



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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**To:** Historic Landmark Commission

**From:** Michael Maloy, AICP, Senior Planner, [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or (801) 535-7118

**Date:** September 7, 2017

**Re:** PLNHLC2017-00560 Briefing on New Construction at 1117 E South Temple Street

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## Summary:

The applicant, Tariq Mughal, is the owner of property located at 1117 E South Temple Street. The subject property, which is currently vacant, is zoned R-MU-35 Residential/Mixed Use District. The property is also within the H Historic Preservation Overlay District, as well as the Groundwater Source Protection District.

On July 14, 2017, the applicant submitted petition number PLNHCL2017-00560 for “new construction” to develop an apartment building with 12 dwelling units. The property will also contain 12 parking stalls located beneath the building (See Attachment A – Project Description, Attachment B – Site Plan, Attachment C – Building Elevations, and Attachment D – Floor Plan).

## Work Session:

Following discussions with Planning Division staff, the applicant requested a “work session” with the Historic Landmark Commission to identify any concerns—and alternative solutions if necessary—before seeking approval from the Commission. The Commission should review the memo and its attachments, hear the applicant’s presentation, and be prepared to identify issues that relate to the zoning standards for the H Historic Preservation Overlay District and applicable design guidelines for new multi-family construction.

It should also be noted by the Commission, the applicant, and the public, that participating in a work session does not imply or guarantee project approval following a public hearing. However, when the project is submitted to the Commission for public hearing and subsequent decision, the issues raised within this memo must be sufficiently addressed, and compliant with applicable standards and guidelines, in order to receive approval.

The Commission is being asked to review and discuss these proposals, and to:

- Give direction to the applicant in regards to the new proposal;
- Confirm whether information currently submitted would be sufficient for the Commission to reach conclusions, and identify additional information required for further analysis;
- Confirm whether the proposal follows the guidelines and the adopted standards;
- Provide feedback regarding the height, massing, material and detailing; and
- Identify any additional concerns not identified within this memo.

## Background:

The subject property, which is approximately 50'-0" wide and 165'-0" deep and contains 0.189 of an acre, is within the South Temple Local Historic District. The **district, which is Salt Lake City's oldest** local historic district, was designated by Salt Lake City on April 7, 1976, when the City Council adopted Ordinance 49 of 1976.

To facilitate development of the subject property, the Salt Lake City Council passed Ordinance 66 of 2016 on October 4, 2016 to:

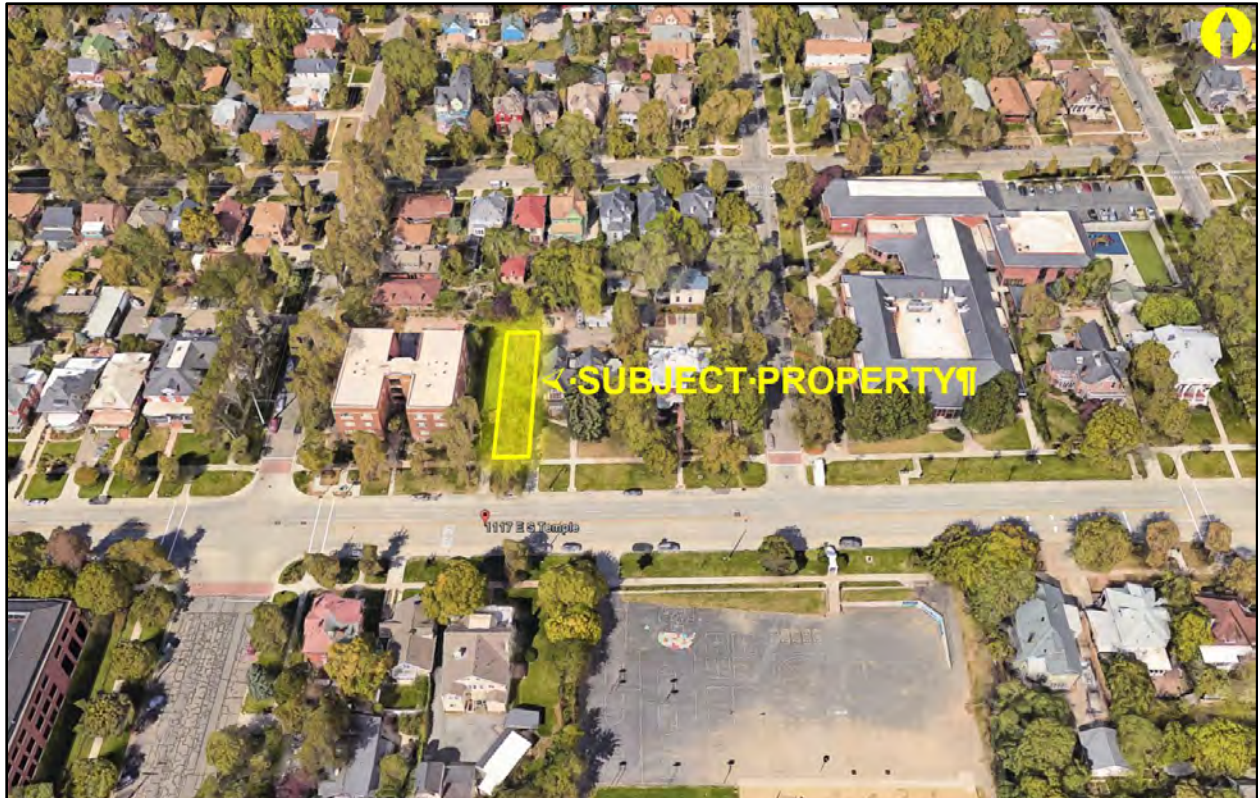
1. Rezone the subject property from RMF-35 Moderate Density Multi-Family Residential District to R-MU-35 Residential/Mixed Use District, and
2. Amend the Avenues Community Future Land Use Map for the subject property from Medium Density Residential to High Density Residential.

The ordinance also required the applicant to enter into a development agreement with the City, to ensure compliance with the following two conditions:

1. Use of the subject property is limited to residential land uses and commercial land uses are prohibited, and
2. **The "minimum front yard setback . . . is consistent with the front building line of the primary structure on the parcel immediately west of the property."**

Following adoption of City Ordinance 66 of 2016, the applicant entered into a development agreement with the City and the ordinance was published by the City Recorder on March 8, 2017. For more information, see Attachment E – City Ordinance.

## Property Photographs:



Aerial View of Subject Property and Surrounding Neighborhood



Street View of Subject Property from South Temple Street

Context:

According to available data, the subject property is surrounded with—or nearby—the following residential and commercial land uses:

Direction	Address	Use	Height	Zone	Density
West	1107 E South Temple	Multi-family (16 units)	≈ 41'-6"	RMF-35	High
Northwest	22 N Q Street	Single family	≈ 16'-10"	SR-1A	Medium
North	1022 E 1 <sup>st</sup> Avenue	Single family	≈ 29'-8"	SR-1A	Medium
East	1127 E South Temple	Multi-family (8 units)	≈ 21'-1"	RMF-35	High
East	1135 E South Temple	Office	≈ 40'-4"	RMF-35	Not applicable

It should be noted that all parcels abutting the subject property have been developed and contain medium or high density residential land uses (as defined by the *Avenues Community Master Plan*). Furthermore, the subject property is situated between medium and high density multi-family structures.

