



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Carl Leith, Senior Historic Preservation Planner

Date: March 7, 2013

Re: Design Guidelines for Historic Apartments & Multi-Family Buildings:
New Construction in Historic Districts - First Draft

Purpose

This Memorandum introduces the first draft of the Design Guidelines for New Construction in a Historic District, which is a principal component of the new Design Guidelines for Apartment and Multi-Family Buildings.

The development of the complete series of multi-family design guidelines will also involve a full section addressing the Historic Context & Architectural Types/Styles for apartment & multi-family buildings, as well as additional material for the historic districts and for the repair and alteration of historic apartment and multi-family buildings. In the approach to date it makes sense to concentrate on the guidelines for new construction, since these represent a significant proportion of the more complex material that the new multi-family guidelines will address. Early consideration, review and discussion are therefore important, to ensure that the design objectives and criteria are comprehensive and adequately crafted to address the spectrum of design issues in this area.

Background

At the meeting on January 3, 2013 the Historic Landmark Commission considered the staff memo introducing the development of the Apartment and Multi-Family Design Guidelines. The Memorandum sets out the policy context for the guidelines and the principal issues that they should address. The structure of the forthcoming design guidelines was outlined, and the methodology and anticipated schedule were addressed. The minutes from this discussion form Attachment B of this Memo.

Commissioners are reminded that the Design Guidelines for Apartment and Multi-Family Historic Properties and Districts will be organized to follow and accord with the structure adopted for the residential and commercial design guidelines, as summarized below. These, with guidelines for signs, were recently adopted by City Council. The Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City sets out this structure in a comprehensive manner, and for ease of reference can be reviewed on the City website at the following link.

<http://www.slcdocs.com/Planning/PreservationHandbook.pdf>

General Structure of the Design Guidelines for Historic Properties

The multi-family guidelines will draw upon the common resources found in the introductory sections of the guidelines and in the appendices, and will supplement guidance dealing with repair and alteration and historic district history and specific guidelines. A new chapter on multi-family history, types and styles will be included and the new chapter on New Construction which is before you tonight.

Part I - Preservation in Salt Lake City

A common introduction, with the new chapter on Architectural History, Types and Styles.

Part II - Design Guidelines – Rehabilitation, General Issues, New Construction

The Rehabilitation section will be expanded to cover additional issues arising with this building type. The General Issues chapter will also be supplemented.

The New Construction chapter is a completely new section addressing design criteria tailored to this building type.

Part III - District Design Guidelines

The historic district chapters will be supplemented.

Part IV - Appendices

Appendix material will be supplemented.

New Construction Design Guidelines for Apartment and Multi-Family Buildings

The initial draft of the chapter before you this evening should include all or most of the design objectives and criteria for consideration and review of new construction. This draft includes some illustrations, although work on the graphic content is limited to date. Many of the illustrations are, for the moment, 'placeholders' and will be tuned to address the specifics of each guideline. The draft does however provide the opportunity to open discussions and review of the substance of the design guidelines text. There will be this and further opportunities for full Commission review and more detailed Commission Sub-Committee review. Additionally, there will be review by an external online forum/focus group, public review via open house meetings and online Open City Hall forum, as well as staff review.

This draft of the new construction design guidelines forms Attachment A to this Memorandum, and is summarized as follows. Following the Introduction, explanation of the Design Approach, Goals and a Summary of the Design Guidelines, the section is primarily subdivided into Site Design Guidelines

and Building Design Guidelines, moving from the overview to the detailed level of design consideration. A brief coverage of sign guidelines, specifically tailored to sign issues which might arise with this type of building, concludes the section.

Commissioners are asked to review this draft of the New Construction Design Guidelines with several questions in mind – drawing upon Commission experience in reviewing proposals for the construction of new multi-family or other buildings.

1. What topics, issues or design criteria are missing or covered inadequately in this draft?
2. How legible are the design guidelines, bearing in mind they will identify issues for professional designers, and also should be understood by developers, owners, the public, staff and commissioners?
3. How well does the current 'tone' of the guidelines convey the design intent in guiding new construction of this building type in the city's historic districts?
4. Are there specific topics which require particular focused illustration to convey the design objectives?

Issues identified at the Historic Landmark Commission meeting, and in subsequent Commission Sub-Committee review, will shape the review of this draft. Commissioners are encouraged to forward any additional or follow-up detailed comments directly to staff for consideration and inclusion.

Attachments

A. Multi-Family Design Guidelines - New Construction – First Draft

B. Minutes of Historic Landmark Commission Meeting - January 3, 2013

Attachment A
MULTI-FAMILY NEW CONSTRUCTION DESIGN
GUIDELINES - DRAFT 1

DESIGN GUIDELINES FOR HISTORIC APARTMENT & MULTI-FAMILY PROPERTIES & DISTRICTS - NEW CONSTRUCTION **First Draft**

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DESIGN GUIDELINES FOR NEW CONSTRUCTION

INTRODUCTION

While the majority of buildings in the historic residential neighborhoods in Salt Lake City are primarily single-family residences there are many significant early apartment buildings as well as smaller scale multi-family buildings. The type, style, scale and situation of these buildings combine to create a major element in the unique character of the downtown and the older neighborhoods of Salt Lake City. Many of the apartment buildings are principal architectural elements in the city’s designated historic districts, while many are also individually listed as landmark buildings within and outside the designated districts. A new apartment or other multi-family building should be designed to respect and reflect the street and architectural character of the city’s older neighborhoods and its downtown area, and also to contribute sensitively to the immediate setting of any of the city’s landmarks.

Salt Lake City is identified with a unique urban character which distinguishes this “crossroads of the west” from other cities in the region. This distinct sense of place derives in part from an incomparable mountain setting adjacent to the Wasatch Range of the Rocky Mountains, with the Oquirrh Mountains, the Great Salt Lake and Salt Flats beyond. As the city developed into the foothills to the north and east, the natural topography has added to this dramatic urban character in the ways that the settlement patterns, building design and construction have approached the challenges of rising slopes and more difficult sites.

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PART II Design Guidelines

Salt Lake City is also a varied and eclectic city, with many highly regarded neighborhoods, districts and vistas, designed during several periods in its history and in a variety of configurations and styles. While residential fabric is diverse in type, scale and style, it has in many instances been designed to create a coherent urban architectural character. These buildings, including the many early apartment buildings, are creatively designed and soundly constructed, employing traditional craft skills and durable materials, and with an understanding of and an eye for decorative architectural composition and detail. The buildings contribute to the city's distinctive identity and livability while being sought for their value as residence and investment.

Designing a new building to fit in with and enhance Salt Lake City's existing urban fabric is a complex challenge. The character of most districts and settings is clearly defined and will be unique. Planning a compatible infill building requires both a depth of understanding from the developer and creative skill and sensitivity on the part of the architect.

These design guidelines for new construction set out many of the considerations that should inform the planning and design process, as well as the design review evaluation and approval of an application. They are not exhaustive, nor can they anticipate every issue that might arise in what will always be a unique set of circumstances for each site and context. The guidelines are however crafted to be sufficiently flexible to provide appropriate direction across a range of design considerations, in the context of the particular constraints of an individual site and situation. They set out the agenda for more informed discussion and evaluation to ensure that future apartment and multi-family buildings are designed to acknowledge and contribute to the

creative evolution of the architectural character and unique spirit of place associated with the older neighborhoods of the city.

The guidelines identify a range of design criteria which address the planning and design of the site, and the character and form of the building. They provide direction and advice on ways to address the design standards in the City ordinance.

The design guidelines for new construction are not prescriptive; rather they seek to build in a flexibility in design evaluation, recognizing that there will be alternative ways of ensuring a design which is compatible with historic character and context. At the same time they encourage creative design and do not pre-empt a design approach which achieves similar objectives in an innovative and creative manner.



