

City Of Cadillac

Downtown Area

Design Guidelines



The mission of this document is to establish a comprehensive design guideline that preserves the historical essence of the treasured downtown Cadillac area while promoting its potential for business, commerce, and enjoyment. With Lake Cadillac providing a breathtaking backdrop, we aim to create a harmonious fusion of the past and present, enhancing the downtown area's charm and allure for residents and visitors alike. With thoughtful planning and collaboration, we aspire to cultivate an exceptional urban environment that celebrates our history, fosters economic growth, and nurtures a sense of community.

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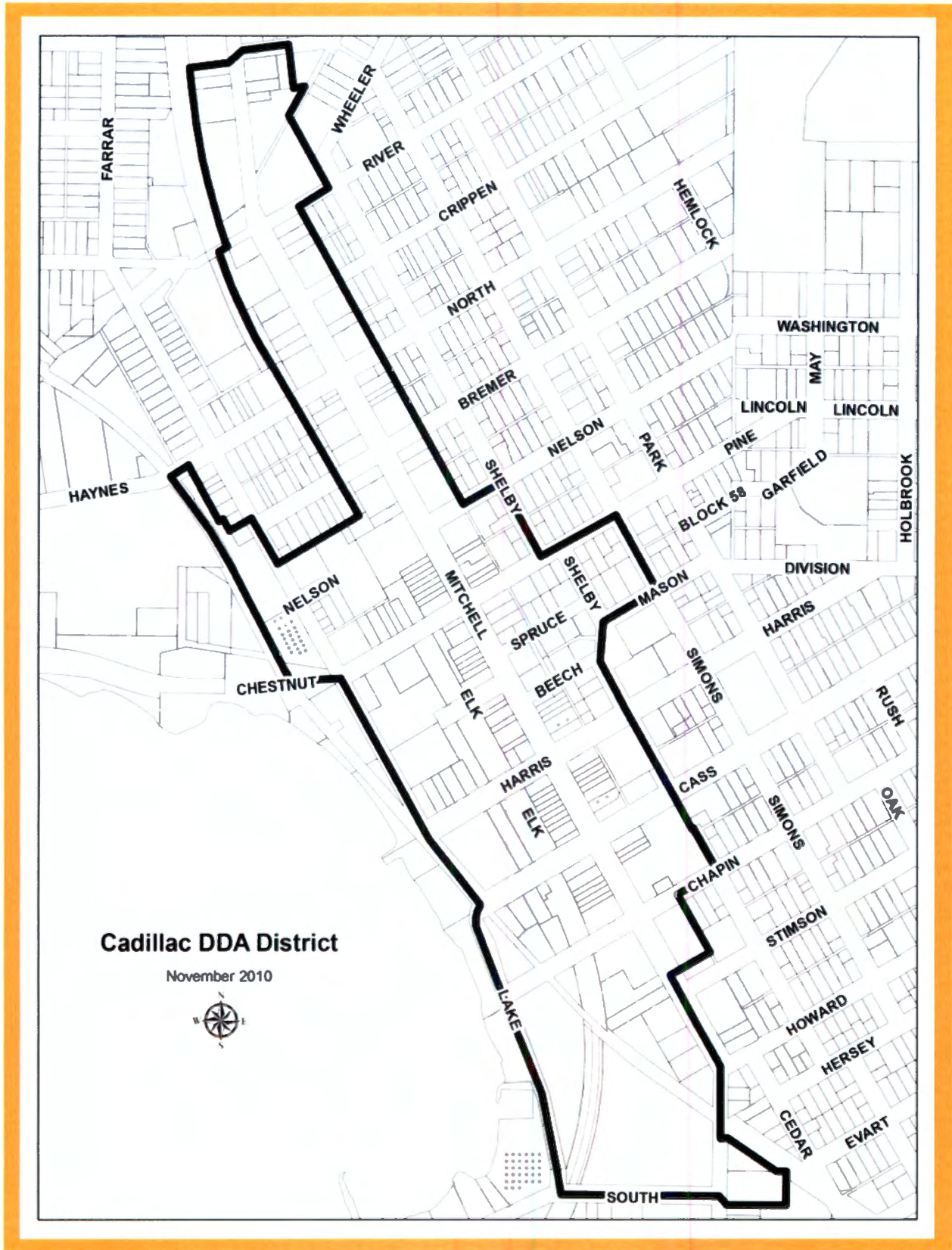
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History