Based on reconnaissance level surveys on file with the City, the contributing status of each of the surrounding properties have been listed below:

Direction	Address	Built	Style	Evaluation	Contributing
West	1107 E South Temple	1930	Prairie School Modern	B	Yes
Northwest	22 N Q Street	1915	Bungalow Modern	C	No
North	1022 E 1 <sup>st</sup> Avenue	1905	Victorian Eclectic	B	Yes
East	1127 E South Temple	1907	English Tudor	B	Yes
East	1135 E South Temple	1898	Victorian Eclectic	A	Yes

Planning Division staff has also summarized applicable zoning district regulations in Attachment F – R-MU-35 Regulations.

Issues:

**The applicant has requested the Historic Landmark Commission be “briefed” on the attached proposal for new construction during the September 7, 2017 meeting.** During the briefing, the project architect, Brian D. McCarthy, AIA, NCARB, Director of SH Architecture, will present the proposal and solicit feedback from the Commission before requesting a public hearing and decision from the Commission at a subsequent meeting (date to be determined).

Although the attached plans are preliminary, staff has identified the following initial issues that warrant discussion:

Issue 1 – Pedestrian Entrance. The current site plan indicates there will be a direct **pedestrian path from South Temple Street to a common entrance located on the “front” façade.** However, this entrance is recessed approximately 10 feet behind the front building plane. Although it is difficult to judge from preliminary plans, staff is concerned that the proposed front entrance will not satisfy applicable design guidelines. During an initial meeting with the applicant, staff encouraged the project architect to carefully consider this issue and if necessary, redesign the front entrance. Staff also requested the project architect prepare accurate perspective renderings of the **proposal within the context of the block face for the Commission’s** review.

Issue 2 – Garage Entrance. Due to the narrow lot width, which is approximately 50'-0", there does not appear to be sufficient area to accommodate a garage entry on either side or rear elevations of the proposed building. As such, garage ingress and egress is through a mechanical door on the front façade. Careful attention to architectural and landscaping details may be required to mitigate the potential negative impact of a double-wide garage door on the front façade.

Issue 3 – Window Pattern. The project architect **is seeking to balance the applicant’s desire to incorporate large windows for natural light with the historic rhythm of “solids and voids”** found within South Temple Local Historic District. Staff is concerned that the windows may be too large and that the overall pattern is not consistent with the *broader context* of the district. Staff recommends this issue warrants further examination and analysis by the applicant before scheduling a public hearing on the proposal.

Issue 4 – Building Materials. Staff has requested the project architect prepare a physical and an electronic building materials sample board, but prior to publication of this memo, this information has not been submitted by the architect. However, according to the attached project narrative and building elevations, the primary exterior building material will be brick, which is certainly appropriate for South Temple Street.

Issue 5 – Building Lighting. Exterior lighting is an important architectural element of any building. Exterior light fixtures should complement building architecture as well as the historic district. While lighting should accent architectural and landscape features, as well as enhance security, lighting should be carefully controlled to avoid light pollution and glare. Staff recommends the architect submit for future review a lighting plan that includes specifications for all exterior fixtures.

Issue 6 – Building Signage. The attached elevation plans do not indicate placement of building signage, let alone type or scale of signage (if any). At a minimum, the building should be designed to accommodate a building number to ensure adequate wayfinding is provided, especially for emergency responders. Directional signage for parking and access may also be warranted.

**Issue 7 – Landscape Plan.** Although the amount of planned open space exceeds the minimum requirement, accessible landscaping will be relatively minimal. As such, staff recommends the project architect work to ensure that landscaping compliments the building and site rather than becoming an afterthought. The applicant has also expressed strong interest in creating a “green roof”—which would be a welcomed feature—but it is not clear if the roof top garden would be accessible to all residents or restricted to a single unit. Again, a detailed landscaping and grading plan has not been submitted to the City for review yet.

**Issue 8 – Fence Design.** Submitted plans do not include a fence plan. If the applicant intends to have decorative, privacy, or security fencing within or along any yard, a complete fence plan with location, height, and materials must be submitted for review. If fencing is to be installed, staff encourages the applicant to coordinate planning and construction with abutting property owners

**Issue 9 – Special Exception.** The proposed “underground” parking will encroach into the required rear yard and side yard setbacks. As such, the following City Code requires the applicant submit a petition for Special Exception, which has not been received yet:

**21A.52.030.A.20.** Underground building encroachments into the front, side, rear and corner side yard setbacks provided the addition is totally underground and there is no visual evidence that such an encroachment exists.

Furthermore, any grade changes in excess of 4'-0" also require “special exception” approval, which may or may not be required, depending on the proposed grading plan, which again has not been submitted to the City for review yet.

**Issue 10 – Design Standards.** New construction within a historic district is one of the most challenging and difficult projects—even for an experienced architect and developer—to undertake. As stated on page 12.1 of *Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City*:

The planning and design of a new apartment or other multifamily building should respect and reflect the street network and architectural patterns which help to establish the character of the city’s older neighborhoods and its downtown area. A new multifamily building should also contribute sensitively to the immediate setting of any of the city’s landmarks.

In order to achieve the objective stated above, the City has adopted “zoning standards” and an extensive list of “design guidelines” that identifies for the applicant, the city, and the public, the criteria by which this proposal will be reviewed and decided. Staff has provided a summary of the zoning standards and design guidelines in Attachment G – Standards & Guidelines. To ensure that the guidelines are being considered in the planning and design of the project, staff recommends the applicant expand the project description and provide a written response for each applicable guideline prior to scheduling a public hearing for the petition.

**Attachments:**

- A.** Project Description
- B.** Site Plan
- C.** Elevation Plan
- D.** Floor Plan
- E.** City Ordinance
- F.** R-MU-35 Regulations
- G.** Standards & Guidelines

Attachment A  
Project Description

## **1117 E. SOUTH TEMPLE - MULTIFAMILY**

At 1117 E. South Temple the owner of this currently unimproved property proposes to construct a new multifamily residential building consisting of twelve (12) dwelling units on three (3) floors, with a single level of parking below. The mix of units will be that six (6) will be one-bedroom with the remaining to be two-bedroom units. As the site is narrow, deep, and only 8,256 square feet in area, our approach has been to optimize the site, and provide a contextual design vocabulary that is also supportive of the contemporary living experiences.