THE DESIGN APPROACH

The Context - Public & Private Realms

Designing a building to fit within a historic district requires careful thought. A historic district conveys a sense of time and place associated with its history and development. It also remains dynamic, with alterations and additions to existing structures and with the incremental construction of new buildings. Historic apartment buildings and smaller multi-family structures are key character defining architectural elements in the city's more historic neighborhoods. Individually, they contribute to these settings and also to many streets approaching and within the Downtown area. From time to time the opportunity to construct a new apartment or multi-family building arises. The site and context will prompt the need to consider good infill design principles which are honed to the individual circumstances of the project, site and setting.



Designating a historic district recognizes the irreplaceable character of the area and should ensure that a new building will be designed in a manner that recognizes and reinforces the unique, essential visual and historical characteristics of the neighborhood. A new building should relate to the character of the district and setting, yet complement this character with compatible and creative new design. In these respects successful infill design relies upon reading and understanding the patterns underlying the character of each district and each setting. It also relies on an understanding of the role of time in creating and incrementally transforming these urban patterns.

Such characteristics would include the way in which a building is located on its site, the manner in which it relates to the street and its scale, height, massing, form, details and materials. Although a number of the city's more historic apartment buildings may exceed the height and scale of many nearby buildings they tend to be designed with a respect for smaller structures in the vicinity, employing a range of modulation, smaller scale architectural elements and materials which help to achieve a sense of compatibility.

These basic design relationships are more fundamental and important than the details of an individual building, architectural type or style. A new building can readily be compatible with the historic context in a creative contemporary interpretation of the principles of good infill design. These design guidelines promote compatible creative design that relates to the patterns and characteristics of the historic setting and district.



GOALS

The design guidelines for a new multi-family building consequently have several specific goals:

- To ensure that a new building fits into the established historic context in ways that respect and contribute to Salt Lake City's architectural and cultural traditions.
- To introduce a new building in ways that preserve and where appropriate enhance the public realm and the city's urban walkable street pattern framed by buildings that engage with and activate the street.
- To encourage sensitive creative design which draws inspiration from an understanding of the best of the city's apartment and multi-family architectural traditions and historic neighborhood context.
- To encourage the design of buildings that utilize durable materials assembled in a way that generates long term value and recognizes established historic character.
- To incorporate both passive and active sustainable building design strategies that encourage energy efficiency, water and resource conservation and improve outdoor and indoor air quality.

SUMMARY OF DESIGN GUIDELINES

This section provides a brief summary of the key considerations in the New Construction Design Guidelines included in this chapter. Wording here is designed for brevity and the full design guideline, associated context description and design objective should be reviewed.

SITE DESIGN GUIDELINES

SETTLEMENT PATTERNS & NEIGHBORHOOD CHARACTER

BLOCK, STREET & SITE PATTERNS

- Preserve the historic plan of streets and alleys as essential to historic character of district and setting
- Preserve the historic street pattern as a unifying framework for varied lot sizes and orientation
- Retain the historic street pattern as a permeable framework for public access
- Site and design a new building to complement and enhance the character of the context and its patterns

THE PUBLIC REALM

- Situate and design the building to define and frame streets and spaces in a characteristic and positive way
- Design a new building on a corner lot to define, frame and complement the public realm of both streets

BUILDING PLACEMENT, ORIENTATION & USE

- Orient the front and building entrance to the street

SITE ACCESS, PARKING & SERVICES

PEDESTRIAN & BICYCLE

- Design a prominent public entrance as a focus of the street façade
- Retain and use alternative rear public access where this exists
- Situate and design for accessible bicycle parking

VEHICULAR

- Do not combine a vehicular access with a pedestrian access
- Place a vehicular entrance discreetly to the side or rear
- Restrict a curb cut to the minimum width
- Consolidate or combine driveways if appropriate
- Situate parking behind or below the building
- Surface parking should be screened from the street and adjacent residential properties

SITE & BUILDING SERVICES & UTILITIES

- Site and design service and utility areas away from the frontage and screen from views
- Site and screen rooftop and higher level mechanical services from street views
- Provide acoustic screening for mechanical services adjacent to residential uses
- Locate small utilities such as AC away from primary and secondary facades or fully conceal

PART II Design Guidelines

LANDSCAPE & LIGHTING

FRONT YARD LANDSCAPE

- Design front yard landscaping to coordinate with historic patterns
- Minimize or avoid walls and fencing where it is not characteristic of the historic or topographic context
- Maintain the levels and continuity of open space and sense of progression from public to private space
- Provide seating as part of the landscaping where a cafe or restaurant is included within the building

LIGHTING

- Design exterior lighting for specific areas for access and use
- Design architectural lighting to provide visual accent
- Design to avoid glare, light trespass, to integrate with the architecture, and shield higher level lighting
- Conceal supply and switch equipment for lighting
- Conceal utilitarian service lighting from street views and from adjacent properties

BUILDING DESIGN GUIDELINES

BUILDING FORM & SCALE

THE CHARACTER OF THE STREET BLOCK

- Design to reflect the scale of the context established by the street block
- Design to create and reinforce a sense of human scale

FAÇADE COMPOSITION & SCALE

- Design the principal elements of a primary façade to reflect the scale of the block and historic context
- Respect the role of design characteristics of symmetry or asymmetry in the established context

HEIGHT

- Design for a building height which is characteristic of the historic context
- Vary the building height across the primary façade and/or limit height to part of the plan footprint
- Step back upper floor/s if a new building would be higher
- Design for modulation and articulation to reduce the perceived height of a taller building

WIDTH

- Design for a historically similar width
- Design a street facade in modules which reflect traditional building widths

MASSING

- Respect the established scale and form of the street block and context in building massing
- Respect characteristic roof forms and massing

BUILDING CHARACTER & SCALE

FAÇADE ARTICULATION, PROPORTION & VISUAL EMPHASIS

- Design to reflect roof forms that are characteristic of the block and district
- Design façade proportion to reflect the traditional context and neighborhood
- Design for a vertical proportion and emphasis to reduce perceived width
- Design for a horizontal proportion and emphasis to reduce perceived height
- Design side facades through articulation and variation in wall plane and materials

SOLID TO VOID RATIO & WINDOW SCALE

- Design a characteristic solid to void ratio
- Respect the range of window scale characteristic of the context

RHYTHM & SPACING OF WINDOWS & DOORS - FENESTRATION

- Design for a contextually characteristic pattern and proportion of windows and doors

BALCONIES, PORCHES & EXTERNAL ESCAPE STAIRS

- Balconies are encouraged as semi-public outdoor private space engaging with context
- Design balconies as an integral part of the architectural composition
- Design an entrance porch, portico or stoop as a principal focus of the façade
- Design an escape stair to integrate and situate to the rear

BUILDING MATERIALS, ELEMENTS & DETAILS

MATERIALS

- Use building materials that contribute to traditional sense of human scale
- Design with materials for visual interest in primary and secondary facades
- Design and construct with materials of solid masonry character
- Materials should have a proven durability in the climatic region
- Solid and heavier materials should provide the primary framework for principal facades
- A change in plane should be achieved between different facade materials, window and wall
- Use variation in type, texture, color and pattern to articulate design and add visual interest
- New materials should have similar characteristics to those used traditionally

WINDOWS

- Windows with a vertical proportion and emphasis are encouraged
- Window plane should be distinct from the plane of external materials
- Window reveals should be a characteristic of masonry facades
- Design for a similar character, scale and proportion of frame

ARCHITECTURAL ELEMENTS & DETAILS

- Design historically characteristic building components – size, depth, shape
- Design a historically characteristic scale of ornamental elements where used
- Creative interpretations of elements and details are encouraged

PART II Design Guidelines

SIGNAGE – PRINCIPAL & OTHER USES

- Design for the identity of a non-residential use
- Design signs for primary and secondary facades as an integral part of the architecture
- Design for individual lettering or graphic motif with no or minimal illumination
- Design illumination to be discrete to the lettering or symbol
- Integrate signs with the architecture through the use of durable, architectural quality, materials
- Conceal fixings, power supply and switch gear



SITE DESIGN GUIDELINES - BLOCK, STREET & SITE PATTERNS

SETTLEMENT PATTERNS & NEIGHBORHOOD CHARACTER

BLOCK, STREET & SITE PATTERNS

Historic settlement patterns, evident in the plan of streets and alleys and the composition of the urban block, establish the distinctive identity of each of the city's historic districts, and the rich urban 'grain' of the unique character of the city. These patterns effectively create the 'infrastructure' of the character of the district and neighborhood. Within the framework of the city's grid layouts, the pattern of streets and alleys can vary in the layout of each block, frequently creating a distinct character for the block, its primary street facades and its often intimate interior. Each street block consequently contributes a unique 'scene' to the 'tapestry' of the historic district.

