main Street, provides another great opportunity for green space and recreational access to French Creek. A previous design from 2017 maintains the parking lot area, but embellishes the parking area with designated pedestrian walkways and

more trees. The existing creek bank expands in areas to create a lookout with benches and a boat ramp. This boat ramp would be ideal for kayaks and canoes. Developing this proposal would attract visitors to Union City and allow residents to enjoy the water and downtown in a unique way.



1. Boat ramp: 30' W x 53' L slope=15%
2. Lookout deck with benches
3. Pedestrian walkway
4. Modified parking lot (Remove concrete island and portion of asphalt. Re-stripe parking lot for better vehicular circulation and pedestrian connectivity to Main Street.)
5. Clear brush along bank to open up views. Leave larger trees for shade.



View of French Creek Bank and Parking Lot to be modified for boat ramp



View of Existing Parking Lot Island to be removed for trees and new parking layout



View of Fast Parking Spaces in relation with new.

Example of Design Guidelines

26 SOUTH MAIN ST. RECONSTRUCTION OF HISTORIC FAÇADE

The two-story commercial building was constructed in the early 1900s. The upper level has a residential unit. The former façade was constructed with textured concrete block. The building still features a metal cornice, but the storefront and original façade have been modernized in recent years.



Photo of Existing Façade

COST ESTIMATES	
Top Cornice	\$1,500
Siding, Windows, Casing	\$7,100
Storefront Modifications and Lower Cornice	\$11,000
Total Cost	\$19,600

PHASING	
Phase One	Top Cornice
Phase Two	Storefront Modifications
Phase Three	Siding, Windows, and Casing



Proposed Façade Elevation Not to Scale



Existing Façade Profile Not to Scale



Proposed Façade Profile Not to Scale

Example of Façade Improvement Plan

HISTORIC TAX CREDITS

FEDERAL AND STATE HISTORIC TAX CREDIT PROGRAMS

Historic Tax Credit Qualification

The 1990 Union City National Register of Historic Places application identifies contributing and non-contributing structures in both the commercial and residential areas of the district. Those structures that are identified as contributing buildings are eligible for Historic Tax Credits when undergoing substantial rehabilitation. Substantial rehabilitation can generally be summarized as: the work being done to the building is more expensive than the building was worth before the work started.

The process of applying for Historic Tax Credits is extensive, and technical. Before beginning a project, property owners should determine if their property qualifies for Historic Tax Credits by contacting a historic preservation specialist who has experience in preparing such applications.

Material Recommendations

The recommendations made in this Historic Preservation Plan often do not comply with the requirements of the National Park Service for Historic Preservation, and would not necessarily qualify for Historic Tax Credits. For example, this Plan's recommendations frequently suggest painted fiber cement and polyvinyl chloride (PVC) products for exterior siding, trim, paneling, etc. where wood would have been the historic material. These products are difficult to visually distinguish from their wood counterparts, but are much more durable and long-lasting.

Another example of where this Plan's recommendations and the National Park Service differ, is in window design. The National Park Service requires specific window design: width of rails, stiles, and muntins, and the reveal of the frame and brickmould. The replacement windows will need to be visually identical to the historical windows in each aspect. The window recommendations do specify wood, but do not define the particular details and window construction. The recommendations focus on the window style and creating windows that fit properly in the entire opening, which is the crucial aspect of window replacement in Union City's historic district.



Historic Photo of the Johnson House on North Main Street



Historic Photo of North Main Street

PUBLIC REALM: OPEN SPACE

OPEN SPACE HISTORY AND CURRENT CONDITIONS

Public Realm

The public realm is defined as the outdoor public space that exists between buildings, where people generally congregate and circulate. For the purposes of this Plan, the public realm section is broken into four parts: open space, streetscape, parking, and pedestrian and cyclist amenities.

Historic Open Space

Historically, downtown Union City did not have parks or open spaces. The historic district contained schools, commercial businesses with offices or apartments on upper floors, industrial buildings like Union City Mill and Union City Chair Company, and a few large homes. The area primarily provided commerce and trade for the surrounding rural community. The outskirts of the downtown area accommodated the open space and parks. This description still rings true today. No parks or open spaces for leisure or recreation exist in the downtown area. Even with few open spaces, French Creek is the

main focal point in downtown Union City.

The creek historically provided power to the mills and created a way to transport goods. The downtown grew around French Creek for these reasons. The creek continues to bisect the historic district and add natural scenery to an otherwise man-made area. Once spanning 80 feet over French Creek, the former Main Street Bridge was the only non-building structure that contributed to the historic character of the Union City National Register Historic District. The Groton Bridge Company constructed the bridge in 1869 of Pratt truss design. Another unique landscape feature that evolved because of the creek is the exposed stone foundations along the banks of the creek. The sandstone rubble foundations give character and historical context to the district and banks of the creek.



Historic Photo of French Creek shows the Creek bisecting downtown Union City. French Creek originally generated energy for the gristmills and sawmills. The banks of the creek expose the historic sandstone foundations, creating a unique landscape feature.

Union City Historical Society Museum



Union City Historical Society Museum

Historic Photo of Downtown Union City shows no street trees or green space along the main street. Some unbuilt properties had a tree or two, and French Creek provided a natural feature in downtown.

PUBLIC REALM: OPEN SPACE

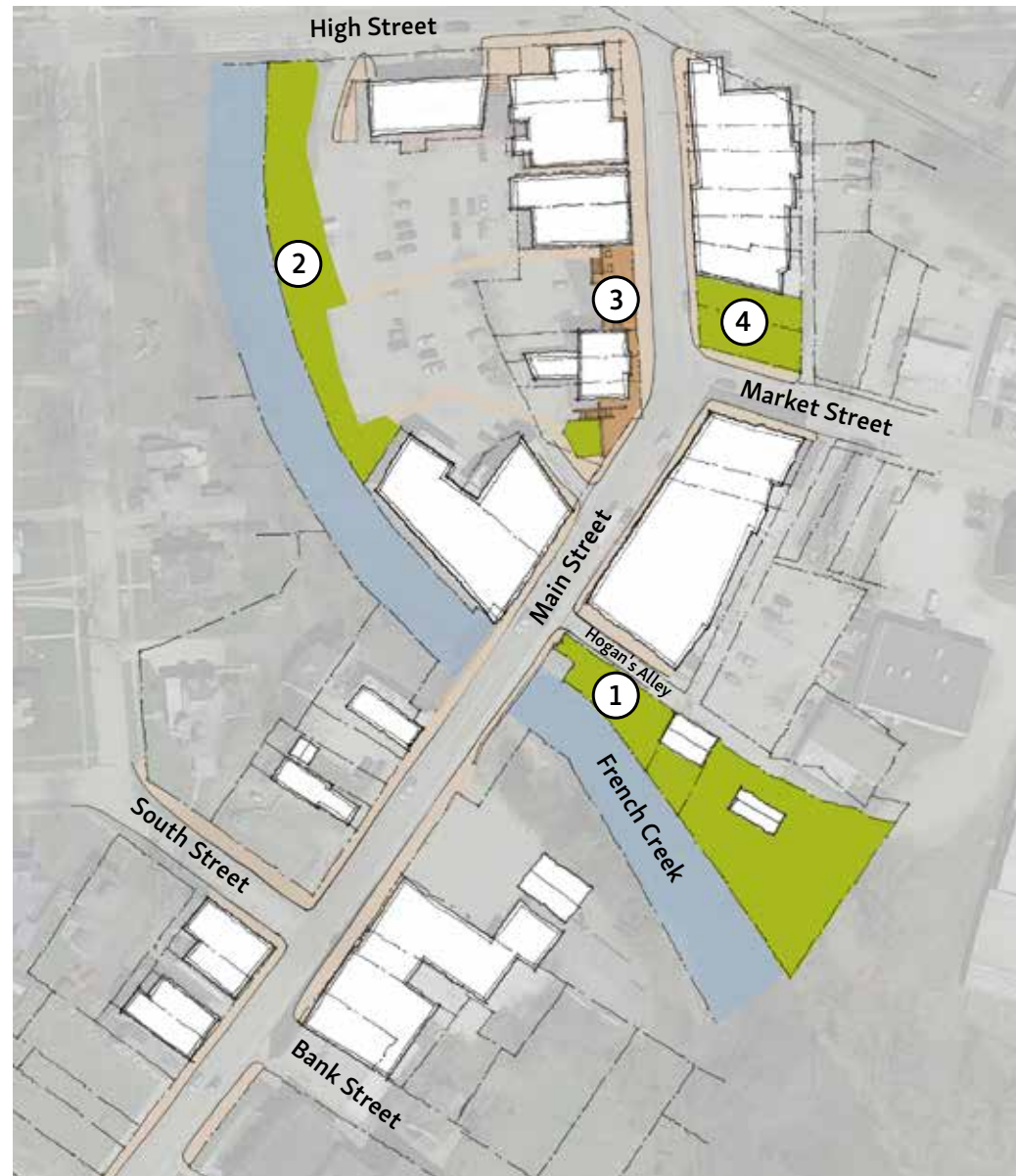
PROPOSED OPEN SPACE LOCATIONS

Public input from community meetings and previous studies indicates that the community desires more green space in the downtown, places to mingle, outdoor seating, and connections to French Creek. The recommendations incorporate this feedback and propose implementable solutions to create more outdoor public space.

Today, downtown Union City does not have large plots of land to devote to a park or civic space. The strategies in the following sections offer opportunities to add landscaping and outdoor amenities within the existing historic district context. Each open space proposal includes a recommendation for the site's future use, design ideas, and a description of the potential value added to the community.

The open space section proposes usable green spaces on municipality-owned land and private parking lots or land. Adding multiple small open spaces to downtown will create more pedestrian-friendly spaces for residents and visitors and contribute to a more visually appealing historic district.

The streetscape section includes other interventions that add trees and plants to the downtown area. The additional landscape trees will also shade and cool the downtown during hot summer days.



1. Hogan's Alley
2. Municipal Parking Lot
3. Municipal Water Building Plaza
4. Vacant Lot at the corner of Market and Main Streets

Open Space Diagram illustrates the proposed open space locations in downtown Union City. The following pages describe specific interventions for each space.

PUBLIC REALM: OPEN SPACE

HOGAN'S ALLEY

Hogan's Alley Small Park

The land between Hogan's Alley and French Creek is a small surface parking lot along the Creek. The parking lot site is privately owned and for sale (at the time this Plan was prepared) along with the building at 2-6 North Main Street. The public realm improvement concept proposes the municipality or a community development entity purchase the parking lot and create a small park space. The space would provide trees, landscaping, a creek overlook, and seating along the creek for residents and tourists. The area is level with the street and bridge, making it ideal for pedestrians to see and access. This design would add greenery at the street level, beautify French Creek's vista from the Main Street Bridge, and easily connect visitors to open space.



Parking Lot on Hogan's Alley can be designed to add outdoor seating and green space in the historic district



French Creek views of and information about the creek connect visitors with Union City history and the natural landscape



Existing Park and Pavilion along French Creek to better connect to Main Street and proposed Hogan's Alley green space



Current Food Pantry Building between Hogan's Alley and French Creek. Repurposing the building is recommended because it is in an ideal location for a restaurant, cafe, or other use with outdoor seating



Interpretive Sign can include photos to share the history of French Creek and industries supported by the creek



Outdoor Seating can include fixed dining tables or benches

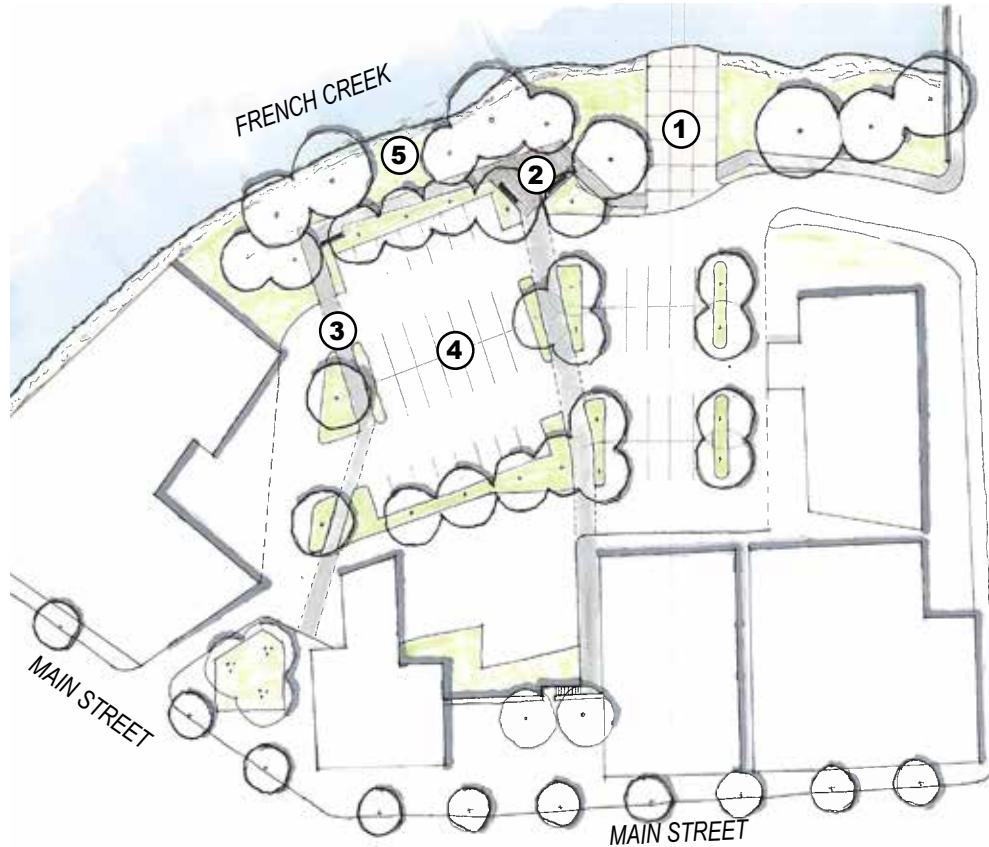
PUBLIC REALM: OPEN SPACE

MUNICIPAL PARKING LOT

French Creek Overlook and Boat Launch

The municipal parking lot, located on the northwestern side of Main Street, provides another great opportunity for green space and recreational access to French Creek. A previous design concept prepared in 2017 by Michael Humes, an Associate Landscape Architect at Mahan Rykiel Associate, proposed to maintain the parking lot area and embellish

it with designated pedestrian walkways and more trees. The existing creek bank would expand in areas to create a lookout with benches and a boat ramp ideal for kayaks and canoes. This Plan supports these recommendations, which will be attractive and allow visitors and residents of Union City to enjoy the water and downtown in a unique way.



Credit: Michael Humes Associate Landscape Architect at Mahan Rykiel Associates



View of French Creek Bank and Parking Lot to be modified for boat ramp



View of Existing Parking Lot Island to be removed for trees and new parking layout



View of East Parking Spaces to be designed with new parking layout and more trees

1. Boat ramp: 30' W x 53' L slope < 15%
2. Lookout deck with benches
3. Pedestrian walkway
4. Modified parking lot (Remove concrete island and portion of asphalt. Re-stripe parking lot for better vehicular circulation and pedestrian connectivity to Main Street.)
5. Clear brush along bank to open up views. Leave larger trees for shade.

PUBLIC REALM: OPEN SPACE

MUNICIPAL WATER BUILDING PLAZA

Plaza Improvements

The plaza space on the street level portion of the municipal water building and parking lot entrance currently has some pedestrian amenities and small plantings. The public realm improvement concept adds larger trees to shade the plaza and new picnic table and bench seating. The level surface of the plaza makes an ideal opportunity for visitors, municipal employees, shop owners, and persons with disabilities to eat lunch outside.



Front of Municipal Water Building add street trees along curb to shade sidewalk and building



Municipal Water Building Plaza view of the north side of the plaza. Replace small trees with large shade trees and add movable outdoor furniture



Municipal Water Building Plaza view of the south side of the plaza. Update globes on historic style street light fixtures. Consider replacing the trees in planter with shade trees.



Shade and Street Trees add intimacy and comfort for pedestrians



Movable Furniture provides seating flexibility and space to eat or congregate in the historic district.



Directional Signage can assist cyclists and pedestrians with wayfinding

PUBLIC REALM: OPEN SPACE

MARKET AND MAIN STREETS

Corner of Market and Main Streets

The corner lot at Market Street and Main Street would be a great location for a parkette, also called a pocket park, or larger community garden. Adding a welcome sign to the intersection's corner will create a scenic perspective as pedestrians, cyclists, or automobiles approach the corner of Main and Market. Placing public art or trees near the side wall of the building at 31 North Main Street would conceal the building's side wall. For a pocket park, add landscaping with picnic tables or benches, and for a community garden, build garden beds and small shed along the alley.

A large chair monument existed in Union City at one time. The chair symbolized Union City's chair manufacturing history. The large chair created an attraction and photo opportunity for residents and visitors. Adding a similar chair, styled as a chair built by one of the former chair manufacturers in Union City, would share Union City history and create more foot traffic in downtown. The Main and Market site would be a great central location for the chair monument.

The streetscape section of this Plan includes additional areas for greenery to beautify Union City's downtown. Completing all or most of these new open space designs will enhance the historic district's attractiveness, character, and livability.



Corner of Market and Main Streets place welcoming signage and giant chair at the intersection's corner and use land for garden or park space.



Lot at Market and Main Streets, where a pocket park or community garden space can welcome visitors and where landscaping or a mural can conceal the side wall of the building at 31 North Main Street



Pocket Park with trees can screen the building wall at 31 North Main Street



Welcome Chair with Union City historic district welcome sign at the corner of Main and Market



Public Art or trees to conceal side wall of 31 N Main

PUBLIC REALM: PARKING

PARKING RECOMMENDATIONS

Current Parking Conditions

Historically, Union City had parking on Main Street and behind the buildings where space and flat land were available. The Union City downtown currently has numerous parking spaces. The majority of public parking spaces are located in the municipal parking lot behind the Municipal Water Building. This lot holds roughly 70 spaces, including both public and private spaces. The parking spaces along Main Street provide 46 additional public parking spots within the 0.2-mile portion of downtown. The street parking spaces are not metered and are often unoccupied. The library parking lot holds another eight parking spaces. Small privately-owned parking lots are scattered throughout downtown and provide an additional 95 parking spaces for customers and apartment residents. The privately-owned lots are located in front of 8 West High Street, along Hogan's Alley, in front of 1 South Main Street, beside 10 South Main Street, beside 2 South Main Street, behind 5-19 North Main Street, and behind 31-39 North Main Street.



