

# *Get on Board!*

## **Parksley Downtown Revitalization Project Management Committee Meeting**

August 2, 2018  
5:30 – 7:30 p.m.  
Town Office, Parksley

### **MEETING AGENDA**

1. Call to Order
2. Minutes of the May 8, 2018 Meeting
3. Staff Update
  - Committee Attendance Record
  - CDBG Planning Grant Schedule Review
  - CDBG Planning Grant Budget Update
4. Economic Restructuring Plan
  - Draft Marketing Strategy Report
  - Updates on ERP Project Progress – *Participants will provide updates on projects listed in the ERP*
5. Physical Improvement Plan
  - ES Railway Museum Prioritized Projects Report
  - Façade Improvement Program Guidelines Report –
    - Preferred façade improvement styles review
6. Discuss schedule, next steps, and responsibilities for project
7. Adjourn

#### *Community Vision Statement:*

*Parksley is a historic railroad town centrally located to water-access and regional attractions on Virginia's Eastern Shore. The walkable town square offers unique shops, restaurants, museums, memorials, and a year-round Farmers Market. Victorian homes dot the town's tree-lined streets. A state-of-the-art library and cultural center provide modern conveniences and genealogy research activities. Parksley's historic charm and Southern hospitality make it a great place to live, work, and play.*

## **Parksley Downtown Revitalization: Get On Board!**

Parksley Downtown Revitalization Project Management Committee Meeting Minutes  
May 3, 2018  
Town Office, Parksley

### **Management Team Members Present:**

Paul Muhly, Accomack County  
Dana Bundick, Resident  
Cara Burton, ES Public Library  
Ellen Johnson, ESRM

### **Management Team Members Absent:**

Ellen Russell, Business Owner  
Mark Bowden, Accomack County  
Elaine Meil, A-NPDC  
Wayne Marshall Jr., Mayor  
Tim Valentine, Business Owner  
Frank Russell, Business Owner  
Harris Phillips, Business Owner  
Billy Graham, Business Owner  
John Aigner, A-NPDC

### **Other Attendees Present:**

Curt Smith, A-NPDC  
Darlene Burton, A-NPDC  
Betty Farley, Resident  
Kathi McKorkle, Resident  
Julie Nash, Resident  
Diane Bendix, ESRM  
John Bates, ESRM  
Robert Peters, ESRM

### **The meeting was called to order at 5:30 pm.**

Curt Smith initiated introductions and followed with a review of the agenda.

### **Action Items**

- Contact Waterford and Eastern Shore Printers regarding providing pro-bono work to develop a logo/marketing strategy.
- Present results of the ES Railway Museum Visioning Session to the ES Railway Museum Board by May 9.
- Schedule meeting with Town to finalize the terms of the program design for the Façade Improvement Grant (FIG) Program.
- Finalize the Statement of Interest for participation in the FIG Program.
- Provide the downtown inventory of property owners to Julie so that property owners can be contacted to determine their interest in the FIG program.
- Add exploration of a training program at the ESRM for students to the Economic Restructuring Plan.

### **CDBG Planning Grant Schedule Review**

Curt indicated that the project is on schedule and the focus is to now identify what items will be funded under the grant.

### **Economic Restructuring Plan (ERP)**

Curt presented a summary of the Economic Restructuring Plan indicating that the strategies and goals of the plan were presented to Town Council at their April meeting. The April meeting was well attended, and the feedback on the plan was positive. An update was given on an action item from the March meeting which was working to secure a pro-bono marketing specialist to develop a marketing logo. Curt indicated that he had not been successful in identifying a pro-bono company. It was suggested that Waterford and Eastern Shore Printers be contacted.

Updates on ERP project progress were presented as follows:

- Flyers on upcoming events taking place in Parksley during May and June have been prepared and distributed – Library, Town Office, etc.
- Contract for redevelopment of the Town’s website was in place however, work had not begun due to the contractor not having access to the site.
- Historic Walking Tour brochure is complete and now awaiting funding for printing from the Town. The brochure will be put on the website.
- Pickle ball courts – No progress reported. Follow up with the newly elected members of the Town’s leadership is needed.

Curt indicated that this item will be a regular agenda item so that progress can be reported to demonstrate to DHCD that the group is working hard to implement the ERP.