These street plans, with their internal network of streets and alleys, establish the manner in which primary structures are situated on and oriented within individual lots. This pattern also influences the disposition of secondary structures and landscape features on the lot and within the street block. Such characteristics should be recognized, respected and preserved in planning for a new building.

A key characteristic of an early residential neighborhood is the intimate walkability or 'permeability' of the street network. Within the street block the narrow internal streets and alleys provide more intricate scale, and access to individual lot frontage and the rear of the lot. They also create the opportunity for a greater spectrum of activities, experience and walkable routes.

Design Guidelines for New Construction



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These settlement and development patterns are also directly influenced by topography, especially in neighborhoods like The Avenues, University and much of Capitol Hill. As the street grid ascends a notable incline, it creates great urban and scenic drama, views and vistas, as the houses step up or down the hill. Several larger apartment buildings are designed to reflect this street slope in ways which make creative use of the rhythm of the architectural forms, such as vertical bays of projecting balconies are terraced with the incline.

At the same time the street block, and its network of secondary streets or alleys, provide a common, unifying framework for the varying patterns, scales, dimensions and orientation of the individual lots, and the primary and secondary buildings. Lot size can vary considerably, with smaller lots and houses being a common characteristic of the interior of many of the City's large street blocks. The contrast in character between the exterior and the interior of some blocks establishes a variety in lot and building scale as a key characteristic of several historic districts. Aggregating lots into larger properties, and/or closing sections of street or alley, would adversely affect the historic integrity of the street pattern, and the human scale network and linkages that this pattern helps to create and maintain. In turn, the orientation, scale and form of a building all help to support the sense of an orchestrated varied street pattern.



Design Objective

The urban residential patterns created by the street and alley network, lot and building scale and orientation are a unique characteristic of every historic setting in the city, and should provide the primary framework for planning any new multi-family building.

12.1 The historic plan of streets and alleys essential to the historic character of a district and setting should be preserved. Consider the following:

- Retain the historic pattern of smaller streets and alleys particular to the street block.
- Reinststate sections of secondary streets and alleys where these have been lost.
- Design for the particular street patterns of Capitol Hill.
- Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues.
- Refer to the specific design guidelines for the historic district for additional details and considerations. (PART ?).

12.2 The historic street pattern as a unifying framework for a varied range of lot sizes and buildings should be preserved.

- Retain historic alignments and width wherever possible.
- Plan the site to avoid affecting the historic integrity of this pattern.



PART II Design Guidelines

12.3 As the permeable framework for access to and through the network of public and private ways and properties within the city street grid, the historic street pattern should be retained.

- Secondary streets and alleys maintain the historic permeability within the street block which provides a means of access and a historic setting for:
 - Direct and quieter street frontage for smaller buildings
 - Rear access to the property and accessory buildings
 - An attractive focus for community social interchange
 - Alternative and more intimate choice of routes in a walkable neighborhood



12.4 The pattern and scale of lots in a historic district should be maintained as the basis of the historic integrity of the intricate ‘fine grain’ of the neighborhood.

- Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern.

12.5 A new apartment or multi-family building should be situated and designed to complement and enhance the established character of the context, recognizing its situation and role in the street block and building patterns.

- Respect and reflect the scale of lots and buildings associated with primary and secondary street frontages.
- Site a taller building away from nearby small scale buildings.
- A corner site traditionally might support a larger site and building.
- A mid-block location may require careful design consideration to integrate with an established lower building scale.
- A site which is interior to the block, or which backs onto the interior of the block, should be planned to respect and reflect a lower scale if characteristic of the inner block.

THE PUBLIC REALM

Buildings and their lots are the principal determinants of street and neighborhood form and character, essentially the public realm. In the city's historic neighborhoods, where development patterns are largely complete, the buildings and landscaping have had the opportunity to mature to create an often coherent and distinctive spirit of place and often a tangible sense of time and stability.

Essential, therefore, to the design of a new building, is the careful consideration of how it will relate to the physical context of the street, the buildings adjacent and across the street, as well as the historical and cultural patterns of the context and neighborhood. A new building should inspire and draw inspiration from the inherent patterns which help to create the historic character of the setting.

A new multi-family infill development should relate to neighboring buildings to the side and to the rear in terms of setbacks, height, massing, scale, the arrangement of shared and private open spaces, and landscape. This is particularly important for lots situated on the boundary of higher-density and lower-density zones, or zones which permit a higher density than the established scale. A taller, insensitively designed, larger building could adversely affect the setting and amenities enjoyed by existing, smaller scale buildings. The same diversity of scale and character will often arise between the exterior and the interior of the street block.

Compatible design is not necessarily the repetition of existing or historical design patterns. It does however rely on the recognition and interpretation of these patterns, whether traditional or contemporary, in a way that complements the distinctive and eclectic streetscapes that characterize many of Salt Lake City's historic districts and older neighborhoods.

Of major importance is how a proposed building would relate to the public realm; essentially the space framed by the buildings facing each other across the street. It consists of the street pavement, the sidewalk, street trees and their planters, and the front yards of buildings that line that street. The character of the public realm is therefore determined by the width of the street and sidewalks, as well as the setbacks, building height, massing, frontage, and style of the buildings that frame this realm.



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The character of streets that have remained relatively unchanged for 50 or more years is usually more consistent and more readily defined. Residential streets are characterized by larger setbacks, lower building heights, residential frontage such as a porch or stoop, and continuous park strips with street trees. A commercial setting is likely to have minimal or zero setbacks, multi-story buildings with shop frontages, and street trees planted in tree wells. In either case the design of a new multi-family building should respond to the dominant, historical character of the street and the neighborhood context.

Streets that have experienced considerable development and physical change in more recent years tend to be less well defined. Buildings tend to have inconsistent setbacks, massing, and frontages. There are parts of several city historic districts where this can be identified. The dominant character of such streets can be less obvious. In such an instance the design of a new building presents the opportunity to identify the strengths and weaknesses of current character and, building on these strengths, to help forge a stronger urban and human scale character.

Design Objective

A new building should help realize the dominant massing and landscape character of the public realm of the adjacent historic street context and district.

12.6 A new multi-family building should be situated and designed to define and frame adjacent streets and public and common spaces in a characteristic and positive way.

- Reflect and/or complement adjacent building setbacks, heights and massing.
- Complement the historic streetscape patterns of the facing primary and secondary streets and alleys.

12.7 A building on a corner lot should be designed to define, frame and complement the historic character of the public realm of both adjacent streets.

- The street character will also depend on the adjacent street blocks.
- The building setbacks may be different.
- The building scale may also vary between the streets.