Union City Historical Society Museum

Historic Photo shows the majority of parking spaces were on Main Street



Existing Parking Lots with no sidewalks or curbs create confusion for pedestrians and motorists



Parking Lot Screening frames the streetscape, shades the sidewalk for pedestrians, and beautifies the historic district



Existing Parking Lots with large curb cuts and no landscape screening make pedestrians feel less comfortable and safe

PUBLIC REALM: PARKING

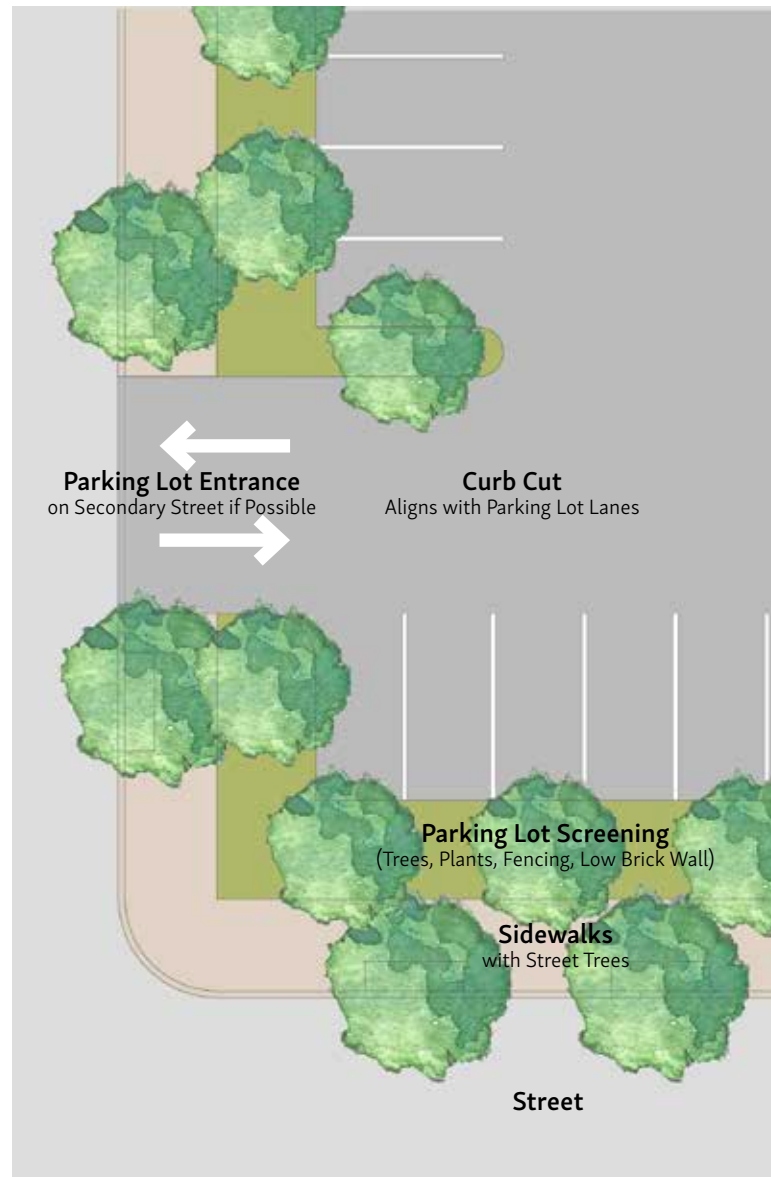
PARKING RECOMMENDATIONS

Parking Improvements

Although downtown parking options are adequate, adding directional signage would guide visitors and residents to public parking areas. The municipal lot would benefit greatly from directional signage. The majority of the parking lots and on-street parking should have the parking spaces re-striped to create more organized and efficient parking areas. Some of the parking areas need new or improved curb cuts that align with parking lot lanes. Curb cuts provide more safety to pedestrians and direct the flow of incoming and outgoing traffic. All existing and new parking lots should be screened from the street by plantings, trees, low brick walls, and fencing.

New Parking Areas

The new parking lots need sidewalks along the streets. A screening setback needs to be at least five feet from the parking area to buffer the sight of cars. New parking lots should have narrow curb cuts that correspond with the lanes of the parking lot, and striped parking spaces that provide order to the parking area. The diagram to the right details how new parking lots should be integrated into the Union City historic district.



Parking Screening Diagram



Parking Lot Screening with fencing and large trees



Curb cuts align with parking lot lanes to make motorists and pedestrians safer



Parking Signage indicates parking location without making parking lot visible

PUBLIC REALM: STREETSCAPE

STREET TREES AND LANDSCAPING



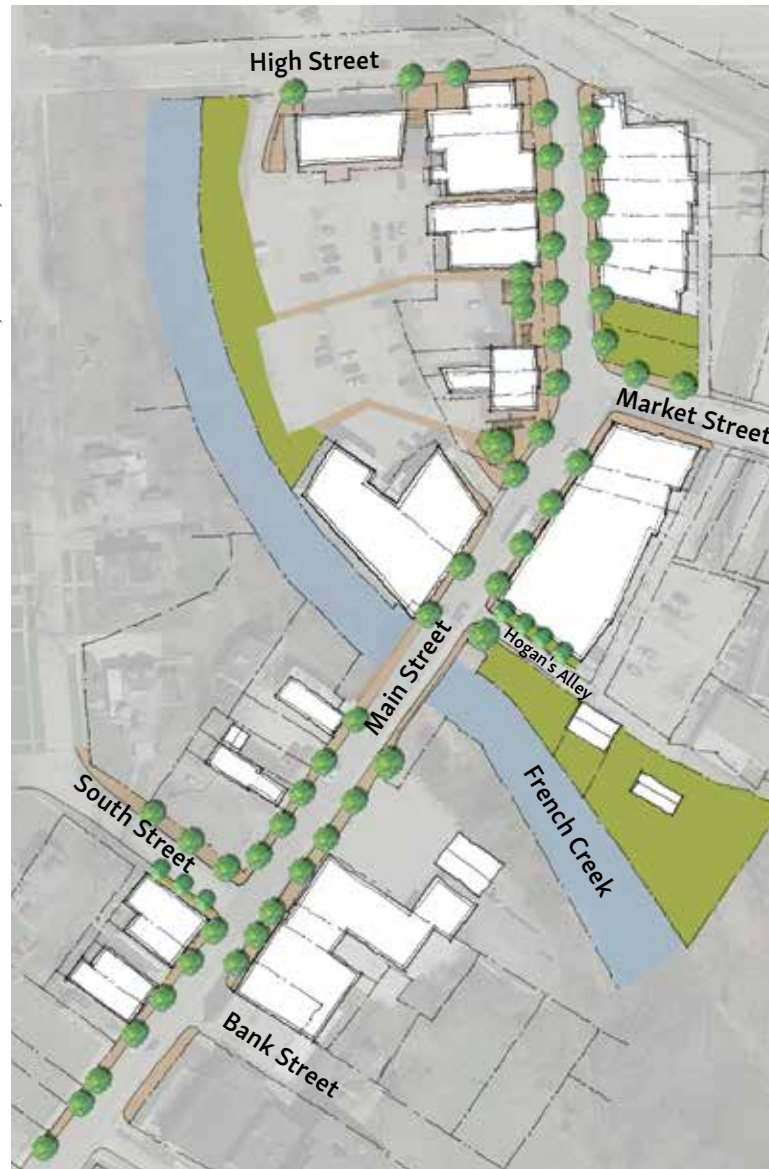
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Current Trees and Landscaping

Historical Union City had no street trees and few landscape features. A few lots had a tree or two between the buildings. Building owners placed potted plants on the top floor balconies or in window boxes. The trees and plantings tended to be located in other areas beyond the commercial district in church and residential yards. Still today, downtown Union City has limited green spaces and plantings. The plantings exist in front of the municipal water building and in the plaza space. Some shop keepers have potted plants outside. Shrubbery screens small parking lots, and the vacant lot at Main and Market has a vegetable garden. The Borough placed hanging planters on light poles, adding charm to the district.

Tree and Landscaping Opportunities

Public input and previous reports expressed a desire for more trees and greenery in the historic commercial district. Most downtown communities have street trees planted in sidewalk tree pits and dedicated beds for



Street Trees Diagram The map above illustrates locations for street trees along Main Street and also shows spaces that would not be appropriate for large street trees, but could accommodate ornamental trees or other plantings.



South Street plant strip offers an opportunity for ornamental trees and flowers



Plant Street Trees along Main Street sidewalks

PUBLIC REALM: STREETSCAPE

STREET TREES AND LANDSCAPING

seasonal flowers. Street trees create ambiance and a sense of enclosure. They also cool and shade pedestrians who stroll through the downtown or relax on benches. The majority of sidewalks in downtown Union City are ten feet wide or greater, making them wide enough for street trees. The power lines have been relocated underground on Main Street allowing for larger and denser trees. Adding street trees entails removing a patch of the sidewalk and digging a tree pit. Generally the tree pits require at least three feet in width and ten feet in length, but ideally, would be four feet wide for a ten-foot wide sidewalk. To create a tree canopy with adequate shade, space the street trees every 25-30', being mindful of architectural features and entrances. Trees should frame entrances to buildings, not block entryways. Plant three or more different species of trees throughout Union City's downtown to add resiliency against disease, fungus, and insects. Having multiple species will help prevent the spread of disease and minimize street tree loss over the years.

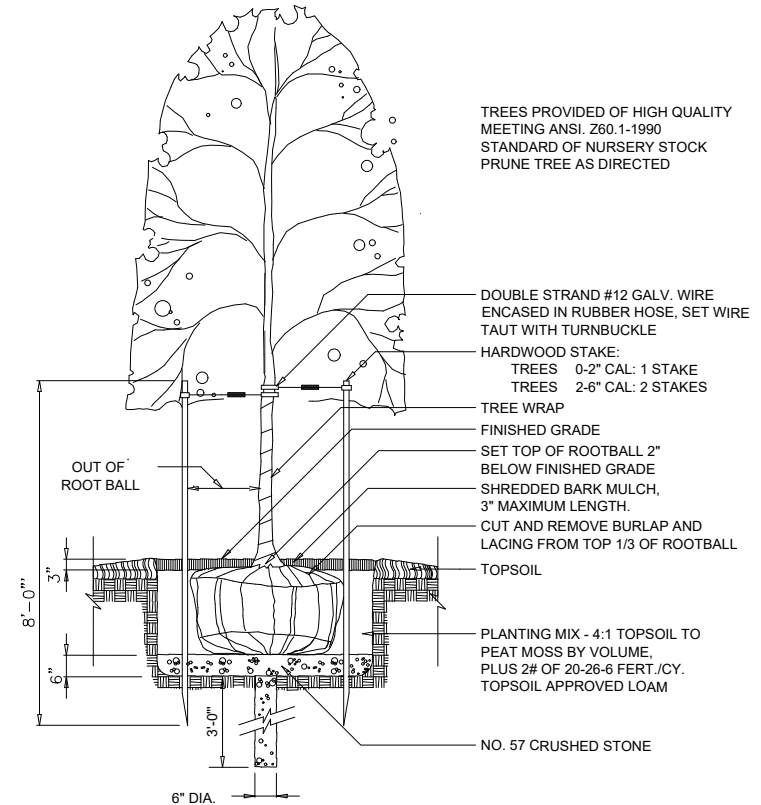
South Street at Main Street has a ten-foot wide planting strip, or verge, but has power lines above. This planting strip would be perfect for ornamental trees and small plants or flowers. Other impactful but less permanent greenery additions include window boxes and flower pots. Opportunities for additional trees and plants do exist, but require more creativity and buy-in from private property owners.



Street Trees



Ornamental trees and flowers



Streetscape Diagram/Tree Pit Illustration



Small planting opportunities that add color to the historic district

PUBLIC REALM: STREETSCAPE

BICYCLIST AMENITIES

BicyclePA Route Y

Route 6 attracts not only automobile tourists to Union City, but cyclists. Bicycle tourism is defined as any bicycle travel for the purpose of pleasure. This could be a group or event bicycle ride, or individuals traveling. Cyclists seek scenic and historic routes that connect destinations. For cyclists, Route 6 is referred to as BicyclePA Route Y. In the Pennsylvania Route 6 Bicycle Master Plan Design Guide, the bicycle route features shared travel lanes through small towns and wide shoulders in rural sections. The proposed lanes on Main Street in downtown Union City are shared lanes indicated by a sharrow, which is a symbol marking where cyclists and motorists share the same lane.

Union City can benefit from bicycle tourism as well as automobile tourism. Cyclists frequent restaurants, attractions, shops, and places for overnight lodging, which benefit local economies and support small businesses and community attractions. Having visitors support a variety of local businesses allows residents to enjoy these destinations, too.

Opportunities for Bicycle Amenities

Today, Union City attracts cyclists wanting to travel through a quaint, historic town. Union City's primary amenities for these cyclists are restaurants, a museum, a library, a grocery store, an outdoor store, bicycle racks scattered along Main Street, and various community events. Improving cyclist amenities and enhancing the visibility of existing amenities



Photo of Historic Bicycle Shop located in the current Union City Historical Society Museum building

would increase the likelihood that cyclists would stop and spend money in Union City. Historically, a bicycle shop once occupied the current museum's storefront in the historic district. A bicycle repair shop would be an opportunity to support cyclists and generate new business in Union City. Other public realm opportunities include wayfinding and welcoming signage, a bicycle repair station, a water refilling station, covered bicycle parking, lockers, public restrooms, maps, post office mailbox, lodging options, WiFi hot spots, and laundry and kitchen facilities. Increasing the visibility of existing amenities and developing more amenities offer opportunities to attract more cyclists and improve their experience on Route 6.



Union City Historical Society Museum

Existing Bike Racks designed to share Union City's chair history



Water Filling Station allows cyclists to refill their water bottles



Covered Bicycle Parking shelters bicycles for long-term parking or during heavy rains



Bike Repair Station provides cyclists with tools to fix their bikes

PUBLIC REALM: STREETScape

PEDESTRIAN AMENITIES AND STREET FURNITURE

Pedestrian Amenities Overview

Every tourist and resident can become a public realm pedestrian if they visit downtown Union City. Pedestrian amenities refer to features that improve the ease and comfort of travel as a person walks. Pedestrian amenities include sidewalks, curb cuts, pedestrian traffic signals, crosswalks, outdoor seating, trash receptacles, shade, and moments of shelter. Window displays, visual points of interest, building frontage, and places to gather welcome pedestrians and create a more pleasurable experience.

Community Input and Improvements

Public input and existing conditions evaluations confirmed that Union City's downtown historic district has great sidewalks and some connections to nearby neighborhoods. Community members voiced a desire to improve sidewalk connections from surrounding areas of Union City to downtown and repair existing sidewalks outside of the downtown area. Better connections would intensify foot traffic and reduce reliance on cars. Closing the gaps between commercial building frontage, by developing vacant lots and framing the edges of the street with landscaping or fencing, would improve the pedestrian experience in the historic area.

Opportunities

The addition of benches and trash receptacles downtown increase pedestrian comfort. Additional offerings should include trees for

shade, wayfinding signage, movable plaza furniture, outdoor dining areas, covered areas, and recycle bins. Other possible conveniences could include pet stations, public art, a street clock, a garden, and planters.



Movable Plaza Furniture



Trash Receptacles



Recycle Bins



Pet Stations



Outdoor Dining Opportunities at local businesses



Prominent Crosswalks with a unique design or traditional pattern

Pedestrian amenities make enjoying historic districts easier for visitors and residents, as they stroll, drink a coffee, or savor the sunshine.

SIGNAGE: BUSINESS SIGNAGE

BUSINESS SIGN RECOMMENDATIONS

Signage Overview

Business signage attracts patrons to a storefront and informs passersby about the area's businesses. Most Union City businesses have personalized signs. The recommendations in this section detail specific business signage that would better unify the district and be more compatible with the historic buildings.



Union City Historical Society Museum

Signs on Historic Buildings

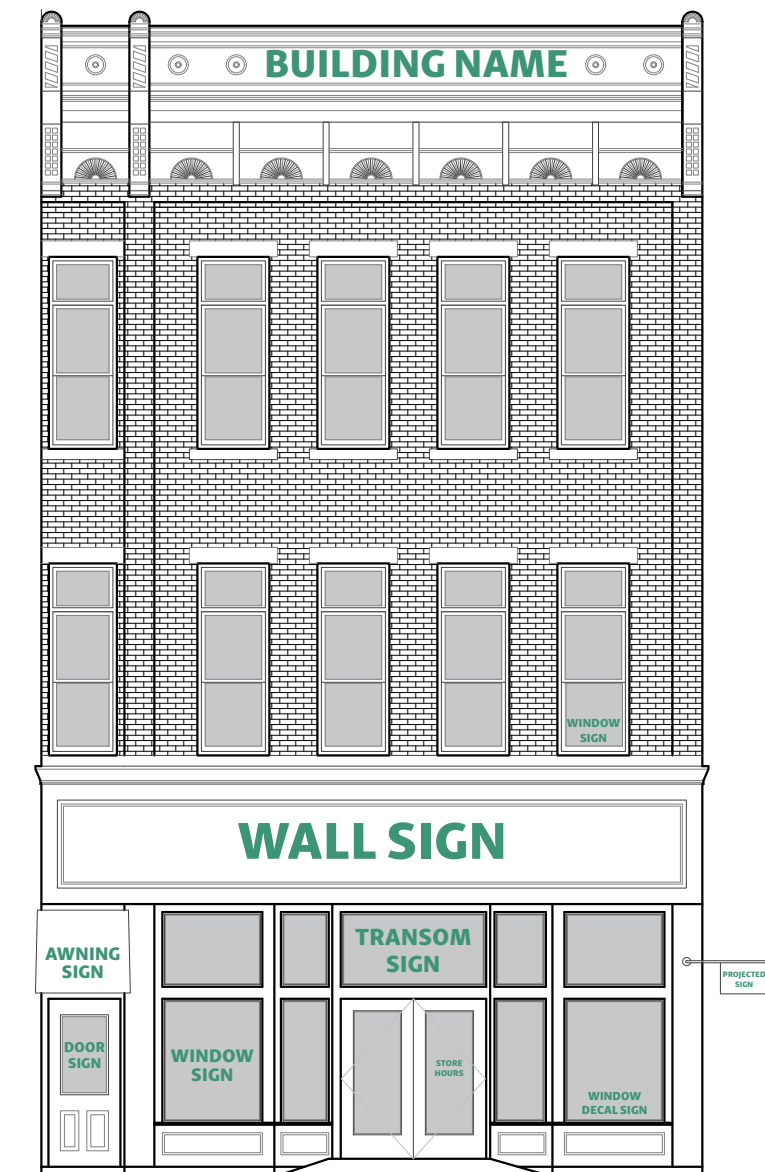
Business signage historically hung on an area called the signboard. The signboard was located above the storefront windows and below the second floor's window sills, often framed with brackets and a cornice. On occasion, the signs hung above the top floor windows. Signs should be placed in a historically appropriate location. Whenever

possible, determine the appropriate location of the new or moved signage based on historic photographs and evidence of the previous sign placement. Signs should not be located above the roofline or covering windows and architectural details. When attaching signs, be careful not to damage the building or other architectural features.

Signage Recommendations

When the location of the sign has been determined, design a sign size that complements the proportions of the building and other features. The sign should not be too large that it detracts from the building's architecture, and not so small that it is not visible from the street or appears out of place. The principal sign should feature the main ground floor occupant and other smaller signs should be for secondary or upper floor tenants.

Business signage should inform and entice passersby to enter the storefront. The best signs are simple with easy to read typeface and legible with contrasting text and background colors. Select colors that complement the building colors. Use primary colors only as an accent. In historic districts, sign styles and materials should be compatible with the building's architecture and materials.



Building Signage Diagram details appropriate business sign locations on historic buildings. The primary ground floor tenant should have a larger and more prominent sign than upper floor tenants.

SIGNAGE: BUSINESS SIGNAGE

BUSINESS SIGN RECOMMENDATIONS

Appropriate Sign Types

The appropriate materials for Union City's historic district would be painted signs in the signboard, etched or painted glass, wood and metal, such as steel, aluminum and wrought iron. Other appropriate signs for Union City's historic district are historic signs, wall plaques, small sandwich board signs, awnings, window decal signs, and projected or wall mounted signs. A ghost sign, an old, worn, painted sign that has remained on a building, can be kept to display the building's history. Awnings should be canvas, simple, and complementary to the building. Window decal signs should allow pedestrians to see the storefront's interior and view the display window, not cover the entire window. Projected signs should be small and hung above 8'-0" and below second floor window sills. Sandwich board signs should not be placed in the circulation path, so avoid placing them in the center of the sidewalk or near a building's entrance.



Transom Sign



Awning Sign



Store Hours Sign



Projected Sign



Metal Lettering



Secondary or Upper Floor Occupant Sign



Historic Sign



Window Decal



Wood Sign

Appropriate signage complements the building's architectural style and clearly advertises the primary ground floor occupant.

SIGNAGE: BUSINESS SIGNAGE

BUSINESS SIGN RECOMMENDATIONS

Inappropriate Sign Types

Inappropriate signage includes vinyl banners, illuminated cabinet signs, internally illuminated signs, flashing light signs, neon signs, inflated signs or flag signs.