### **Physical Improvement Plan**

- *ES Railway Museum Visioning Session -*

Curt stated that the Parksley Museum and Railway were key components of the Town and a discussion should take place regarding how to enhance and create new opportunities for expanded uses around the railway property. Curt stated that he had attended the April meeting of the Railway Museum Board to seek the Board’s interest in carving out a portion of the CDBG grant to enhance the railway. The Board was receptive to the idea. Ideas that were presented and that would be presented to the Railway Museum Board at the May 9 meeting for consideration were as follows:

- Extending the walkway along the train tracks for the purpose of enhancing the walking tour.
- Exterior repairs of the boxcar. \*
- General landscaping. Stated that trees will not live due to cinders in the soil. \*
- Redo the track with more new ties and rebalance with new stone that is easy to walk on.
- Interior and exterior repairs of the railcars. Exterior repairs only. \*
- Locomotive would add to the museum but it is costly.
- Activities for children were discussed. \* May be eligible.
- Stage/Patio/Deck off the museum that could be used for various activities. \*
- Better signage for the museum especially the entrance. \*
- Expanded use of the dining car was discussed, but major obstacles were presented – no water, sewer, air conditioning or heat in the dining car. It would need to be seasonal and catered.

- Conversion of the railcars was presented. However, there was opposition to the conversion of the interior of the railcars.
- Exterior interpretive signage was presented as an enhancement. \*
- Railcar kits and water/sewer were mentioned as enhancements for expanding business activity. An ice cream stand or some other business were mentioned.

**\*Denotes DHCD Grant eligible activities.**

- *Façade Improvement Program Discussion*

Curt reviewed potential program eligibility guidelines and terms for business participation in the program. Samples of various façade improvement styles were presented. It was determined that examples labeled A, B and F-1 should be presented to Town Council. It was decided that the Statement of Interest for the program should be finalized and that business owners should be contacted to sign the document.

Downtown Property Structural Inspection Update – No update was given since no members of the Town Council were present.

**The meeting adjourned at 7:30 p.m.**



# A-NPDC

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## MEMORANDUM

TO: Parksley Downtown Revitalization Project Management Committee

FROM: Curt Smith  
Director of Planning  
Accomack-Northampton Planning District Commission

DATE: July 26, 2018

SUBJECT: Staff Update

### **Committee Attendance Record**

The attendance record is included on page 6.

### **CDBG Planning Grant Schedule Review**

The timeline presented on the page 7 details progress to date and next steps. The project remains on schedule, but there is considerably less wiggle room available following the administrative delay during Summer 2018. The Committee, Town Council, and project partners must commit to focusing on several important steps in the planning process with emphasis on:

- Finalizing the Façade Improvement Program guidelines and soliciting commitments from as many downtown property owners as possible;
- Finalizing the selection of downtown revitalization projects in order to be able to begin the process of hiring an engineer to conduct preliminary engineering design;
- Develop draft logos for “Parksley: There’s Only One” and “Parksley Downtown Revitalization: Get On Board!”;
- Identify sources of local match and solicit commitments;
- Prepare to hold two public hearings once an engineer is selected and prior to Town Council approving the final projects and budget for inclusion in the grant application; and
- Exploring additional projects and opportunities for inclusion in the grant application that will directly drive business vitality (e.g. establishing converted railcars for small business or overnight lodging use, etc.)