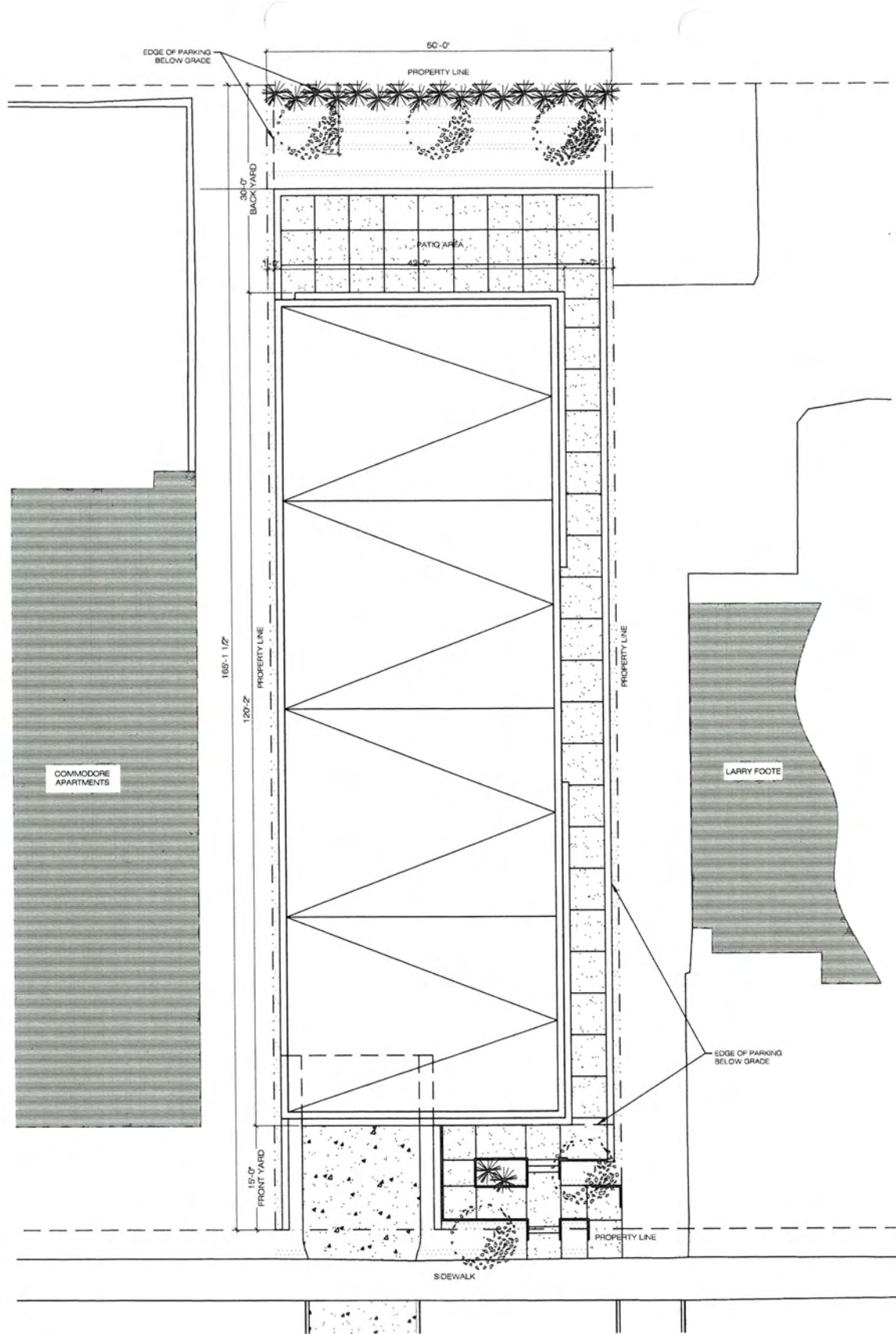
To optimize use of the site, as well as hit particular requirements, such as parking, we propose to extend the parking almost to the property lines, but below grade so that the meets the minimum requirements for setbacks. We have also maintained an 8'-0" access to the public way along the east elevation. The added value of this approach is maximizing access to natural light.

With a smaller footprint, every square foot counts. To optimize each floor for living space as opposed to vertical circulation, we have limited each floor dwelling count to four. The 2015 IBC permits a single means of egress where four or less dwelling units occupy a floor. On the main level, although it is not a requirement, the two north one-bedroom units will have direct access to the exterior, and therefore will always have the opportunity to bypass entering their units through the building.

Exterior materials shall be brick, multiple colors that are intended to relate to the context of the masonry buildings found along South Temple, and clad wood windows. Specifically, the windows are more contemporary window of a larger scale to maximize the availability of views and the introduction of natural light within the individual dwelling units.

Attachment B  
Site Plan

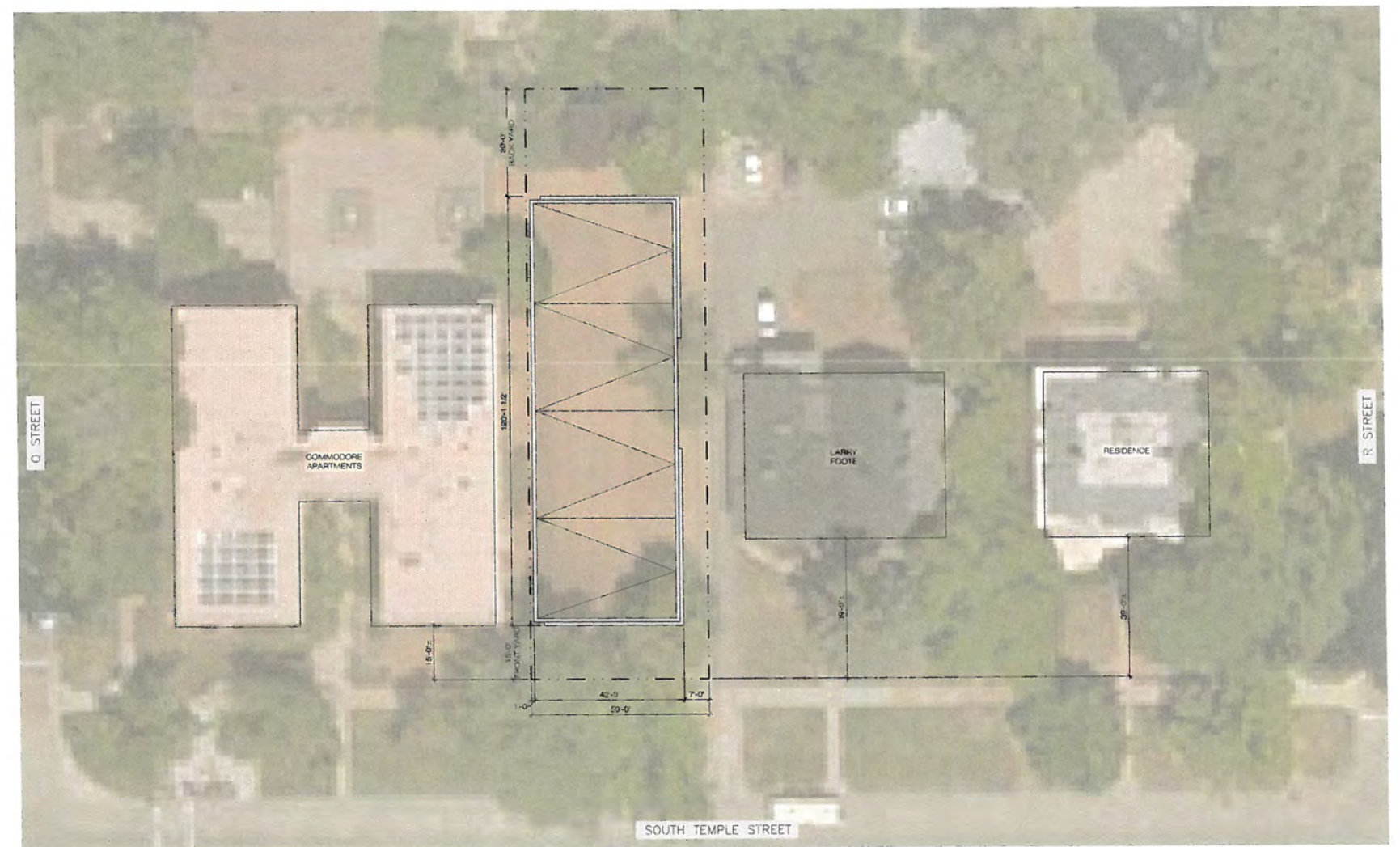




SITE PLAN  
SCALE: 1" = 10'



STREETSCAPE - SOUTH TEMPLE BETWEEN Q AND R  
SCALE: 1" = 20'-0"



STREETSCAPE SETBACK PLAN  
SCALE: 1" = 20'-0"