Illuminated Cabinet Sign



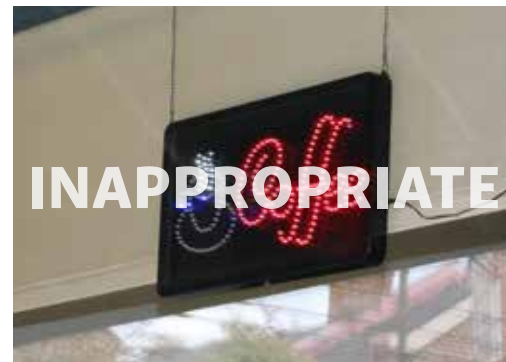
Window Sign concealing storefront interior



Neon Sign



Temporary Sign or Vinyl Banner



Flashing Sign

SIGNAGE: BUSINESS SIGNAGE

ILLUMINATED SIGNS FOR HISTORIC DISTRICTS

Illuminated Signage

When illuminating a sign, consider the light's intensity, direction, and color. Not every sign in the historic district requires dedicated lighting. Façade and building lighting can illuminate a sign without needing to specifically shine light on a sign. Refer to the building lighting section of this Plan for recommendations on building light fixtures.

opaque letters that are lit from behind and cast a small amount of light around the letter to make the solid letters visible.

Inappropriate Illuminated Signage

Inappropriate illuminated signs include illuminated cabinet signs, flashing signs, and neon signs.

Selecting Illuminated Signage

Sign lighting should provide evening visibility, but the light intensity should not distract from the building's architecture and district atmosphere. In addition to the intensity of light, limit the glare from the lighting. The glare can make the sign less visible and be bothersome to pedestrians, motorists, and building occupants. A better strategy is to highlight signage and features by softly illuminating the letter and/or business logo. Use a simple light color that complements the sign and building architecture.



Appropriate internally illuminated projected sign



Appropriate light fixtures directed on projected sign

Appropriate Illuminated Signage

Ideal lighting fixture options are light fixtures directed on sign, internally illuminated letters, and halo illumination. Light fixtures directed on the sign would include façade lighting or small, gooseneck lights that are directed to the sign's lettering, without needing an illuminated sign. Internally illuminated letters allow light to filter from the front portion of the letter and the sides are generally opaque. The other option, halo illumination, uses



Appropriate halo illumination



Appropriate light fixtures directed on signboard

SIGNAGE: DISTRICT SIGNAGE

WAYFINDING AND WELCOMING SIGN RECOMMENDATIONS

Signage Overview

Signage attracts visitors and patrons to Union City's historic district and informs them about the area. Union City currently has few district signs. The recommendations in this section detail the appropriate district signage to better present the Union City brand and provide local information to visitors.

Wayfinding Signage

Union City currently has a wayfinding sign at the corner of Main and High Streets. The sign is ideal for motorists driving south on Main Street, but the nearby trees and traffic light pole obscures the sign. The sign is in good condition and should be relocated with the construction of the new intersection at High and Main Streets.

Wayfinding signage should be geared to motorists and to pedestrians and cyclists. Wayfinding signage for motorists should be text that is large and simple for someone driving to read quickly. Wayfinding signage for motorists should be placed at key entrance points to Union City or the district. Signage for pedestrians and cyclists should be smaller and visible from street level. The text should still be simple, but can feature more items. There should be pedestrian wayfinding signage scattered throughout the district and at key starting points, like parking lot entrances. The diagram on the right illustrates ideal wayfinding signage locations, and the imagery provides examples of signage designs.



Existing Auto-oriented Wayfinding Sign to be relocated



Existing Welcoming Sign to be relocated in one of the proposed locations in the diagram to the right



Pedestrian Wayfinding Sign Example



Diagram of Potential Locations for District Signage

- Welcoming Sign and/or Auto-Oriented Wayfinding Sign
- Pedestrian Wayfinding Sign
- Interpretive Sign

SIGNAGE: DISTRICT SIGNAGE

INTERPRETIVE SIGNS AND BANNERS

Lightpost Banners

Lightpost banners are small, vinyl hanging signage placed near the top of street light poles or traffic light poles and secured by perpendicular rods at the top and bottom of the sign. These banners are commonly designed to unify a district or provide short facts about the community. The signage should rotate every three to six months and ideally feature district branding during one rotation each year. Possible banner themes for Union City could cover overall district branding or facts about the industries and manufacturers, natural history, downtown businesses, downtown history, veterans, outstanding community members, or upcoming events.



Vinyl Lightpost Banners identify an area or share community history



Permanent Lightpost Banners identify an area



Interpretive Sign Example

Interpretive Signage

Interpretive signage describes the history of buildings, places or landscapes to the area's visitors. Placing interpretive signage throughout downtown Union City would communicate Union City's history to residents and tourists. The signage is ideal for people strolling in the historic district or people who desire to learn more about the area when the museum is closed.

Interpretive signs would be ideal for French Creek, the former Opera House, the former Philadelphia and Erie Railroad Station, the I.O.O.F building, the former site of Union Mills, the Borough building, the former Union City Chair Company, and the former school at 29 South Main Street.



Potential Interpretive Sign Location former school



Potential Interpretive Sign Location Union Mills and I.O.O.F. Building



Potential Interpretive Sign Location former railroad station

Interpretive signs, banners, wayfinding signs, and welcoming signs greet visitors and visually define Union City's historic district. District signs can inform tourists and community members about Union City's history and landmarks.

LIGHTING: PUBLIC REALM LIGHTING

STREET AND ALLEY LIGHTING

Historic and Current Lighting

Light fixtures in downtown Union City have varied over the century from lights hanging from wires strung across Main Street to light posts and lights mounted on power poles. Today, Union City's downtown has new historic style light posts. The light posts run along Main Street and are in the plaza by the Municipal Water Building. The current light posts provide a warmer light from dawn to dusk and maintain the rural feel of the district by not over saturating the area with light.



Union City Historical Society Museum



Union City Historical Society Museum



Union City Historical Society Museum

Historic Photos of street light fixtures in Union City



Existing Light Post on Main Street



Plaza Light Post

Some businesses have lights mounted on their façades to light signs and pedestrian alleyways.

Street Light Post Improvements

The street light posts have an appropriate scale and style. They are well dispersed throughout the historic district. However, multiple residents voiced concerns about the block between Market and High Streets. Both sides of the street on this block have few light posts. The eastern side of the block needs one additional light post in the middle of the two existing fixtures. The western side of the block needs one light post near Hotel Congdon and one near the corner of High and Main Streets.

The light post globes in the plaza by the Municipal Water building have not been updated like the fixtures on Main Street. The yellowish globes need to be replaced with new clear globes.

In select areas, and without oversaturating the district with lighting, historic style light posts could be added to High Street, Market Street, South Street, and Hogan's Alley on the blocks closest to Main Street and along walkways in the proposed open spaces, the corner of Market and Main, and near the municipal parking lot. Light fixtures on the side streets and open spaces would create a more expansive appearing historic district.

Alleyway Lighting

The pedestrian alleys currently have security lighting, but the style does not integrate into

the historic district's style or match the street light posts. New alley lighting that has historic character would provide safer, easier to navigate paths for pedestrians and strengthen the historic district's continuity. Mount the alley fixtures on the adjacent building walls and select a color and style similar to existing light posts.



Small Light Fixtures in Pedestrian Alleyways should be replaced with larger, historic style fixtures

LIGHTING: BUILDING LIGHTING

BUILDING AND SIGNAGE LIGHTING RECOMMENDATIONS

Goals of Building Lighting

Building lighting has two main purposes, to market the storefront in the evening, and to provide safety for people entering the building. With these purposes in mind, shine building light fixtures on signs and entrances. Determine where to locate building lighting and do not shine additional light on the façade. Light fixtures should not create excessively bright buildings. Glare from excessively bright buildings can disrupt visibility for motorists, cyclists, and pedestrians. Extreme amounts of light can also create light trespass, where light spills over property lines.

Placement of Building Lighting

Mount light fixtures for signage above the storefront signboard, and place entrance lighting under awnings, in recessed entryways, or above door. Direct fixtures downward or focused on a specific point. Shining light downward preserves the night sky and helps avoid disturbing nocturnal animals.



Gooseneck Lighting ideal for lighting signs

Selecting Light Fixtures

Preserve historic light fixtures if present. Select a style that matches the architectural character, and choose a simple finish that complements the building's color scheme. Find fixtures that are an appropriate scale to the building and are designed for pedestrian-oriented areas. Fixtures can be restored, a reproduction, or a new light fixture.

Seasonal Lighting

Seasonal lights add charm and delight and are appropriate for Union City's historic district. Seasonal lights should be temporary and removed seasonally or at the end of the holiday season.

Inappropriate Building Lighting

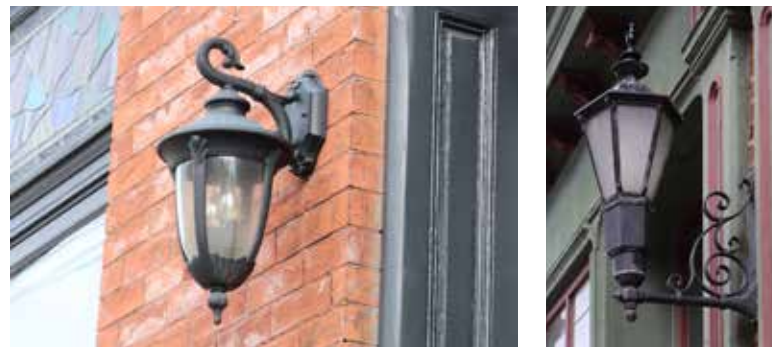
Flashing, strobing, outdoor flood lighting, or entire façade lighting are inappropriate for Union City's historic commercial district.



Gooseneck Lighting ideal for lighting signs



Gooseneck Light Fixtures located above the storefront and directed on the signboard



Historic Style Exterior Wall Sconces ideal for entrances

BUILDINGS: ARCHITECTURE

ARCHITECTURAL STYLES AND FEATURES IN UNION CITY

Rehabilitation and Maintenance

Maintaining and rehabilitating buildings preserves architectural history and a community's authentic identity. When a building is lost or severely altered, the character of the area and style of the building are diminished and can be potentially lost forever. Maintaining a building can be less expensive than demolition and reconstruction. Continuously managing a building's improvement needs spreads improvement costs over the building's lifetime and retains the structural and architectural elements. Preserving and rehabilitating buildings is also sustainable. Compared to constructing new buildings, building reuse reduces material consumption and keeps debris out of landfills, while saving energy that would otherwise be used for producing and transporting new materials, as well as the energy consumed with demolition.

Architectural Styles in Union City

Structures, especially historic buildings, feature a particular architectural style. Architectural styles are defined by building scale and shape, roof form, exterior materials, placement and pattern of openings (fenestration), and the style of doors, windows, and details. Styles represent the history and culture of a community and also denote values and symbolization. For example, bank buildings historically were constructed in classical styles that symbolized formality, security, and competence, important symbols for citizens depositing their savings in an

institution. Architectural styles also represent different periods of time and shifting cultural circumstances. An architectural style develops, adapts, and prevails based on the style's popularity, economic circumstances, industrial innovation, access to commodities, and geography. The economic and industrial booms in Union City coincided with the Italianate style, and the early development in Union City featured numerous Italianate buildings. Later, Victorian architecture spread through rural America, including Union City, due to the railroads and manufacturing capabilities in the late 1800s, which transported new machinery that could create elaborate wood products that are unique to Victorian styles.

Italianate, Late Victorian, and Colonial Revival (early 20th commercial) are the three main styles present in the Union City commercial historic district. The styles correspond to the community's growth and strong economic periods. Preserving the architectural styles informs the community and visitors about Union City's history and culture. Understanding and determining a building's architectural style ensure that any alterations and improvements maintain the building's characteristics and align with the structure's architectural style.

COMMON TERMS:

Historic elements and buildings that are at least 50 years old and have meaning to the community's past

Retain and Preserve maintain the element and its characteristics

Restore or Repair fix damaged or deteriorating portions of the element

Refinish or Reface apply a new coating of surface finish (e.g. stain, paint, or glaze)

Remove eliminate the element

Replace change the element for a similar element of new or restored construction

Reconstruction remove damaged or inappropriate element and reinstate architectural character by replicating original historic element

In-Kind replace with the same or very similar

Redesign design element in a different way

Repoint remove mortar between brick joints to a 1-inch depth and replace with an appropriate type of mortar.

Parge cover external masonry wall with a lime-mortar mixture

Inappropriate not suitable element for historic buildings

BUILDINGS: ELEMENTS OF STOREFRONTS

TERMS AND ELEMENTS OF STOREFRONTS AND COMMERCIAL BUILDINGS



ARCHITECTURE: ITALIANATE

ARCHITECTURAL STYLE

History of Italianate Architecture

The Italianate style developed in England and became a less formal version of the Renaissance Revival. The style, commonly built in 1850-1880, had an early, less elaborate phase between 1840 and the 1850s, and later had an ornate phase in 1860-1870, considered the "High Victorian Italianate Style." Italianate buildings are found across the northeastern United States and Midwest. The style is less common in the South because the Civil War and Reconstruction limited construction during Italianate's popularity.

Italianate Architecture Characteristics

Italianate structures generally stand 2-3 stories with low hipped roofs, and brick or wood clad exteriors. The form is typically symmetrical, but can be asymmetrical. A center cupola or tower sometimes accents the roof. The roof likely has a large overhang providing room for a large cornice. Commercial buildings and townhouses more likely have low sloped roofs with a parapet capped by a projected cornice with evenly spaced single or double brackets nest in the cornice. Another distinguishing feature is tall windows, which often arch or curve at the top. The windows generally have 2/2 panes or 1/1 panes. A differentiating characteristic of Italianate buildings is the crown or decorative trim surrounds that embellish the windows. Square columns with beveled edges commonly support a single-story porch, entrance, or storefront. Storefront doors typically have large panes of glass and can be rectangular

or arched at the top. Wood panel doors with smaller panes of glass, or no glass, typically lead to the upper levels.

Italianate Architecture in Union City

Italianate style coincided with the growth and development of downtown Union City, and the commercial district once featured many Italianate buildings. Many have been replaced with early 20th century commercial buildings, were lost by fire or flooding, or were drastically altered. A remaining great example, 41 North Main Street, retains most of its original features.



41 North Main Street is one of the best preserved Italianate buildings in Union City



Historic Photo of the Johnson House (Hotel) once located at the current site of the Municipal Water Building and plaza



Italianate Framed Building at 37 North Main Street was the site of the former Grange Hall or Hardware and Lausworth Hardware Store

ARCHITECTURE: LATE VICTORIAN

ARCHITECTURAL STYLE



Union City Historical Society Museum



Union City Historical Society Museum



Union City Historical Society Museum

Historic Photos of Victorian Buildings on Union City's South Main Street. The buildings in the left and right photos still stand and have many original details.

History of Victorian Architecture

Victorian style architecture was popular during the reign of Queen Victoria, its namesake. Victorian architecture mixes Italian and Gothic architectural details, making the style principles less rigid. Consequently, it created many ambiguous substyles that overlap and are less clearly defined than previous architectural styles. The style was popularized and spread across the rural America, including Union City, due to the railroads and manufacturing capabilities in the late 1800s. Railroads could transport new machinery that created more elaborate

wood products that are unique to Victorian styles. Victorian architecture was constructed from 1860 to the early 1900s and precedes Craftsman and Prairie styles.

Victorian Architecture Characteristics

Common principles across Victorian architecture are highly decorated asymmetric façades, detailed gables and pediments, ornate columns, wood shingled façades, wall projections such as bay windows and towers, cornice lined dentils, decorative wood exterior walls, or masonry walls. Late Victorian style, a substyle of Victorian, is the

most common Victorian style in downtown Union City. Late Victorian developed during the later portion of the style's popularity and employed Gothic, Italianate, and Queen Anne details. Late Victorian buildings feature simple façades with adornment mostly at the cornice and storefront or entry. Many Victorian style buildings still exist in downtown Union City, including 17-25 South Main Street and the Smiley Building at 10 North Main Street.

The Victorian architectural style became popular in 1860 and ended in the early 1900s. Victorian style is identifiable by ornate trimwork and elaborate detailing. New machinery and expansive railroads made the details easier to produce and transport across the county.

ARCHITECTURE: COLONIAL REVIVAL

ARCHITECTURAL STYLE

Characteristics of Colonial Revival

Early 20th century commercial architecture in Union City resembles Colonial Revival architecture, although, the commercial buildings are simpler and more modestly detailed in comparison to most Colonial Revival buildings. The façades are typically symmetrical and constructed with brick and brick veneer, the windows with multiple panes or 1/1 panes. The masonry in Union City buildings tends to be embellished with small stone detailing, brick corbeling, or other masonry coursework details. Generally, the adornment evokes Colonial Revival style, but

the Depression and WWII produced more simplistic versions of the Colonial style. Examples of early 20th century commercial buildings include the Hotel Congdon at 42 North Main Street and the Palmer Building at 33 North Main Street.



37 North Main Street



42 North Main Street



28 South Main Street

Examples of early 20th century commercial buildings include the Hotel Congdon at 42 North Main Street, the Palmer Building at 33 North Main Street, and 28 South Main Street. These buildings have simple detailing and symmetrical façades.

BUILDINGS: STRUCTURAL ELEMENTS

STRUCTURAL PROBLEMS AND SOLUTIONS IN UNION CITY

General Structural Concerns

For buildings in Union City, the number one cause of structural problems is water. Whether from leaky roofs and gutters, or decayed mortar joints in brick, or a hole in siding, or old caulking, once water gets where it is not supposed to be, it causes problems. These problems can include rotting wood, washed out mortar joints displacing brick, and freezing water shattering brick and pushing whole sections of brick out.

Water Issues

Water issues are best prevented by good maintenance. See the sections below about roofs, windows, brick, and siding for details of how to maintain these elements.

Surface and ground water, and water from downspouts, can also cause structural problems when it does not drain away from a building's foundations. Large amounts of water can damage foundations and cause other problems. Maintain gutters by removing leaves and other debris to prevent clogs, and make sure that sidewalks and driveways slope away from a building or have drains to prevent water from infiltrating into foundations.

Termites and Wood Destroying Insects

Termites and other wood destroying insects can cause damage to wood framing and over time present a structural threat to buildings. If you see signs of suspected wood destroying insects, contact a pest control company for a free inspection.

Improper Beam Size

In a few places there are storefront beams and bay cantilevers where the beam or framing was sized too small, and over time the structure has sagged or bent. These situations should be evaluated by an architect or engineer.

Other Structural Concerns

Generally, there were no observed structural problems related to sinking foundations or leaning walls.

Lastly, owner modifications can cause structural problems. Interior walls can be load bearing, and modifying or removing them can cause structural damage. Modifying or creating new openings in exterior walls without adequate support can cause settlement above. It is important to contact an architect or engineer whenever modifying or enlarging openings anywhere in a building.



Wood Damaged by termites and rot



Decaying Mortar Joints create structural instability



Leaning Beam caused by unstable or undersized posts

BUILDINGS: ROOFS

LOW SLOPE ROOFS WITH PARAPET WALLS

Defining Roofs

Roofs are a structural element, but are also stylistic, reflecting a building's architectural style and use. It is important for building owners to understand their building's roof form and material to properly maintain and repair it. New construction in the historic district should also be contextual with the surrounding buildings. The new construction (infill) section will provide additional recommendations for new roof construction.

Low Slope Roofs with Parapets

The majority of roofs in Union City have low slopes descending towards the rear of the building. The front, and sometimes exposed side walls, extend vertically past the roof. This portion of the wall above the roof is called a parapet. When a side wall is shared between buildings, the wall is called a party wall. This wall typically extends above the roof and is treated similarly to parapets, but less ornately. Low slope roofs with parapets are common roof forms for historic commercial districts like that in Union City. Cornices often rest on the upper portion of the parapet. The roof style and rear slope allows buildings to be constructed side by side. This roof style indicates the building's use is likely commercial.

Maintenance for Low Slope Roofs

Low slope roofs are typically covered with a waterproof membrane and/or tar. The slope is too shallow for other roofing products like

shingles, slate, or tile to adequately repel water. Parapets conceal the low slope roof from the street, making covering the roof with an aesthetically pleasing product unnecessary. The waterproof membrane covers the roof and extends up a portion of the parapet to protect the connection between the roof and parapet from water. Flashing and caulk join the membrane to the parapet wall.