BUILDING PLACEMENT, ORIENTATION & USE

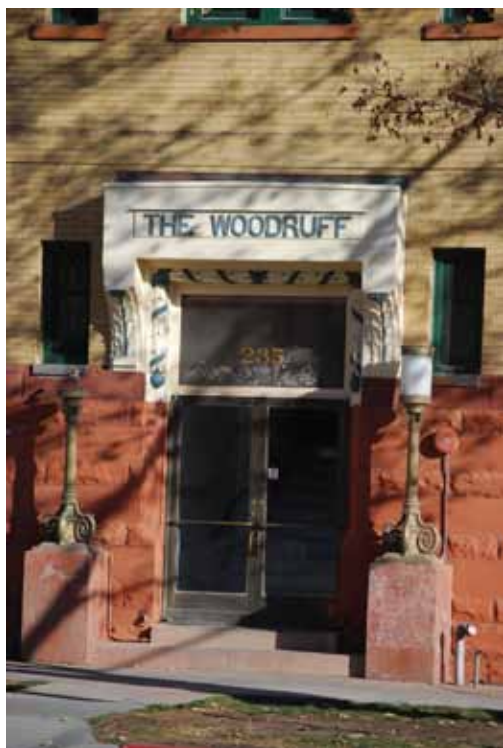
In the historic neighborhoods of the city, a multi-family building tends to be situated towards the front of the lot, with most of the private open space behind, or perhaps to one side. Side yard space is usually limited and shared between the properties. Front setbacks may vary, especially for larger multi-family buildings, but tend to be within a well-defined range, helping to establish a common visual relationship between buildings of differing scale and character.

The shared sense of openness enjoyed by residents in front of and behind the property relies upon the situation of the building and coincidence of private open space. With a larger multi-family building the disposition of the building and its open space become more critical if the scale is to integrate successfully with the established building pattern.

Buildings tend to be sited in alignment with their lots, creating both a defined pattern of frontages and sequence of spaces between the buildings, creating a sense of visual rhythm. Although the frontage of the building tends to be the focus of the greatest architectural interest, with the greater height and prominence of a larger apartment building, the side and the rear facades will also be important as a very visible public realm and architectural context.

Historically, apartment and other multi-family buildings in the city have a primary entrance, usually of architectural significance, often symmetrically placed facing the street. A larger apartment building may have more than one entrance facing either the street and/or a central garden court. The entrance might be raised with formal steps, stoop, porch, portico or colonnade marking the transition from semi-public space to the private interior.





The celebration of the main entrance becomes a key focus and axis for the predominant symmetrical architectural composition of the primary façade/s. The entrance is frequently flanked by either projecting wings of the building, or rising tiers of balconies. These semi-private/semi-public spaces help to integrate the building with the street both architecturally and socially, while at the same time creating a sense of human scale and social engagement. The planning and design of a new multifamily building should recognize, understand and include these characteristics where appropriate.

Street-facing windows further help to define the human scale of the building, perhaps revealing the role and function of parts of the building, while providing passive security surveillance. Important or more formal rooms that are occupied on a regular basis, such as social space and living rooms, should face the street where possible.

Design Objective

A new multi-family building should reflect the established development pattern and directly address the street.

12.8 The front and the entrance of the building should orient to the street.

- A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.
- An exception might be where early settlement has introduced irregular street patterns, e.g. Capitol Hill.



SITE ACCESS, PARKING & SERVICES

Much of the attraction of an urban environment relies upon the quality of its streetscapes. The planning of an individual multi-family site and building should include the consideration of the complex relationship between vehicular streets, sidewalks, sidewalk amenities, landscaping, and the location, form and continuity of building edges. It is also important to plan for the location and design of parking areas, service areas, and site utilities to ensure that they do not detract from the character and quality of the urban experience.

Design Objective

The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists as the primary users. Motorized vehicular access and parking should be discreetly situated and designed.

PEDESTRIAN & BICYCLE

A new multi-family building should be designed to prioritize access and use by people walking and cycling. Site access should be planned to nearby transit routes and also walking, cycling routes and multi-use trails in the vicinity, as well as secondary streets and rear alleys.

12.9 The primary public entrance to the building should be afforded priority and prominence in access from the street and in the design of the street façade/s.

- The main public entrance to the building should be a central feature of the street facing façade.
- It should not be combined with any vehicular access or drive.
- It should provide direct access to the sidewalk and street.
- Landscape design should complement the importance of the public entrance.

12.10 Where the secondary street or alley network is available rear public access should be retained and used.

- Residential access options to the site and building should be retained and/or maximized.
- Alternative vehicular access from secondary streets and alleys should be retained and reused.

12.11 Bicycle parking should be situated to be readily accessible within the building and designed for secure storage.



PART II Design Guidelines

VEHICULAR - CARS & MOTORCYCLES

Vehicular access should minimize conflict with other modes of transportation, especially pedestrian traffic, protect residential streets from the effects of undue congestion and noise, encourage multimodal transportation; it should also provide for the safe and efficient movement of pedestrians, bicycles, and vehicles. Site planning and design should promote pedestrian safety by segregating pedestrian and vehicular points of access and provide for safe and efficient vehicle ingress and egress. A vehicle entrance should be positioned to preserve the continuity of the pedestrian streetscape and placed discreetly in relation to the building's primary façade.

12.12 A vehicular access and drive should not be combined with a pedestrian access and entrance.

12.13 A vehicular access and driveway should be discreetly placed to the side or the rear of the building.

- A vehicular entrance which incorporates a ramp should be screened from street views.
- Landscape should be designed to minimize visual impact.

12.14 A single curb cut or driveway should not exceed the minimum width required.

- Curb cuts and driveways are discouraged close to street corners.
- Avoid curb cuts and driveways close to other commercial uses in the building.

12.15 Driveways serving groups of similar uses should be consolidated to avoid visual intrusion and to provide less interruption to pedestrian flow.

- Curb cuts should be shared between groups of buildings and uses where possible.
- Joint driveway access is encouraged.

12.16 Vehicular parking should be situated below and/or behind the building.

- Surface parking areas should be screened from views from the street and adjacent residential properties.



SITE & BUILDING SERVICES & UTILITIES

Design Objective

The visual impact of building services and utilities as perceived from the public realm should be minimized. This objective should be a central consideration in the early planning stages of any project, and should include ground and higher level facilities and utilities including air handling and generator equipment.

12.17 Utility areas and other ground level building services should be situated and designed away from the frontage of the building.

- Screen from street views and adjacent buildings.
- Integrate these facilities with the architecture of the building through design and choice of materials

12.18 Rooftop and higher level mechanical services and utilities should be situated away and screened from street views.

- Locate the utility within an architectural screen or dedicated housing
- Enclose the facility within a roof that is an integral part of the building,
- Choose and locate the utility equipment so that it is not seen from adjacent primary and secondary streets.
- Finish to match the building where visible.

12.19 Mechanical services should be acoustically screened from nearby residential properties.

12.20 Small utilities such as air conditioning units should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design.



LANDSCAPE & LIGHTING

FRONT YARD LANDSCAPE

The character of an attractive street will depend on the quality and landscaping of the front yards of the buildings that front it. This is particularly true in the city's historic neighborhoods. Though located on private property, a front yard is part of the public realm and should be designed in a manner that defines, unifies, and enhances the public realm. A front yard designed in isolation, relating exclusively to the needs and form of a new building, is likely to have a negative effect on the overall character of the established historic streetscape.

The planning and landscaping of a larger apartment building and site will have a significant impact upon the character of the streetscape and public realm. The design should consequently both respect and contribute creatively to this character. Without careful consideration self-focused design can divide the public realm into a discontinuous and random series of private spaces and gardens.

The landscape design for the front yard and frontage of the building has the potential to accentuate the architectural quality and the visual contribution of the building to the street scene. It can also help to define the legibility of public common and private uses within the building, and complement the public access and entrance.



Design Objective

The design of residential and commercial front yard landscapes should contribute to a creative and seamless public realm.

12.21 The front yard landscaping for a new multi-family building should coordinate with established and/or historic patterns.

- Evaluate existing historic patterns and character.
- Design a creative complement to the established historic character.