The downtown area of Cadillac, Michigan, holds a fascinating history that began with its founding in 1871. Known as "Pine Village" during the late 19th century, downtown Cadillac flourished as a lumber hub, thanks to its strategic location and abundant natural resources. The picturesque Lake Cadillac, situated at the southern end of downtown, has always been a recreational haven, attracting locals and visitors alike. A notable milestone was the completion of the Clam Lake Canal in 1873, connecting Lake Cadillac to Lake Mitchell and driving economic growth. The downtown area witnessed the bustling Cadillac Club during the Prohibition era, adding excitement and entertainment. In recent years, a revitalization effort has breathed new life into downtown Cadillac, restoring historic buildings, enhancing streetscapes, and fostering new businesses. Downtown Cadillac embraces art, with galleries showcasing local talent and public art adorning its streets. With its proximity to outdoor recreation and a commitment to preserving its heritage, downtown Cadillac remains a captivating blend of charm, culture, and opportunities for both residents and visitors.

Map



Introduction

Preserving the historic and authentic integrity of downtown Cadillac is the primary objective when constructing new infrastructure or remodeling current infrastructure. This guideline will cover two main topics.

First, what steps that should be taken when remodeling existing buildings In the Downtown Area

Second, what should be considered when constructing new buildings in the Downtown area.

Restoration

Pages # to #

Construction

Pages # to #

Historic Building



Step 1:

Conduct Historic Research



Step 2:

Determine Historic Integrity



Step 3:

Identify Key Features



Step 4:

Choose an Approach / Treatment

Planning a Remodeling

When preparing for a preservation project, it is crucial to gather sufficient information about the property's historical significance and its level of preservation. Only then can one begin to establish a specific approach for the property's overall treatment; This may involve maintaining its existing character through appropriate repairs, or incorporating compatible changes. Finally, determine how to handle the surviving historic features, such as preserving intact elements, repairing deteriorated ones, or replacing others.

Step 1: Conduct Historic Research

Understanding the history of a building is important to any preservation project. A few important early questions are: from which period does the building date? What was the architectural style of that period? Does the building currently exhibit these characteristics? Investigating into the history of the building will help provide insight into how the reconstruction should take place in order to preserve its key authentic elements.



Step 2: Determine Historic Integrity

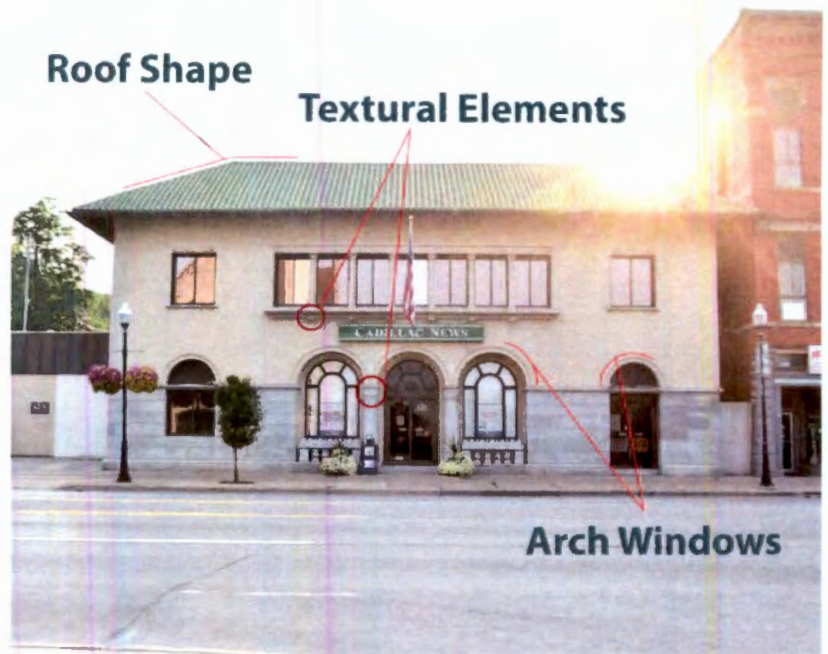
Determining how original a building is becomes crucial when commencing the reconstructing process. Ensuring that the building is maintained closely to its original design while also making necessary remodeling efforts is a challenge - The goal is improving the building without losing its original design or character.