### **CDBG Planning Grant Budget Update**

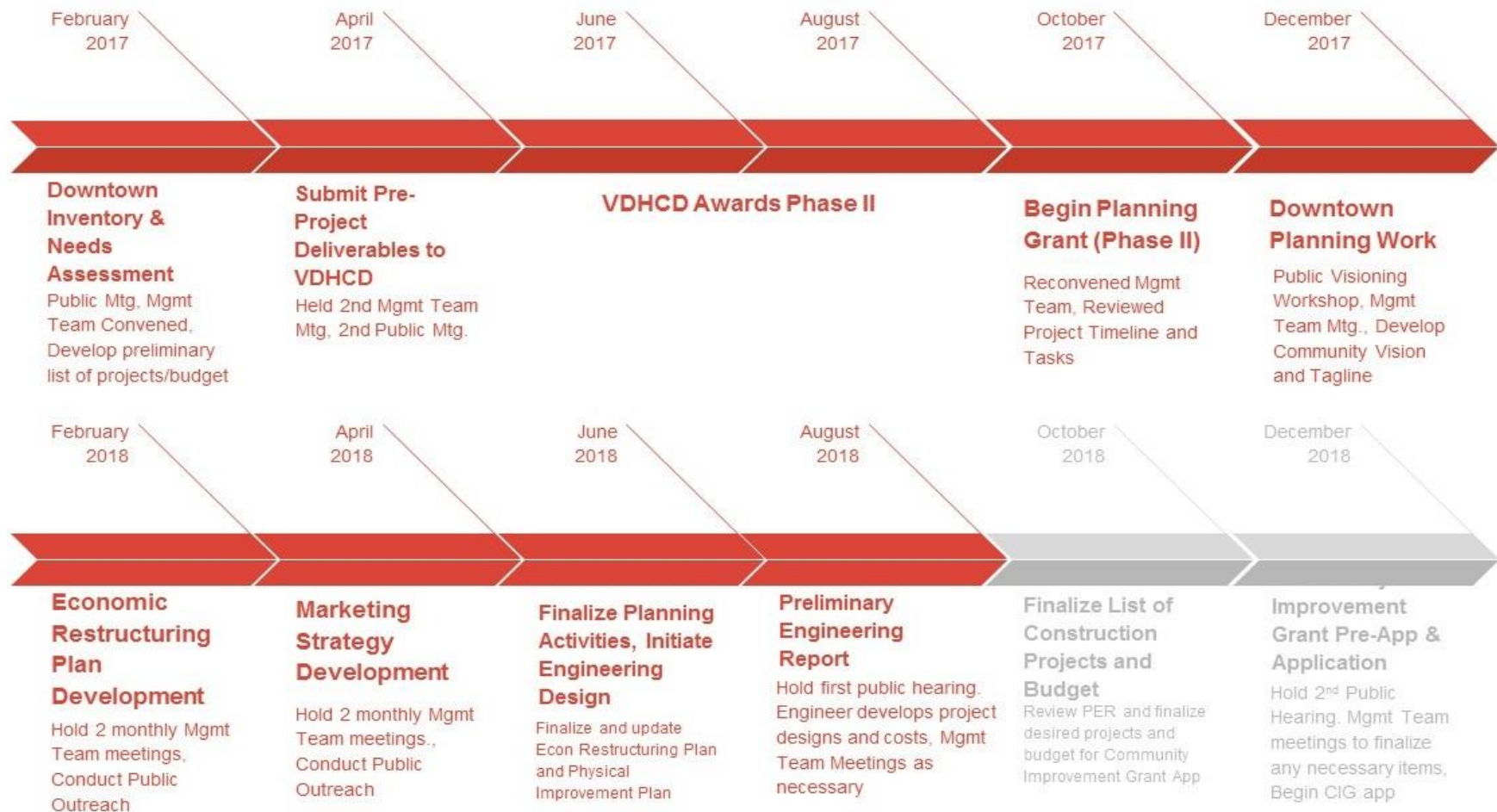
During a meeting between the Town and ANPDC regarding the project budget, it was determined that the preliminary engineering study for construction projects would be capped at \$5,000 with any overages being incurred by the Town. Cost estimates solicited by ANPDC staff for preliminary engineering studies for streetscaping projects (i.e. sidewalks, street lighting, seating/benches, fountains, plants, trash receptacles, bike racks, bollards, utility accessories, etc.) in the downtown area would be in the \$3,000-\$5,000 range. Any larger scale construction projects (e.g. Farmers Market Pavilion) would incur greater engineering costs which the Town would need to be prepared to fund in excess of the \$5,000 limit. The challenge for the Committee and the Town will be balancing priorities for projects with affordable engineering design costs and projects that are most competitive with regards to the grant application process.

**Parksley Downtown Revitalization Project Management Team**  
***ATTENDANCE RECORD***

<i>Project Management Team Members</i>						
MEMBER (AFFILIATION)	SEP 2017	NOV 2017	DEC 2017	FEB 2018	MAR 2018	MAY 2018
John Aigner (A-NPDC)	X					
Mark Bowden (Accomack County)						
Dana Bundick (Resident)	X	X	X		X	X
Cara Burton (ES Public Library)	X	X	X	X		X
Jim Eichelberger (Town of Parksley)	X	NA	NA	NA	NA	NA
Billy Graham (Business Owner)		X				
Ellen Johnson (ES Railway Museum)		X	X			X
Wayne Marshall (Town of Parksley)		X	X	X	X	
Elaine Meil (A-NPDC)						
Paul Muhly (Accomack County)		X	X	X	X	X
Harris Phillips (Accomack Co./Business Owner)	X	X	X		X	
Frank Russell (Town of Parksley/Business Owner)					X	
Tim Valentine (Business Owner)	X	X	X		X	
<i>Other Participants</i>						
Kerry Allison (ES Tourism Commission)			X			
Denise Bernard (Town of Parksley)	X					
Jen Davis (The Nature Conservancy)	X					
Doug Ellis (VDHCD)					X	
Betty Farley (Resident)		X	X	X	X	X
Letitia Greer (Town of Parksley)	X				X	
Janice Hart (Business Owner)			X			
Shirley Johnson (Resident)			X			
Alex Joyner (United Methodist Church)		X				
Donald Kilmon (Business Owner)					X	
Laura Kilmon (Business Owner)					X	
Kay Lewis (Resident)			X			
Dan Matthews (Resident)		X	X	X	X	
Ron Matthews (Interested Stakeholder)	X					
Kathi McKorkle (Resident)		X	X		X	X
Julie Nash (Resident)				X		X
John Parks (Town of Parksley)		X	X			
Donna Phillips (Business Owner)		X	X			
Jason Sams (VDHCD)	X					
Joe Stalgatis (Business Owner)					X	
John Bates (ES Railway Museum)						X
Robert Peters (ES Railway Museum)						X
Diane Bendix (ES Railway Museum)						X
<i>Total Meeting Attendance:</i>	<b>11</b>	<b>14</b>	<b>15</b>	<b>6</b>	<b>14</b>	<b>10</b>