12.22 Landscape walls and fences perpendicular to the street, and separating front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character.

- Retaining walls provide significant opportunity for creative design and natural materials.
- Avoid excessive wall height by terracing a change in grade.
- Design any fencing to be low and transparent in form.

12.23 A front yard should be at the same level as the sidewalk to retain the sense of continuity of open space and the sense of progression from public to private space, where this is an established characteristic of the street.

- Reflect the historic common grading and landscaping of the area between the street pavement and the building.
- The building should readily engage with the street and public realm.

12.24 Where a new multi-family building includes another use/s, such as restaurant or café, seating should be considered as part of the front yard area and/or sidewalk.

- In this case, landscaping including low walls can provide opportunity for integrated informal seating.
- Use ergonomic and attractive materials in the design and choice of seating.



LIGHTING

Lighting a site and a building is at once a necessity and also an opportunity to accentuate the impact of the architecture and landscape design at night. Lighting guides, identifies and provides a sense of security. Designed as visual accent, lighting can provide an alternative presentation and experience of the design and character of a building and its landscaping. Without careful thought, however, lighting can detract from the site, the landscaping and the building, while adversely affecting the experience of adjacent or nearby residents or users.

Design Objective

External lighting of the building and site should be carefully considered for architectural accent and for basic lighting of access and service areas.

12.25 Exterior lighting should be designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces.

- Design to avoid light trespass beyond the area to be lit.
- Design for creative and discrete task lighting.

12.26 Architectural lighting should be designed to provide visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings.

- General illumination of a façade will attract undue prominence to an individual building, detracting from the nighttime accent impact, and consequently should be avoided.
- Building light fixtures should be of architectural quality in terms of design, durability and construction.



12.27 Building lighting should be designed to:

- Avoid glare experienced by adjacent properties,
- Avoid light trespass beyond the site or directly into the night sky,
- Integrate, in design, location and choice of fittings, with the architecture of the building through the concealed or discreet siting, fitting material, finish and color, form, as well as illumination level and color.
- Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space.

12.28 Landscape lighting should be designed to discreetly enhance pathways and entrances, while creatively accentuating planting.

- Confine light spread tightly.
- Avoid light trespass and glare.
- Light specific design features.

12.29 Conduit and associated electrical supply equipment for architectural light fittings should be concealed from all streets and adjacent properties.

- Integrate with and conceal within the design of the building.

12.30 Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties.

- Use effective 'cut-off' shields to confine light spread.
- Position light fittings to reduce public visibility.



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BUILDING DESIGN GUIDELINES - SCALE, FORM & CHARACTER

BUILDING FORM & SCALE

THE CHARACTER OF THE STREET BLOCK

Although buildings are designed to accommodate a variety of uses, as architecture they are designed to be so much more. Their contribution to the culture, art, craft, and palette of materials of the city combine to characterize and define the street, create a distinct “sense of place,” and contribute to the high quality of urban experience and livability inherent in a vibrant, mixed-use urban neighborhood.

Buildings and architecture that enhance the urban realm pay careful attention to urban design issues of massing, form, façade articulation, design detail and materials. Thoughtful integration of building utilities and services, and the location and design of parking areas or structures are also critical to a positive outcome.

A Sense of Human Scale

The character of an attractive and vibrant urban neighborhood will substantially rely upon how the buildings, individually and collectively, create and maintain a sense of human scale, as expressed by façade composition, facade articulation, the primary architectural elements, details and materials.

A sense of human scale in a predominantly single family residential neighborhood derives from the scale of the building as a whole, and from its principal architectural elements, such as projecting bays, articulation, roof forms, fenestration, entrance and front porch. The choice and detailing of materials and color also play an important role in helping to create visual textures and vitality, also helping to maintain a sense of human scale.

With a multi-family building of similar overall scale to single family houses the same characteristics and visual dynamics are in play. With a multi-family building of greater scale in a single family context, i.e., greater relative height and/or width, creating a sense of human scale depends upon the primary architectural elements, their articulation and design expression, and the materials and details employed in their design.

These characteristics will include the composition and articulation of the primary and secondary facades. This may be vertical in the form of alternating projecting or recessed wings or bays composing the width or length of the façade. It may also be horizontal, employing the setback of upper floor/s where these exceed the average height of the context. Human scale characteristics will also include the design of the principal entrance, the stature and modeling of the first floor as the base for the façade, and the top floor/s forming a top or a cap for the design of the façade. The balconies, whether individual or rising in vertical tiers as with many historic apartment buildings, and the detailing and palette of materials also play a significant role.

The mass and scale of a building are fundamental issues in the design of a new multi-family or apartment structure in one of the city’s historic districts. The traditional scale of single-family residences is a characteristic of most of the historic neighborhoods, with houses ranging from one to two and a half stories. Although the actual height can vary considerably along any given street, the similarity of overall scale of a variety of architectural elements enhances the pedestrian-friendly character of many of the streets and districts.

A variety of multi-family buildings are characteristic of the city's historic neighborhoods, some equating closely with the one to two story single family residential height and scale, with others rising through three, four and more stories on significantly larger lots. These buildings are increasingly characteristic of the more important streets especially as they progress towards the downtown area. South Temple, First Avenue and many adjacent streets provide the setting for many examples of larger apartment buildings. The spectrum of city apartment types is described in Part ?? of these design guidelines and illustrated throughout.

Design Objective

The form, scale and design of a new multi-family building in a historic district should equate with and complement the established human scale characteristics of its immediate setting and broader context.

12.31 A new multi-family building should appear similar in scale to the established scale of the current street block.

- Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally.
- The scale of principal elements, such as porches, balconies and window bays, are critical to creating and maintaining a compatible building scale.



12.32 A new multi-family building should be designed to create and reinforce a sense of human scale. In doing so consider the following:

- Use building massing and modulation that reflects traditional forms, e.g. projecting wings.
- Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.
- Design window openings that are similar in scale to those seen traditionally.
- Articulate and design balconies which reflect traditional form and scale.
- Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.
- Use building materials that are of traditional dimensions, e.g. brick, stone, terracotta.
- Choose materials that express a variation in color and/or texture individually or communally.



BUILDING FAÇADE COMPOSITION & SCALE

The design composition of the front and sometimes the side facades of an apartment building have traditionally taken the form of a symmetrical arrangement of wings or balconied bays with a central entrance. Modulation of the building varied with the scale, type and style, often enclosing a central recessed entrance bay. This design approach is significant through its application of a comprehensive architectural language designed to reinforce the basic symmetry. The result is a complex, refined and intricate series of buildings which acknowledge and in many ways help to reinforce the distinct sense of human scale so characteristic of the single family residential context.



12.33 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.

- The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context.
- Where the proposed building would be taller than those in the historic context, the top floor should step back from the plane of the façade below.
- A single wall plane of the primary or secondary facades should not exceed the typical maximum facade width in the district.



12.34 The secondary modeling should complement the the architectural composition established by the primary elements of the facade/s.

- Design a fenestration pattern and a window scale that reflect those of the context and historic district.
- Arrange and design balconies to articulate the architecture of both the primary and secondary facades.
- Design the ground floor to differentiate in stature, plane, detailing and/or materials from the façade above.
- The front facade should include one-story elements, such as an entrance porch or other single-story feature characteristic of the context or the neighborhood.
- Express a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color.
- Define a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade.



12.35 Respect the role that architectural symmetry can play in the form of the established historic street frontage & wider setting.

- This can be effective in designing the modulation of a wider façade helping to integrate this within a smaller scale setting.
- Evaluation of historic apartment façade symmetry or asymmetry will provide valuable direction and inspiration.



HEIGHT

A similarity or affinity in building heights can contribute to the visual cohesion and continuity of an individual district, helping to define its distinct identity. In this context, the height of a new building should not overwhelm historic buildings in the immediate setting, and should fall within the range of heights defined by the historic structures in the district. A similarity in the height of prominent building features, such as porches and cornices, is equally important. Such features help to reduce the sense of apparent scale and often appear to align along the street and in doing so help to create a sense of a coherent visual rhythm and continuity.