Lost Integrity

Step 3: Identifying key features

Identifying key features is a great place to start when remodeling a building. Pay Attention to identifying features like the building's shape, roofing style, and brick pattern and material. Maintaining these key features will significantly aid in maintaining the building's authentic appearance.



Step 4: Choose an Approach / Treatment

Selecting a preservation strategy for a building's various façade components necessitates tailored consideration. Certain elements might require upkeep and repairs, while others may necessitate replacement or complete reconstruction. Making informed decisions regarding the most suitable approach for each component is vital to uphold the building's authenticity.



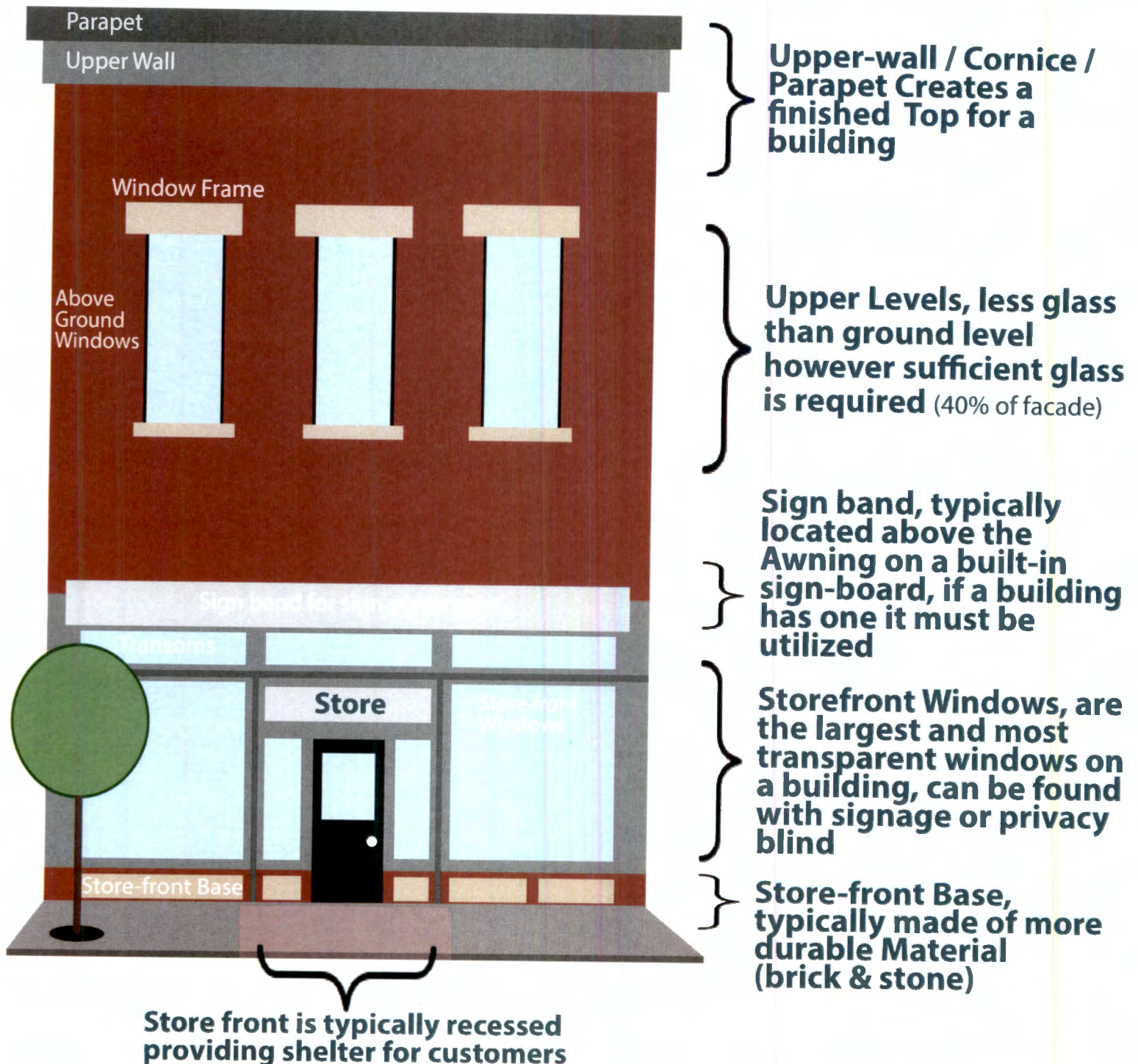
Replace



Repair

Architectural Anatomy

Downtown Cadillac



Major Facade Elements in Downtown Cadillac

Restoration Design Guidelines
Downtown Cadillac

**What to look out for when redesigning
and restoring existing buildings**

Color

The City of Cadillac showcases a plethora of colors, This variety of color gives the downtown area charm and distinctiveness. Although this variety is important to downtown Cadillac however it is also important to establish cohesiveness. By selecting a few - already present - distinctive colors this cohesion will emerge.

Red (Bricks - Paint)

Red is the color used most often throughout the downtown area, its presence exudes historical importance and authenticity.



Beige (Bricks - stones)