- Indicates Not a Member      X Indicates Member Present      NA Indicates Not Applicable

# Project Schedule





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## MEMORANDUM

TO: Parksley Downtown Revitalization Project Management Committee  
 FROM: Curt Smith  
 Director of Planning  
 Accomack-Northampton Planning District Commission  
 DATE: July 26, 2018  
 SUBJECT: Economic Restructuring Plan

### **Draft Marketing Strategy Report**

Staff will provide an update regarding attempts to solicit pro bono development of draft logos for the “Parksley: There’s Only One” and Parksley Downtown Revitalization: Get On Board!” slogans.

### **Updates on ERP Project Progress**

**Staff requests updates regarding progress recently made on projects and strategies identified in the draft ERP.**

Updates received since the ERP action plans were approved by Town Council in April are as follows:

<b>Update</b>	<b>Date Update Provided</b>
Flyers on upcoming events taking place in Parksley during May and June have been prepared and distributed – Library, Town Office, etc.	May, 2018
Contract for redevelopment of the Town’s website was in place however, work had not begun due to the contractor not having access to the site.	May, 2018
Historic Walking Tour brochure is complete and now awaiting funding for printing from the Town. The brochure will be put on the website.	May, 2018
Pickle ball courts – No progress reported. Follow up with the newly elected members of the Town’s leadership is needed.	May, 2018





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## MEMORANDUM

TO: Parksley Downtown Revitalization Project Management Committee

FROM: Curt Smith  
Director of Planning  
Accomack-Northampton Planning District Commission

DATE: July 26, 2018

SUBJECT: Physical Improvement Plan

### **ES Railway Museum Desired Projects Report**

Following the visioning session for potential revitalization projects during the May 3 Project Management Committee, A-NPDC staff provided a memo outlining the projects described below and illustrated in the map on the following page. ESRM was provided instructions to provide feedback on their top-3 preferred grant-eligible project ideas and feedback on which grant-ineligible project ideas they would be open to and supportive of:

#### **Grant-Eligible Project Ideas:**

*Listed in no particular order.*

- 1) **Railroad Walkway** - Extend the brick walkway along the train tracks for the purpose of enhancing walkability throughout downtown and at the museum and incorporate the walkway into a town-wide walking tour. Pedestrian improvements along Adelaide Street were also discussed.
- 2) **Exterior Façade Improvements** – ESRM would be eligible to participate in the Façade Improvement Program, which could provide funding for exterior improvements to ESRM structures. A one-to-one match would be required from ESRM. Match could be provided via direct cash match; value of property improvements to interior or exterior of structure within 2 years (receipts required); and must be construction related (not inventory, marketing, salaries, etc.). Specific projects included:
  - 2-a) **Boxcar Exterior Improvements**
  - 2-b) **Exterior Improvements to other railcars**
  - 2-c) **Museum building exterior (signage restored on roof and at entrance to building)**
- 3) **Create Public Gathering Area for Events/Activities and Enhance Western ESRM Building Entranceway** – Enhance area by constructing a patio, deck, or stage off the western entrance to the ESRM building that could be used for various activities. Incorporate outdoor recreational facilities and activities for children. Imperative that any use of space would allow for movement of railcars along tracks.



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- 4) **Additional Exterior Lighting** – add new Victorian era-themed light posts at two locations to enhance safety at the ESRM.
  - 4-a) **Light post #1**
  - 4-b) **Light post #2**
- 5) **General Pedestrian Improvements Around Grounds** – Enhance existing and create new sidewalks and walkways to make grounds safer for walking, especially for children, elderly persons, and handicapped persons. Discussion included access to and through railcars.
- 6) **Additional Interpretive Signage** – Develop interpretive signage or kiosks around ESRM grounds to enhance the overall visitor experience. Locations to be determined.
- 7) **ESRM Website Upgrade** – Redo the ESRM website to drive more visitors to the museum.