Leaks and Damage on Low Slope Roofs

Roof damage and leaks can be a small problem that can lead to larger building issues if left untreated. Seeping water can create moisture, mildew, and mold in the interior of the building, and it can also damage the building's structural integrity. If the leak or damage persists, the roof damage becomes larger and over time the roof and building will collapse. Patching problem areas and maintaining caulking, flashing, and membrane seams allow a roof to last longer. Replacing a roof can be a costly repair, however, property owners should consider the material's lifespan. Upfront costs may be greater, but the appropriate quality material likely will last longer and not need to be replaced as frequently.

Maintenance for Parapet Walls

When inspecting a roof, be aware that the parapet also requires maintenance and protection from the elements. Large flat stones, terracotta, metal or flashing cap the top of the parapet wall. This cap prevents water from intruding into the masonry and



Low Slope Parapet Roof at 42 North Main Street



Low Slope Parapet roof with corbeled brick and stone cap



Stepped Parapet at 8 West High Street

BUILDINGS: ROOFS

LOW SLOPE ROOFS WITH PARAPET WALLS, GABLE ROOFS AND MANSARD ROOFS

mortar, which could crack the mortar over time and compromise the structural integrity of the masonry. The parapet cap should be solid and not allow water to leak into the masonry. The mortar on the inside of the wall should also be inspected and repointed if cracked. Lastly, the rear wall of the building should have a gutter spanning the entire length of the building to capture water.

Gutters and Downspouts

Check gutters for cracks and debris, and assure they are secured to the building with fasteners. Downspouts take the guttered water and direct it to the ground and away from the building. Downspouts should not deposit water near the foundation of the building. If the downspout dumps water near the building, extend the length of the downspout or add rain barrels to capture the water.

Gable Roofs

A few buildings in downtown Union City have front gable roofs. Gable roofs have two slopes, creating a triangle roof form. The roof's slope can vary from low to steep. The architectural style generally dictates the roof's form and slope. In downtown Union City, some buildings have low gable roofs with front parapets. These buildings have a similar appearance to those with a low slope roof with parapet walls. Metal sheets typically cover the gable because the pitch is steep enough to shed water and snow. The connection between the roof and the parapet is similar to the low slope

roof and should be inspected similarly. Front gable roofs have gutters on the sides of the buildings rather than on the rear. The gutters should extend the entire length of the building on both sides and should have downspouts that direct water to the ground and away from the building.



Gable Roof on the building at 1 South Main Street



Gable Roof with Front Parapet on the building at 5-7 North Main Street

Mansard Roofs

The last and least common style of roof in downtown Union City is a mansard. A mansard roof is characterized by a very steep, almost vertical, slope at one or more edges of the building. The mansard form typically creates higher walls and ceilings on the top level, which usually allows for another usable story in the attic space. The mansard roof was developed in France as a way to curb taxes that the government imposed on the number of stories in a building below the roofline. The mansard portion may be on the front portion of the building and has a low sloped roof descending at the rear, similar to low slope roof with parapet. Or the mansard can be on all sides of the building and form a central point, called hipped mansard. The former opera house in Union City had a hipped mansard roof with a cupola (tower-like structure) in the center.



Pseudo Mansard Roof on 10 South Main Street

BUILDINGS: WINDOWS

STOREFRONT AND UPPER WINDOW RECOMMENDATIONS



Union City Historical Society Museum

Union City Historic Windows

Windows define the character and style of historic buildings and provide functionality, such as daylighting and ventilation. The size, shape, proportion, window pattern, and style reflect the building's architectural style and craftsmanship. Windows, especially historic windows, require maintenance to be functional, energy efficient, and aesthetically pleasing.

Historically, commercial buildings in Union City had large storefront openings trimmed with wood and ornate columns, and double-hung windows on the upper floors. Today, the windows in downtown Union City show various levels of alteration. Some windows retained their original character and have been well maintained, and others are in need of repair. Historic windows in some other buildings have been removed and replaced with incompatible windows. The recommendations below discuss maintaining historic windows, replacing windows,

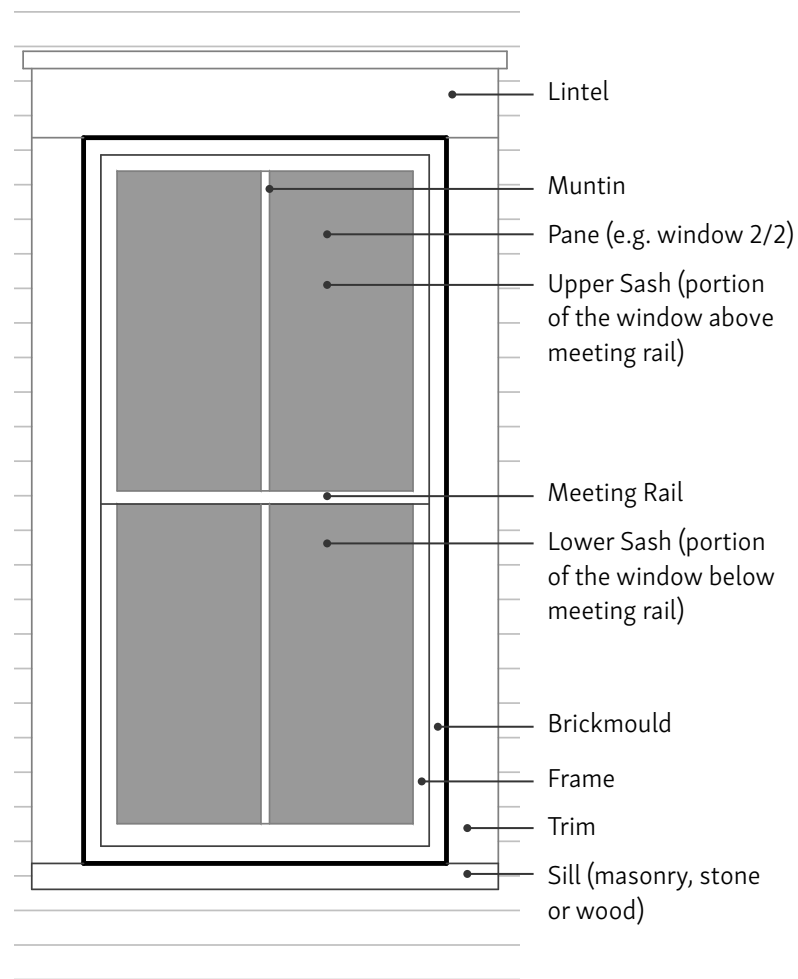
and reinstating appropriate windows and storefronts.

Windows Principles

This section covers the basic principles of window design and the styles of historic windows. When replacing or maintaining windows, determine the appropriate window style for the building's architectural style by consulting a design professional or historic photographs. The main principles of window design are window pattern, opening size, proportion, and window shape and style.

The window pattern marks the location of the window openings on the building's façade. The patterning can be symmetrical, asymmetrical, or feature prominent windows. Union City's historic commercial buildings generally have balanced and/or symmetrical window openings. Opening patterns, such as the box-bay window on 17 South Main, highlight the building's architectural style and give prominence to its façade.

The window proportion describes the height to width ratio and the amount of glass to frame. In downtown Union City, the window shape will generally be rectangular with the exception of arched windows. Replacement windows may retain the proportion and shape, but should also replicate the original size. Lastly, the window should maintain its style. Window style primarily indicates the way the window operates, but also includes the number of panes, the muntin style, type of glass, and other unique features.



Window Terms type: double-hung window

BUILDINGS: WINDOWS

STOREFRONT AND UPPER WINDOW RECOMMENDATIONS

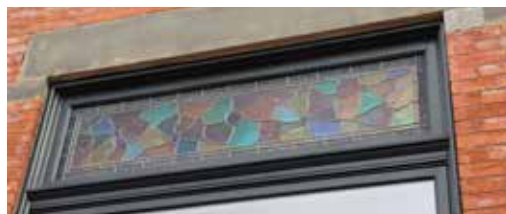
Window Maintenance

Maintain the style and character of the building's windows or reinstate appropriate windows as much as possible. Prioritize repairing the window over replacing it. When portions of the window are beyond repair, replace portions of the window with in-kind parts. If the damage to the window is too severe for any repair, replace the window with new in-kind windows or salvage historic windows from salvage stores or, if applicable, the windows on the less visible side of the building.

Perform routine maintenance, such as repainting trim, removing broken panes, adding weather-stripping and caulking, and repairing rotting or decaying window parts. If removing paint, scrape or chemically strip old paint. Avoid heat removal because heat can break the glass. For energy and thermal efficiency, weatherize windows instead of replacing them. Weather-stripping and caulking historic windows can also improve indoor comfort and energy consumption.

Window Replacement

When repairing or replacing a window, preserve window details such as the transom, window sill, lintel, brickmould, window trim, and window crowns. After determining the upper floor window style, replace with an in-kind window if replacement is necessary. Generally, upper floor windows are single- or double-hung windows with a variety of pane styles, but most commonly



Stained Glass Transom Window



Arched Double-Hung Window 1/1 (one pane over one pane)



Historic Storefront Window



Historic Storefront Windows with transom windows above the doors and storefront windows



Historic Double-Hung Windows on upper floor with appropriate modern storefront windows

BUILDINGS: WINDOWS

STOREFRONT AND UPPER WINDOW RECOMMENDATIONS

1/1. If reconstructing or replacing in-kind storefronts, view historic photos of the building. Commonly, storefronts had fixed windows with bulkheads and wood trim surrounds. Storefront should not have opaque or mirrored tint, be covered with solid blinds or signage, or be resized or enclosed. Most buildings in Union City had a transom above the storefront windows. Transoms commonly had leaded glass, clear glass, stained glass, or frosted glass. Transoms sometimes had signs placed on the inside or painted on the glass, and other buildings had signboards instead of transom windows.

Avoid Window Alterations

The most common alterations to avoid are removing windows and bricking in, enclosing, or covering window openings. Alterations that remove the historic windows and replace them with a different size or style window should also be avoided. Maintain the trim color for every window and select colors that are appropriate for the time period of the building. Lastly, avoid creating completely glass storefronts.



New Storefront has appropriately sized display windows and transoms



New Storefront blends into the historic district. The windows, detailing, and doors are of an appropriate size and style



New Display Window fits historic opening and building's style



Inappropriate New Windows closed historic openings and have the incorrect size, style, and placement



Modern Storefront has inappropriate windows and storefront openings for historic districts

BUILDINGS: DOORS

STOREFRONT AND SECONDARY DOORS RECOMMENDATIONS

Door Elements

Doors welcome people into a building and provide a barrier between the exterior and interior, regulating ventilation, daylight, and visibility. Like windows, doors have unique detailing that reflects and supports the building's style. In Union City, historic commercial buildings tend to have two doors on the front façade: a primary, storefront door and a secondary door to the upper levels. The doors' characteristics distinguish which door enters into the public space and which is private. Elements around doorways also inform a pedestrian which door is primary.

Storefront Doors

The primary door should be visible from the street, making the entrance location understandable and easily accessible. Commonly, the storefront door is the primary entrance and a large portion of the door has clear glass, displaying the interior space. Ideally, the storefront door is level with the ground or has a shallow ramp to allow access for persons with disabilities. Storefront doors can be recessed or flush with the building's façade. Flush doors tend to swing inward, so as not to block the sidewalk circulation. Recessed doors commonly swing outward, and the recess accommodates the swing of the door. The recess also shelters persons as they enter or exit the building and provides a transitional space with additional display windows. Primary doors can also be adorned with signage, lighting, an awning, and/or

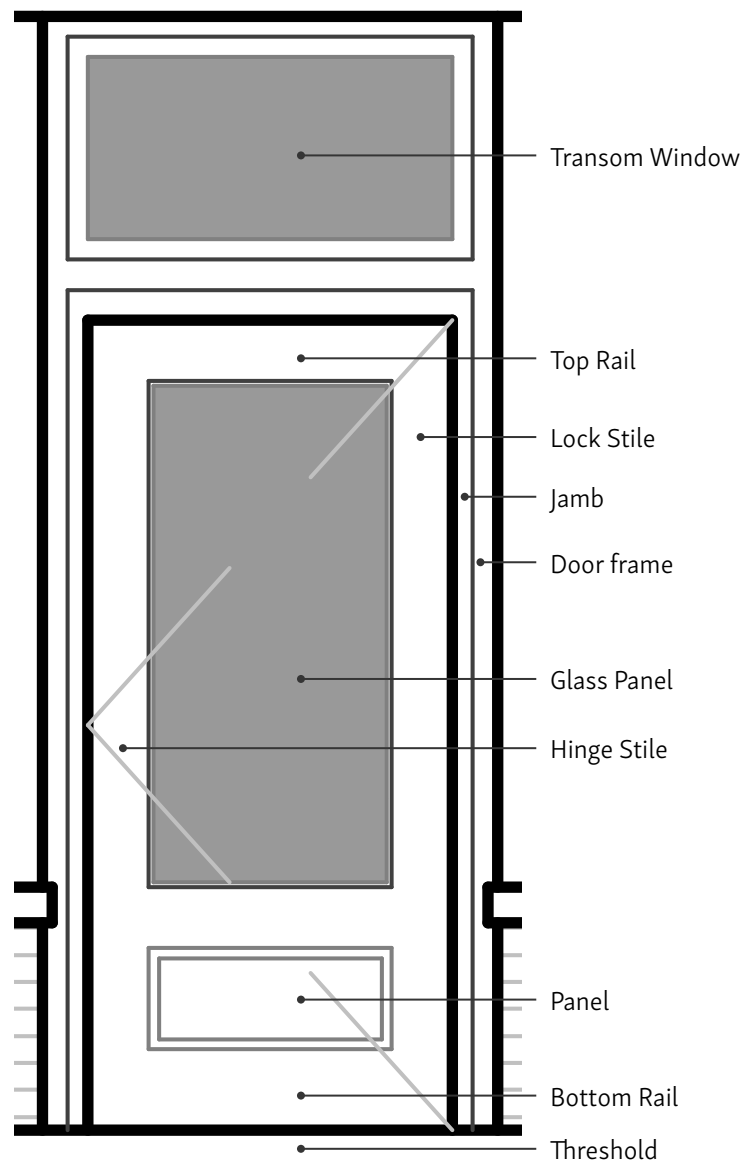
potted plants to signal the public entrance to pedestrians.

Secondary Doors

Secondary entrances, or the entrances to the upper floors, have less emphasis. The doors generally have less or no clear glass, no signage, and less or no adornments. The doors may or may not have an accessible entrance for persons with disabilities.

Door Maintenance

Repair components of the wood door to preserve the door quality. Look for door damage, wood rot, and hardware issues. Keep doors painted to prevent rot and damage. Repair or update hardware (including hinges) to improve door function. When repair is not feasible, consider replacing doors and hardware with salvaged historic materials of a similar style, or replicate the original with in-kind materials and style. If replicating hardware or materials, use in-kind materials.



Door Terms type: storefront door

BUILDINGS: DOORS

STOREFRONT AND SECONDARY DOORS RECOMMENDATIONS



Storefront Door transparency communicates the public entrance versus the private entrance



Historic Double Doors constructed with wood and with large panes of glass



Historic Storefront Door with large pane of glass and sidelight



New Wood Storefront Door has historic details and proportions



Primary Doors with sidelights and transom windows

BUILDINGS: MATERIALS

MASONRY, WOOD (CLAD AND TRIM), AND METAL

Selection of proper building materials is an important decision for historic and aesthetic considerations, as well as building performance. The right materials will be beautiful and enhance the building and the neighborhood. The wrong material will look out of place, or might cause damage to adjacent materials. Here are some guidelines related to the materials most commonly found in Union City.

Masonry: Brick

Fired clay brick is common throughout Union City. Historic clay brick comes in many sizes and colors, and was typically fabricated very locally. Brick is laid in mortar (see separate section), and is a resilient, durable material when maintained. When replacing or infilling brick for a project, it is important to select brick of matching size, color, and texture. It is valuable to save a stockpile of local brick if a building is ever demolished or modified, as modern brick often cannot match the brick used to build historic structures.

Masonry: Concrete Block (Concrete Masonry Unit)

Concrete block was first introduced to Western Pennsylvania in the 1920s, and is common in the post-war era. It can come with textured and stone looking faces, or with the typical aerated smooth face seen in common block today. In most cases, concrete block is not historic, but there are occasions where it is. Generally, exposed smooth concrete block on exposed foundation can be parged, and

concrete block in upper floors would be a good candidate for siding or brick veneer.

Masonry: Cut Sandstone Block

Sandstone block is seen in sills and headers of doors, as a transition between foundations and brick walls, and as accents in some of the more prominent buildings. Near the sidewalk or road, sandstone decays much faster due to water, salt and ice damage. Cracks and divots in sandstone can be patched with color matching lime mortar. Severely decayed pieces of sandstone can be replaced with matching pieces. Many masonry yards keep salvaged sandstone on hand, or new sandstone can be sourced from the Cleveland Quarries in Vermillion Ohio or Raducz Stone in Butler Pennsylvania. Painting or sealing sandstone is not recommended, as it can actually accelerate the decay of the stone, and the coatings will quickly start to fail.

Masonry: Sandstone Rubble

Most foundations in Union City are constructed of sandstone rubble, and look like uncut rocks piled into wide walls with wide irregular mortar joints. Exposed exterior sandstone rubble can be parged. Interior sandstone can be pointed if the joints are significantly decaying, and parged if desired.

Masonry: Mortar

Mortar is the material in between bricks and stone. It decays over time and needs to be repaired every 15-30 years by pointing.

The type of mortar used is very important, historic mortar was primarily made with lime as the binder, but modern mortars will use Portland cement by default. Portland cement has very different strength and moisture properties from lime mortar, and can cause damage to adjacent brick, stone and mortar. Portland cement does have better wearing characteristics than lime, and as such, Type N or Type O lime mortar is recommended, which has industry specified proportions of hydrated lime, Portland cement, and sand.

Mortar joints can be pointed, which is the process of removing loose mortar between joints and replacing it. Sandstone rubble walls can be parged, which is coating the entire wall with mortar, typically with an underlying mesh. It is not appropriate to parge a brick wall.



Masonry should be repointed every 15-30 years

BUILDINGS: MATERIALS

MASONRY, WOOD (CLAD AND TRIM), AND METAL

Wood: Siding and Shingles

Wood siding and shingles made of fir, hemlock, cedar, and pine are very common. Wood siding is typically painted, and its longevity requires regular re-painting, and maintenance of roof and flashing to limit water penetration. For siding repairs, it is usually possible to source materials of the same species and cut of the original, even if they are not stocked at a local lumber yard.

Wood: Trim and Details

Painted detailing is typically constructed of wood or metal. Wood is easier to patch and repair than metal. Millwork and wood fabricator shops can match historic designs and profiles from samples of the damaged materials they are replacing. When creating contextual detailing, refer to nearby buildings for millwork sizes and styles.

Metals

Many Union City buildings feature metal cornices and details. Stamped and extruded metal was a cost-effective way to produce architectural detailing. Good maintenance by painting, sealing, and flashing to keep water out is important to preserve these details. Most architectural metal is in good condition, but there are some areas and buildings where the details are damaged. When a substantial repair is needed, using a fiberglass replica is often the best option, but there are many different products and vendors that can match historic profiles for repair or replacement.

Synthetic Products: Fiber Cement

Several manufacturers make fiber cement siding and shingles that simulate wood products. When painted they very closely mimic the style of historic wood siding and trim, and have a longer life. While these products do not meet The Secretary of the Interior's Standards for Preservation, they are a good common sense alternate that preserve the historic style of the neighborhood, if not the materials.

Synthetic Products: PVC (Plastic) Trim and Panels

Polyvinyl chloride (PVC) is a plastic that is a good choice for trim materials as it can be milled to a variety of profiles like wood, but has a much longer life than wood in high-weathering areas. Care must be taken to consider where PVC and wood come into contact, as PVC does not absorb water and can create localized moisture issues, but it is a good option to consider. PVC does not meet The Secretary of Interior's Standards. See "Tax Credit" section for more details.