Where the zoning context might allow for a multi-family building higher than the prevailing traditional scale, designing to achieve and maintain a sense of human scale in architecture which is therefore sensitive to the character of the context remains a primary goal. Limiting the maximum height to parts of the building as a whole, and to sections of the primary facades, can effectively reduce the apparent massing of the building. Other design interventions can help to reduce the apparent height and consequently the perceived scale of the building.

Design Objective

The maximum height of a new multi-family building should not exceed the general height and scale of its historic context and designed to reduce the perceived height where a taller building might be appropriate.



12.36 The building height should be compatible with the historic setting and context.

- The immediate and wider historic contexts are both of importance.
- The impact upon adjacent buildings will be paramount.

12.37 The building height should vary across the primary façade and/or the maximum height should be limited to part of the plan footprint of the building.

- Step back the upper floor/s of a higher building to achieve a height similar to that historically characteristic of the district.
- Restrict maximum building height to limited sections of the depth and length of the building.

12.38 The upper floor/s should step back where a taller building would approach established neighborhoods, streets or adjacent buildings of typically lower height.

12.39 The primary and secondary facades should be articulated and modulated to relieve the impression of greater height and scale.

- Design a distinct and taller first floor for the primary and secondary facades.
- Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.
- Employ a hierarchy of window height and/or width. When defining the fenestration pattern
- Design for a distinctive balcony arrangement and hierarchy.
- Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.



WIDTH

In many of the city's older and historic districts, buildings were designed to be similar in width to nearby structures, often echoing similar lot widths, helping to establish a distinctive single family residential scale for the neighborhood. A sense of rhythm and continuity emerge when these buildings are evenly spaced along the street block. Designing a new multi-family building, the perceived width of a new building façade should appear to be similar to historic buildings in the context, in order to maintain this sense of visual rhythm and continuity of scale. Where a new multi-family building would be wider than those in the historic context, block face or neighborhood, it should be subdivided into modules of similar width to traditional buildings, and/or should step back towards the corners of the primary facade. This technique is widely and effectively used in the design of many of the larger historic apartment buildings in the city.

12.40 A new multi-family building should appear similar to the width established by the single and multi-family historic buildings in the historic context.

- Reflect the modulation width of larger historic apartment buildings which are often symmetrically composed of projecting wings with recessed central façade and primary entrance.
- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to the building facades of the context.
- Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.



MASSING

12.41 The overall massing of a new multi-family building should reflect the established scale and form of the street block and historic context.

- Modulate the building where height and scale are greater than the context.
- Arrange the massing to step down adjacent to a smaller scale building.
- Respect and/or equate with the more modest scale of center block residences.

12.42 The roof forms of a new multi-family building should be designed to respect and reflect the range of building forms and massing which characterize the district.

- This can help to maintain the sense of human scale characteristic of the area.
- The variety often inherent in the context can provide a range of design directions for compatible new roof forms.
- Vary the massing across the street façade/s and along the length of the building on the side facades.
- Respect adjacent lower buildings by stepping down additional height in a new building.



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BUILDING CHARACTER & SCALE

FAÇADE ARTICULATION, PROPORTION & VISUAL EMPHASIS

While there may be great variety inherent in the architectural styles and façade composition in most historic districts, a similarity of building scale and forms contributes to a sense of visual continuity, identity and human scale. To maintain this relationship and visual coherence, a new building should have basic roof and building forms that are similar to those seen traditionally.

In a setting of single family houses the roof may be the single most important element in the overall form of the building, capping the building with distinguishing profiles and rooflines which differentiate style and often type. The scale and character of an established historic context will also provide the design criteria for a larger multi-family building. In this case the sensitive architectural composition of the primary and secondary facades can achieve a visual compatibility through appropriate proportion and visual emphasis.

Creating a sense of human scale in the design of a larger multi-family building will rely in major part on the modulation of the primary and secondary facades. This can be achieved through the articulation of major vertical sections of the façade, and the vertical plane of specific key floors of the building. Articulation plays a key role in creating the proportions of the façade, while the proportions in turn help to create the visual emphasis of the building's primary and secondary facades.

Visual emphasis can be vertical, horizontal or balanced. It will appear differently when viewed in direct 'elevation' or more obliquely along the street frontage. A strong vertical emphasis can be effective

in creating a sense of compatible façade width in a larger building. Correspondingly, a horizontal emphasis can help to reduce the impression of excess height in a larger building.

Other design characteristics, such as the ratio of solid to void (wall to window), fenestration (window) pattern, window scale and proportion, and the depth of window reveals (the degree of setback of window plane from wall plane), will also play a positive role in creating the visual emphases of the building.

A single family house can be categorized by its visual emphasis. This might be vertical, in for example Queen Anne or Victorian styles, horizontal as with the bungalow type, or more balanced in, for example, the Foursquare. Frequently, a street block might be composed of buildings reflecting a complete spectrum of visual emphasis. An affinity in character is often achieved through a common scale and shared architectural elements along a consistent frontage line.

The emphasis created in the design of a new multi-family building should be informed by an evaluation of its context. Analyze the neighboring buildings on both sides of the street, and from this review identify how a new design can both reflect and complement the existing character. An increase in scale, for example, can often be more effectively integrated and can appear more compatible using a design composition with a more vertical emphasis.

PART II Design Guidelines

Design Objective

The design of a new multi-family building should relate sensitively to the established historic context through thorough evaluation of the scale, modulation and emphasis and a form and design which reflects this.

12.43 Roof forms should reflect those seen traditionally in the block and in the historic district.

- Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.
- Gable and hip roofs are characteristic of primary roof forms for smaller scale buildings in most residential historic areas.
- Where employed, roof pitch and form should be designed to relate to the context.
- In commercial areas a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context and range of design solutions.

12.44 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.

- The “overall proportion” is the ratio of the width to the height of the building, especially the front facade.
- The modulation and articulation of principal elements of a facade, e.g. projecting wings, balconies and porches, can provide an alternative and balancing visual emphasis.
- See the discussion of individual historic districts (PART ?), and the review of typical historic building styles (PART ?, Section ?), for more information on district character and facade proportions.



12.45 A vertical proportion and emphasis should be designed to reduce the perceived width and scale of a larger street or secondary façade. Consider the following:

- Vary the planes of the façade for all or part of the height of the building.
- Subdivide the primary façade into projecting wings with recessed central entrance section, in character with many earlier apartment compositions and facades.
- Modulate the façade through the articulation of balcony forms, pattern and design, either as recessed and/or projecting elements.
- Vary the planes of the primary and secondary facades to create a further modeling of the composition.
- Design for a distinctive form and stature of primary entrance.
- Compose the fenestration in the form of vertically proportioned windows.



12.46 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger street or secondary façades. Consider the following:

- The interplay of horizontal and vertical emphasis can create an effective visual balance which can help to reduce the sense of building scale in vertical and horizontal respects.
- Step back the top or upper floors where a building might be higher than the context – along primary and/or secondary facades as appropriate.
- Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.
- Design a distinct foundation course.
- Employ architectural detailing and/or a change in materials to emphasize individual levels in the composition of the facade.
- Design the fenestration to create and/or reflect the hierarchy of the façade composition.
- Changes the materials and/or color to emphasize the distinctive design of specific levels.



SOLID TO VOID RATIO & WINDOW SCALE

The solid to void (wall to window) ratio is an effective gauge of design compatibility which can be used across the spectrum of building types, styles and scales. Where there is a distinct relative difference, i.e., too much wall for window opening, or window to wall, it tends to be readily apparent. This imbalance consequently can adversely affect the perceived scale of the building, where large areas of wall or window tend to create or reinforce an impression of greater scale, even where the scale of the building might not be so different. The scale of windows in particular can radically affect how a building is perceived and significantly larger windows can adversely affect the shared sense of human scale inherent in the design.