### **Ineligible Grant Project Ideas:**

*Listed in no particular order.*

- A. **Track Upgrades** – Upgrade tracks with more new ties and rebalance with new stone. Upgrades would benefit railcar transport and walkability of ESRM grounds.
- B. **Authentic Locomotive** – purchase locomotive and locate on existing tracks
- C. **Upgrade Dining Car for Expanded Use** – Equip dining car with water, sewer, and air conditioning to accommodate additional uses as revenue generators for the ESRM. Uses could be seasonal and could include catered meals.
- D. **Construct Railcar Kit(s) to Expand Business Activity** – Purchase, construction, and maintenance costs provided by a prospective business owner. Railcar would be located at ESRM and could support small business such as ice cream shop, café/coffee shop, microbrewery, book store, art gallery, retail, office space, etc. Discussions centered around locating railcar adjacent to the new public gathering area (#3 in list above). Utilities would be necessary upgrades.
- E. **Enhance General Landscaping** – Discussed enhancing existing and adding new landscaping.

 = Preferred Eligible Project  
 = Preferred Ineligible Project



- Other Grant Eligible Projects:**
-  **5** General Pedestrian Improvements
  -  **6** Additional Interpretive Signage
  -  **7** ESRM Website Upgrade

- Other Non-Grant Eligible Projects:**
-  **E** Enhance General Landscaping



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The ESRM responded with a prioritized list of preferred projects as follows:

ES Railway Museum Project Priorities (as of May 23, 2018)	
<b>Grant-Eligible Projects</b>	
<i>Priority Rank</i>	<i>Project Description</i>
1	<b>Exterior Façade Improvements (2a, 2b, 2c)</b>
2	<b>Railroad Walkway &amp; General Pedestrian Improvements Around Grounds (4 &amp; 5 – thought these two were similar)</b>
3	<b>Additional Exterior Lighting (4a &amp; 4b)</b>
<b>Grant-Ineligible Projects</b>	
<i>Priority Rank</i>	<i>Project Description</i>
1	<b>Authentic Locomotive (B)</b>
2	<b>Enhance General Landscaping (E)</b>

The ESRM will be a welcome participant to the Façade Improvement Program should they ultimately commit. However, this parcel was not identified as being physically or economically blighted during the 2017 downtown property survey, so the improvements will not carry as much weight with the DHCD grant review team as façade improvements on a blighted property would.

The sidewalk exterior lighting improvements at the museum, if selected by the Project Management Committee and the Town for inclusion in the application, could be included in the preliminary engineering design and cost estimate for minimal additional cost. The Committee should, however, consider the guidance provided by DHCD regarding inclusion of excessive streetscaping versus blight removal and direct business development support infrastructure and services as these projects would not be as competitive if included in the grant application.

The ESRM’s ineligible grant project priorities would greatly benefit the Town’s grant application if committed to and/or accomplished within the coming months.

Regarding other proposed projects, the ESRM was generally supportive of and not in opposition to most projects with the exception of the proposed public gathering space and enhanced western entrance to the museum building (#3 on the map). The ESRM thought that this was unnecessary as they would prefer to use a tent for events.

**Staff requests the Project Management Committee consider the ESRM feedback and project priorities and provide guidance regarding whether to include the project priorities in the preliminary engineering study and the grant application moving forward.**

### **Facade Improvement Program Guidelines Report**

During the May Committee meeting, participants decided to task Town officials and staff with finalizing the program administrative guidelines and program statement of interest forms so that work could commence on soliciting statements of interest from downtown property owners. Staff have provided the



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Town with supporting information for the Town to consider and use in finalizing the guidelines and statement of interest forms, but the work has not been finalized to date.

Once these items are finalized, the Committee, Town, and partners will need to work to solicit participation in the program. The following was reported during the May meeting regarding program participation.

## **Facade Improvement Program Potential Participants**

*The following information was pulled from the 2017 Parksley Downtown Inventory & Needs Assessment*

### **57 Downtown Properties Currently Have Structures**

#### Use Type & Occupancy

- 38 Commercial (24 occupied)
- 4 Mixed Use (2 occupied)
- 9 NPO/Public (7 occupied)
- 6 Residential (4 occupied)

***51 properties eligible if eliminate residential and 33 of those are currently occupied.***

#### Physical Blight Status

- 18 Physically Blighted
- 33 Not Physically Blighted

#### Summary & Recommendations

- DHCD prefers that the program directly addresses blight and involves as many downtown properties as possible (target should be in the 33-50% range of all properties AT A MINIMUM)
- 50% participation rate = 26 properties
  - \$20k/property = \$520k
  - \$15k/property = \$390k
  - **\$10k/property = \$260k**
- 33% participation rate = 17 properties
  - \$20k/property = \$340k
  - **\$15k/property = \$255k**
  - **\$10k/property = \$170k**
- CIG Budget Recommended Options:
  - Budget \$260k for \$10,000/property for 26 properties, or
  - Budget \$300k for \$15,000/property for 20 properties

