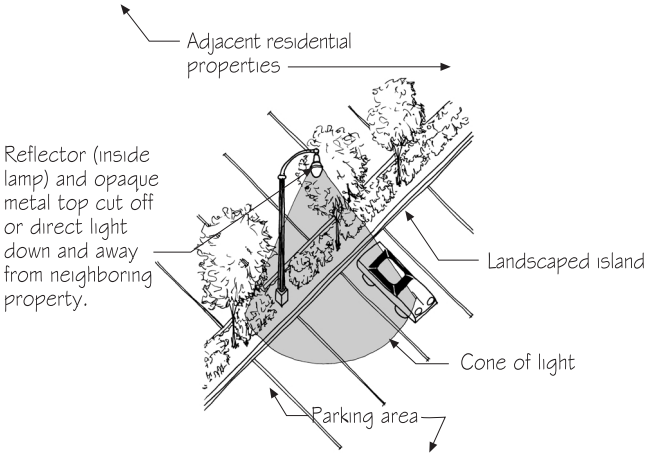


PARKING LOT LIGHTING DETAIL

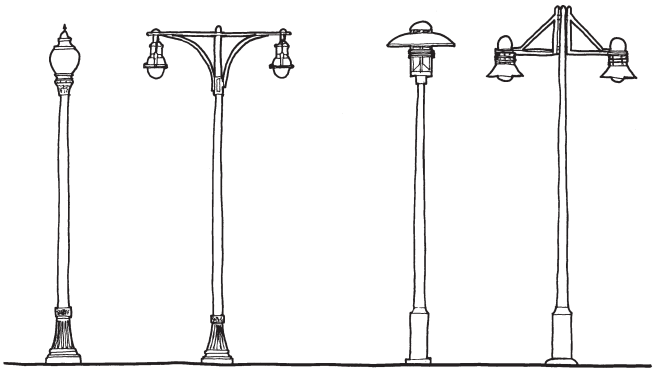
I. Lighting

Lighting of a building and its site is yet another important design consideration. Buildings with architectural interest can be greatly enhanced at night by well-placed lighting, which can also serve a security function. Lighting of drives and parking areas is an additional security and safety measure. At the same time, lighting can have a significant impact upon a site -- especially a rural one or one with a strong rural character-- and should be handled very carefully

Because light can travel long distances and affect neighboring properties, consider the following when planning site lighting:

1. Use as small fixtures as possible and the fewest number that will provide the lighting required.

2. Avoid overly bright light sources. Try to use traditional incandescent fixtures; long-life bulbs are available so frequent bulb-changing can be avoided. Try to use fixtures and lamps that reduce glare.



RECOMMENDED LIGHT FIXTURES

3. Orient fixtures to minimize light "spill" onto adjacent properties or upward into the sky. Plan carefully so light sources do not shine directly toward nearby buildings. Use landscaping and plantings, where possible, to help achieve this. Consider how fixtures will appear during the day when they are not lit; think about concealing them from view as much as possible.

4. Use simple fixtures of contemporary design. Avoid overly ornate fixtures, and be sure they can be re-lamped safely and conveniently. Pole-mounted fixtures should not be too high; preferably they should stay below 20 feet in height.

Gravel lots and driveways generally have a softer visual impact than concrete or asphalt.

J. Parking and Driveways

Parking and road access drives are important considerations in any new construction project. The location and convenience of drives and parking areas can affect not only the economic viability of a business or value of a property, but also the property's visual quality and compatibility in the context of the Cleveland-Massillon Road Corridor.

Some past parking and access practices are no longer recommended. For example, current practice encourages use of shared access and minimal creation of new drives or curb cuts. Similarly, the placement of parking in front of a building, which was common in the past for strip commercial centers and other commercial properties, is no longer recommended.

Placement of this long driveway along a tree line has minimized its visual impact on the streetscape.