Materials Not Recommended

Some materials are not recommended at all in the historic district for new projects. These materials include: vinyl siding, stucco, Exterior Insulation Finishing System (EIFS), synthetic brick, synthetic stone, wood paneling, and modern style metal or fiber cement panel systems.



Wood Trim Details are easy to maintain by patch and paint



Metal Cornice maintain by painting, sealing and repairing flashing



Inappropriate synthetic stone

BUILDINGS: PAINT COLOR SCHEMES

PAINT COLOR COLLECTION ONE



Inspiration Photo of Paint Color Collection One



SW 9179 SW 7567 SW 0077



Inspiration Photo of Paint Color Collection One



SW7567 SW 2848 SW 7592



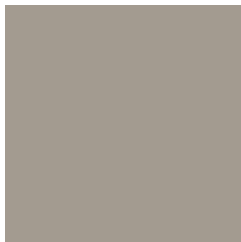
Inspiration Photo of Paint Color Collection One



SW 2848 SW 9179 SW 7567



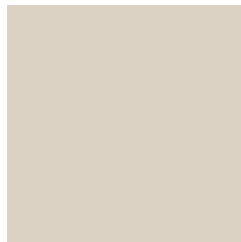
Crabby Apple
SW 7592



Pewter Tankard
SW 0023



Classic French Gray
SW 0077



Natural Tan
SW 7567



Anchors Aweigh
SW 9179



Roycroft Pewter
SW 2848

The seven color schemes for Union City's downtown coordinate to unify historic district, while providing individuality for each property.

Note: Specified colors are Sherwin Williams paint, but color matches can be made at ACE Hardware

Helpful tips when selecting a color scheme:

- Colors appear lighter on exteriors than in interiors
- Select a dark or medium shade color if painting the entire building's façade
- Window frames and brickmould tend to be painted a dark or accent color
- Generally, select two to three colors per building
- Coordinate the color of the brick or other non-painted materials when selecting a color scheme

BUILDINGS: PAINT COLOR SCHEMES

PAINT COLOR COLLECTION TWO



Inspiration Photo of Paint Color Collection Two



SW 2282 SW 6152



Inspiration Photo of Paint Color Collection Two



SW 2822 SW 6152 SW 9025



Inspiration Photo of Paint Color Collection Two



SW 2839 SW 9025 SW 2822



Downing Sand
SW 2822

Thunder Gray
SW 7645



Coriander Powder
SW 9025

Renwick Golden Oak
SW 2824



Roycroft Copper Red
SW 2839

Superior Bronze
SW 6152

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BUILDINGS: PAINT COLOR SCHEMES

PAINT COLOR COLLECTION THREE



Inspiration Photo of Paint Color Collection Three



SW 2810 SW 6127



Inspiration Photo of Paint Color Collection Three



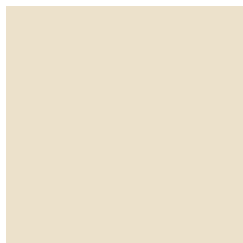
SW 6127 SW 2810 SW 2829



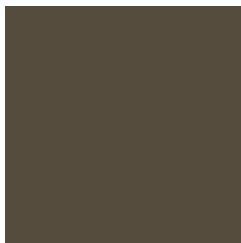
Inspiration Photo of Paint Color Collection Three



SW 7735 SW 2829 SW 7055



Classical White
SW 2829



Enduring Bronze
SW 7055



Bosc Pear
SW 6390



Ivoire
SW 6127



Rockwood Sash Green
SW 2810



Palm Leaf
SW 7735

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BUILDINGS: PAINT COLOR SCHEMES

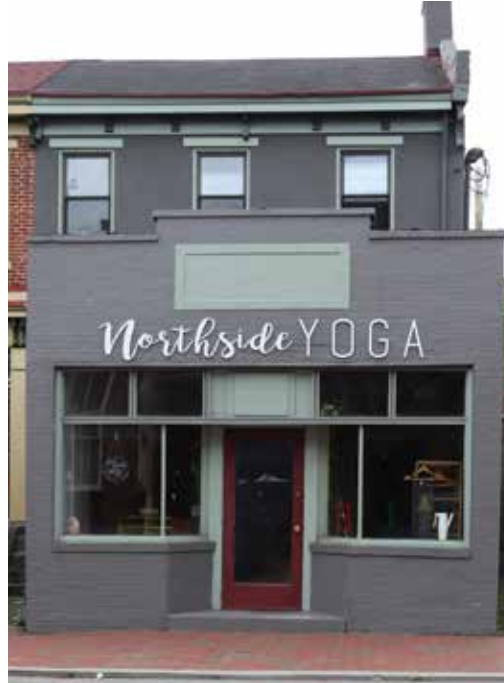
PAINT COLOR COLLECTION FOUR



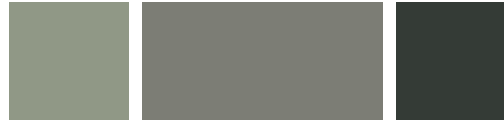
Inspiration Photo of Paint Color Collection Four



SW 6206 SW 6216



Inspiration Photo of Paint Color Collection Four



SW 9129 SW 7060 SW 6126



Inspiration Photo of Paint Color Collection Four



SW 6202 SW 6216



Oyster Bay
SW 6206

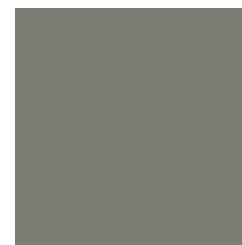
Jasper
SW 6216



Jade Dragon
SW 9129



Cast Iron
SW 6202



Attitude Gray
SW 7060



Aloof Gray
SW 6197

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BUILDINGS: PAINT COLOR SCHEMES

PAINT COLOR COLLECTION FIVE



Inspiration Photo of Paint Color Collection Five



SW 7700 SW 7749 SW 6135



Inspiration Photo of Paint Color Collection Five



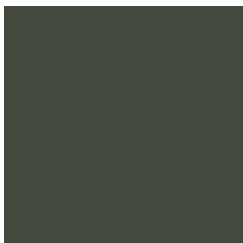
SW 7749 SW 6130



Inspiration Photo of Paint Color Collection Five



SW 6130 SW 6244 SW 6135



Laurel Woods
SW 7749



Ecru
SW 6135



Mannered Gold
SW 6130



Mountain Road
SW 7743



Naval
SW 6244



Olde World Gold
SW 7700

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BUILDINGS: PAINT COLOR SCHEMES

PAINT COLOR COLLECTION SIX



Inspiration Photo of Paint Color Collection Six



SW 0075 SW 2739



Inspiration Photo of Paint Color Collection Six



SW 6992 SW 0075



Inspiration Photo of Paint Color Collection Six



SW 0075 SW 0064



Sea Salt
SW 6204

Inkwell
SW 6992



Peppery
SW 6615

Charcoal Blue
SW 2739



Holiday Turquoise
SW 0075

Blue Peacock
SW 0064

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- Coordinate the color of the brick or other non-painted materials when selecting a color scheme

BUILDINGS: PAINT COLOR SCHEMES

PAINT COLOR COLLECTION SEVEN



Inspiration Photo of Paint Color Collection Seven



SW 0060 SW 6994



Inspiration Photo of Paint Color Collection Seven



SW 2847 SW 2811 SW 2844



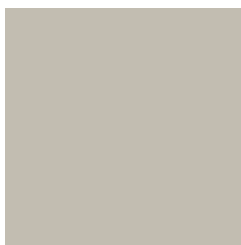
Inspiration Photo of Paint Color Collection Seven



SW 2847 SW 2844



Downing Earth
SW 2820



Roycroft Mist Gray
SW 2844



Alexandrite
SW 0060



Rookwood Blue Green
SW 2811



Greenblack
SW 6994



Roycroft Bottle Green
SW 2847

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- Generally, select two to three colors per building
- Coordinate the color of the brick or other non-painted materials when selecting a color scheme

FAÇADE IMPROVEMENT PLANS

OVERVIEW AND REFERENCING PLANS

Façade Improvement Plans Purpose

Each façade improvement plan features a specific commercial building in downtown Union City. Each plan provides practical and implementable improvement strategies for specific properties. The plans, however, benefit the entire community. Preservation success created by façade improvement plans maintains building character, strengthens the historic district context and identity, and visually supports developmental and cultural history. The property owners also benefit from receiving descriptions of the property's architectural character and history, learning what improvements the building needs, understanding ideal replacement materials and finishes, and obtaining strategies for improvements and cost estimates.

Façade Improvement Plan Specifics

The selected properties needs varying levels of improvement or maintenance. The selected properties were measured, photographed, and evaluated by the consultant team. The consultant team met with property owners to hear short- and long-term goals for the property, financial circumstances, priorities, and needs. Once the evaluation and analysis were complete, existing building conditions were documented and incorporated into the façade improvement plan. The façade improvement plans include each site's history, historic photograph (if obtainable), a photograph of the existing façade or existing façade elevation, and an existing façade

profile. The conceptual proposed elevations and building profiles were developed based on evaluations and consultations with property owners. Some building profiles remained the same, while others were modified for accessibility code or storefront reconstruction. The façade elevations and building profiles have notes about improvements and

maintenance. The notes also include ideal materials and finishes to be used. Next, the improvement notes are prioritized in phases based on ideal sequencing of improvements. Lastly, each improvement has a cost estimate.

Improvement Recommendations

Property Address and Type of Improvements

Site and Building History

Proposed Façade Elevation

Cost Estimate and Phasing Strategy

Photo of Existing Façade

Existing Façade Profile

Proposed Façade Profile

26 SOUTH MAIN ST. RECONSTRUCTION OF HISTORIC FAÇADE

The two-story commercial building was constructed in the early 1900s. The upper level has a residential unit. The former façade was constructed with textured concrete block. The building still features a metal cornice, but the storefront and original façade have been modernized in recent years.

COST ESTIMATES

- Cornice \$1,500
- Siding, Windows, Casing \$7,100
- Storefront Modifications and Lower Cornice \$11,000
- Total Cost \$19,600

PHASING

- Phase One Top Cornice
- Phase Two Storefront Modifications
- Phase Three Siding, Windows, and Casing

Restore and paint cornice

Either replace vinyl siding with wood or fiber cement siding, or restore masonry if possible

Resize windows to original window size. Replace with 2/2 wood windows

Case windows with wood or fiber cement trim: 4" side, 6" head, 2" sill.

Select paint color scheme from 'Materials' section for new and existing trim, siding, paneling, and other details

Enlarge storefront cornice

Restore transom windows, lead-glass transoms if feasible

Uncover stone if possible

Restore storefront windows and wood or fiber cement trim

Replace storefront doors with historically appropriate doors

Create step to entrance to upper level

Widen entry to meet accessibility requirements

Existing Façade Profile Not to Scale

Proposed Façade Profile Not to Scale

Proposed Façade Elevation Not to Scale

Photo of Existing Façade

Typical Façade Improvement Plan

28 SOUTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

This two-story brown brick building was constructed in the early 1900s. The structure has a three-bay pattern with a storefront. The detailing is simple and features a corbeled brick parapet. The upper floor windows are 1/1 double-hung windows. The storefront and materials have been modernized in recent years.



Photo of Existing Façade

COST ESTIMATES

Masonry Repair, Parapet, Painting \$3,500

Three Second Floor Windows \$3,600

Modify/Improve Storefront \$11,000

Total Cost \$18,100

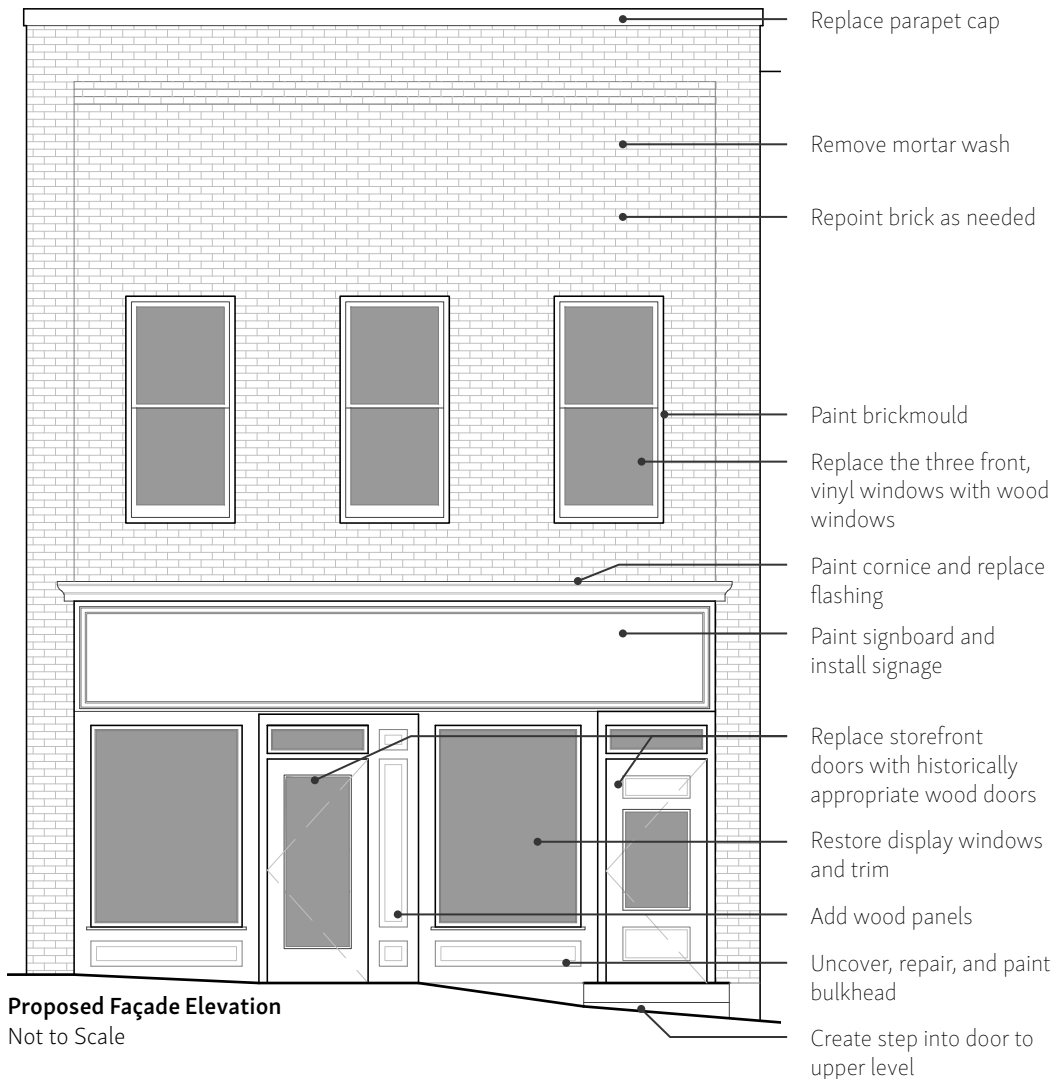
PHASING

Phase One Modify Storefront

In Any Order

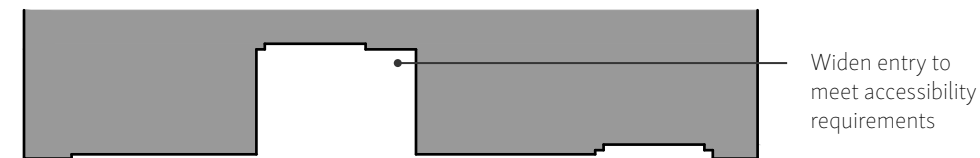
Masonry

Windows



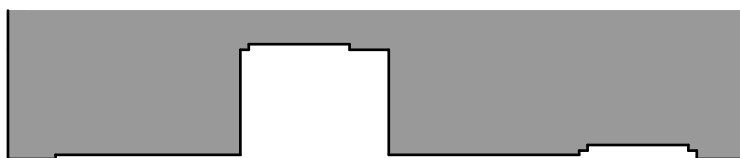
Proposed Façade Elevation

Not to Scale



Proposed Façade Profile

Not to Scale



Existing Façade Profile

Not to Scale

26 SOUTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

The two-story commercial building was constructed in the early 1900s. The upper level has a residential unit. The former façade was constructed with textured concrete block. The building still features a metal cornice, but the storefront and original façade have been modernized in recent years.



Photo of Existing Façade

COST ESTIMATES

- Top Cornice \$1,500
- Siding, Windows, Casing \$7,100
- Storefront Modifications and Lower Cornice \$11,000

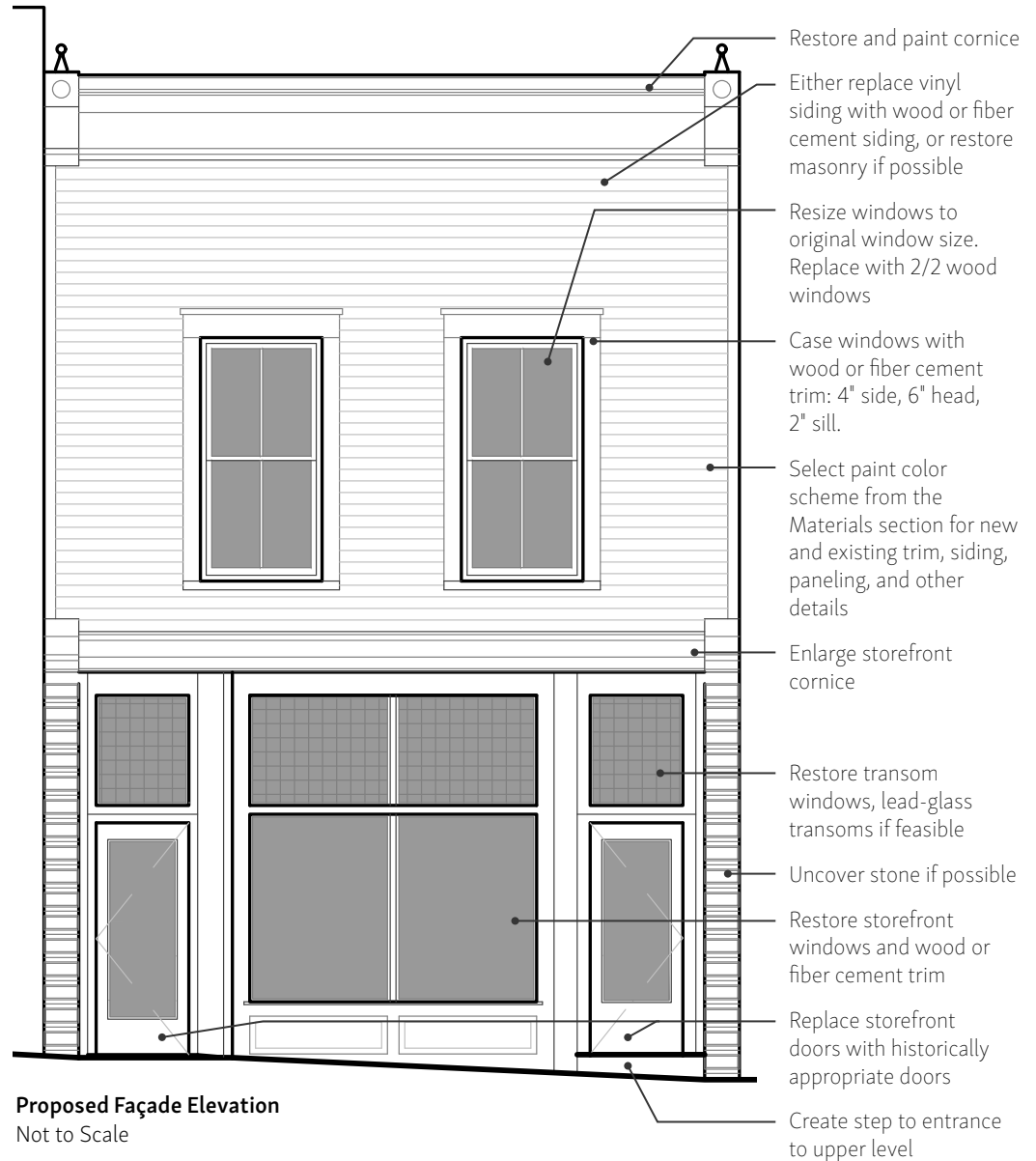
- Total Cost \$19,600

PHASING

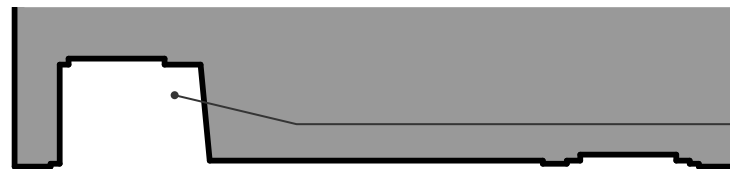
- Phase One Top Cornice
- Phase Two Storefront Modifications
- Phase Three Siding, Windows, and Casing



Existing Façade Profile
Not to Scale



Proposed Façade Elevation
Not to Scale



Proposed Façade Profile
Not to Scale

- Restore and paint cornice
- Either replace vinyl siding with wood or fiber cement siding, or restore masonry if possible
- Resize windows to original window size. Replace with 2/2 wood windows
- Case windows with wood or fiber cement trim: 4" side, 6" head, 2" sill.
- Select paint color scheme from the Materials section for new and existing trim, siding, paneling, and other details
- Enlarge storefront cornice
- Restore transom windows, lead-glass transoms if feasible
- Uncover stone if possible
- Restore storefront windows and wood or fiber cement trim
- Replace storefront doors with historically appropriate doors
- Create step to entrance to upper level

23-25 SOUTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

Constructed in 1885, the buildings at 19-25 South Main Street had four storefronts, but appeared as one commercial block modeled in the Late Victorian style. Historic maps show a printer and hardware store filled the storefronts at 19-21 South Main Street, and the storefront at 23 South Main contained another printer with a small office space at the corner of Bank Street and South Main Street. The building originally featured a metal cornice, steel Corinthian columns, and double-hung windows with stained glass transoms on the upper floors. The storefront windows initially had unique horizontal pivot, stained glass transom windows. Narrow, wood, double doors with large glass panels greeted each customer. The storefront has since been modernized. The alteration removed the columns and stained glass windows and altered the entrance locations. The portion of the building at 23 South Main was recently hit by a tornado, which destroyed portions of the upper floor brick façade and metal cornice. Previous alterations also removed this building's original windows. 23 and 25 South Main Street appears as one building, but has maintained its dual entrances.