# TEMPLE & Q STREET MULTIFAMILY

1117 E SOUTH TEMPLE  
SALT LAKE CITY, UTAH

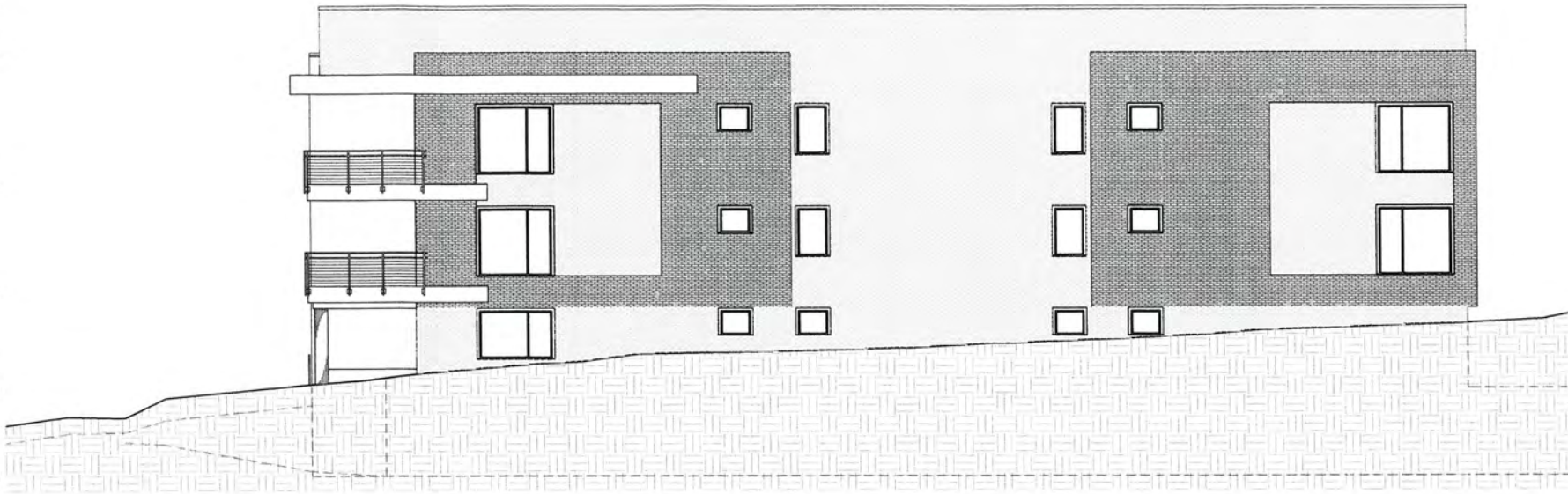
DATE: SHEET: SH PROJECT NO.: 160190



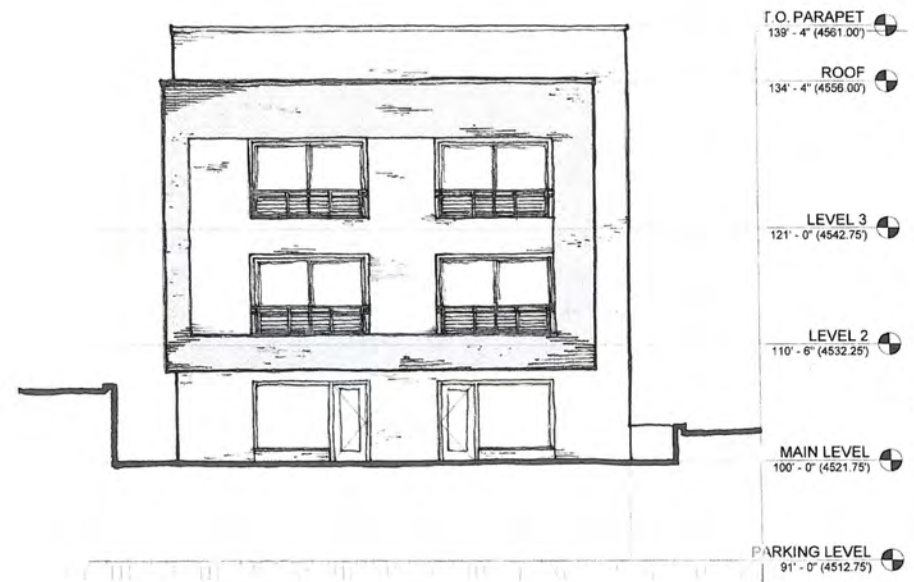
Attachment C  
Building Elevations



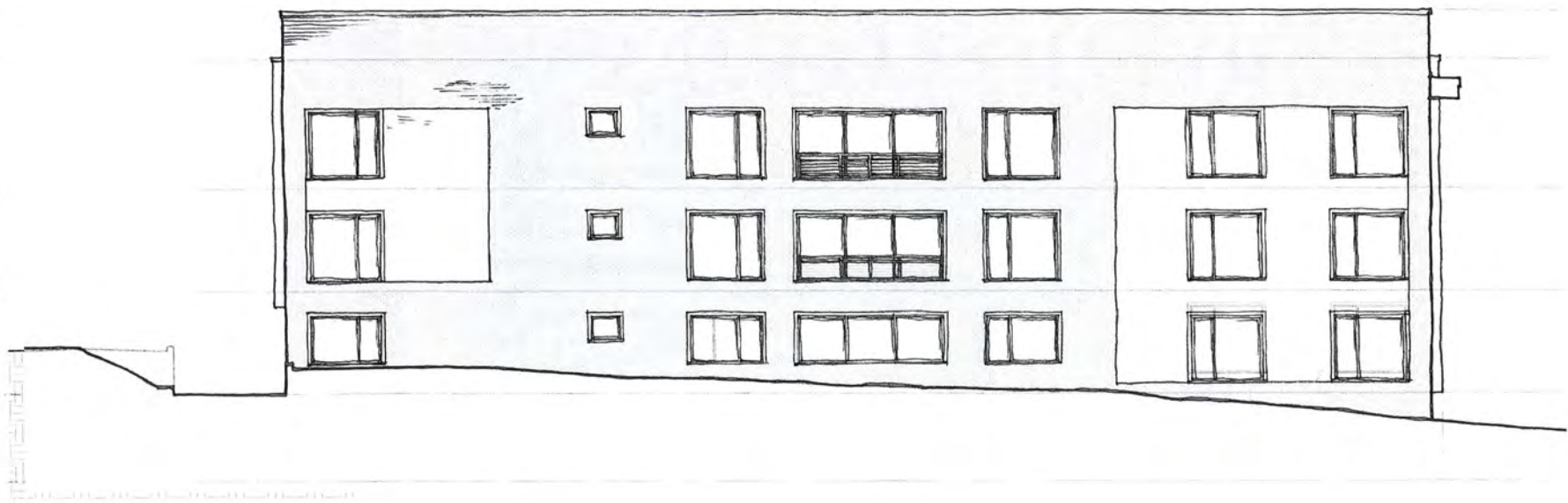
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

ELEVATIONS

SCALE: 1/8"=1'-0" 

