

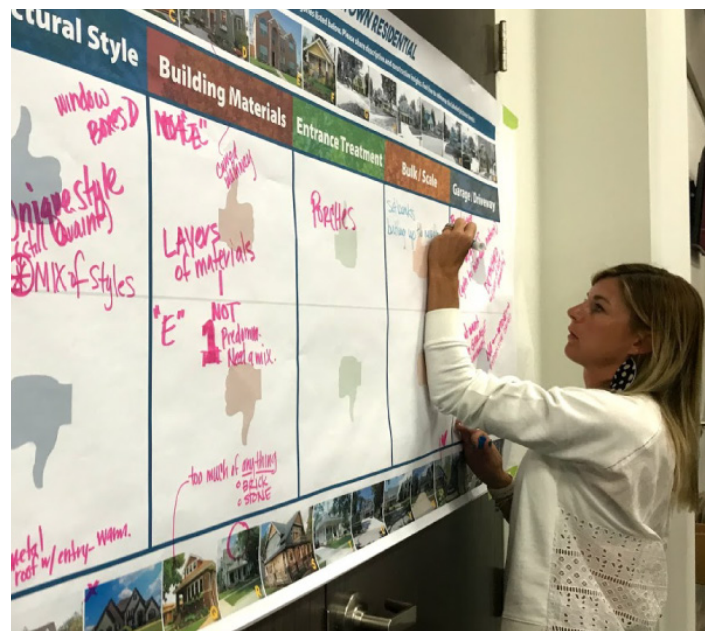
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APPENDIX B

Downtown Frankfort Residential Design Guidelines

CONTENTS

□ Introduction	B-1
□ Purpose + Use	B-3
□ Quick Checklist	B-4
□ Design Elements	B-5
<i>Architectural Style</i>	
<i>Entry Treatment</i>	
<i>Building Materials</i>	
<i>Garage Orientation + Driveway</i>	
<i>Bulk + Scale</i>	
<i>Setbacks</i>	
□ Landscape Considerations	B-20
□ Glossary	B-21



Frankfort Downtown Design Workshop

Introduction

“Founded by German pioneers in 1855 and incorporated in 1879, Frankfort got its name from Fredrick Cappel, who dubbed the town after his home in Germany, according to the Village.” - Chicago Tribune | 2013 News Article

Downtown Frankfort is steeped in architectural history, with many structures and residences dating back to the late 1800’s. As the Village continues to grow and develop, it will be essential to preserve the character of the downtown. As part of the Comprehensive Plan, a design workshop and survey were conducted to help explore the identifiable features of this unique area and inform the creation of a set of Downtown Residential Design Guidelines.

“Detached garages are nice because they give the flavor of an older community.”

- Resident comments at the Downtown Design Workshop



LEARN MORE | Please refer to the Glossary on page B-21 for a list of design terms and definitions.

Frankfort Says...



DOWNTOWN DESIGN WORKSHOP + SURVEY

A community workshop was conducted focusing exclusively on gaining insights relative to community character and design preferences in Downtown Frankfort. Participants took part in a live image poll and shared feedback via two discussion stations. To generate additional insights and feedback from Frankfort residents, the image poll was posted to the project website, promoted on social media and the Village website, and shared with community groups, local partners, and organizations.

The Downtown Residential Design Survey consisted of a series of images across five design categories: Architectural Style, Garage Orientation & Driveway Width, Building Materials, Bulk/Scale, and Entry Treatment. Participants were asked to rate each image on a scale of 1 (love) to 5 (dislike). Responses to the survey were collected over a four-week period, and yielded a total of 261 responses.

Based on the survey results and detailed comments from participants, it is clear that Frankfort residents value the historic character and overall aesthetic of the downtown residential neighborhood. Survey respondents expressed desire to preserve the character of Downtown Frankfort while accommodating new construction and renovations that complement existing buildings and designs in the area. While the survey was separated into five design categories and respondents asked to rate the photographs based solely upon the category under consideration at that time, it is important to note that when considered holistically, each category is not mutually exclusive of the others. To that point, the general consensus on design preferences is noted on the right. See design guidelines that follow for more detail.