Many of the most historical buildings in downtown Cadillac feature beige as their primary color, beige works extremely well with red, including it into a building will ensure cohesion



Gray (railings - awnings)

Gray does not serve buildings as a primary color in the downtown area, however many buildings feature gray elements as a secondary color, consider doing the same on your buildings.



Windows

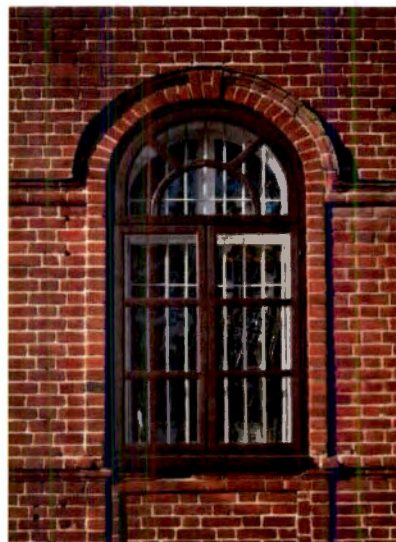
Window Technology has evolved over the years and window design continues to change today. Because the frequent need to be replaced and restored windows have become an issue for buildings in the downtown area, insufficient replacement has left many facades broken and not genuine.

When restoring historic and existing buildings it is always important to look out for elements that could be used as part of the remodeling. Say the window frames are in good condition. But the glass panels are not, consider replacing the glass panels but keeping the same frame, this method of remodeling helps maintain a buildings authenticity.

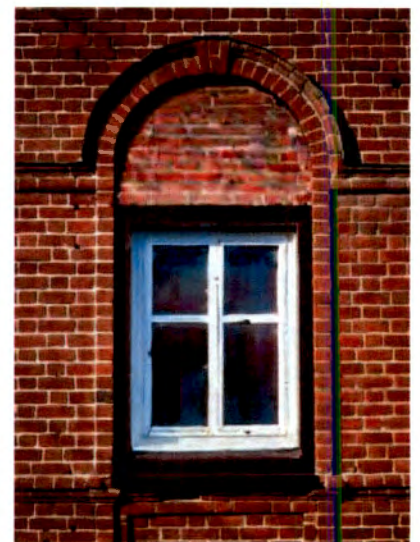


Rustic window frames provide authentic feel

When replacing windows in an existing building, the primary focus should be on maintaining the integrity of the building. Many windows on the upper levels of downtown Cadillac have decorative elements like window hoods and moldings, which should be preserved. Additionally, it is crucial to ensure that the new window completely fills the original window opening. Boarding up parts of the opening because the window is too small or the wrong shape will negatively impact the building's aesthetic appeal.