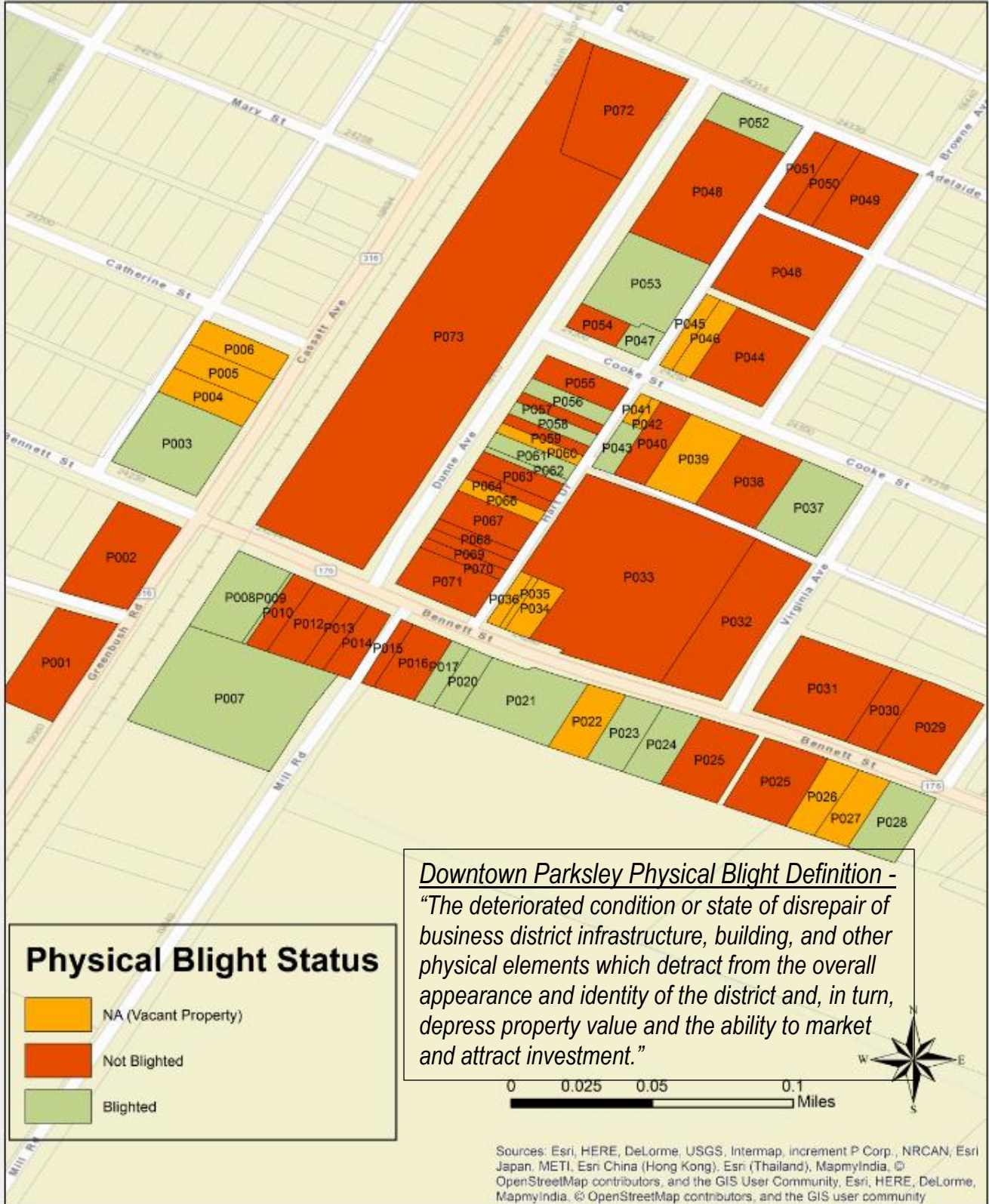
**\*\*\*RED TEXT = AFFORDABLE WITHIN  
EXISTING DRAFT CIG BUDGET (\$200-300k)**



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## Downtown Inventory Survey - Physical Blight Status