□ Architectural Style: Preference is for historically relevant architectural styles with simplified building masses and roof lines; not contemporary or modern. Designs should include architectural elements that enhance the “historic character” of the houses including dormers, multipane windows, columns, and railings (where appropriate for the architectural style).

□ Garage Orientation & Driveway Width: Preference is to maintain the architectural integrity of the front façade of the home with human and pedestrian scale design elements while avoiding prevalent features geared toward the use of automobiles. Narrow driveways with garages in the rear of the property are preferred.

□ Building Materials: Brick/stone and high-quality wood or composite sidings are preferred. A combination of different types of materials should be used to add texture and charm to the home. Building materials should be appropriate to the architectural style of the home. While it is recognized that color is a subjective matter, colors schemes should respect the character of the surrounding area. Excessively bright or brilliant colors are discouraged.

□ Bulk/Scale: Houses should be sized appropriately for their lots and in relation to neighboring homes. Architectural elements should be utilized to soften the transition between one and two-story homes. First floor elevations should not be excessively raised in comparison to the surrounding grade.

□ Entry Treatment: Well defined, pedestrian scale entrances are preferred. Entrances should complement the architectural design and add charm to the house. Preferred entry treatments include covered porches, porticos, columns, railings / spindles, decorative doors, and sidelight / transom windows.

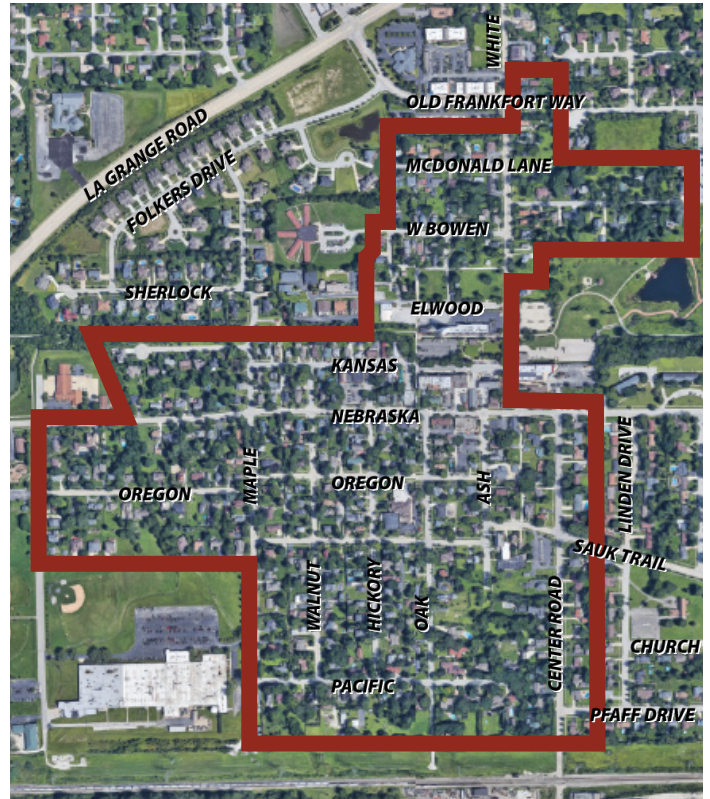
HIGHEST RANKED SURVEY IMAGES FOR ARCHITECTURAL STYLE, BUILDING MATERIALS, AND ENTRY TREATMENT



Purpose + Use

These guidelines are designed to help guide thoughtful and appropriate rehabilitation, alteration, and where applicable, new development in Frankfort's downtown residential area. The guidelines encourage preservation and retention of architectural features that contribute to the area's historic character and maintain the neighborhood's understated elegance. They promote context-sensitive changes that will result in a harmonious blend of design elements that together comprise a cohesive whole.

Design guidelines assist in the decision making, maintenance and enhancement of property appearance and help protect properties from adverse economic impact through inappropriate or insensitive construction, remodeling, and demolition. Finally, Frankfort's Downtown Residential Design Guidelines work to protect the character and integrity of Frankfort's historic downtown area. These guidelines are not intended to be prescriptive or exhaustive. Review of individual projects must consider the unique attributes of an individual situation.