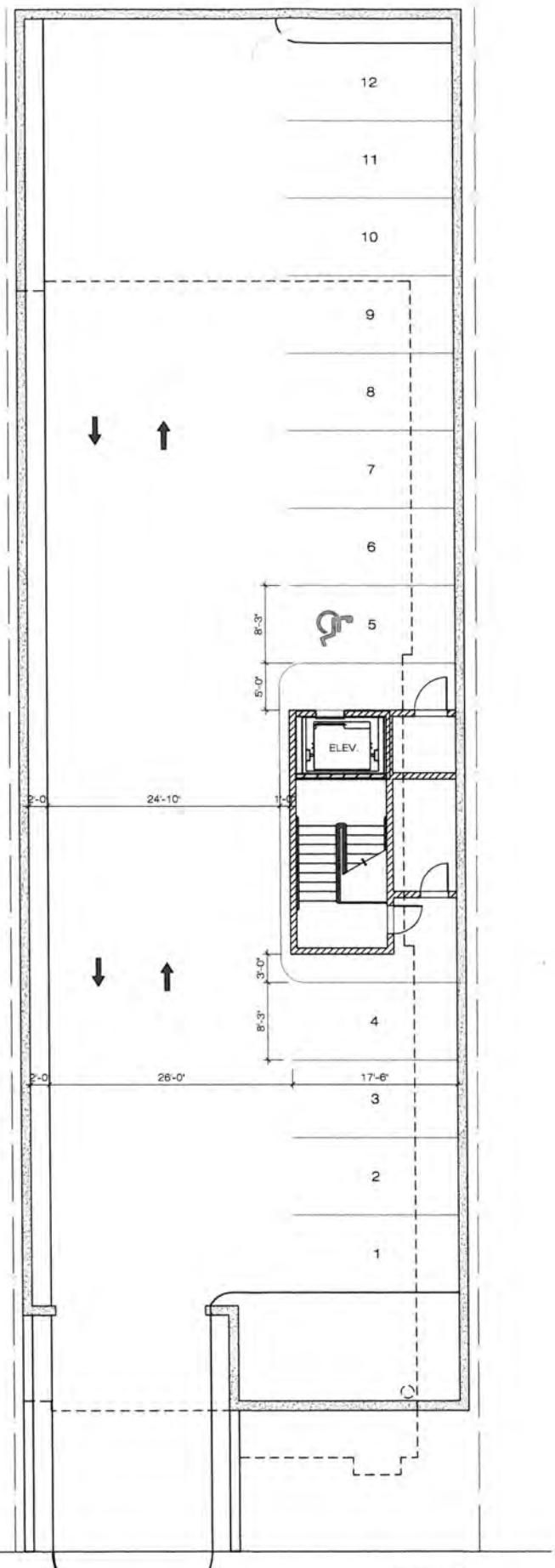
TEMPLE & Q STREET MULTIFAMILY

1117 E SOUTH TEMPLE  
SALT LAKE CITY, UTAH

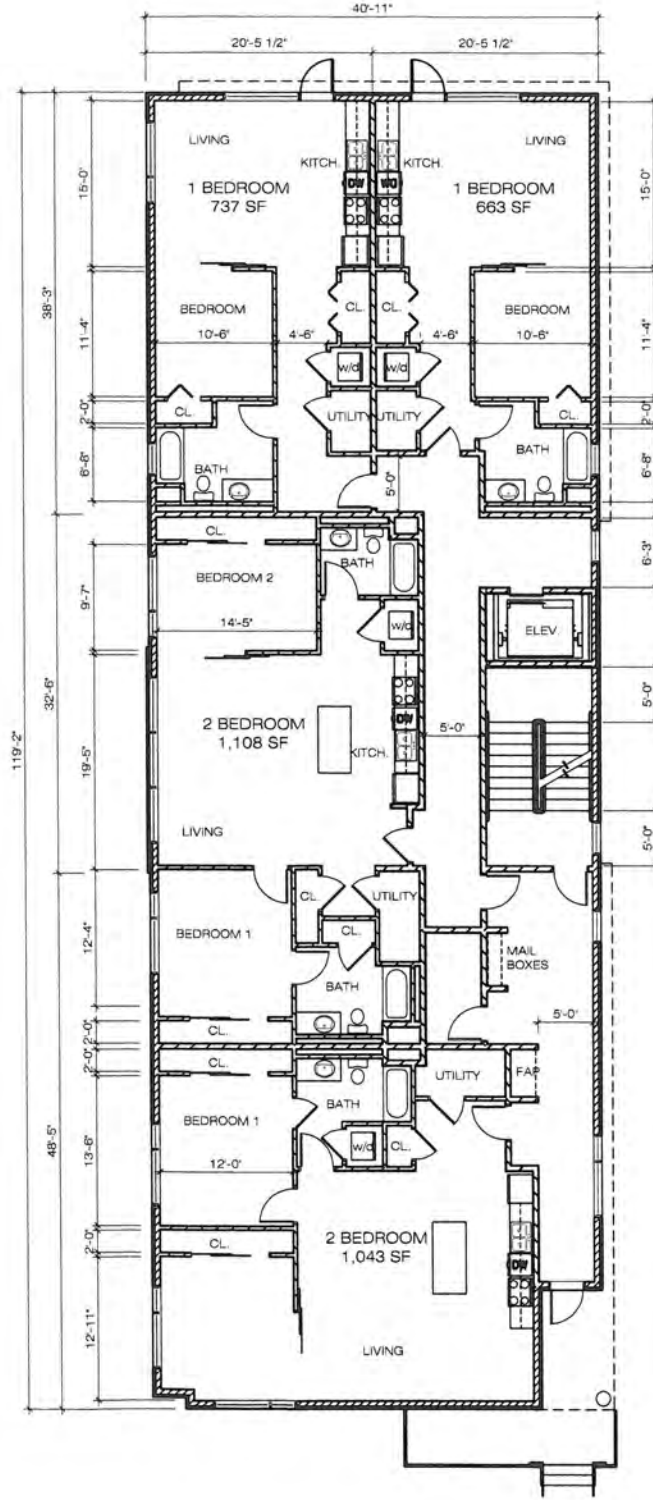
DATE: SHEET: SH PROJECT NO.: 160190

**Attachment D**  
**Floor Plan**

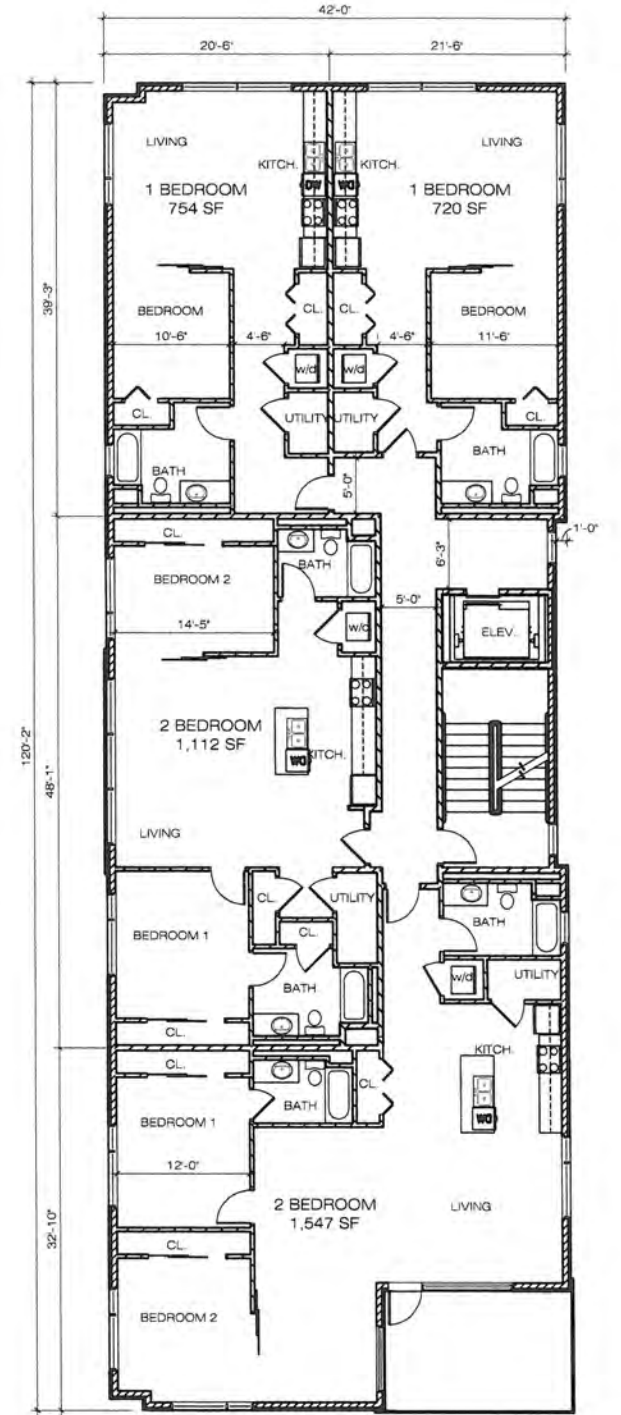
ZONING INFORMATION - SALT LAKE CITY		
ZONE	RMU-35	Residential/Mixed Use District
USE	Multi-Family Residential (12 units)	Permitted Use
	REQUIRED	PROVIDED
Min. Lot Size	No min. for existing lots	0.19 acres (8,256 SF)
Max. Building Height	35'-0"	35'-0"
Min. Front Yard	5' min. / 15' max.	15'-0"
Min. Rear Yard	25% of depth / 30' max.	30'-0"
Min. Interior Side Yard	None required	1'-0" west / 8'-0" east
Landscape Buffer (per Chapt. 21A.48)	10'-0"	10'-0"
Open Space Requirements (20% (min.) of the lot area; 8,256 SF X 20% =	1,652 SF min.	2,889 SF (35% of lot area)
PARKING	REQUIRED	PROVIDED
1) MINIMUM PARKING REQUIREMENTS (21A.44.030) RESIDENTIAL (RMU-35): 1 space per dwelling unit (21A.44.030; G.2) 12 dwelling units X 1 space = 12 spaces (1 Accessible space; 21A.44.020; D)		12 SPACES (1 ACCESSIBLE)