Photo of Existing Façade



Existing Façade Profile
Scale 1/8"=1'-0"



Historic Photo of 23-25 South Main Street

Union City Historical Society Museum

23-25 SOUTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE OPTION ONE



COST ESTIMATES

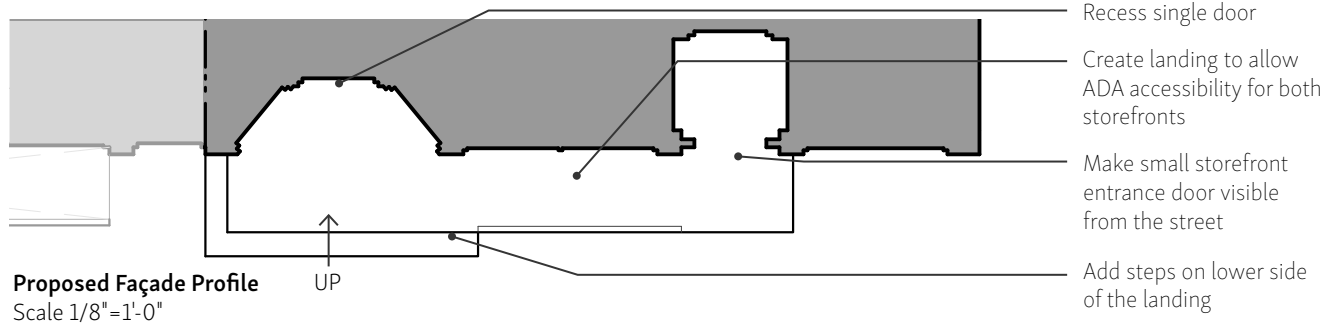
Cornice (both)	\$8,000
Brick Façade	\$9,200
Windows	\$4,800
Rebuild Storefront	\$20,000
Sidewalk/Ramp	\$2,600
Total Cost	\$44,600

PHASING

Phase One Upper floor rebuild with or without cornices

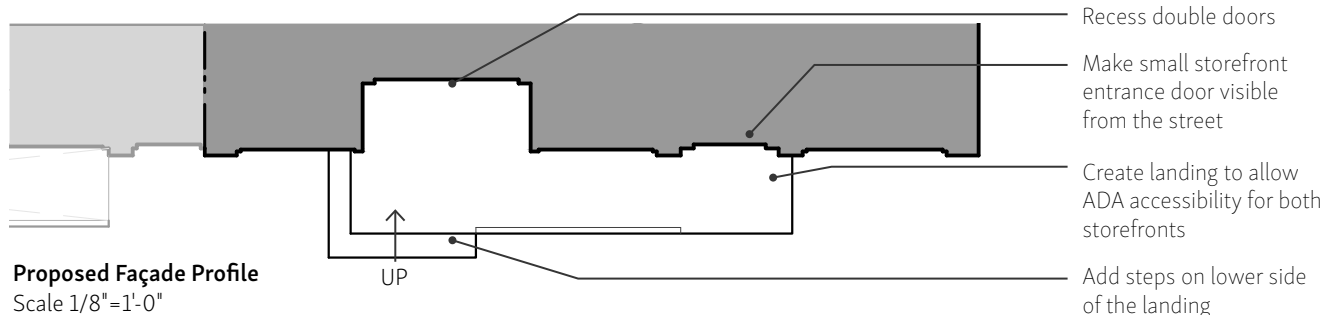
In Any Order

- Storefront rebuild
- Cornice (if not in phase one)
- Sidewalk



23-25 SOUTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE OPTION TWO



COST ESTIMATES

Cornice (both)	\$8,000
Brick Façade	\$9,200
Windows	\$4,800
Rebuild Storefront	\$28,000
Sidewalk/Ramp	\$2,100
Total Cost	\$52,000

PHASING

Phase One Upper floor rebuild with or without cornices

In Any Order

- Storefront rebuild
- Cornice (if not in phase one)
- Sidewalk

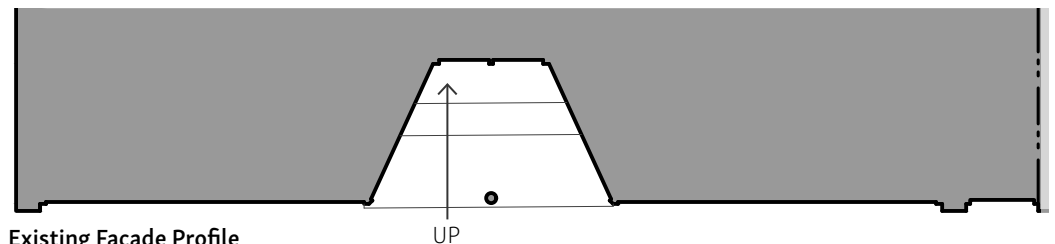
19-21 SOUTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

Constructed in 1885, the buildings at 19-25 South Main Street had four storefronts, but appeared as one commercial block modeled in the Late Victorian style. Historic maps show a printer and hardware store filled the storefronts at 19-21 South Main Street, and the storefront at 23 South Main contained another printer with a small office at the corner of Bank Street and South Main Street. The storefronts at 19-21 South Main are best known as the home of Young Hardware Store, which occupied both storefronts. The metal cornice, double-hung windows with stained glass transoms, and a beautiful box bay window on the upper floor highlight the two-story masonry building's architectural style. The storefront windows initially had unique horizontal pivot, stained glass transom windows. Steel Corinthian columns also capped the ends of the storefront windows. Narrow, wood, double doors with large glass panels greeted each customer as she or he entered. The storefront has since been modernized, but has mostly stayed true to its architectural style.



Photo of Existing Façade



Existing Façade Profile
Scale 1/8"=1'-0"



Historic Photo of 19-21 South Main Street

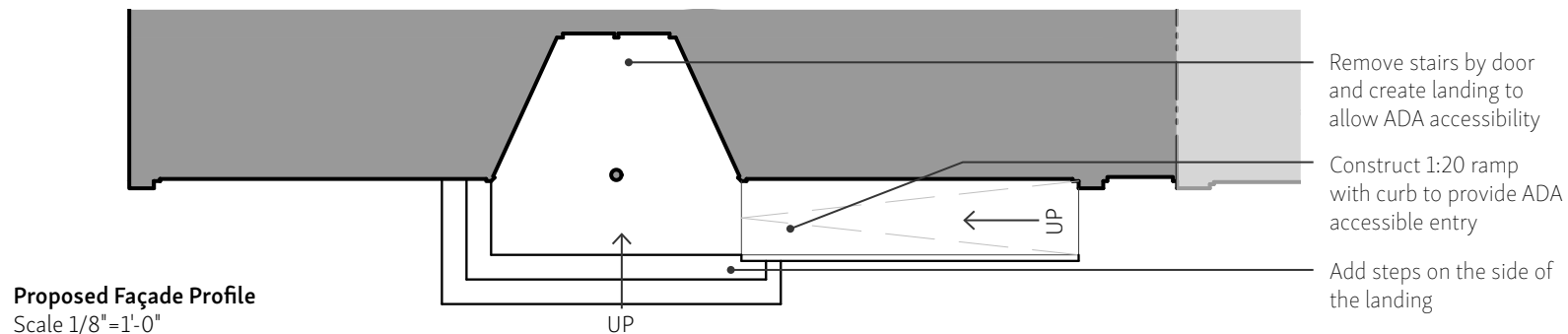
Union City Historical Society Museum

19-21 SOUTH MAIN ST.

PRESERVATION OF HISTORIC FAÇADE AND NEW ACCESSIBLE RAMP



Proposed Façade Elevation
Scale 1/8" = 1'-0"



Proposed Façade Profile
Scale 1/8" = 1'-0"

COST ESTIMATES

Cornice and Trim
\$3,000

Masonry Repair and Coating
\$8,000

Windows \$5,400

Storefront \$5,200

Ramp and Stairs
\$3,800

Total Cost \$25,400

PHASING

Phase One Cornice and Trim

In Any Order

Masonry

Windows

Storefront

Ramp and Stairs

17 SOUTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

An exceptional structure that formerly housed C.B. Main, a druggist, 17 South Main Street maintains its 19th century façade with a large two-story box bay window with front gable. The building, constructed in the Late Victorian style, looks remarkably similar today as it did in the 1880s, with the exception of the modernized storefront. The building's façade still has decorative stone-like metal siding applied to the façade, and a decorative metal cornice.



Historic Photo of 17 South Main Street

Union City Historical Society Museum

Repair and paint metal front gable and cornice

Inspect parapet flashing and repair, as needed

Reconstruct metal cornice, or fiberglass to match adjacent cornice

Replace rotten and deteriorated wood trim and window sills with new wood trim

Restore or replace upper story windows with in-kind wood double-hung windows

Repair and paint metal stone-like siding. Select color scheme from recommended colors in the Materials section

Sister or replace deflected beam with new adequately sized beam. Consider whether to remove sag/deflection by jacking up existing façade or leaving as is

Reconstruct storefront transom windows

Reconstruct transom above the door

Restore historic wood door and window

Remove storm door

Consider adding a ramp to make accessible entrance



Photo of Existing Façade

COST ESTIMATES

Windows and Adjacent Trim
\$10,000

Cornice and Metal Repair \$4,500

Painting \$6,000

Transoms \$6,500

Structural Repair
\$8,000

Total Cost \$35,000

PHASING

Phase One
Structural Repair

Phase Two
Windows, Trim, Cornice, Metal Repair and Painting

Phase Three
Transoms

Review whether bay framing is adequate and supplement if needed

10 SOUTH MAIN ST.

REDESIGN OF STOREFRONT

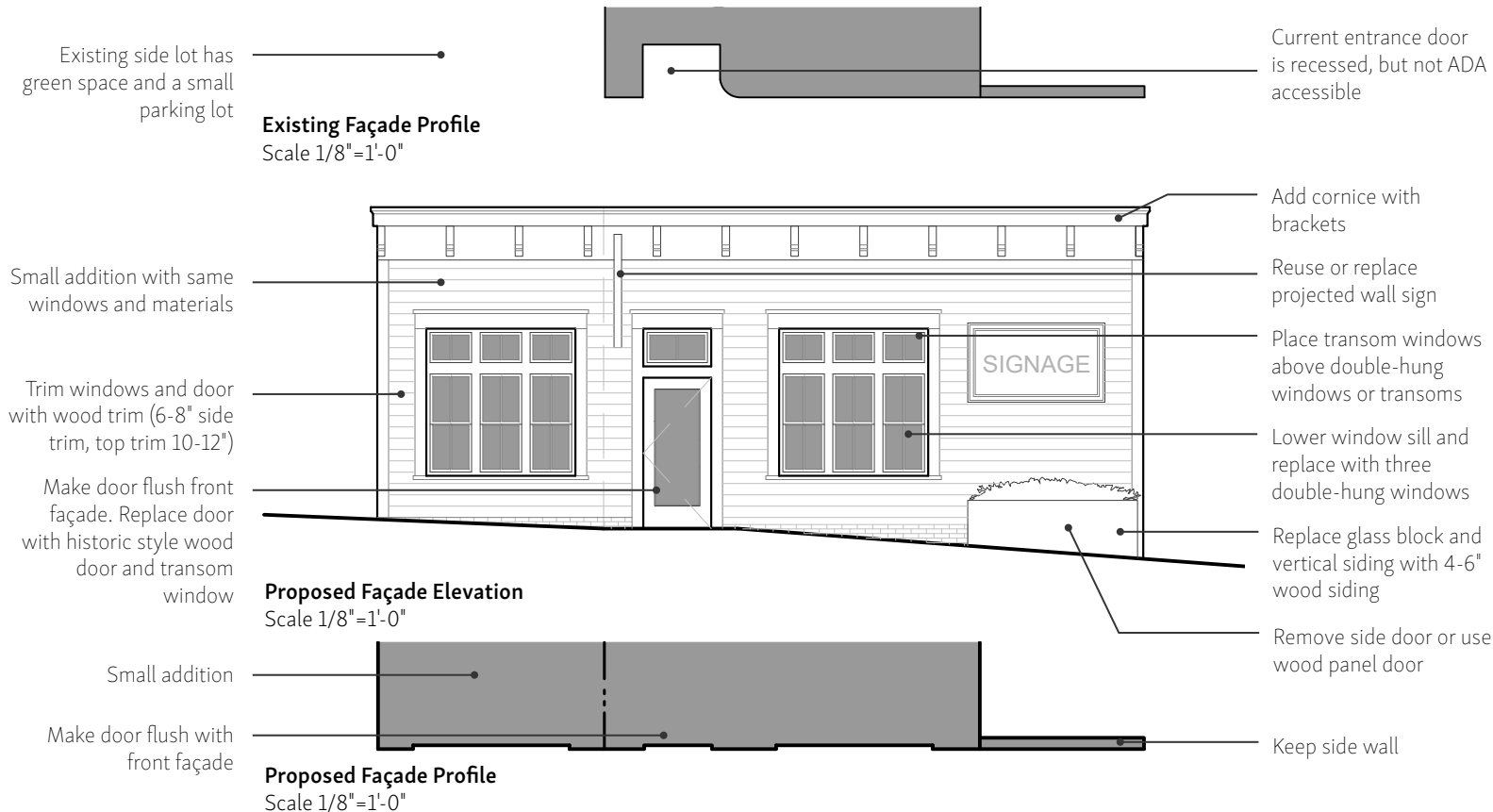
10 South Main Street is a one-story frame building. The building was constructed in the early 20th century and has two tandem portions, a front and a rear. The front portion features glass block wall, pseudo mansard roof, and vertical wood siding. The rear portion of the building is taller and has a parapet roof with metal vertical siding. In recent memory, various restaurants have occupied this building.



Historic Photo of 10 South Main Street



Photo of Existing Façade



COST ESTIMATES

(Includes Costs for Entire Proposed Façade Except Construction of Building Addition)

Building Addition
Not Estimated

Siding, Brackets, Paint \$8,500

Door and Windows \$11,800

Total Cost \$20,300

PHASING

Phase One
Complete all at one time

1 SOUTH MAIN ST.

REDESIGN OF CONTEMPORARY FAÇADE



Photo of Existing Façade

This one-story building was originally constructed for the American Legion. The gable roof building is constructed with concrete masonry units and brick and features glass block windows.

COST ESTIMATES

Windows \$6,200

Fiber Cement Trim and Siding, Paint \$4,500

Planters, Sidewalk, Drainage \$6,000

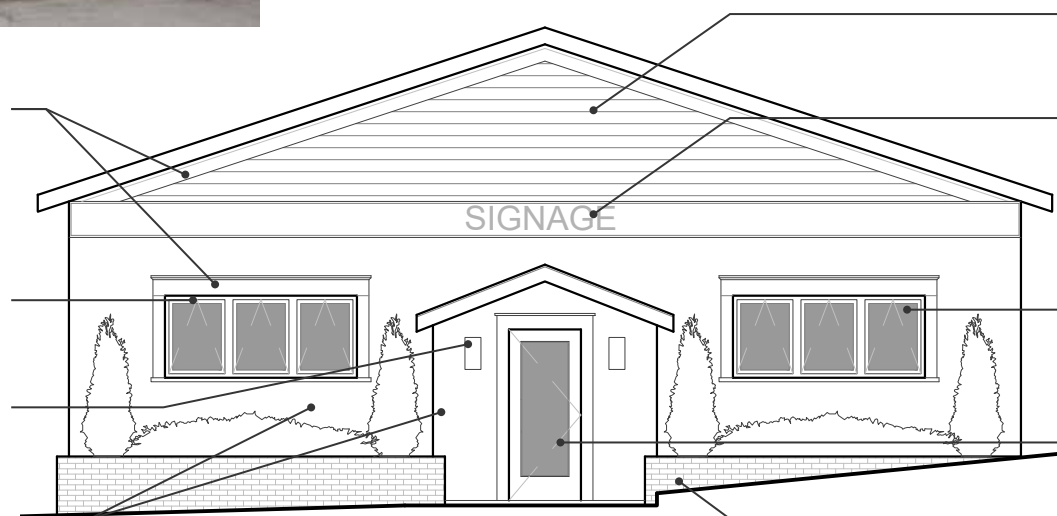
Total Cost \$16,700

PHASING

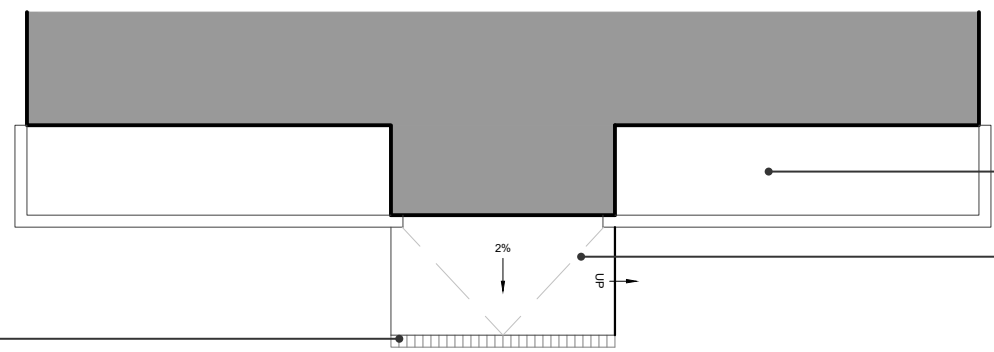
Phase One

Complete all at one time

- Add fiber cement trim below eaves, around door and windows, and between siding and concrete masonry unit block
- Remove glass block window and replace with three awning windows
- Replace light fixtures with larger, commercial style fixtures
- Paint building and entrance vestibule the same color. Select color scheme from Materials section



Proposed Façade Elevation
Scale 1/8"=1'-0"



Proposed Façade Profile
Scale 1/8"=1'-0"

- Replace vinyl siding with six-inch fiber cement siding
- Remove existing illuminated cabinet light and replace with halo lit letters. Place sign on 16-inch high fiber cement board with one-inch trim
- Remove glass block, lower sill one foot, and replace with three awning windows
- Replace existing aluminum front door with wood or wood style door and glass
- Build taller brick planter beds. Plant arbor vitae, bushes, and flowering plants
- Build new brick planter beds.
- Excavate and regrade entry landing to slope away from building with a step at the right side and sloped grade at the other sides

Add trench drain, connect to storm line or rock sump

5-7 NORTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE



Photo of Existing Façade

The two-story brick building, adjacent to the former theater and French Creek, encompasses two storefronts. The Flood of 1892 washed out this portion of downtown, and this building was constructed in the late 1800s or early 1900s. The storefronts previously contained a grocery store and auto supply shop, in addition to many other retail businesses. Three double-hung windows are positioned over each storefront, making a 6-bay pattern. The building is topped by a large dentiled, metal cornice, which is accentuated by corbeled brick below.