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Budget Item	March 2017 Preliminary Budget	March 2018 Updated Draft Budget
<b>Town Square Improvements</b>	\$240,000 <ul style="list-style-type: none"> <li>• Repave parking lot</li> <li>• Stormwater drainage.</li> <li>• Redesign/repaint parking lot to accommodate recreational vehicles (RVs, tour buses, through-travellers, etc.)</li> <li>• Electric hookup stations for RVs &amp; electric cars</li> </ul>	\$100,000 - \$200,000 <ul style="list-style-type: none"> <li>• Refurbish/construct new rail cars for business incubation or overnight lodging</li> <li>• Create new recreational opportunities for outdoor music, theater, etc.</li> </ul>
<b>Sidewalk Expansion &amp; Repairs</b>	\$240,000 <ul style="list-style-type: none"> <li>• New sidewalks and repairs in highest priority areas</li> <li>• New walkway connecting Town Square to Library</li> </ul>	\$100,000 <ul style="list-style-type: none"> <li>• New sidewalks and repairs in highest priority areas</li> <li>• New walkway connecting Town Square to Library</li> </ul>
<b>Lighting Improvements</b>	\$45,000 <ul style="list-style-type: none"> <li>• Functional &amp; design upgrades to existing public lighting</li> <li>• New distinctive lighting projecting images of trains on buildings or water tower</li> </ul>	\$50,000 <ul style="list-style-type: none"> <li>• Functional &amp; design upgrades to existing public lighting</li> <li>• New distinctive lighting projecting images of trains on buildings or water tower</li> </ul>
<b>Signage Improvements</b>	\$45,000 <ul style="list-style-type: none"> <li>• New Victorian signage around Downtown</li> <li>• Upgrade existing signage to same theme</li> </ul>	\$50,000 <ul style="list-style-type: none"> <li>• New Victorian signage around Downtown</li> <li>• Upgrade existing signage to same theme</li> </ul>
<b>Façade Improvements</b>	\$30,000 <ul style="list-style-type: none"> <li>• Upgrades to exterior of Downtown buildings</li> </ul>	\$200,000 - \$300,000 <ul style="list-style-type: none"> <li>• Upgrades to exterior of Downtown buildings</li> </ul>
<b>Marketing</b>	None	\$20,000 <ul style="list-style-type: none"> <li>• Town marketing strategy development and website</li> </ul>
<b>Engineering &amp; Design</b>	\$30,000 <ul style="list-style-type: none"> <li>• Engineering design, environmental review (if needed)</li> </ul>	\$30,000 <ul style="list-style-type: none"> <li>• Engineering design, environmental review (if needed)</li> </ul>
<b>Grant Administration</b>	\$70,000 <ul style="list-style-type: none"> <li>• A-NPDC direct and indirect expenses</li> </ul>	\$70,000 <ul style="list-style-type: none"> <li>• A-NPDC direct and indirect expenses</li> </ul>
<b>Total:</b>	<b>\$700,000</b>	<b>\$700,000</b>

Staff requests the Committee consider developing plans to achieve the following:

- Assisting the Town with finalizing guidelines and developing funding levels and
- Soliciting participation in the FIP

During the May Committee meeting, multiple options for façade improvement styles were reviewed and discussed. It was decided that the following examples would be used to guide general architectural styles applied by façade improvement program projects and for inclusion in the grant application as representative examples of the vision for downtown revitalization. The examples were preferred because they were indicative of preferences expressed in previous Committee meetings for Victorian-era styles.



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## **Façade Improvement Examples (in no particular order)**

### *Example A –*



#### **BEFORE**

Covering brick with another material, like the yellow boards in this photograph, is discouraged.



#### **AFTER**

Removing materials that cover brick and display windows restores the street's rhythm and clearly identifies building entrances.



## Example B (two images)–



EXISTING SIDE FACADE

### KEYNOTES:

1. Remove existing canopy and support column. Repair walls and sidewalk as needed.
2. Remove materials covering transom window. Repair transom window as needed or replace to match.
3. Remove existing window and infill wall area; install new aluminum window in configuration shown.
4. Replace asphalt shingles with synthetic slate shingle roofing.
5. Replace gutter with new prefinished aluminum gutter. Repair or replace fascia and cornice trim as needed to match existing, P-4.
6. Replace panels with new composite panels, paint, P-5 and P-6 as shown.
7. Provide new composite sign band, P-5 and P-4.
8. Replace rake trim and flashing with new composite materials to match existing dimensions and profile, paint, P-4.
9. Provide composite cornice trim at transition of wall material, P-5.
10. Repair existing doors. Replace hardware as shown. Storape, prime and paint, P-5.
11. Repair existing arched window. Reglaze as needed, replace any broken glass, scrape, prime and paint, P-4.
12. Storape, prime and paint existing brick (P-1);
13. Replace panels with new composite panels, paint, P-5 and P-6 as shown.
14. Provide new awnings in configuration shown.
15. Provide new goose-neck light fixtures.
16. Provide new projecting signs with lighting.
17. Provide planters at entrances.
18. Side facade repair: applying brick and damaged parging; scrape, prime and paint.