Downtown Frankfort Boundary Map



Downtown Frankfort, August 22, 1970 | Source: Roy Hall / Chicago Tribune

B | downtown residential design guidelines

QUICK CHECKLIST

The set of questions listed below are framed in such a way that if your answer is “yes” - it is likely that the design is on the right track towards contributing to the type of character and quality Frankfort seeks to maintain. The photos shown to the right are examples of residences that fulfill these design ideals. If the answer is not clear, or is questionable, you should look for ways to improve upon this design element.

Note: All new residential construction, building additions, and development in general must comply with the Zoning Ordinance regulations including but not limited to setbacks, height, lot coverage, and building materials.



1. Does the building architecture complement and fit the character of surrounding structures - consider scale, setback, building height?
 Yes
 No
 Maybe
2. Does the structure's architecture delineate and highlight the primary entrance?
 Yes
 No
 Maybe
3. Are the proposed building materials consistent with the intended architectural style of the home and complementary to the materials utilized on the homes in the surrounding area?
 Yes
 No
 Maybe
4. Are simplified roof forms provided that are consistent with both the intended architectural style and roof forms of homes in the surrounding area?
 Yes
 No
 Maybe
5. Are there step-backs to the facade and / or architectural details that add depth and dimension, i.e. porches, bay windows?
 Yes
 No
 Maybe
6. Are there interesting architectural details and landscape treatments integrated on site that complement the residence?
 Yes
 No
 Maybe
7. Are the predominate facade colors / building materials of a natural color palette that is complementary to the homes in the surrounding area.
 Yes
 No
 Maybe

Design Elements



Architectural Style

An architectural style is characterized by the features that make a home or structure notable or identifiable as being from a certain period or region. Style includes the form of the structure, method of construction, building materials, decorative fixtures and features. These guidelines, look at how all these elements combine to create visual cohesion within each building and in combination with surrounding structures.

- Individual homes should adhere to a single, historic architectural style from the late 19th through early 20th century, ie: Victorian, Colonial Revival, Craftsman, American Foursquare. Designs should be modern interpretations of these styles rather than strict stylistic replicas.

- Design, massing and roof lines should include elements that enhance the “historic character”, including dormers, multi-pane windows, columns, and railings, reflective of and consistent with the chosen architectural style.

- Roof pitch, doors, windows, and trim detailing that contribute to the character of the buildings should be retained or replaced in kind if necessary.

- Similar architectural elements and detailing should be utilized on all facades of the home. The character and appearance of the street facing side facade of a home on a corner lot is equally important as the front facade.

- Where possible original doors and window should be retained. Replacement doors and windows should be of a design and material that is appropriate to the architectural style, fill the entire opening and duplicate the original mullion pattern and profile to the extent that this is possible.

- Demolition or alteration of period features and spaces that characterize a property should be discouraged, i.e. converting a front porch to an interior 4-season room.

- Contemporary designs and combining structural and decorative characteristics from different architectural styles into a single building is discouraged.



◀ Victorian

- Narrow and tall
- Steep, gabled roofs
- Asymmetrical façade
- Turrets and towers
- Dormers
- Decorative trim and woodwork

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◀ Craftsman Style

- Low-pitched hip or gable style roof
- Overhanging eaves
- Exposed rafters under the eaves
- A covered front porch
- Pillars lining the entry
- Double hanging windows



◀ Colonial Revival

- Symmetrical façade
- Side porches or sunrooms
- Side-gable roof with narrow eaves
- Hipped roof, dormers, shutters
- Multi-pane, double-hung windows
- Central entrance with columns



◀ American Foursquare

- Pyramidal, hipped roof
- Wide eaves
- Large central dormer
- Boxy, cubic shape
- Full width front porch
- Columnar supports and wide stairs

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◀ American Bungalow

- Low-profile
- Broad front porch
- 1 - 1.5 Stories tall
- Dormer windows
- Covered front porch / veranda
- Exposed rafters
- Decorative brackets beneath eaves



◀ Folk Victorian

- Simple house form
- Porches with spindlework
- L-Shape or gable front porch
- Typically symmetrical floor plan
- Cornice brackets under eaves
- Ornate trim



▲ Gingerbread Trim

Gingerbread trim comes in a variety of styles and can add historic charm depending on architecture.