COST ESTIMATES

Signboard Trim and Paint (front) \$8,800
 Upper Floor Windows \$4,800
 Side Wall Paint and Siding \$3,500

 Total Cost \$17,100

PHASING

Phase One Upper floor windows
 Phase Two Signboard trim, cornice, and repaint
 Phase Three Side wall repair and paint



Existing Façade Profile

Scale 1/8" = 1'-0"

Repair and paint existing side wall siding

Inspect parapet flashing and repair, as needed

Remove flaking and cracked paint from metal cornice and repaint

Replace windows with aluminum clad windows or wood windows that fit brick openings

Repair or replace existing windows with aluminum clad windows or wood windows that fit in the brick openings

Trim existing signboard

Strip and powder coat existing metal window casings and doors

Repaint trim and previously painted masonry. Select colors from color schemes in the Materials section



Proposed Façade Elevation

Scale 1/8" = 1'-0"

9-17 NORTH MAIN ST.

RESTORATION AND MAINTENANCE OF HISTORIC FAÇADE

The flood of 1892 washed out this portion of downtown. The current two-story and five-bay brick structure was built in the early 1900s. The building features a stepped parapet with a stone cap, 1/1 double-hung windows, and simple trim detailing.

The building stands on the east side of North Main Street, near French Creek. The inset quad doors led to a theater in the rear of the building that soared to the second floor. The rear theater creates four unique storefronts that are smaller and shallower than typical. These spaces are ideal for start-up businesses. The front portion of the second floor originally housed offices and an apartment for the building's caretaker. Today the building's theater has been split into two levels and the upper floor houses apartments on the entire level.



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Historic Photo of 9-17 North Main Street

COST ESTIMATES

Cornice, Masonry, Trim Repair \$9,500

Transom, Signboard \$13,000

Doors, Paneling, Storefront Repairs \$21,000

Total Cost \$43,500

PHASING

Phase One Cornice, Masonry, Trim Repair

Phase Two Doors, Paneling, Storefront Repair

Phase Three Transoms, Signboard

- Inspect parapet, flashing and repair, as needed
- Repoint brick
- Repair any damaged trim. Strip and repaint using selected color scheme from the Materials section
- Place lettered sign on flat portion of the storefront cornice
- Reconstruct storefront transoms
- Replace storefront doors with historically appropriate doors
- Repair and repaint woodwork



Photo of Existing Façade

- Repair stone parapet cap
- Repair and restore windows, as needed
- Repair or replace flashing on storefront cornice
- Remove signboard panel and restore vestibule ceiling
- Repair double doors and repaint
- Remove wood siding and restore brick or replace with cased wood panels

10 NORTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

The 40-foot wide, two-story Smiley Building at 10 North Main Street was built in the late 1890s in the Late Victorian style. Originally the structure sat in line with the adjacent buildings, but now sits at a corner of an entrance to a rear parking lot. The now visible side of the building is not perpendicular to the front façade, creating a polygon shaped building. Side windows have been added to the exposed side wall. The structure features an ornate metal cornice embossed with the inscription "Smiley." A second metal cornice also details the top of the two storefronts. The façade is balanced, but asymmetrical, with a bay window above one storefront space and three double-hung windows above the other storefront. The building has served as a department store for most of its life. From the 1940s to recent times, Mandel's Department Store serviced Union City customers from this historic building and the upper floor housed living spaces.

COST ESTIMATES

Flashing, Cornice
(Existing) Repairs,
Painting \$3,500

Replace Missing
Cornice \$6,000

Pointing \$9,500

Storefront
Transom \$1,500

Windows \$12,000

Paneling \$4,000

Total Cost \$36,500

PHASING

Phase One
Flashing, Cornice
(Existing) Repairs,
Painting, Pointing

Phase Two
Windows and
Storefront Transom

Phase Three
Replace Missing
Cornice

Phase Four
Paneling

Inspect parapet flashing
and repair, as needed

Remove aluminum siding
and reconstruct historic
metal cornice. Repair
and paint historic metal
cornice

Inspect metal roof and
flashing, repair as needed
and paint

Repoint brick on front
and side façades

Remove plywood and
restore historic windows
or replace in-kind on
front and side façades

Inspect metal storefront
cornice, repair and
repaint as needed

Reconstruct transom

Repaint door and trim

Strip and powder coat
existing metal window
casings and doors

Consider replacing
siding with historically
appropriate wood panel
and trim



Photo of Existing Front Façade



Historic Newspaper Photo



Photo of Existing Side Façade

19 NORTH MAIN ST.

RECONSTRUCTION OF HISTORIC STOREFRONT

The Clement Lodge Building, at 19 North Main, was constructed in late 1800s by the Independent Order of Odd Fellows (I.O.O.F.). The two-story, 3-bay brown brick building displays an ornate stone cornice with the building's name, "Clement." Beneath the cornice, the brickwork corbels accent the three double-hung windows on the upper floor. The second cornice between the first and second floors also is ornately detailed. The second floor originally housed the I.O.O.F. banquet hall and was connected to the upper floor of the I.O.O.F. Building. At one time, the Union City Post Office occupied the building's storefront.



Union City Historical Society Museum

Historic Photo of the Clement Lodge

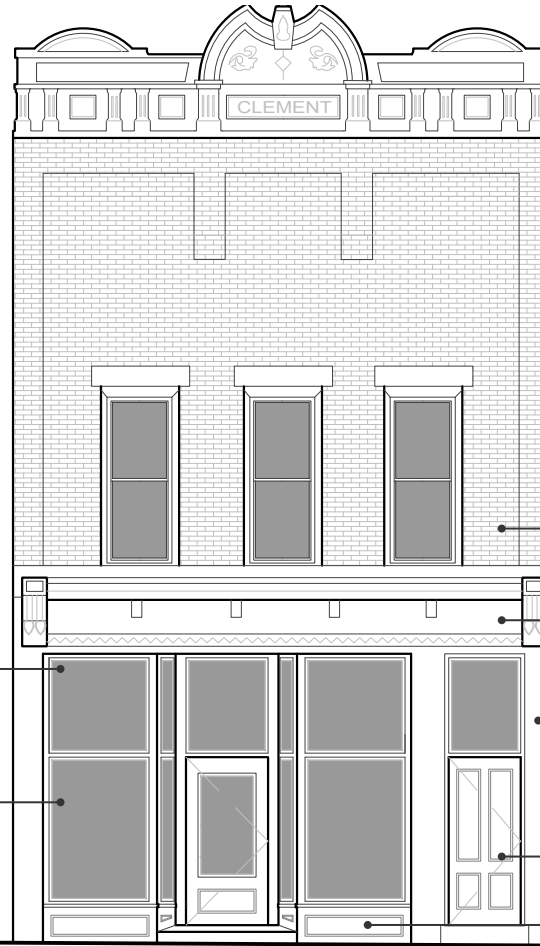


Photo of Existing Front Façade

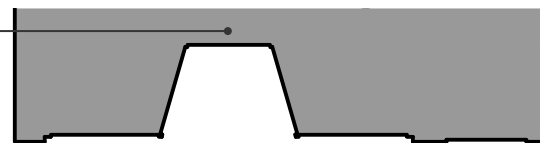
Remove non-historic signboard and use projecting sign or window decal

Replace storefront windows with windows and transoms that reach the bottom of storefront cornices, and construct new wood storefront

Maintain storefront profile. Use automatic door opener for accessible entrance



Proposed Façade Elevation
Scale 1/8"=1'-0"



Existing Façade Profile
Scale 1/8"=1'-0"

COST ESTIMATES

Basic Maintenance
\$1,000

Rebuild Storefront
\$23,000

Total Cost \$24,000

PHASING

Phase One Basic Maintenance

Phase Two Storefront Rebuild

Keep and maintain upper façade features

Inspect and repair any damage to flashing and storefront cornice

Remove stucco and restore underlying brick or create wood panel detail to cover

Replace two doors with historic style wood doors

Remove stucco and restore underlying brick or replace with wood panel

This property is not wide enough nor does it have enough space to create an accessible ramp. Obtain permission to extend ramp partially in front of 21 North Main Street, or explore other options

21 NORTH MAIN ST.

RESTORATION AND MAINTENANCE OF HISTORIC FAÇADE

Another striking downtown building, the Odd Fellows Hall or I.O.O.F. (Independent Order of Odd Fellows) Building, is an architectural gem built in 1889. It stands prominently at the southeast corner of Market and Main Streets, where Main Street bends towards French Creek.

The rose brick is accentuated by a metal scalloped cornice below the parapet, grand brick arches forming the second story windows, and a stone belt course at the second story. The stained glass transoms top the cast-iron storefronts. The façade proudly advertises two stone marques. One stating the year of construction, "1889," and the other with the original use, "I.O.O.F."

The Union Mills building once sat at this corner and spanned towards French Creek. In 1889, I.O.O.F. constructed this building as a meeting hall on the second floor and storefronts on the ground floor. Over the years, the I.O.O.F. building contained various retail spaces on the ground floor and has received alterations to the windows and storefronts.



Historic Photo of the Clement Lodge

Union City Historical Society Museum

Inspect parapet and flashing, repair as needed

Restore parapet windows

Repair and paint metal cornice. Select color scheme from Materials section

Repoint brick, remove deteriorated brick and replace with similar historic brick

Reglaze brick with semi-transparent coating

Remove brick and restore original window openings

Remove upper floor windows and reconstruct historic windows, see the window detail on the following page

Remove blinds from storefront and transom windows, consider clear glass or wood shades instead

Repair storefront trim

Regular paint maintenance is especially important for cast iron as it is very difficult to repair



Photo of the Existing Main Street Façade

21 NORTH MAIN ST.

RESTORATION AND MAINTENANCE OF HISTORIC FAÇADE



Photo of Existing Market Street Façade

- Inspect parapet and flashing, repair as needed
- Repair and paint metal cornice, select color scheme from Materials section
- Repoint brick
- Restore windows and reconstruct windows in the boarded up openings
- Reglaze brick with similar semi-transparent coating
- Restore wood doors and panels. Reconstruct fan light windows above doors
- Repoint brick, remove deteriorated brick and replace with similar historic brick

COST ESTIMATES

First Floor
Painting, Wood Repair \$3,000

Second Floor
Painting, Cornice Repair \$4,500

Pointing, Brick Repair \$15,500

Masonry Glazing \$7,700

Doors and Windows \$52,000

Total Cost \$82,700

PHASING

Phase One
Pointing, Painting, Cornice Repair, Masonry Glazing, Storefront Repair

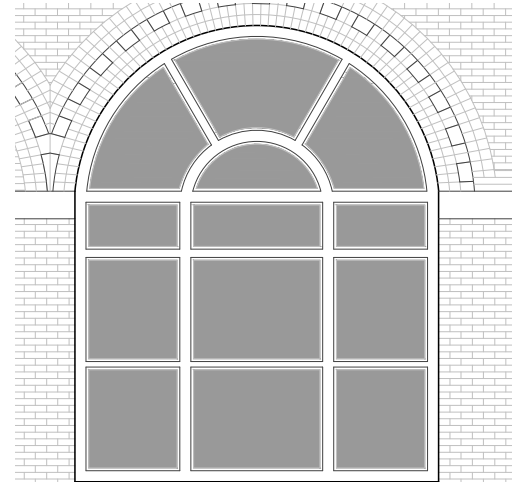
Phase Two
Windows and Doors



Photo of Rear Masonry Wall



Photo of Side Window and Masonry Connection



Front Façade Window Detail

31 NORTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

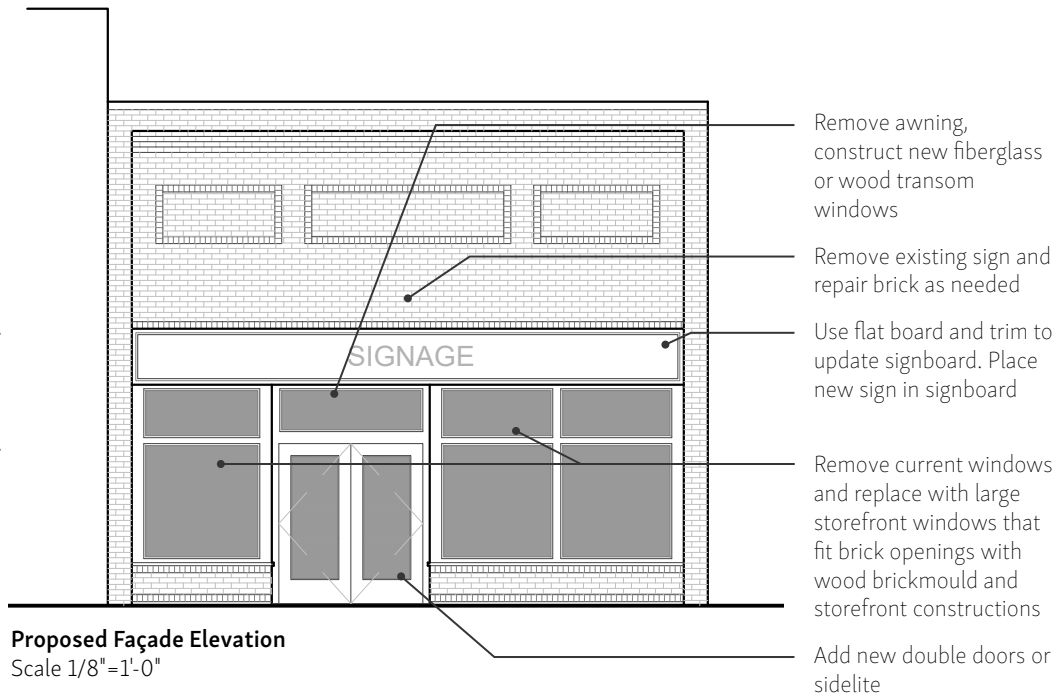
The one-story brick building at 31 North Main Street was built around 1930. The former storefront occupant was Edith's Flower Shop. The building has a modest form that fits in nicely with the surrounding historic buildings. The building has few ornamental details, but is enhanced by brickwork. Corbeling details the top of the parapet, and header and rowlock bricks create rectangular patterns on the top of the building. Stone caps the top of the parapet.



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Photo of Existing Façade



COST ESTIMATES

Signboard and New Signage \$3,500
 Storefront \$24,000

 Total Cost \$27,500

PHASING

Phase One Storefront
 Phase Two Signboard

33 NORTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

The one-story brick building at 31 North Main Street was built around 1930. The former storefront occupant was Edith's Flower Shop. The building has a modest form that fits in nicely to the surrounding historic



Union City Historical Society Museum

buildings. The building has few ornamental details, but the brick work shows the mason's craftsmanship. Stone caps the top of the parapet. Corbeling details the top of the parapet and header, and rowlock bricks create rectangular patterns on the top of the building.



Photo of Existing Façade

Repair and paint existing metal cornice

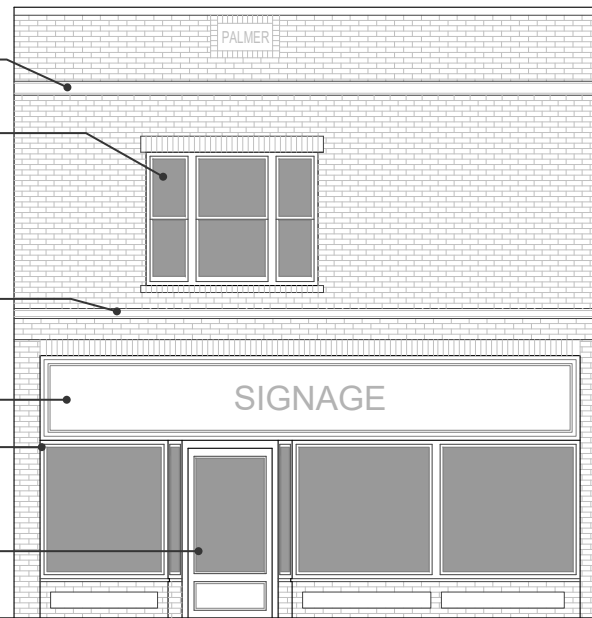
Place three double-hung in existing brick opening (roughly 3'-0"W center and 1'-6"W narrow side windows)

Add cornice to match missing historic piece and repoint brick

Restore signboard

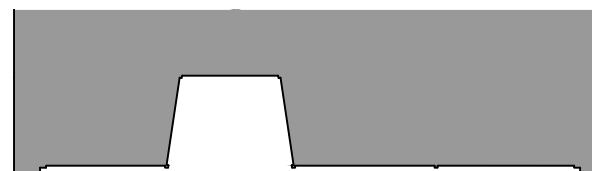
Strip and powder coat existing metal window casings

Strip and powder coat existing metal door or replace door with a historic style wood door



Proposed Façade Elevation

Scale 1/8"=1'-0"



Existing Building Profile

Scale 1/8"=1'-0"

COST ESTIMATES

Signboard and New Signage \$3,500

Painting and Cornice \$6,000

Pointing \$4,000

Window \$3,000

Total Cost \$16,500

PHASING

Phase One Painting

Phase Two Windows

Phase Three Signboard

Phase Four Pointing

35-43 NORTH MAIN ST.

REDESIGN OF CONTEMPORARY FAÇADES AND RECONSTRUCTION OF HISTORIC FAÇADES

Coincidentally, a former hardware was located at the site of the present day ACE hardware store. The Grange Hall, or Hardware and Lausworth Hardware Store, existed at 37 North Main Street in the mid-1800s to early 1900s. The structure was a three-story frame building with arched double-hung windows and an ornate bracketed parapet.

The present-day simple commercial structure at 37 North Main Street was constructed in 1930-1931. The common bond brick façade was balanced with two large openings on the second floor and storefront entrance and windows with a door to the upper floor on the right. The corbeled brick highlights the parapet wall, and a stone marquee below reads "1931, P of H, No. 89." In addition to 37 North Main Street, the current hardware store occupies multiple buildings.

The more ornate masonry building of the hardware store at 41 North Main Street was built in the Italianate style in 1880. This building, originally the Davis Shop, survived the heavy rains that caused the Flood of 1892. The two-story brick structure has a commercial storefront with three-bay pattern on the upper floor. The façade features a cornice with dentils and brackets at roofline, window crowns over the three round 1/1 double-hung windows on the second story, and a small cornice with dentils between the first and second floors.

The buildings at 35 and 43 North Main Street were constructed in the mid-20th century and are clad with shingle siding. The structures have the same owner and occupant, but are not considered historic. The improvements intend to better integrate these non-historic buildings into the historic district.



Existing Façade Elevation

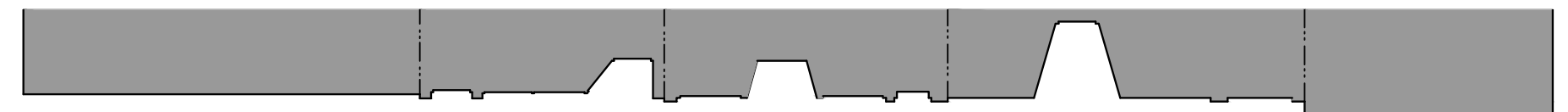
Not to Scale

43 N. Main

41 N. Main

37 N. Main

35 N. Main



Existing Façade Profile

Not to Scale

35-43 NORTH MAIN ST.