Instead, the goal today is to provide adequate, convenient parking in a way that downplays its visual impact. Breaking up large lots into several smaller ones; use of plantings to screen parking; and location of parking to the side and rear of a property all are current techniques to lessen the visual impact of drives and parking.

Consider the following when planning for drives and parking areas:

1. Avoid creating new drives or access roads in the corridor whenever possible, especially if they would have to intersect Cleveland-Massillon Road or any of its intersecting roads. Try to branch from existing drives or access roads.

2. Try to locate parking areas to the side or the rear of a property instead of right in front. This applies primarily to commercial properties, but it can apply to residential properties as well. Rear entrances, when well-marked and well-maintained, can be as convenient as those in front.

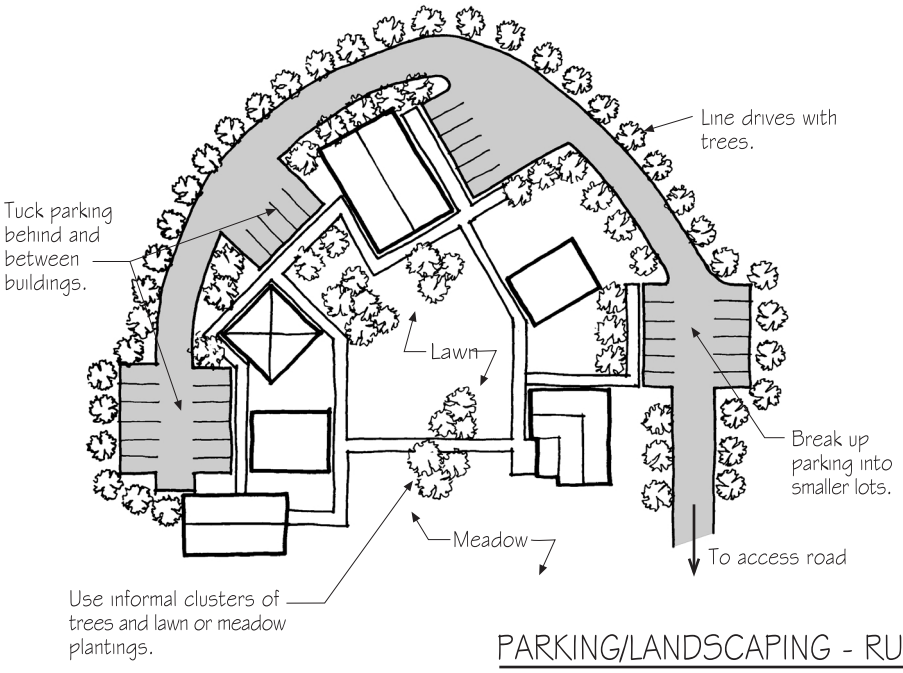
3. Rather than using a single large parking lot, break it up into smaller areas separated by plantings and/or green space. A series of smaller lots will help avoid the "shopping mall" feel of large parking areas.

4. Use plantings such as trees and shrubs to screen parking areas. Various evergreen species can provide year-round screening.