### GENERAL NOTES:

SCHEMATIC DESIGN: This drawing is conceptual and is not a working drawing for construction.



EXISTING FACADE



### COLOR & MATERIALS CHART

PANT BRAND: Benjamin Moore, or comparable color & quality of owner's choice. Refer to actual paint chip for exact color.  
AWNING: Butrolite or equal.

	P-1: BM AF-95 Wash For Pine House wall color		P-5: BM 2090-00 Siena For Cheater's bulkhead
	P-2: BM AF-400 Elemental For P & B Royal wall color		A-1: 4848 Black/Taupe Fluffy For Pine house awning
	P-3: BM 1055 Algonquin Trail For Cheater's building wall color		A-2: 2657 Aspen Tansooze For P & B Royal awnings
	P-4: BM AF-5 Frodo For Pine House trim		A-3: B1000-003 Shadow Charcoal For Cheater's awning and P & B Royal valance
	P-6: BM 1818 Stormy Sky For Bulkhead and other trim		

### KEYNOTES:

1. Remove existing canopy and support column. Repair walls and sidewalk as needed.
2. Remove materials covering transom window. Repair transom window as needed or replace to match.
3. Remove existing window and infill wall area; install new aluminum window in configuration shown.
4. Replace asphalt shingles with synthetic slate shingle roofing.
5. Replace gutter with new prefinished aluminum gutter. Repair or replace fascia and cornice trim as needed to match existing, P-4.
6. Replace panels with new composite panels, paint, P-5 and P-6 as shown.
7. Provide new composite sign band, P-5 and P-4.
8. Replace rake trim and flashing with new composite materials to match existing dimensions and profile, paint, P-4.
9. Provide composite cornice trim at transition of wall material, P-5.
10. Repair existing doors. Replace hardware as shown. Storape, prime and paint, P-5.
11. Repair existing arched window. Reglaze as needed, replace any broken glass, scrape, prime and paint, P-4.
12. Storape, prime and paint existing brick (P-1);
13. Replace panels with new composite panels, paint, P-5 and P-6 as shown.
14. Provide new awnings in configuration shown.
15. Provide new goose-neck light fixtures.
16. Provide new projecting signs with lighting.
17. Provide planters at entrances.
18. Side facade repair: applying brick and damaged parging; scrape, prime and paint.

### GENERAL NOTES:

SCHEMATIC DESIGN: This drawing is conceptual and is not a working drawing for construction.



PROPOSED FACADE



# A-NPDC

ACCOMACK-NORTHAMPTON PLANNING DISTRICT COMMISSION

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## Example C –

**EXISTING FACADE**

**KEYNOTES:**

1. Remove existing storefront paneling below, beside, and above storefront windows. Replace with composite paneling below windows in configuration shown and solid plasters beside and between windows. Paint, trim P-2 and panels P-3.
2. Provide new composite sign panel area and crown moulding above, P-1 and P-2 as shown.
3. Repair existing wood cornice and brackets. Replace rotted pieces with wood to match existing dimensions and profiles. Scrape, prime and paint, P-2 and P-3 as shown.
4. Repair existing wood window trim. Replace any pieces that are rotted beyond repair with wood to match the existing dimensions and profiles. Scrape, prime and paint, P-2.
5. Repair existing doors. Scrape, prime and paint, P-3 and P-4 as shown.
6. Scrape, prime and paint wall, P-1.
7. Provide new fabric awnings, one over each storefront area.
8. Renewal existing sign in new sign band area.
9. Renewal projecting sign in location shown.
10. Provide planters at corners and at unused entry.

**GENERAL NOTES:**

**SCHEMATIC DESIGN:** This drawing is conceptual and is not a working drawing for construction.

**COLOR & MATERIALS CHART**

**PAIN BRAND:** Benjamin Moore, or comparable color & quality of owner's choice. Refer to actual paint chip for exact color.

**AWNINGS:** Eurotel or equal.

	P-1: BM 2065-30 Brilliant Blue For: Wall color
	P-2: BM P1-4 Brilliant White For: Trim color
	P-3: BM 2027-40 Wolf Gray For: Accent color
	P-4: BM 2027-20 Black Ink For: Trim color
	P-5: BM AF-090 Galante For: Door color
	A-1: 4805 Jockey Red

**PROPOSED FACADE**