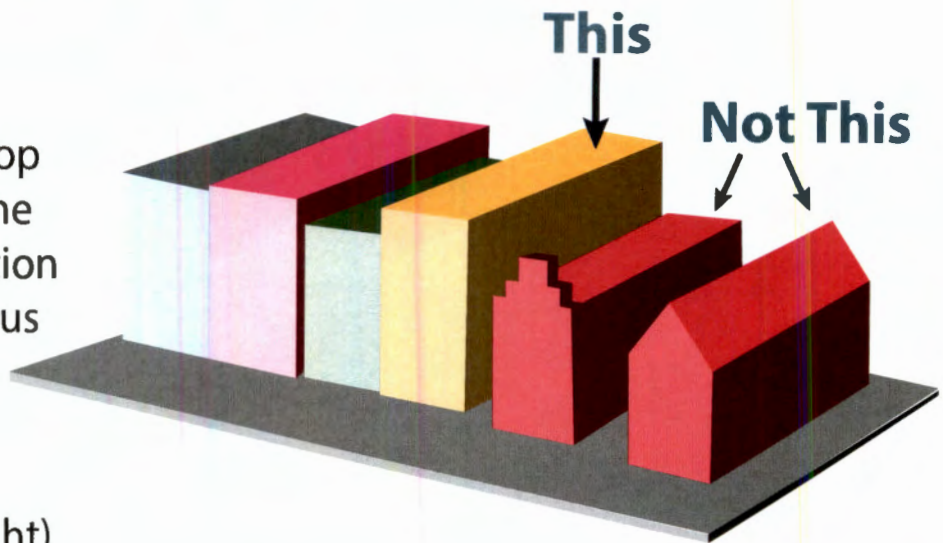
Original



Inappropriate Replacement

Roofs

The majority of roofs in the Downtown area consist of flat top roofs that are not visible from the street, if reconstruction or addition of a roof is necessary the previous style and material of that roof should be maintained. Avoid constructing gable or stylized rooftops (see diagram to the right)



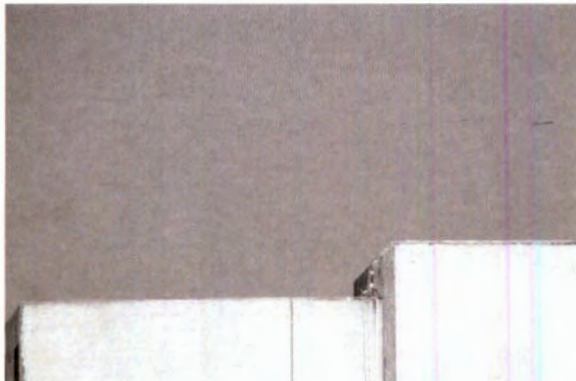
Many roofs in downtown Cadillac also feature stylistic borders, typically made from stone, brick, or metal. These cornices/parapets serve as a cap for the top of a building and should be preserved and maintained as much as possible. Additionally, corner buildings at the ends of blocks are typically higher than surrounding buildings



Take every effort to minimize the visual impact of your roofs when adding features such as antennas, satellite transmitters, skylights, and air condition units.

Note:

Roofs should not exceed four stories in downtown Cadillac



This



Not This

Design Guidelines

Store Front Facades

Street-level storefronts play a dominant role in conveying the historic appearance of Cadillac's downtown district. Appropriate storefront design is also key to the success of businesses in the downtown area. The commercial district has a variety of storefronts, but many show a similar arrangement of these standard components: **display windows, Awnings, recessed entry doors, transoms, and signage.**

As downtown buildings in Cadillac are converted for new purposes, some historic commercial storefronts have been closed off, covered up, or significantly changed. A better approach would be to sensitively renovate these storefronts while preserving their unique characteristics. If privacy is needed, interior screens, blinds, curtains, or other materials can be used without removing important elements like display windows.



Appropriate storefront design

Store front integrates within the architecture, Includes recessed door, appropriate color scheme, simple signage and appropriate display window.

Storefront windows should not be permanently blocked off or tinted in any way. This includes advertisements and signage.



This



Not This

If privacy is needed for a storefront consider using temporary alternatives such as curtains or blinds that are recessed a minimum of 6 inches from the storefront window .

Awnings

Awnings are an important and historic aspect to the city of Cadillac, historically awnings in downtown Cadillac have held a triangular shape extending the building's space past the front entrance providing essential cover for pedestrians and customers. Awnings in Cadillac typically serve as additional signage space. The following will help you choose a style that fits within the rest of the city.