▲ Roof Brackets

Roof brackets on a home's exterior offer a beautiful, functional and/or decorative accent.



Entry Treatment

Entryways are much more than just a door, they are the gateway to your home. An entryway helps form the first impression. Porches, stairs and railings, doorway accents, overhangs and eaves, adjacent planters and porch swings, attractive fixtures and hardware... all these details come together to make entryways inviting and memorable.

- Primary entryway designs should feature a visually and physically prominent, well-defined entrance that is located such that it faces the public street.
- Main entries that are minimal or not well defined should be discouraged.
- Entrances that are excessively raised relative to the surrounding grade are discouraged unless consistent with the intended historic architectural style.
- The height of the entryway or porch should be similar to or complement adjacent structures.
- Overly grand entry treatments that feel imposing, or otherwise out of scale and character with the more compact downtown area are discouraged.
- Porches on new structures should have proportions and materials similar to original porches in the neighborhood.
- Porches facing the public right-of-way should not be enclosed with screens or glass and should have connections to the interiors through windows and doors.
- The shape and pitch of the porch roof, posts, columns, and balustrades design and spacing should be consistent with the style of the building.
- The proportion of columns or posts along a front porch or facade should appear appropriate to the amount of weight they appear to be carrying. Columns which are too thin or thick for their height are discouraged.
- Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building, are encouraged.
- Where possible, desirable features that reflect the appropriate architectural style should be incorporated, including: columns, posts, arches, railings / spindles, doors / sidelights, transoms and windows.
- Entrance walkways should be clearly marked and well maintained so as to guide guests from the street or driveway to the front door.

“I love homes with porches and support details that include a brick base with wood columns.”

- Resident comment at the Downtown Design Workshop

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▲ Porches

Covered porches are a natural fit for Craftsman homes — if you have the room and the means, consider adding a larger porch that fits with the style of your home.

▼ Portico

A small portico topped with a pediment adds definition and works well with colonial-style homes.



“We need a variety of housing types, styles and features.”

- Resident comment at the Downtown Design Workshop

▼ Columns

Ensure front porch column designs match the overall architecture of the house.



▲ Entryway Mullions

Entryway windows and mullions (dividers between panes of glass) add historic charm and allow more light to filter into residences. It is important that mullions match the architecture of the home and window style displayed.

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▲ Details Make the Difference

Human-scaled entryway features including front porches with complementary columns, steps leading up to the porch, lighting fixtures, planters, window shutters, accent eaves and windows flanking the doorway work together to create a warm and inviting entry.



▲ Doorway Accents

Research your home's style and add appropriate architectural details such as decorative brackets, moldings, columns, and trim. Open up your front entry with sidelights, i.e. windows on both sides of the door.



▲ Lead Them In

Guide guests from the street or drive to the front door with a clearly marked and well-maintained path that is 3-4 feet wide so two people can walk side by side. Add interest and impress your guests with custom walkway as seen here.

ENTRYWAY DESIGN DONT'S

Grand Entrances

The entrance should be of an appropriate scale that is not overly tall or grand.

Non-Descript Entry

The primary entrance should be easy to locate, not on the side of the house or located such that you can't identify the main entry from a secondary entry.





Building Materials

Building materials can greatly impact visual cohesion. In Frankfort’s downtown, material choices should be made that support - not detract - from the existing historic character. Brick, stone and high-quality wood or composite sidings are preferred, however materials should be appropriate to the architectural style of the home. Combining different types of materials appropriately, adds texture and charm. Color schemes should respect the character of the surrounding area.