In a historic residential district a building might be a roughly rectangular mass of solid walls and openings in these walls for windows and doors. Buildings tend to share a similar solid to void ratio, resulting in an affinity in scale and character across many different types and styles. It is important therefore that this solid to void ratio is echoed in a new building, especially if this new building is larger than the prevailing established scale. Departures from this design principle will be less apparent where a departure is limited in area, and where other common characteristics are shared. This relationship and affinity is a characteristic of many larger historic apartment buildings, where the greater scale is mediated by a similar solid to void ratio and usually the scale and proportion of the windows.



Design Objective

The design of a new multi-family building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.

12.47 The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following:

- Avoid areas of too much wall or too much window.
- Large surfaces of glass can be inappropriate in a context of smaller residential buildings.
- Design a larger window area with a framing subdivision and frame profiles which reflect the scale of the windows in the established context.



RHYTHM & SPACING OF WINDOWS & DOORS – THE FENESTRATION

Closely related to the design criterion of solid to void is that of the fenestration. The arrangement of window and door openings within the composition of the facade, their grouping and/or individual placement, described as the fenestration or the fenestration pattern, will be an essential characteristic of any architectural composition. The fenestration can also be a significant feature of the character of the building and consequently in its contribution to the contexts of the street and the district.

When similar patterns are shared between very different buildings it creates a sense of affinity and visual continuity across a variety of architectural forms, styles and scales. The fenestration is a key characteristic in creating and also maintaining a sense of human scale within a historic setting. The window pattern, the window proportion and the proportion of the wall spaces between become a central part of the architectural composition of the facades. This sense of similarity and coherence should be a characteristic in the design of a new building in such a context.



12.48 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with historic buildings creating the established character of the context and area.

- Design for a similar scale of window and window spacing.
- Reflect characteristic window proportions, spacing and patterns.
- Design for a hierarchy within the fenestration pattern if this is characteristic of the context and/or to relieve the apparent scale of a larger facade.
- Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.



BALCONIES, PORCHES & EXTERNAL ESCAPE STAIRS

A key characteristic of many historic apartment buildings is the arrangement of individual outdoor space as private balconies. These take many forms, but are often designed as a principal architectural element of the building, either as a rising tier of balconies supported by a hierarchy of Classical columns, or as tiers of individual balconies behind a full height collonade. In other instances the balconies may be designed as a vertical or alternating sequence of individual projection/s punctuating the primary and secondary facades. In a few cases they combine to create a continuous and perhaps shared horizontal outdoor space. Larger early double-loaded corridor apartment buildings provided few or no external balconies on the primary facade.

While the design of a new multi-family building is less likely to frame apartment balcony space using such a thorough architectural language or style, balconies in many cases will be a significant design feature of both the primary and other facades. The form and design of these will provide major opportunity to integrate the design and scale of a new building with its context, and to complement the composition and visual emphasis of the building facades.

The entrance porch, stoop or portico is a characteristic of most early multi-family buildings, and a key design element in scale, type or style. The entrance helps to mediate between the scale and form of single family and multi-family buildings. The design of a new multi-family building should similarly recognize the importance of this architectural element in the focus, form, detailing and legibility of the primary entrance.





Most secondary and escape stairs should remain an element that is located towards the rear of the building and one which should not be readily visible from the public way.

Design Objective

The design of a new Multi-family building in a historic context should recognize the importance of balcony and entrance features in achieving a compatible scale and character. Means of escape stairs should not be an obvious characteristic of the plan and design.

12.49 Balconies are encouraged as individual semi-public outdoor spaces and should be designed as an integral part of the architectural composition and language of the building.

- Use projecting and/or recessed balcony forms to complement and embellish the composition of the facades and to establish visual emphasis and architectural accent.
- Use a balcony and balcony arrangement to echo and accentuate the fenestration pattern of the building.
- Design balcony forms to be transparent or semi-transparent.

12.50 An entrance porch, stoop or portico should be designed as a principal design focus of the façade composition.

- Design for greater stature to enhance visual focus, presence and emphasis.
- Design for a distinct identity, using different wall planes, materials, details, texture and color.

12.51 A secondary or escape stairway should be designed as an integral part of the overall architecture of the building, and positioned towards the rear of the building.

BUILDING MATERIALS, WINDOWS, ELEMENTS & DETAILING

Architectural detailing, window design and materials combine to create the intricate visual interest inherent in the design of a facade. Much of the character of a building resides with the variety and composition of architectural details, the design of the windows and palette of materials, and is used with great effect in the spectrum of historic apartment and smaller multi-family buildings across the city. This combination of design detail, texture, color and visual interest helps to define the architectural individuality of the building and is usually an effective medium to enhance the compatibility of the design and scale of the building.

The functional role of many traditional design elements and details should be borne in mind when designing a new multi-family building. A cornice, projecting coping or depth of eaves for example, inspired by traditional architectural language, provides embellishment of the design and helps to shelter the facades of the building. While the vaguaries of architectural fashion may have changed, the function of many architectural features remains unchanged.





MATERIALS

Successful, creative, contemporary design in a historic context does not rely upon the use of new or more recent materials, innovative or otherwise. Many of the most effective compatible recent buildings make imaginative and creative use of a palette of traditional building materials

The choice of materials, and the way they are used, can help to reflect the sense of human scale inherent in a historic context. The individual brick or block of stone can be instinctively perceived as the dimensional unit with which we are all familiar. Using brickwork with a variation in color and/or texture and natural stonework, which can be chosen or finished to exhibit a variation in color and/or surface texture, help to accentuate the sense of human scale, design character and individuality of the building. The pattern or bond in the construction of masonry materials is an integral aspect of this design detail, simultaneously lending a spectrum of architectural richness and an affinity with older buildings in the setting.

In the context of historic three dimensional form the dimension of time is something we instinctively read and interpret in a historic neighborhood. The materials have a role in creating a greater sense of permanence for a new building in a historic setting, helping to establish its age and maturity. Materials should be able to weather gradually and in so doing to mature over time, thus contributing in architectural terms a patina of age and a sense of the historic evolution of the setting. Materials should be chosen for their durability and quality and detailed to ensure that a new building endures, and gradually mellows, into the 'historical narrative' of the district.

A new multi-family building will be a significant addition to the urban quality and character of the city, and consequently should be designed as a 'permanent' or long term element of that context – drawing inspiration from the best of the established architectural character. The palette of building materials which is characteristic of the immediate setting and the historic district as a whole provides a spectrum of essential design references in designing a compatible new multi-family building.

Design Objective

The design of a new multi-family should recognize and reflect the palette of building materials which characterize the historic district and help to enrich the visual character of the setting, in creating a sense of human scale.

12.52 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.

- This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.
- The choice of materials, their texture and color, and their pattern or bond, will be an important characteristic of the design.
- An analysis of the context will be invaluable in this respect.

12.53 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.

- Use external materials of the quality, durability and character found within the historic district.



12.54 Design for materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:

- Use brick and/or natural stone, in preference to less proven alternatives for these areas.
- Limit panel materials to upper levels and less public facades.
- Where panel materials are proposed use high quality architectural paneling with a proven record of durability in the regional climate.
- Synthetic materials, including synthetic stucco, should be avoided on grounds of durability and longevity.

12.55 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.

- Avoid materials which merely create the superficial appearance of authentic, durable materials.
- The weathering characteristics of materials become important as the building ages – they should compliment rather than detract from the building and historic setting as they weather and mature.
- New materials which have a proven track record of durability in the regional climatic conditions may be considered.