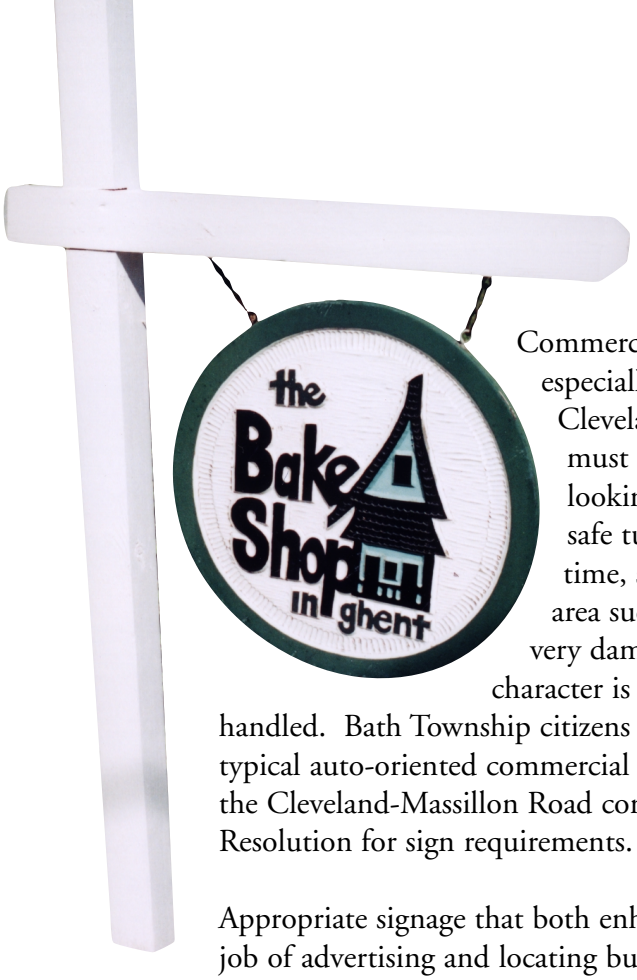
Use of plantings and landscaping to break a large parking lot into smaller units can considerably reduce its visual impact.

...avoid the "shopping mall" feel of large parking areas.

5. Consider gravel rather than asphalt or concrete as a parking lot or driveway surface material. Gravel is a traditional material for road surfaces; it works well when properly sloped and drained.



PARKING/LANDSCAPING - RURAL



K. Signage

Commercial signage is important to any business, especially in an automobile-oriented area such as the Cleveland-Massillon Road Corridor. Customers must be able to find the businesses they are looking for, and must see them in time to make a safe turn into a drive or parking lot. At the same time, signage has a strong visual impact upon an area such as the corridor. Uncontrolled signage is very damaging to an area's sense of quality, and rural character is very hard to maintain if signage is not well handled. Bath Township citizens repeatedly cited the plethora of signage in typical auto-oriented commercial areas as a problem they wanted to avoid in the Cleveland-Massillon Road corridor. Refer to the township's Zoning Resolution for sign requirements.

Appropriate signage that both enhances the corridor's character and does the job of advertising and locating businesses can be achieved by considering a few important factors:

1. Signs do not have to be large to be effective. What is important is that their lettering is clear and readable. Be sure the sign color and the lettering have sufficient contrast for the lettering to stand out. Make the lettering large enough to read, but not overly large; experiment with mock-ups before deciding on lettering size and sign colors.

2. Include the street address or number on the sign. Many businesses today rely solely on logos or business names, but street numbers are still important.

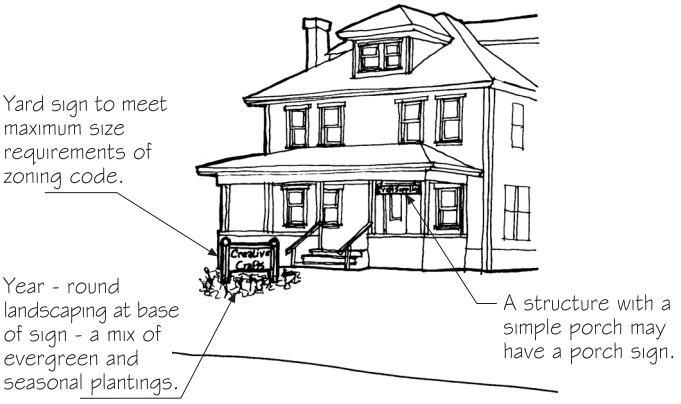
3. Use traditional forms of signage specifically permitted in Bath Township: wall-mounted on the building or projecting from it, or ground-mounted with or without a frame. Simple square, rectangular, round, or oval forms are most appropriate; avoid overly ornate sign designs.

4. Avoid interior-lighted signs, which are not allowed under the Zoning Resolution, and avoid plastic signs generally. Painted wood is the most appropriate kind of sign in the corridor.