- Building materials should be appropriate to the architectural style of the home.
- Vinyl and aluminum siding are prohibited.
- Predominantly non-masonry homes are preferable, unless the masonry is reflective of a specific architectural style, such as the bungalow.
- Use a complementary palette of materials on all four sides of buildings.
- Utilizing a combination different types of siding materials to create texture and charm is preferable (i.e. lap and shake/shingle style siding).
- An overabundance of glass, metal, and/or non-traditional wood siding give a modern/contemporary appearance that is inconsistent with the character of the downtown area.
- Use high quality materials that will last for the life of the building. Install materials so that building facades do not stain or deteriorate quickly.
- Select a set of colors that is compatible with the surrounding neighborhood. Neutral colors and earth tones are encouraged.
- Use building materials of similar durability and quality throughout the project and on all facades of the home.
- Bold accent colors are acceptable when applied in a manner suitable to the style of the home. Accent colors shall be complementary to each other and the overall color scheme of the home. Florescent, neon, and metallic colors are not permitted.
- Changes in building materials should occur horizontally not vertically (excluding chimneys).
- Chimneys located on the exterior walls of homes should be constructed entirely of masonry materials.

“Houses that are composed of just one material aren’t interesting or attractive. Too much of anything isn’t a good thing. Building materials need to be layered, multi-dimensional.”

- Resident comment at the Downtown Design Workshop

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Mixed Wood and Masonry Materials, Texture, and Color

A combination of masonry and non-masonry materials and textures add to the charm of the house (i.e. lap and shake style siding). In general predominantly non-masonry homes are preferred however full masonry homes when reflective of a particular architectural style, such as the Chicago bungalow, can be appropriate. Neutral colors and earth tones for materials is important.



BUILDING MATERIAL DONT'S

Modern Materials

The use of glass, metal, and non-traditional wood siding as predominant materials give homes a modern/contemporary appearance that is inconsistent with the character of the downtown area.





Garage Orientation + Driveway Width

With older properties, garage design, position and orientation are often dictated by the period in which the initial structure was built. Retention of historic garages is encouraged and new garage structures should be designed in a style that matches the primary structure. Character defining features such as materials, roof form, window and door openings, and any period architectural detail should be retained and match the primary structure. Narrow driveways are preferred.

- Garages should be designed in a manner that does not compromise the architectural integrity of any facade of a home which faces the public right-of-way.
- Garages should not protrude beyond the main façade of the home.
- Garages should not dominate any facade of a home which faces the public right-of-way in either size or prominence.
- Where available, public alleys should be utilized for garage access.
- Detached, rear load, and side load garage orientations are preferred where possible.
- Alley-oriented garages should be located in a manner that avoids the appearance of overcrowding the public alley.
- Visual impact of the garage should be minimized or concealed when viewing the home from the public right-of-way.
- The style of the garage door should complement that of the main structure.
- Narrow one car wide driveways are preferred at the point of connection to the public right-of-way. Driveway flares may be utilized to increase driveway width closer to the garage.
- The design of detached garages should be architecturally compatible with the main structure and include a similar materials palette and accent elements.

“Any home where the garage is the main thing you see isn’t appropriate — same goes for really wide, expansive driveways. Detached garages are nice because they give the flavor of an older community.”

- Resident comment at the
Downtown Design Workshop

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▲ Architectural Details

Garages should not be treated or designed as an afterthought. Interesting details including a covered entry, lighting, curved “eyebrow” dormer, and windows on the doors help strengthen the relationship between the garage and the residence and will make the garage appear less bulky.



▲ Two-Car Garage with Individually Defined Entrways

The two-car garage shown above includes two single-loaded, offset entries with wood panel french doors, roof delineation and support brackets. Dividing up a two-car garage with single entries can be a way to soften the appearance and bulk and complement the main residence.



▲ Narrow Driveways

Driveways should remain narrow at the curb but can widen for convenience once past the house to minimize the scale and appearance of such.



▲ Grass Side Ribbon Driveway

A detached single-car garage with side ribbon driveway (grass runner) adds character reminiscent of Frankfort’s rural, country roots.

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Garages should be designed in a manner that does not compromise the architectural integrity of the front facade of the home.

◀ Detached Garage and Driveway Detailing

The detached garage showcase architectural details including a dormer, cupola and wood shingles, that match the house; the narrow side drive with pergola adds charm.



◀ Garage Architecture and Driveway Width

The pitch of the dormers on the garage match the detailing on the house, helping unify the two structures, and the brick driveway leading to the detached garage adds visual, historic interest.