There are two alternatives when constructing awnings

Traditional approach

- The traditional approach entails fabric awnings only. Metal or hard plastic materials are discouraged.
- "Standard" triangular shaped awnings or "Half-round" shaped awnings are the most authentic options.
- Colors should always be consistent with the building facade
- Lighting within the awning is encouraged to grant a better atmosphere during the night.
- Traditional awnings can serve as additional sign placement

Standard



Half - Round



Modern approach

- The modern approach entails rectangular awnings typically made from wood and metal (aluminum) that are ejected straight out from the building and secured with cables.
- The modern approach offers practical awnings that are blended within a building's facade that provide a refreshed look to a building.
- Colors should always be consistent with the building facade. Lighting and signage is available for modern awnings



Design Guidelines

Materials

Material selection is a critical stage of any reconstruction or construction of a building. When selecting materials for a building it is necessary that a minimum of three primary materials are used (Ex. Brick, concrete, glass) to ensure a certain quality to the building.

Where possible, expose original facade materials by removing coverings, such as siding that was added in later periods.



When the original facade materials are not reusable, select materials that match the original or are appropriate to the overall architectural style.



Before



After

Materials such as vinyl siding and cinder-blocks do not respect the architectural heritage of downtown Cadillac, their use is strongly discouraged.



Adhere to the color guidelines (Pg. 12) assure that a maximum of three primary colors are selected for the materials of a building's facade.



The primary materials used in downtown Cadillac are: brick, stone and concrete. These materials should be considered when reconstructing.



Signage

Signs play an important role in the overall character of the facade and the downtown area. As such, the goal of the sign is to advertise the business and to provide an attractive, harmonious element to the facade. The following guidelines will assist with planning building signs:

Integrate the sign architecturally into the building so as not to dominate the facade.



If lighting is necessary, use soft and warm lighting that enhances the sign's visibility without causing glare or excessive brightness. Consider using low-intensity LED lights with warm color temperatures.



The position and scale of the signs should fit logically between windows, floor levels or awnings without obscuring architectural features.



Signage dominates facade

Window display signs should not exceed 40% of the window's area, the advertisement should be window lettering and not board backed signage, see page 15 for additional details.



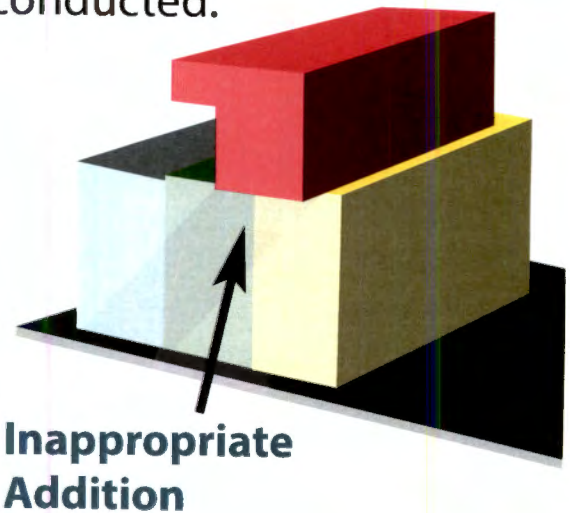
Signs should attempt to limit their color palette to fit the building's architectural color selection.



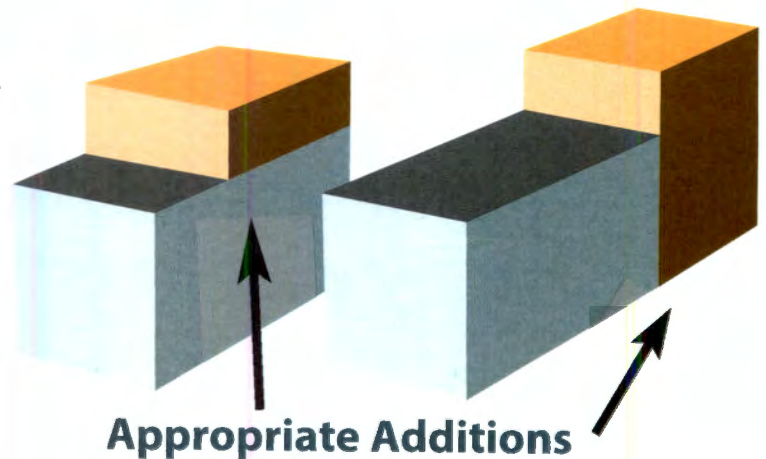
Additions

Additions made to existing buildings in the downtown area must be very carefully executed. Ensure that the new additions respect the scale, materials, and design elements of the original historic buildings. The additions should be sympathetic to the existing architecture. The following guidelines can help direct an additional construction however more research into the individual buildings structural integrity and historical importance must be conducted.