PARKING PLAN



GROUND FLOOR PLAN



SECOND & THIRD FLOOR PLANS

FLOOR PLANS

SCALE: 1/8" = 1'-0"



NORTH

TEMPLE & Q STREET MULTIFAMILY

1117 E SOUTH TEMPLE  
SALT LAKE CITY, UTAH

DATE: 07.17.2017

SHEET: X OF XX

SH PROJECT NO.: 160190



Attachment E  
City Ordinance

SALT LAKE CITY ORDINANCE  
No. 66 of 2016

(Amending the zoning of property located at 1117 East South Temple Street from RMF-35 Moderate Density Multi-Family Residential District to R-MU-35 Residential/Mixed Use District, and amending the Avenues Community Master Plan Future Land Use Map)

An ordinance amending the zoning map pertaining to property located at 1117 East South Temple Street from RMF-35 Moderate Density Multi-Family Residential District to R-MU-35 Residential/Mixed Use District pursuant to Petition No. PLNPCM2015-00808, and amending the Avenues Community Master Plan Future Land Use Map pursuant to Petition No. PLNPCM2015-00887.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on March 23, 2016 on an application submitted by the Tariq Mughal (“Applicant”) to rezone property located at 1117 East South Temple Street (Tax ID No. 09-32-459-074) (the “Property”) from RMF-35 Moderate Density Multi-Family Residential District to R-MU-35 Residential/Mixed Use District pursuant to Petition No. PLNPCM2015-00808, and to amend the Avenues Community Master Plan Future Land Use Map with respect to that parcel from Medium Density Residential to High Density Residential pursuant to Petition No. PLNPCM2015-00887; and

WHEREAS, at its March 23, 2016 meeting, the planning commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said applications, subject to the Applicant entering into a development agreement or recording a deed restriction that would prohibit commercial use of the Property; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property identified on Exhibit "A" attached hereto shall be and hereby is rezoned from RMF-35 Moderate Density Multi-Family Residential District to R-MU-35 Residential/Mixed Use District, subject to the condition identified in Section 3 herein.

SECTION 2. Amending the Central Community Master Plan. The Future Land Use Map of the Avenues Community Master Plan shall be and hereby is amended to change the future land use designation of the Property identified in Exhibit "A" from Medium Density Residential to High Density Residential, subject to the condition identified in Section 3 herein.

SECTION 3. Condition. The zoning map and master plan amendment that are the subject of Petition Nos. PLNPCM2015-00808 and PLNPCM2015-00887 described herein are conditioned upon Applicant entering into a development agreement with Salt Lake City Corporation that limits the use of the Property to residential uses and prohibits commercial uses and establishes a minimum front yard setback that is consistent with the front building line of the primary structure on the parcel immediately to the west of the Property.

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The city recorder is instructed not to publish or record this ordinance until the condition identified above has been met as acknowledged by the director of the Salt Lake City Planning Division.

SECTION 5. Time. If the condition identified above has not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the condition identified above.



Passed by the City Council of Salt Lake City, Utah, this 4th day of October, 2016.

  
CHAIRPERSON

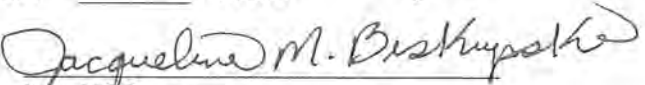
ATTEST AND COUNTERSIGN:  
  
CITY RECORDER




Transmitted to Mayor on November 10, 2016.

Mayor's Action:  Approved.  Vetoed.

  
CITY RECORDER  
(SEAL)

  
MAYOR

Bill No. 66 of 2016.  
Published: March 9, 2017.  
HB\_ATTY-#53313-v2-Ordinance\_amending\_zoning\_and\_MP\_1117\_E\_South\_Temple.docx

APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date: November 1, 2016  
By:   
Paul C. Nielson, Senior City Attorney

# EXHIBIT "A"

Legal Description of Property to be Rezoned  
and Subject to Avenues Master Plan Future Land Use Map Amendment:

**1117 East South Temple Street**  
**Tax ID No. 09-32-459-074**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 5, PLAT "G", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 49.5 FEET; THENCE NORTH 165 FEET; THENCE EAST 50 FEET; THENCE SOUTH 165 FEET; THENCE WEST 0.5 FEET TO THE PLACE OF BEGINNING.

CONTAINS 8,250 SQUARE FEET OR 0.189 ACRES, MORE OR LESS.

CINDI L. MANSELL  
CITY RECORDER

# SALT LAKE CITY CORPORATION

City Recorder

JACQUELINE M. BISKUPSKI  
MAYOR

## CERTIFICATION

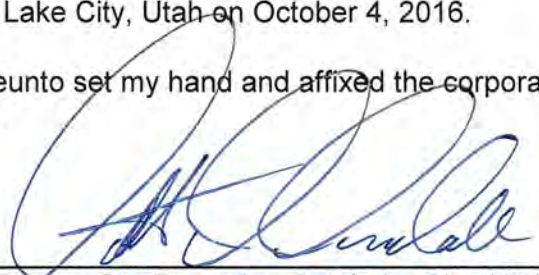
### STATE OF UTAH, City and County of Salt Lake,

I, Scott C. Crandall, Deputy City Recorder of Salt Lake City, Utah, do hereby certify that this document is a full, true and correct copy of **Ordinance 66 of 2016** amending the zoning map pertaining to property located at 1117 East South Temple Street from RMF-35 Moderate Density Multi-Family Residential District to R-MU-35 Residential/Mixed Use District pursuant to Petition No. PLNPCM2015-00808, and amending the Avenues Community Master Plan Future Land Use Map pursuant to Petition No. PLNPCM2015-00887.

Passed by City Council action of Salt Lake City, Utah on October 4, 2016.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of said City, this 8<sup>th</sup> day of March, 2017.