GARAGE/DRIVEWAY DONT'S

Garage Doors Are Main Focus

The garage should not be the main focus or take up a large expanse on the front of the house.

Wide Expansive Driveway

A wide apron and front loading garage doors dominate the primary facade.





Bulk / Scale

Bulk and Scale refer to the combined height, size and overall mass of any structure. To maintain unity within blocks, homes should be compatible with the form and scale of other homes in the neighborhood. Additionally, setbacks should be uniform and spacing between buildings should be consistent. Building mass should relate directly to surrounding buildings.

- Homes should be designed with a bulk and scale that does not overwhelm the lot on which they are constructed nor the homes in the surrounding area.
- The transition between 1 and 2 story homes should be softened by utilizing 1½ story floor plans, second story step-backs, dormers, and / or the extension of second story roof elements to the first floor roof line.
- Full second stories constructed at the same facade plane as the first floor below it can result in a boxy appearance and increase the perceived bulk and scale of a home. These designs are discouraged unless associated with a traditional architectural style (i.e. colonial revival).
- Architectural design elements should be utilized to break up the mass of two story elevations into smaller parts including covered porches, two story bay or oriel windows, facade projections / bump-outs, one story roof elements, dual gables, chimneys, and other similar features.
- First floor elevations should be slightly, but not substantially, raised compared to the surrounding grade and be compatible with first floor elevations of homes in the area.
- Side and rear elevations are equally important in the consideration of bulk and scale and should utilize similar design elements and architectural features as the front facade to create a cohesive design.
- Design additions with consideration for the overall form of the resulting building; additions must not mix styles or introduce incongruous design motifs to the existing building.

Building features including covered porches, two-story bay or oriel windows, facade projections, roof elements, dual gables, chimneys, and other similar features can help unify adjacent structures.



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Architectural design elements should be utilized to break up the mass of two-story elevations.



▲ Cohesive Scale via Roof Delineation and Detailing

Both of the examples above show homes of varying height but cohesive scale given roof delineation and architecture detailing.

▲ Integration of Dormers

Second story dormers help integrate 2-story homes adjacent to single story homes.

BULK/SCALE DESIGN DONT'S

Out-Of-Scale Homes

Houses that are too large for their lot and not in-scale with adjacent homes are not appropriate. Two-story homes next to single-story homes that don't provide any step-backs in the second story façade planes make the homes appear out-of-scale.





Setbacks

Reduced setbacks are common in the downtown area and help contribute to the walkable pedestrian character, neighborly inviting feel, and sense of place that makes downtown unique. New construction and additions should consider the established setbacks as part of the site planning process.

- New construction should respect the established front-yard setbacks and existing character of the front and corner façades within the surrounding area.
- Where the front yard setback of the two homes on either side of a property vary drastically, façade setbacks and projections should be utilized to soften the transition between the structures.
- Homes constructed on corner lots should maintain a similar corner side yard setback as the homes in the surrounding area.
- Maintaining a uniform front-yard setback for the main building as well as secondary structural elements (porches, porticos, etc.) promotes the congruousness of the new building within a neighborhood.
- Homes within the downtown area have a strong sense of directional expression with their facades squarely facing the street. To maintain this character the front and corner side facades of new homes and additions should be parallel to the street that they front.
- Side yard setbacks and the spaces between buildings that result from them create a rhythm to the streetscape. The side yard setbacks of new homes and additions should be consistent with those of the homes in the surrounding area so as to maintain the established rhythm of the neighborhood;



▲ Blending “New” with “Old”

The newly constructed home above (shown left) respects the established front-yard setbacks of adjacent homes while integrating architectural details and materials that help to further blend the “new” structure with surrounding historic homes.



▲ Consistent Front-Yard Setback

The homes shown in the images above maintain a consistent, uniform setback with front facades squarely facing the street.

**SETBACK
DONT'S**

**Inconsistent Front-Yard
Setback**

The single-story home above is setback a much greater distance than the neighboring homes on either side. This creates an inconsistent streetline that is not desired.