Maintain Building Heights and Massing: Preserve the skyline and massing of the historic downtown area by adhering to the existing building heights. Avoid adding structures that significantly alter the overall appearance or overshadow adjacent historic buildings.



Additions to existing structures may only occur on the roof-top, side, or rear of the building.



Inappropriate Addition

Using similar material is appropriate. In some cases, a simpler, less noticeable material also may be appropriate. The materials should be in proportion to the historic building

Construction Design Guidelines

Downtown Cadillac

**How to design new infrastructure that
fits withen Cadillacs Downtown Area**

Objectives

Priorities when designing new buildings for Downtown Cadillac

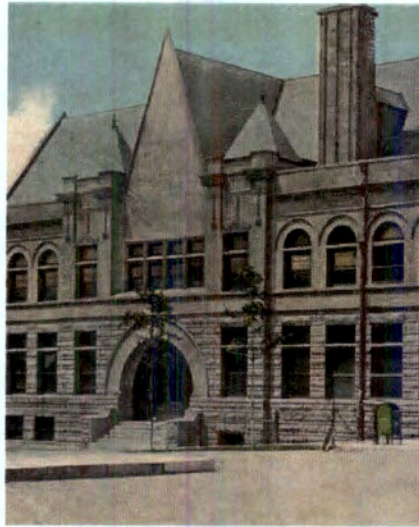
Integration

Insuring that new buildings in downtown Cadillac integrate within the architecture, culture and culture of downtown Cadillac is the top priority. If a building must last, it must be timeless, this begins with integration.



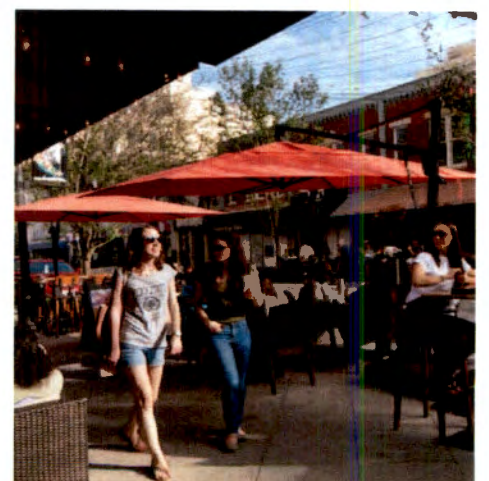
Permanence

To guarantee enduring and high-quality additions to downtown Cadillac, new buildings must be constructed utilizing modern concepts, materials, and a seamless integration approach with the rest of the downtown area.



Social commitment

Buildings should contribute positively to the social fabric of communities. This can be achieved through inclusive design, providing public spaces and promoting social interaction

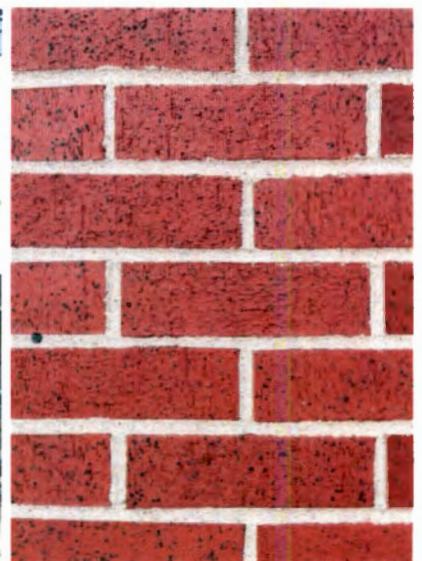


Integration

Integration begins with research. Many of the topics discussed above serve as important talking off points. Ask, what are buildings characteristic of in Cadillac? What are they made of? What colors do they showcase? Then it is critical to assign a historical research, what do buildings in downtown Cadillac do? How can I contribute to this culture?