REDESIGN OF CONTEMPORARY FAÇADES AND RESTORATION OF HISTORIC FAÇADES



Phase One Façade Elevation

Not to Scale



Proposed Façade Elevation

Not to Scale



Proposed Façade Profile

Not to Scale

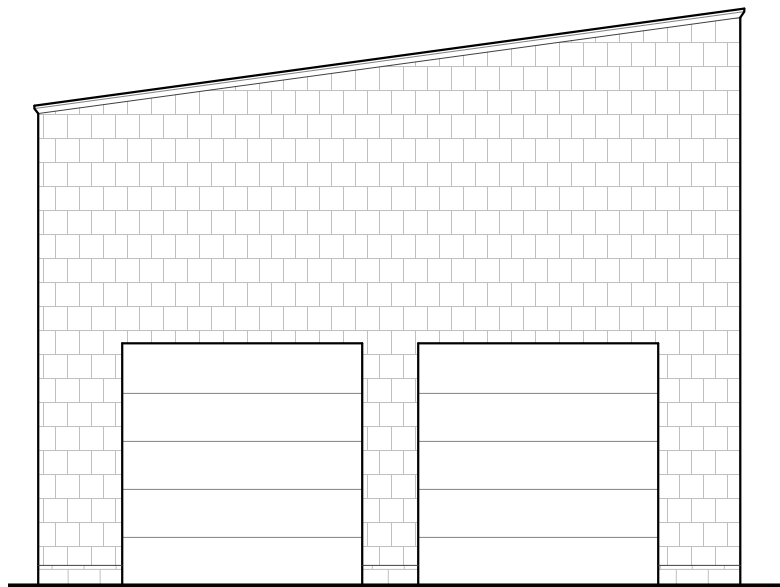
43 NORTH MAIN ST.

REDESIGN OF CONTEMPORARY FAÇADES AND RESTORATION OF HISTORIC FAÇADES



43 NORTH MAIN ST. SIDE FAÇADE

REDESIGN OF CONTEMPORARY FAÇADE



Existing High Street Façade Elevation

Scale 1'-0"=1/8"



Proposed High Street Façade Elevation

Scale 1'-0"=1/8"

- 8" cornice on 37-39 North Main Street building
- Quik-Brik Traditional, Richfield Flashed
- Form signboard with flat board and perimeter crown and trim on 37-39 North Main Street building
- Soldier brick lintel above garage doors
- Garage doors replaced with wood paneled 10'-0" x 10'-0" garage doors with glazed portion
- Course of rowlock bricks that continue from front façade
- Gooseneck lighting fixtures above signage, Millennium Lighting RAS12-RGN23-ABR or similar, architectural bronze



Existing Façade Profile

Scale 1'-0"=1/8"

38 NORTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

This building, constructed in the early 1900s, stands three stories tall and features a two-bay pattern. The brick commercial building at 38 North Main Street has symmetrical façade, accented with original details, such as a parapet with a corbeled cornice. The four upper floor window openings have three double-hung windows with transoms. The center windows are wider than the windows flanking it. The building looks similar to its original design; however, the stone marque at the top of the building has been covered and the storefront windows and bulkhead have been modernized.

COST ESTIMATES

Stone Marque \$4,000

Masonry \$5,500

Windows \$12,000

Rebuild Storefront \$20,000

Painting \$1,250

Total Cost \$42,750

PHASING

Phase One Pointing Masonry

In Any Order

Stone Marque

Windows

Storefront

Painting



Photo of Existing Façade

Consider researching the missing historic stone marque and commissioning a reconstruction

Consider replacing vinyl windows with wood windows. Replicate existing window proportion, style, and frame

Repoint brick

Select color scheme from Materials section and repaint trim and cornice

Restore signboard proportion and materials

Restore historic storefront window proportions by elongating the windows to reach bottom of signboard

Strip and powder coat existing metal double doors or replace with historic style wood doors

Consider reconstructing storefront with historic wood windows and wood bulkhead

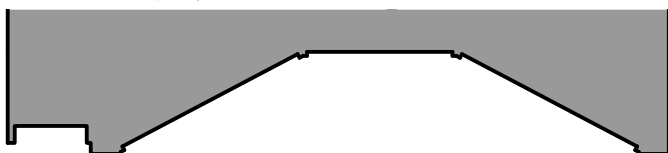
40 NORTH MAIN ST.

RECONSTRUCTION OF HISTORIC FAÇADE

This three-story brick building, built in the late 1800s, has a 5-bay pattern. The upper floor windows originally were double-hung windows with transoms. The storefront has been modernized, but originally was capped with a decorative cornice. The parapet still features the large, decorative, metal cornice with the inscription "J.S. Thompson." At one time, the building was occupied by a pharmacy with soda fountain.



Photo of Existing Façade



Existing Façade Profile
Scale 1/8"=1'-0"

COST ESTIMATES

- Signboard \$3,500
- Painting \$5,500
- Upper Floor Windows \$12,000
- Rebuild Storefront \$22,000
- Masonry (front) \$3,000

- Total Cost \$48,000

PHASING

- Phase One Repoint and Parge
- Phase Two Upper Floor Windows
- Phase Three Signboard and Storefront

- Strip and repaint cornice. Repair any damaged cornice, parapet, or flashing cap
- Select new color scheme from the Materials section
- Remove existing windows and replace with properly sized double-hung wood windows and transoms
- Repoint brick, remove loose paint, and repaint entire façade
- Distinguish between brick and stone lintels and sills by removing paint on stone or repainting with a contrasting color
- Rebuild historic storefront cornice and signboard with trim
- Reconstruct storefront with transom windows
- Remove wood to uncover brick pillars, or replace wood
- Rebuild storefront windows and wood storefront
- Replace storefront doors with historically appropriate doors
- Raise sills of storefront display windows
- Repoint brick and parge the sandstone on side and rear walls

Proposed Façade Elevation and Profile
Scale 1/8"=1'-0"

42 NORTH MAIN ST.

RESTORATION OF HISTORIC FAÇADE

At 42 North Main Street, the Cooper House Hotel stood, which was one of seven or eight fine hotels. Like other Union City buildings, a fire destroyed the Cooper House Hotel in 1926. It was replaced in 1928 with the Congdon Hotel, which still stands today. The Congdon Hotel is a simple three-story commercial building. The façade is symmetrical with a central entrance marked on each side with storefront windows and stained glass transoms. The upper stories have a three-panel window centered over the entry and two double-hung windows on each side. The brickwork, parapet, and cornices further emphasize the building's modest details.



Historic Photo of Congdon Hotel

Union City Historical Society Museum

- Inspect roof parapet and flashing
- Repair and repaint cornice
- Repaint and repair brick
- Replace windows with historic style 9/1 (nine panes over one pane) double-hung wood windows
- Replace windows with historic style 6/1 (six panes over one pane) double-hung wood windows
- Rebuild storefront cornice and signboard (refer to historic photo)
- Select color scheme from the Materials section and repaint trim
- Replace storefront doors with historically appropriate wood doors
- Strip and powder coat existing metal window casings and double doors, or replace with historically appropriate wood framed storefront



Photo of Existing Façade

COST ESTIMATES

Signboard and Cornice \$6,000

Windows \$14,000

Painting and Storefront \$4,000-\$20,000

Masonry Repair \$7,000

Total Cost \$31,000-\$47,000

PHASING

Phase One Masonry

Phase Two Signboard

Phase Three Windows and Storefront

8 WEST HIGH ST.

RECONSTRUCTION OF HISTORIC FAÇADE

The one-story building at 8 West High Street was constructed in 1940. The brick façade has modest details with a stepped parapet with the initial "B" above the center bay.



Photo of Existing Façade

COST ESTIMATES

Masonry \$3,500

Doors and Windows \$48,000

Total Cost \$51,500

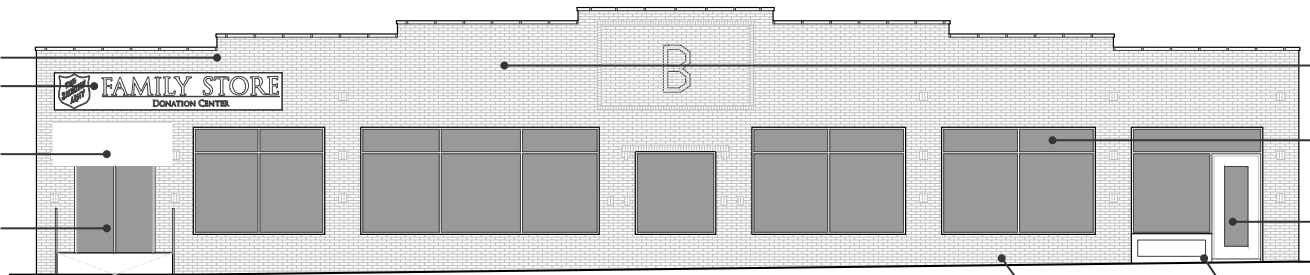
PHASING

Phase One

Masonry

Phase Two Doors and Windows

- Remove mortar wash and paint brick as needed
- Keep existing sign
- Keep awning over main entrance
- Strip and powder coat existing metal double doors, or replace with historically appropriate wood door



Existing Façade Profile
Scale 1/8"=1'-0"

- Remove efflorescence, wash with muriatic acid
- Reconstruct storefront windows
- Replace solid metal door with historic wood door, solid or with glazing
- Add bulkhead panel with inset detail
- Consider adding a 24" deep planting area against the building



Existing Façade Profile
Scale 1/8"=1'-0"

NEW CONSTRUCTION (INFILL)

SITE AND BUILDING RECOMMENDATIONS

In Union City, a few vacant lots exist in the 0.2-mile study area and a handful are adjacent to the study area. The guidelines in this section recommend design considerations for development sites and new buildings within the historic commercial district and properties adjacent to the historic district. Following the recommendations in this section will help to seamlessly integrate new construction with the historic buildings. This section covers demolition, building placement, entrances, parking, building mass and scale, fenestration, architectural styles, and materials.

Demolition

Preservation and rehabilitation should be the main priority for Union City's commercial historic district. Preservation of buildings is more sustainable and maintains the community's history and character. Before demolishing a structure, determine how the vacant land will be reused and whether allowing market conditions to change and rehabilitating later would be a feasible alternative. When demolition is necessary, salvage building materials for reuse or recycling. Salvaging building materials decreases landfill waste and creates an opportunity for other preservation or rehabilitation projects to reuse building materials. Commonly reused materials include brick, steel, doors, windows, and architectural details such as handrails, cornices, and trim.

Building Placement

In Union City, and commonly in historic districts, commercial buildings have a zero-foot setback. This means that buildings are zero feet from the front property line, and the buildings touch the sidewalk. The buildings at the sidewalk provide a walkable district and make businesses easy to access on foot. New construction should maintain a zero-foot setback on the front (primary) property line and at a maximum should be only ten feet from the front property line. In most cases, the new building or addition should be constructed to the party wall (a wall of the adjacent property) or five feet from the side property line.

Parking

A characteristic of historic districts is on-street parking or parking hidden behind buildings. Concealed parking maintains the historic district's charm and creates a more pedestrian-friendly environment. Do not provide parking in the front of buildings, besides on-street parking, and either do not allow or limit the amount of parking on the sides of buildings. If parking is provided on the side of the building, allow one single row of parking and have a minimum parking setback of 15 feet for new parking areas. Place the primary parking in the rear of the building or use off-site shared parking lots. If a side parking lot is provided, screen with landscaping, trees, fencing or a portion of the building. See the Public Realm: Parking section for more information.



Zero-Foot Setback for new construction in historic districts



Large Setback with parking in the front



Rear or Side Parking with 15-foot setback and landscape screening

NEW CONSTRUCTION (INFILL)

ARCHITECTURAL RECOMMENDATIONS

Building Mass and Scale

Complement Union City's historic buildings by adding new buildings and additions that have a contextual scale and building massing. An appropriately scaled building is a similar size, both in height and width, to the adjacent historic buildings. The height of the floor levels are also relatively similar to those of the adjacent historic buildings. Building mass is similar to building scale, but refers to the building's form and shape. The building's mass should also be compatible with the surrounding historic structures. In Union City, historic commercial buildings are generally two to three stories tall and roughly 25 feet wide. Historically, when larger buildings were constructed, they appeared like multiple buildings that were each 25 feet wide, for example 19-25 South Main Street.

Fenestration Proportions and Rhythm

The term fenestration encompasses building openings, like windows and doors. The size and proportion (height to width ratio) of the fenestration creates a pattern on the façade. The fenestration pattern of multiple façades creates the rhythm and character of a historic street. New buildings need to integrate with the existing fenestration pattern. Study the size and proportion of the fenestration on the surrounding buildings before designing a new building. See the photos on the right that illustrate fenestration patterns. Consult with architects or preservationists to determine how best to complement the fenestration pattern in Union City's historic district.



Appropriate Building Scale can be similar heights or vary like the middle photo



Appropriate Fenestration Pattern varies, but has continuity between different buildings



Inappropriate Fenestration does not blend with adjacent buildings. Often the window and door openings are too large or too little in comparison to surrounding historic buildings. In addition, the openings can appear irregular and accidental, like the building in the right photo.

The top photo shows relatively similar height buildings, and the bottom photos has varies heights. Each example is appropriate because the building widths and floor heights are similar and the building heights only vary one or two stories.

NEW CONSTRUCTION (INFILL)

ARCHITECTURAL RECOMMENDATIONS

Entrances

Historically, storefronts, including those in Union City, welcomed visitors and passersby with entrances fronting the main street. In addition to zero-foot setbacks, entrances facing a street provide a more pedestrian-friendly environment, and they create a safe way for people to access a building. New buildings, additions, and rehabilitations should have the primary ground floor entrance facing and accessed by the primary street. Upper floor level(s) can be entered through a street entrance or an entrance on the side or rear of the building, depending on site conditions and upper floor uses. Accommodate deliveries and loading docks in the rear of the building or the side of the building, not on a primary street.

Entrance doors need to be recessed at least three feet to allow the outward door swing to not impede the sidewalk circulation. Or if the building occupancy is less than 50 persons, the door may swing inward and be flush with the building's façade. Create a flat threshold or ramp, to provide an ADA-accessible entrance to the public spaces of the building. Emphasize the primary entrance using signage, an awning, a clear glass door, or possibly double doors. These key features will communicate to visitors which entrance is public and the primary access point for the building.

Architectural Styles and Materials

Union City's architectural styles tend to be from the late 1800s and early 1900s. New construction does not need to emulate architecture from this period, but understanding historic styles in the district can help architects design new structures. New buildings can blend with historic structures by using similar massing, scale, exterior finishes, and thoughtful fenestration. Common materials found on Union City historic buildings are wood and brick with accents of metal and stone. With new buildings and additions, use authentic materials, such as brick and stone, and avoid synthetic materials like vinyl siding and synthetic stone and brick.



Recessed Storefront Entrance



Flush Storefront Entrance



Appropriate Architecture Styles and Materials for new construction in a historic district

GLOSSARY

Architectural Style the characterization of a building design that correlates with a time period, culture, and architectural features

Bottom Rail the flat horizontal strip at the bottom of a door or window

Bracket an angled structural or decorative element that carries weight or braces another object. Commonly located under a roof eave

Brickmould the trim piece between the brick and the frame of a window or door

Building Profile the shape of a building's footprint on the ground

Bulkhead panel or trim wall located below the storefront window

Colonial Revival Architecture became popular in the late 19th to mid-20th century. The style imitated English and Dutch architecture that was common during Colonial America

Column a structural post that bears weight and can be square or circular

Community Garden garden space that is accessible to community members

Contextual an element that responds to its surrounding environment (commonly buildings)

Corbeled Brick projected incrementally from a masonry wall or column creating a stepped appearance

Cornice the angled decorative molding located at the top of a parapet and/or above a storefront

Crown a decorative trim located at the top of a window or element, commonly found on Italianate architecture

Cyclist Amenities useful features for bicyclists (e.g. bicycle racks, water stations)

Dentils square decorated projections located in the cornice

Directional or Wayfinding Signage signs that indicate direction or locations of features (e.g. district map, signs with arrows and points of interest)

Display Window windows for a storefront and located on the ground floor, historically transparent and large

Double-Hung Windows slide up and down to open

Façade a building's vertical exterior walls

Fenestration the arrangement of openings (windows and doors) on a building

Finishes the final coating or material on the surface of a building or element

Frame the element surrounding the door or window

Ghost Sign old, worn, painted sign that has remained on a building

Greenscape landscape found in an urban environment

Hinge Stile the flat vertical strip of the door where hinges are fixed

Historic elements and buildings that are at least 50 years old and have meaning to the community's past

Inappropriate not suitable element for historic buildings

Infill Construction new construction built on vacant land in an existing district

In-Kind change with the same or very similar

Italianate Architecture developed in England in the early 19th century and drew from 16th century Italian architecture. The style was popularized in the mid-19th century in the United States

Jamb the two vertical pieces of the door frame. The door hangs from one piece and other piece secures the latch

Lightpost Banner permanent or temporary signage that hangs perpendicular from a street lightpost

Lintel a horizontal structural piece spanning over a window or door. Commonly stone, wood, or steel

Lock Stile the flat horizontal strip at the middle of a door where the lock and handle are located

Low Slope Roof a roof with a shallow slope that appears almost flat

Lower Sash the bottom half of a double-hung window

Massing a building's form and shape

Meeting Rail the horizontal piece of the upper and lower sash on a double-hung window that touch, commonly in the center of the window

Muntin a strip of wood or metal dividing panes of glass on a window or door

GLOSSARY

Open Space or Public Space green or civic space that is intended to be used by the public

Panel the recessed decorative piece that can be found on a door or wall

Parapet the low wall that extends above the roof

Parge cover masonry wall with a lime-mortar mixture

Parkette or Pocket Park small scale park that is intended to be used by the public

Party Wall a shared wall between two properties, found on rowhouses or traditional commercial buildings

Pedestrian Amenity useful features for people walking (e.g. benches, trash receptacles)

Pilaster a decorative column projecting from a wall

Proportions relationship between height and width of an object (e.g. window or door)

Public Realm the public spaces of a community (e.g. streets, parks, plazas, public land)

Reconstruction remove damaged or inappropriate element and reinstate architectural character by replicating original historic element

Redesign design element in a different way

Refinish or Reface apply a new coating of surface finish (e.g. stain, paint, or glaze)

Remove eliminate the element

Replace change the element for a similar element of new or restored construction

Repoint remove mortar between brick joints to a depth of one-inch and replace with an appropriate type of mortar

Restore or Repair fix damaged or deteriorating portions of the element

Retain and Preserve maintain the element and its characteristics

Sandwich Board Sign an A-frame shaped sign placed on a sidewalk to advertise a business

Scale the physical relationship between two objects size

Setback the distance between a building or structure and the property line

Signboard a flat area above a storefront where signage was traditionally located

Sill the slightly angled piece on the bottom of an opening where a window rests, angle sheds water

Site Placement the location of a building on a given site

Stone Marque a stone plaque at the top of the building that commonly indicates the building's date and/or name

Storefront Door public door that leads to a ground floor commercial space. Typically the primary entrance and more transparent than other doors

Streetscape natural and built elements of a street

Threshold the piece at the bottom of the doorway that people pass over when entering or exiting

Top Rail the flat horizontal strip at the top of a door

Transom windows located above a door or another window

Trim decorative edging that borders an object or building, commonly wood

Upper Floor Door leads to staircase or lobby for the upper floors, typically less transparent or a solid door to indicate privacy

Upper Sash the top half of a double-hung window

Victorian Architecture developed during the reign of Queen Victoria and mixes Italian and Gothic architectural details. The style was popularized in the United States by ease of manufacturing and railroad transport

RESOURCES

Union City Borough

13 South Main Street, Union City, PA

<http://unioncitypa.us/borough/>

Preservation Erie

10 East Fifth Street, Box 3, Erie, PA

<http://preservationerie.org/>

Pennsylvania Historical and Museum Commission

State Museum Building, 300 North Street, Harrisburg, PA

<https://www.phmc.pa.gov>

The Secretary of Interior's Standards

<https://www.nps.gov/Tps/standards.htm>

National Park Service, Preservation Briefs

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>