LANDSCAPE + HARDSCAPE CONSIDERATIONS

The importance of landscaping and green infrastructure relative to improving a home's "curb appeal" and environmental stewardship must not be overlooked. Thoughtfully designed landscaping can complement building architecture, contribute to the overall character of Downtown Frankfort, and play an important role in reducing runoff, improving filtration and attracting pollinators. A series of landscape facts, terms and best practices are noted below for consideration and integration on residential properties.

1. **Native plants** have deep roots that hold the soil, allow water to filter down deep into the ground, and attract dozens of species of butterflies and songbirds. Coneflowers, for example, are common in the Midwest and attract a variety of bees and butterflies. Where utilized, native landscape plantings should be incorporated as accent element amongst more traditional landscape features.
2. **Rain gardens** are groupings of native shrubs, perennials, and flowers planted in a small depression. They are designed to temporarily store and infiltrate stormwater runoff from surrounding roofs, driveways, patios, and lawns.
3. **Permeable pavement** which allows water to infiltrate through patios, walkways, and driveways, come in a variety of materials, and can add visual interest and design detail. Consider permeable paving in large walkways or driveways and make sure that a 6-inch gravel bed is immediately below the porous material.
4. **Rain barrels** collect rain water for use in gardening and watering lawns and reduce the amount of stormwater runoff stemming from your property. Rain water doesn't contain chlorine, lime or calcium which makes it ideal for your flowers and vegetable gardens.



Coneflowers attract pollinators, including monarchs



Use of native plants to accent driveways and entries



Window boxes can add visual interest to facades



Rain barrels collect water from downspouts for use

Rain gardens are effective at removing up to 90% of nutrient loading from runoff and up to 80% of suspended sediments and solids.

Terms and Definitions

Aesthetic: relating to appreciation of the beautiful; pleasing appearance.

Baluster: an upright post supporting a rail or balustrade; a banister.

Balustrade: a row of balusters supporting a rail.

Bay: a compartment projecting from an exterior wall containing a window or set of windows.

Bracket: projecting support placed under eaves or other overhangs.

Canopy: a small overhanging cover or shelter above an entrance stoop.

Casement: a window sash that is hinged on the side like a door.

Corbel: a bracket made of wood, brick, plaster or stone that projects from a surface to support a weight.

Corbelling: a series of projections, each stepped out further than the one below and usually found on brick walls or chimneys.

Cornice: the horizontal projecting part crowning the wall of a building.

Cresting: an ornamental top border on a roof.

Crown: an uppermost or terminal feature in architecture.

Cupola: a small structure on top of a roof or building.

Dormer: a roofed projection built into the slope of a roof, usually containing a window.

Eave: the part of a sloping roof that overhangs the wall.

Façade: the face or elevation of a building.

Fanlight: a semicircular window with radiating sash bars like the ribs of a fan placed over a door or window.

Frieze: a plain or decorative band or board located on the top of a wall just below the cornice.

Gable: the triangular end of an exterior wall under a pitched roof.

Gable Roof: a sloping roof, usually with just two sides, that terminates at one or both ends in a gable.

Hip Roof: a roof with four sloped sides.

Hood: a protective and often decorative cover situated above doors or windows.

Impermeable: not permitting passage of water through its substance.

Infill: a structure placed on a vacant lot within a neighborhood.

Integrity: adherence to a high level of historical, architectural accuracy and relatively unchanged since originally constructed.

Massing: the bulk of a building.

Mitigation: the act of lessening a negative impact.

Mullion: a vertical or horizontal element that forms a division between units of a window or screen, or is used decoratively.

Oriel: a window built out from a wall and usually supported by brackets.

Portico: a roofed entrance porch, often supported by columns or pillars.

Primary Façade: front elevation of structure, usually facing a street and containing the main entrance.

Sash: the framework into which panes are set.

Setback: the placement of a structure on a parcel in relationship to the lot lines and other elements such as the street and other buildings.

Sidelights: a vertical, fixed sash situated along a door or window, sometimes found in pairs.

Site: a property parcel; location.

Stucco: exterior wall covering consisting of a mixture of sand, lime, Portland cement and water; often mixed with crushed stone for texture.

Transom: a window above an opening such as a door or window built on a horizontal crossbar; often hinged on the top to swing open for ventilation.

Veneer: a superficial layer of material.