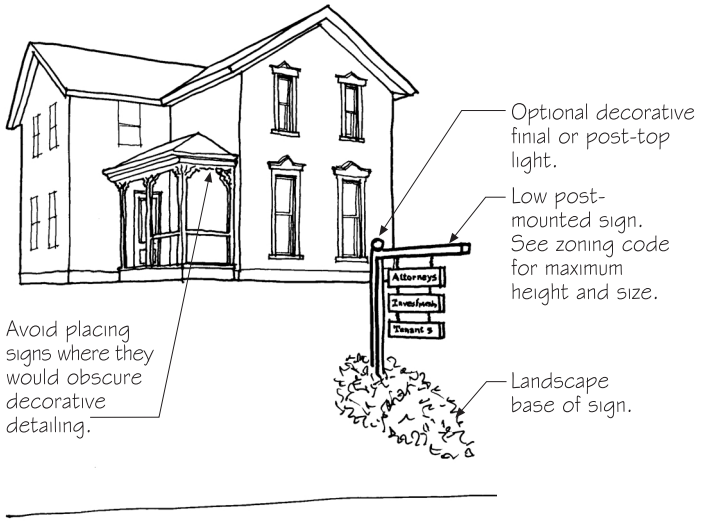
Inclusion of the street number on a sign greatly assists drivers looking for businesses.

5. Sign lighting should be externally mounted and should be directed and shaded so that it shines only on the sign. Traditional "gooseneck" fixtures are appropriate for wall-mounted and projecting signs. Ground-mounted uplights or gooseneck fixtures mounted on top of the sign are appropriate for ground-mounted signs. Avoid intense spotlights, "moving" lights, neon, or strobes and flashing lights, all of which are prohibited by the Zoning Resolution.

6. For multiple-tenant buildings, the most appropriate approach is to use a consistent design for the basic sign and for any tenant identification. Pre-planned design, colors, and lettering will ensure consistency and compatibility as tenants change over time.



SINGLE TENANT SIGNAGE



MULTI-TENANT SIGNAGE

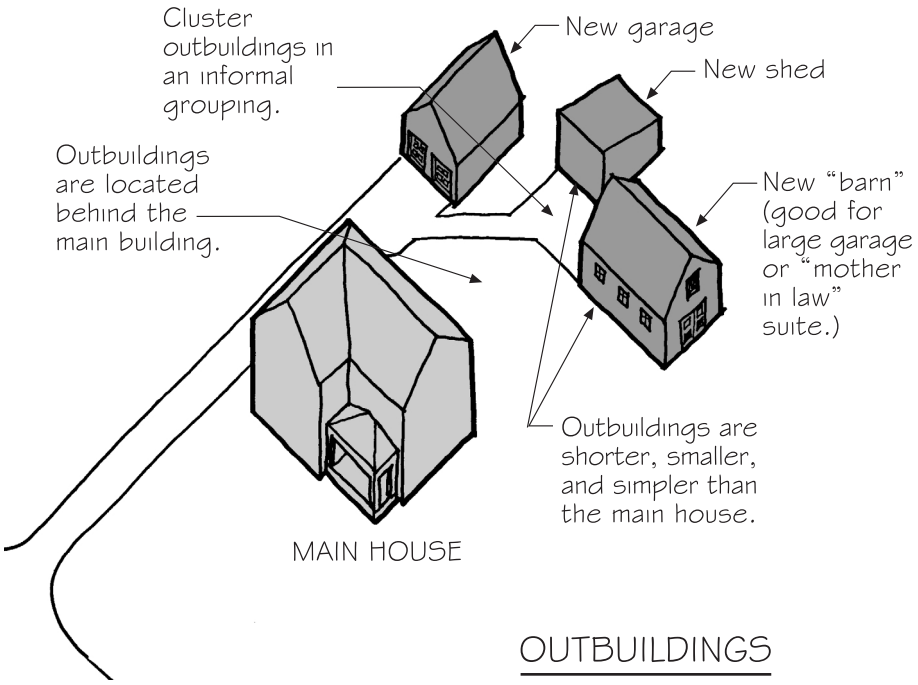
L. Outbuildings and Other Structures

Because of its rural heritage, outbuildings such as barns, sheds, garages, and workshops are fairly common in the Cleveland-Massillon Road Corridor. Most of these are functional buildings with few architectural embellishments, though some of the barns are outstanding for their designs. Typically, outbuildings have board-and-batten siding or vertical flush siding, often fairly roughly finished. Some buildings, especially smaller ones, have beveled siding such as clapboards. Some garages have the same siding material as the houses with which they are associated.