WINDOWS

Of the many architectural characteristics of the design of a building façade the design of the windows is perhaps the most important. Window openings provide a considerable degree of modeling to the building facades, with the window reveals creating a distinctive recess of the plane of the reflective window from the plane and texture of the wall. The window reveals enhance the sense of visual strength of the facade, conveying a sense of the depth and solidity of the wall. The difference in plane between window and wall surface creates distinctive light, shadow and reflection which will change with the time of day and also change with the season. This recess also helps to shelter the window and the window frame.

Window openings and design are the focus of finer frame detailing and craftsmanship, in the past using decorative leaded lights and often stained glass. The form, the subdivision and the profiles of the window framing, their finishes and colors, play a major role in creating the modeling, detailing, quality and richness, and consequently the perceived scale, of the building.



Design Objective

The design of a new multi-family building should include window design subdivision, profiles, materials and finishes which ensure that the windows contribute as a positive and characteristic element of the building and historic context.

12.56 Windows should be designed to be in scale with the range characteristic of the historic setting.

- Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and visual continuity in the district.
- Subdivide a larger window area to form a group of windows creating more appropriate proportions, dimensions and scale.

12.57 Windows with vertical proportion and emphasis are encouraged.

- A vertical proportion is likely to have greater design affinity with the historic context.
- It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building.
- See also the discussions of the character of the relevant historic district and architectural styles (PART ?, Ch. ?).



12.58 Window reveals should be a characteristic of masonry and most public facades.

- These help to express the character of the facade modeling and materials.
- Window reveals will enhance the degree to which the building integrates with its historic setting.
- A reveal should be recessed into the primary plane of the wall and not achieved by using window trim applied to the façade.
- This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g., with applied details like window trim and surrounds.
- A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.





12.59 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade.
- Durable frame construction and materials should be used.
- Frame finish should be of durable architectural quality and color, chosen to complement the building design.
- Vinyl should be avoided as a non-durable material in the regional climate.
- Dark or reflective glass should be avoided.
- See also the rehabilitation section on windows (PART/Ch.?) as well as the discussions of specific historic districts (PART ?) and relevant architectural styles (PART/Ch.?).



ARCHITECTURAL ELEMENTS & DETAILS

The detailing of a facade has a major role in conveying a sense of human scale and in creating an affinity with the character of the context and historic district. The existing historic fabric is rich in detailed embellishment, sometimes obviously, sometimes subtly, but always there.

This is a particular characteristic of historic apartment and smaller multi-family buildings and one which helps to draw the eye and visual appreciation away from the building mass and scale to focus on more intricate composition details and textures at first or perhaps second glance. Sensitive integration of a new multi-family building in a historic setting will depend upon attention to this finer grain level of the design, especially so where there is a notable increase in scale. Creative interpretation of traditional elements and details should enhance the individuality of the character of the building.

Design Objective

The design of a new multi-family building should acknowledge and address the role played by the more detailed architectural elements of the building in the historic context, and design for this secondary or tertiary level of embellishment and the associated enrichment of the visual character of the building.

12.60 Building components should reflect the size, depth and shape of those found historically along the street.

- These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.





12.61 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

- The scale, proportion and profiles of elements such as brackets or window trim should appear functional as well as decorative.

12.62 Creative interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building.



SIGNAGE - PRINCIPAL & OTHER USES

Signs and other graphics are a characteristic of most multi-family buildings, whether they are solely residential or include other commercial uses such as a ground floor café or restaurant. The design of signs should reflect the nature of the use they identify. They should be creative and avoid significant illumination, communicating in an effective yet subtle way. Individual lettering and/or graphic symbolism should integrate effectively with the architecture of the building and therefore should be an early consideration in the design process.

12.63 Identify a non-residential use through specific sign design placement and form, as well as the 'storefront' window design.

- See the Design Guidelines for Signs in Historic Districts.
- See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City.

12.64 Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade.

- Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s.
- Creativity and subtlety are objectives of the design of any sign for a new multi-family building.



12.65 Signs should take the form of individual lettering or graphic motif with no or minimal illumination.

12.66 Any form of illumination should relate discreetly to the sign lettering and avoid any visual intrusion into any residential use or area.

- The light source should not be visible.
- Internally illuminated lettering and sign boxes should be avoided.
- Internally illuminated lettering using a translucent letter face should be avoided.
- Any illumination should be external and concealed, or in 'halo' form.
- Banner or canopy signs will not be appropriate

12.67 Sign materials should be durable and of architectural quality to integrate with the building design.

12.68 Sign power services and fittings should be concealed and not be readily visible on the exterior of the building.

12.69 Refer to Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.

Attachment B

HLC MINUTES 3 JANUARY 2013 - EXTRACT

Ms. Lew stated an appraisal is required to determine economic hardship but not for the initial application for demolition.

Commissioner Bevins asked if going through the bona fide preservation effort meant the applicant had applied for economic hardship.

Ms. Lew stated that going through the bona fide effort process does not mean the applicant has applied for economic hardship.

Commissioner Shepherd stated comments from real estate agents aren't enough and additional numbers are needed. He stated recommending an appraisal seems appropriate.

Chairperson Harding asked Mr. Nielson if requiring an appraisal would be an economic burden on the applicant.

Mr. Nielson stated it would be up to the Commission to determine if an appraisal would be an economic burden.

Mr. Paterson stated the Commission needs to be assured that the marketing value is appropriate and an appraisal would help provide that, however that information might also be obtained with a listing of comparables properties. He stated staff from other City departments such as Property Management can help review applications.

The Commission decided it would be appropriate for Staff to review the petition and bring it to the Commission if they were concerned with the listing price.

Commissioner Funk stated the definition of a special merit exception should be defined earlier in the document.

Commissioner Thuet stated in section J, subsection 1, the term "possible" is too broad.

The Commission suggested the word "reasonable" be used instead.

The Commission decided a subcommittee was not necessary, but suggested the petition be reviewed again during a Work Session when more members were present.

[6:48:00 PM](#)

Vice Chair Hart left the meeting at this time.

[6:48:07 PM](#)

PLNPCM2012-00870 – Design Guidelines for Apartments and Multi-family Buildings in Salt Lake City - This is an introduction to the forthcoming design guidelines addressing historic apartment and other multi-family buildings on Landmark Sites or within local historic districts. Salt Lake City does not have specific guidelines to assist in the design and review of

proposed alterations and new construction of this building type which is a key element of the urban character of Salt Lake City. (Staff contact: Carl Leith at (801) 535-7758 or carl.leith@slcgov.com)

Mr. Carl Leith, Senior Planner, reviewed the petition as presented in the Memorandum (located in the Case File) to open discussions on the new multi-family & apartment design guidelines. He stated he would like volunteers for a Commission subcommittee to review the detail of the Design Guidelines as they are developed. Mr. Leith posed an open question for the Commission on how suitable the format of the residential design guidelines was, given the spectrum of scale that multi-family guidelines will address.

Chairperson Harding stated it might make sense to have the subcommittee address that question.

Commissioner Shepherd asked if there was a timeline.

Mr. Leith stated he would like to have a first draft come before the Commission in March and a final draft by June or July.

Commissioner McClintic asked if there any national guidelines for multi-family buildings.

Mr. Leith stated he has not identified any national guidelines but there are several municipalities that have multi-family and apartment sections within their design guidelines.

Commissioner McClintic stated these guidelines could be useful not only with preserving historical buildings but also setting design standards for infill. He asked if there was documentation available for new design standards.

Mr. Leith stated design guidelines that are included with the new Residential Design New Construction Guidelines really only address smaller scale single-family buildings of one to two plus stories. He stated that there is a need for design guidelines for larger multi-family buildings to be a key part of this series.

Commissioner McClintic confirmed he would be interested in being part of the subcommittee.

Commissioner Bevins stated it is important that these guidelines be completed in a timely manner.

Chairperson Harding stated that an email will be mailed out to all Commissioners seeking interest in participation in the subcommittee.

The meeting stood adjourned at [7:07:10 PM](#)