  
Deputy City Recorder, Salt Lake City, Utah

Attachment F  
R-MU-35 Regulations

**21A.24.164.A: Purpose Statement for R-MU-35 Residential/Mixed Use District**

The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.

**21A.24.164.C-G: Summary of Zoning Regulations for R-MU-35 Residential/Mixed Use District**

<b>Regulation</b>	<b>Standard</b>	<b>Proposal</b>	<b>Complies</b>
<b>Minimum Lot Area (in feet-square)</b>	No minimum for existing lots	8,256 square feet	<b>Yes</b>
<b>Minimum Lot Width (in feet)</b>	Multi-family: 50'-0"	50'-0"	<b>Yes</b>
<b>Max Building Height</b>	35'-0" for residential	35'-0"	<b>Yes</b>
<b>Minimum Front Yard Requirement</b>	Multi-family & mixed use: 5'-0"	15'-0"	<b>Yes</b>
<b>Maximum Front Yard Requirement</b>	Multi-family & mixed use: 15'-0"	15'-0"	<b>Yes</b>
<b>Minimum Interior Side Yard Requirement</b>	Multi-family: None required unless it abuts a single or two-family residential district. If it is required, 10'-0" minimum plus another foot per foot increase in height above 25'-0". (Side yard does not abut a single or two-family residential district.)	1'-0" west side yard 8'-0" east side yard	<b>Yes</b>
<b>Minimum Open Space</b>	For residential uses not less than 20% lot area shall be open space (20% of 8,256 square feet = 1,652 square feet)	2,889 square feet, which is approximately 35% of lot area	<b>Yes</b>
<b>Landscape Buffers</b>	Where a lot abuts a lot in a single-family or two-family residential district, a 10'-0" wide landscape buffer shall be provided in accordance with chapter 21A.48 of the Zoning title.	10'-0" along rear property line which abuts SR-1A District	<b>Yes</b>

Attachment G  
Standards & Guidelines

The relevant design guidelines for new construction of a multi-family structure in a local historic district have been listed in the right column below as they relate to the corresponding standards for certificate of appropriateness involving new construction (as per City Code 21A.34.020.H) in the left column. For more information on the applicable design standards, click the following Internet link:

- [Historic Apartment & Multifamily Buildings in Salt Lake City \(Chapter 12 New Construction\)](#)

Standards for Certificate of Appropriateness	Design Guidelines for New Construction
<p><b>1. SCALE &amp; FORM</b>  <b>1.a Height &amp; Width:</b> The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p><b>Building Façade Composition, Proportion &amp; Scale</b>  <b>Height - Design Objective</b>            The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.  <b>12.48</b> The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> <li>• The immediate and wider historic contexts are both of importance.</li> <li>• The impact upon adjacent historic buildings will be paramount in terms of scale and form.</li> </ul> <p><b>12.50</b> Where there is a significant difference in scale with the immediate context, 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.</p> <ul style="list-style-type: none"> <li>• Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.</li> <li>• Restrict maximum building height to particular sections of the depth and length of the building.</li> </ul> <p><b>12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.</b></p> <p><b>12.52</b> The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.</p> <ul style="list-style-type: none"> <li>• Design a distinctive and a taller first floor for the primary and secondary facades.</li> <li>• Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.</li> <li>• Design a hierarchy of window height and/or width, when defining the fenestration pattern.</li> <li>• Consider designing for a distinctive projecting balcony arrangement and hierarchy.</li> <li>• Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.</li> </ul> <p><b>Width - Design Objective</b>            The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.  <b>12.53</b> A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.</p> <ul style="list-style-type: none"> <li>• Reflect the modulation width of larger historic apartment buildings.</li> </ul>

	<ul style="list-style-type: none"> <li>• If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context.</li> <li>• Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.</li> </ul>
<p><b>1.b Proportion of Principal Facades:</b> The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;</p>	<p><b>Building Form &amp; Scale</b> <b>The Character of the Street Block – Design Objective</b> The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.</p> <p><b>12.42</b> A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.</p> <ul style="list-style-type: none"> <li>• Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally.</li> <li>• The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale.</li> </ul> <p><b>12.43</b> A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> <li>• Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.</li> <li>• Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.</li> <li>• Design window openings that are similar in scale to those seen traditionally.</li> <li>• Articulate and design balconies that reflect traditional form and scale.</li> <li>• Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.</li> <li>• Use building materials of traditional dimensions, e.g. brick, stone, terracotta.</li> <li>• Choose materials that express a variation in color and/or texture, either individually or communally.</li> </ul> <p><b>Building Façade Composition Proportion &amp; Scale</b> <b>12.45</b> The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below.</li> <li>• A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.</li> </ul>
<p><b>1.c Roof Shape:</b> The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p><b>Building Form &amp; Scale</b> <b>Massing</b> <b>12.54</b> The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.</p>



- 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 buildings and residences where they provide the immediate context.

**12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.

- Focus on maintaining a sense of human scale.
- The variety often inherent in the context can provide a range of design options 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 the design of a new building.

**1.d Scale of a Structure:** The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.

**Building Façade Composition Proportion & Scale  
Height - Design Objective**

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

**12.48** 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 historic buildings will be paramount in terms of scale and form.

**12.50** Where there is a significant difference in scale with the immediate context, 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 taller building to achieve a height similar to that historically characteristic of the district.
- Restrict maximum building height to particular sections of the depth and length of the building.

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

**12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.

- Design a distinctive and a 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.
- Design a hierarchy of window height and/or width, when defining the fenestration pattern.
- Consider designing for a distinctive projecting balcony arrangement and hierarchy.

**Width - Design Objective**

The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.

**12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.

- Reflect the modulation width of larger historic apartment buildings.
- If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which 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**

**12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising 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 buildings and residences where they provide the immediate context.

**13.1** The traditional historic development pattern should be recognized and maintained in new development.

- The relationship between buildings, landscape features and open space should relate to existing front yard setbacks and spacing of side yard setbacks within the block.

**13.6** The massing characteristics of the area should form the basis for the scale of new development.

- If a new building would be wider than the buildings along the block, consider dividing the building into parts that are similar in scale to buildings seen historically.

**2. COMPOSITION OF PRINCIPAL FACADES**

**2.a Proportion of Openings:** The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

**Building Character & Scale**

**Solid to Void Ratio, Window Scale & Proportion – Design Objective**

The design of a new multifamily 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.

**12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.

**Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective**

The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.

**12.62** Public and more important interior spaces should be planned and designed to face the street.

- Their fenestration pattern consequently becomes a significant design element of the primary facade/s.
- Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.

**12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic 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 to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context.
- Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.
- Emphasize the fenestration pattern by distinct windows reveals.
- Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.

**13.13** The design of a new building should include three basic building elements; a base, a middle and a top.

**13.16** Consider building designs that emphasize floor levels.

**2.b Rhythm of Solids to Voids in Facades:** The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

**Building Character & Scale**

**Solid to Void Ratio, Window Scale & Proportion – Design Objective**

The design of a new multifamily 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.

**12.60** 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:

- Achieve a balance, avoiding areas of too much wall or too much window.