Preservation and repair of outbuildings such as these is important because they add visual variety to the corridor and are part of its heritage. When new outbuildings are necessary, whether a garage for a residence or a support building for a commercial enterprise, it is important to follow traditional practice in their design and construction. Keep these considerations in mind:

1. Most outbuildings in the corridor are of frame construction rather than metal or masonry such as brick or concrete block. Wood is the preferred material for any new outbuilding construction.

2. New outbuildings should use traditional forms of siding like those discussed above. Avoid diagonal siding, plywood and chipboard, or other non-traditional siding types. Aluminum siding is an acceptable replacement for wood, but only to simulate beveled siding; avoid wood-grained aluminum and use only smooth siding.



OUTBUILDINGS

3. Use traditional gable or sloped roofs on outbuildings; gambrel roofs were not common and should be avoided. Asphalt or fiberglass shingles or standing seam metal roofs are appropriate for these buildings. Note, however, that very low-pitched roofs with shingles may leak.

4. Outbuildings should be placed to the side or rear of a property; avoid locations in front or in places that obscure views of the main house or commercial structure. Unless the new outbuilding is a large-scale barn, outbuildings should be considerably smaller than the main structure.

Originally established as a grist and flour mill in 1830, this building was rebuilt after a fire in the 1940s and was used for manufacturing. Today it is occupied by an interior design firm and is an excellent example of adaptive reuse of an older structure.

M. Maintenance and Rehabilitation of Historic Buildings

The Cleveland-Massillon Road Corridor has numerous historic buildings, generally defined as those older than 50 years and possessing historical importance or distinctive architectural character, though some important buildings can be less than 50 years of age. They include Greek Revival style houses, vernacular farmhouses and farm complexes, and some outstanding barns. Preservation and careful rehabilitation of these buildings is important to protecting and enhancing the character of the corridor, and the following guidelines are intended to suggest simple and cost-effective ways of achieving this goal.

The guidelines are based on the best current practices developed by preservation professionals nationwide and are intended 1) to encourage retention of as much historic building material as possible; and 2) to avoid the creation of a false "historic" appearance from the use of materials or architectural elements a building would not have employed historically.

The guidelines are arranged by building component, working upward from ground level. Note how many of the recommendations pertain to protecting buildings from moisture damage.

FOUNDATIONS

1. Avoid vines and other plants on a foundation, and weeds and shrubs should not be in contact with it. Allow air space between the foundation and any plant materials, so damp foundation materials can dry out. Don't pile dirt, mulch, firewood, or other materials against the foundation.

2. Foundation ventilation openings should be kept clear and should not be filled in or covered.

3. Soil around the foundation should slope down and away so water will drain away and not soak into the ground next to the foundation. Water that pools against the foundation during a rain is a sign of trouble such as a blocked underground drain or a leaking downspout. Be sure to use either underground drain lines or splashblocks to drain water away.

use a mason who understands older masonry.

MASONRY WALL SURFACES

1. Masonry cleaning should be done using the gentlest possible means. Avoid acid cleaners, which can stain and dissolve some masonry. Try plain water or mild detergent, or consider leaving the masonry with its natural weathered surface. If water is used to wash or rinse the masonry, keep the pressure below 300 pounds per square inch.

2. Re-point masonry only when mortar is missing, loose, or eroding away. Consider spot-pointing rather than completely re-pointing a building. Use a mason who understands older masonry and uses a suitable re-pointing masonry (no more than 1/4 to 1/2 part of cement by volume.)