Integration however is different from imitation. New buildings should not try to replicate existing buildings, instead they should take a modern approach to a construction that fits nicely within the rest of Cadillac.

All new buildings must follow the basic anatomy of downtown architecture (see page 10) this entails: offering first level storefronts / pedestrian services, recessed doors, appropriate signage, appropriate geometry on facades, appropriate materials appropriate awnings, appropriate window placement, correct overall height (4 stories or less) and more



Permanence

Long lasting Materials

When constructing new buildings it is crucial that quality and already present materials in downtown Cadillac are utilized. Hardwoods, bricks, high quality glass, copper, stone, and high quality steel (Avoid barn quality steel) are all good examples of timeless materials that will integrate a building into the downtown area and ensure that its construction lasts for many years to come.



Adaptability

Design a building with future needs in mind and allowing for adaptability and potential modifications is crucial. Constructing a building with one specific purpose will not ensure permanence for that building. buildings stay the same but what they are used for changes over time, this is crucial for growth in the downtown area.



Modern concepts

New construction needs to include modern concepts to ensure a timeless building. Here are some of the most crucial modern architectural concepts new buildings should attempt to Integrate into the building

Sustainable Design

Open Floor Plans

Biophilic Design

Dynamic pedestrian spaces

Smart Technology



- Social Commitment -

Cadillacs downtown area is very condensed, this is why any new construction should aim to serve the pedestrians and community of the downtown area. Incorporating the following is a good start, additional research into how your specific building and business can serve the people of Cadillac is critical.

Culturally Valuable business

The downtown area is very small, this makes it critical that new businesses trying to establish themselves within the downtown area can serve the people of Cadillac. Services that *do not* cultivate the valuable commercial aspect of the downtown area (gas stations, supermarkets, warehouse stores, dollar stores... etc) should not be constructed or established under any circumstance.

Pedestrian areas

New buildings should attempt to offer areas for which pedestrians can enjoy the outdoors, including seating, tables, lighting and accessibility to sidewalks and other buildings integrate the bottom of a building to the rest of the downtown area.



Green spaces

Whether they are on the roof or inside the building or on the street, constructing areas with planters, variety of grasses, flowers and trees can benefit a buildings appearance and community.



Pedestrian infrastructure

Tools such as bike racks, trash bins wheelchair ramps, automatic doors, and phone charging stations, should all be incorporated throughout the building.



Scale / Orientation

Guidelines

A new building shall maintain the alignment of horizontal elements along the block. Align the height of window sills, moldings and mid belt cornices with adjacent and nearby buildings.

Additionally maintain alignment of buildings at the sidewalk edge



Lots that have multiple street fronts shall be built to address each street facade. Buildings on corner lots shall be built to the sidewalk on both streets to the extent possible without interfering with public safety. Buildings on lots which face multiple streets shall be double fronted



New Buildings must respect the existing scaling of downtown Cadillac. Generally buildings can not exceed four stories in height. Ensuring that a building respects the scale of other buildings around it will help maintain the historic integrity of downtown Cadillac.



Doesnt really match!

Reviewing Reconstruction Guidelines

Reviewing the reconstruction guidelines stated previously is essential before planning a new construction of a building, many key components of reconstruction can also be applied to new construction processes. By thoroughly understanding the guidelines, architects and developers can make informed decisions that respect the historical significance, architectural character, and unique charm of the downtown area. Considering these guidelines early in the planning phase enables the incorporation of compatible materials, appropriate design elements, and sustainable practices, striking a balance between preserving the area's heritage and accommodating modern needs. Furthermore, engaging with the community and adhering to preservation laws fosters a collaborative approach, gaining local support and fostering a shared vision for a culturally rich and historically sensitive development. Ultimately, this thoughtful approach to new construction contributes to the preservation and enhancement of downtown Cadillac's unique identity, ensuring its continued appeal for generations to come.

Resources & Acknowledgments

The Department of Development and Plannings internal team who produced these guidelines included:

Elliot Lavigne

John Wallace

Abigail Pluger

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Contact Us

John Wallace

community development director

Email: jwallace@cadillac-mi.net

Phone: (231) 779-7325

Abigail Pluger

Zoning Administrator

Email: apluger@cadillac-mi.net

Phone: (231) 779-7329