	<ul style="list-style-type: none"> <li>• Large surfaces of glass can be inappropriate in a context of smaller residential buildings.</li> <li>• Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.</li> <li>• Window mullions can reduce the apparent scale of a larger window.</li> <li>• Window frame and mullion scale and profiles should be designed to equate with the composition.</li> </ul> <p><b>12.61</b> Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.</p> <p><b>Rhythm &amp; Spacing of Windows &amp; Doors - Fenestration – Design Objective</b></p> <p>The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.</p> <p><b>12.63</b> The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.</p> <ul style="list-style-type: none"> <li>• Design for a similar scale of window and window spacing.</li> <li>• Reflect characteristic window proportions, spacing and patterns.</li> <li>• Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context.</li> <li>• Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.</li> <li>• Emphasize the fenestration pattern by distinct windows reveals.</li> </ul> <p>Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.</p>
<p><b>2.c Rhythm of Entrance Porch and Other Projections:</b> The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;</p>	<p><b>Building Character &amp; Scale</b></p> <p><b>Façade Articulation, Proportion &amp; Visual Emphasis</b></p> <p><b>Visual Emphasis – Design Objective</b></p> <p>The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.</p> <p><b>12.57</b> Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> <li>• The “overall proportion” is the ratio of the width to the height of the building, especially the front facade.</li> <li>• The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis.</li> <li>• With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.</li> <li>• See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions.</li> </ul>

**2.c Rhythm of Entrance Porch and Other Projections:** The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;

**12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. 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 the architectural composition of many early apartment buildings.
- Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.
- Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.
- Vary the planes of the primary and secondary facades to articulate 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.
- Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.

**12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following:

- The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.
- 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 and plane to emphasize individual levels in the composition of the facade.
- Design the fenestration to create and/or reflect the hierarchy of the façade composition.
- Change the materials and/or color to distinguish the design of specific levels.

#### **Balconies, Porches & External Escape Stairs – Design Objective**

The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.

**12.64** Balconies, encouraged as individual semi-public outdoor spaces, 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 design composition of the facades, and to establish visual emphasis and architectural accent.

	<ul style="list-style-type: none"> <li>• Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.</li> <li>• Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.</li> <li>• Select and design balcony materials and details as a distinct enrichment of the building facade/s.</li> </ul> <p><b>12.65</b> An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.</p> <ul style="list-style-type: none"> <li>• Design for greater stature to enhance visual focus, presence and emphasis.</li> <li>• Design for a distinct identity, using different wall planes, materials, details, texture and color.</li> <li>• Consider designing the name of the apartment building into the facade or the porch/stoop.</li> </ul>
<p><b>2.d Relationship of Materials:</b> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.</p>	<p><b>Building Materials, Windows, Elements &amp; Detailing Materials – Design Objective</b></p> <p>The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</p> <p><b>12.67</b> Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.</p> <ul style="list-style-type: none"> <li>• This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.</li> <li>• The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.</li> <li>• Creative design, based on analysis of the context, will be invaluable in these respects.</li> </ul> <p><b>12.68</b> 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.</p> <ul style="list-style-type: none"> <li>• Use external materials of the quality, durability and character found within the historic district.</li> </ul> <p><b>12.69</b> Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:</p> <ul style="list-style-type: none"> <li>• Use brick and/or natural stone, in preference to less proven alternatives for these areas.</li> <li>• Limit panel materials to upper levels and less public facades.</li> <li>• Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.</li> <li>• Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.</li> </ul> <p><b>12.70</b> Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.</p> <ul style="list-style-type: none"> <li>• Avoid materials which merely create the superficial appearance of authentic, durable materials.</li> <li>• The weathering characteristics of materials become important as the building ages, in that they should complement rather</li> </ul>

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 – Design Objective**

The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.

#### **12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.**

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

#### **12.72 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 within its context.
- See also the discussion of the character of the relevant historic district and architectural styles (PART I).



**2.d Relationship of Materials:** The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

**12.73 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 applying window trim 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.

**12.74 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, chosen to compliment 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 II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I).

**Architectural Elements & Details – Design Objective**

The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.

**12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.**

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

**12.76 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 be functional as well as decorative.

**12.77 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.
- The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

### **3. RELATIONSHIP TO THE STREET**

**3.a Walls of Continuity:** Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

### **Settlement Patterns & Neighborhood Character**

#### **The Public Realm - Design Objective**

A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.

**12.6** A new building should contribute in a creative and compatible way to the public and the civic realm.

**12.7** A building should engage with the street through a sequence of public to semi-private spaces.

**12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.

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

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

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

#### **Building Placement, Orientation & Use - Design Objective**

A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.

**12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.

**12.11** The front and the entrance of the building should orient to and engage with 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 and building configurations, e.g. parts of Capitol Hill.

**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.

**12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:

- Reducing the bulk and the scale of the building.
- Configuration for residential amenity and casual social interaction.
- Shelter from traffic and traffic noise.
- Plan for solar access and seasonal shade.
- Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

**12.14** Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.

- Locate and design to preserve neighboring privacy.
- Plan and design for landscape amenity and best practices in sustainable design. (PART IV)

**3. RELATIONSHIP TO THE STREET**

**3.a Walls of Continuity:** Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

**12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.

- Private space should be contiguous with the unit.
- Private space should be clearly distinguished from common open space.

**Site Access, Parking & Services - 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, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.

**12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s.

- Avoid combining with any vehicular access or drive.
- Provide direct access to the sidewalk and street.
- Landscape design should reinforce the importance of the public entrance.

**12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.

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

**12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.

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

**13.26** Landscaping should be integrated with surface parking to screen the view of parked vehicles from the street.

- New parking areas should be screened through the use of planed areas, fences, hedges, and decorative walls.

**3.b Rhythm of Spacing and Structures on Streets:** The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

**Building Placement, Orientation & Use - Design Objective**

A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.

**12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.

**12.11** The front and the entrance of the building should orient to and engage with 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 and building configurations, e.g. parts of Capitol Hill.

**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.

**12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:

- Reducing the bulk and the scale of the building.
- Configuration for residential amenity and casual social interaction.
- Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

### **3.c Directional Expression of**

**Principal Elevation:** A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;

### **Building Placement, Orientation & Use - Design Objective**

A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.

**12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.

**12.11** The front and the entrance of the building should orient to and engage with 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 and building configurations, e.g. parts of Capitol Hill.

**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.

### **Vehicular – Cars & Motorcycles**

**12.22** A vehicular access and driveway should be discreetly placed to the side or to 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 of the access and driveway.

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

- Avoid curb cuts and driveways close to street corners.

**12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.

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

**12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.

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

**12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:

- Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.
- 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 that reflect traditional form and scale.
- Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.

- Use building materials of traditional dimensions, e.g. brick, stone, terracotta.
  - Choose materials that express a variation in color and/or texture, either individually or communally.
- 12.44** A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.

### **3.d Streetscape; Pedestrian**

**Improvements:** Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

### **Settlement Patterns & Neighborhood Character**

#### **Block & Street Patterns - 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 design framework for planning any new multifamily building.

**12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, 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 both 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 a larger building with an established lower building scale.
- Respect and reflect a lower scale where this is characteristic of the inner block.

#### **The Public Realm - Design Objective**

A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.

**12.6** A new building should contribute in a creative and compatible way to the public and the civic realm.

**12.7** A building should engage with the street through a sequence of public to semi-private spaces.

**12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.

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

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

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

#### **Building Placement, Orientation & Use - Design Objective**

A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.

**12.11** The front and the entrance of the building should orient to and engage with 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 and building configurations, e.g. parts of Capitol Hill.

**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.

#### **Vehicular – Cars & Motorcycles**

**12.22** A vehicular access and driveway should be discreetly placed to the side or to 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 of the access and driveway.

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

- Avoid curb cuts and driveways close to street corners.

**12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.

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

**12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.

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

**4. Subdivision of Lots:**

The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Settlement Patterns & Neighborhood Character****Block & Street Patterns - 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 design framework for planning any new multifamily building.

**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 multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, 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 both 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 a larger building with an established lower building scale.
- Respect and reflect a lower scale where this is characteristic of the inner block.