3. Maintain the paint on painted masonry buildings. Paint is very difficult to remove completely from masonry, and often removal efforts are too aggressive and damage the masonry. Unpainted masonry should not be painted. Its color and surface are part of a building's history.

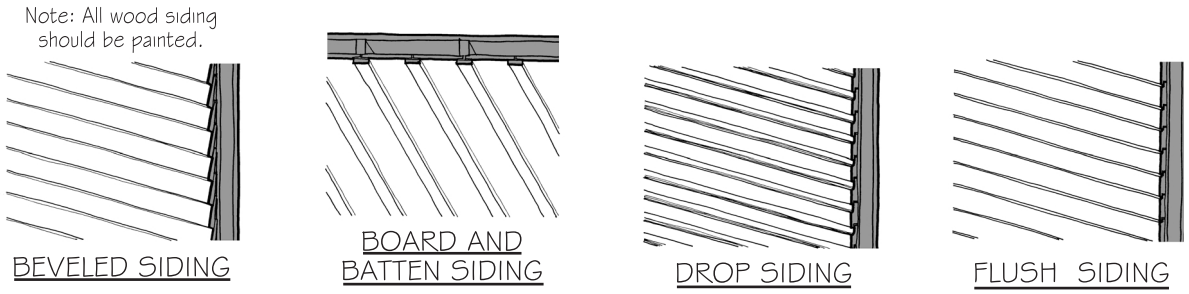
Retention of historic wood siding and trim elements is essential to the character of many older Bath Township structures.

WOOD WALL SURFACES

1. Retain existing or historic wood siding and other wood elements as much as possible. If deteriorated, wood siding should be replaced with new matching wood. Other wood elements should be replaced in kind if they are beyond repair. Avoid rough-sawn "rustic" siding, pre-cut simulated wood siding, or diagonal siding on older buildings; these would not have been used traditionally.

2. Wood exterior elements typically were painted rather than stained and varnished. Painting is the appropriate finish for all types of wood exterior elements.

3. Vinyl or aluminum replacement siding should not be used to replace deteriorated wood siding. These materials cover over or cause removal of original elements essential to the building's character.



DOORS AND ENTRANCES

1. Maintain and keep older doors. Plane or sand edges or adjust hinges to solve problems with sticking doors. Weatherstrip or add a storm door for energy efficiency. Add wood strips to sides or top and bottom to help an older door fit its opening better.

2. Retain original door and entrance locations and sizes. Avoid downsizing or covering doors and entrances, which unbalances the architectural design. For new entrances added where there was none before, use a door type and entrance details appropriate to the design and period of the house. Avoid inappropriate new entrances, such as glass commercial entrances in barns, or heavily ornamented doors and trim applied to simple cottages or bungalows.

The diagonal pattern of the wood boards in these barn doors is an important design element. Even if they are no longer needed, doors such as these should be retained.

3. Avoid replacing historic doors with incompatible new ones. Repair existing doors; often only a rotted lower rail or other piece needs replacement. If replacement truly is necessary, match the design of the original as closely as possible.

4. Use wood rather than metal for new doors. Wood doors should be painted rather than varnished, except in late 19th century homes, which sometimes had varnished doors.

5. Storm doors may be wood or metal. Use a finish that matches the color of the door or the trim on the house as closely as possible. Avoid metallic or brushed aluminum. The storm door should be a full-light design that shows the door behind it. Avoid storm doors with the X-shaped "cross-buck" design in the lower panel, which is a non-traditional decorative feature.

PORCHES

1. Porches should have regular inspections for signs of deterioration and moisture -- mildew, moss, or soft, "punky" wood showing dry rot. Keep painted surfaces well painted, and provide ventilation under the porch so it can dry out.

2. Avoid removing porch elements such as columns, railings, and ornamentation. First, try to repair deteriorated elements. If they are badly deteriorated, use replacement elements of the same material as the original, and duplicate the original appearance as closely as possible.