ATTACHMENT J: STANDARDS FOR NEW CONSTRUCTION

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)
In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

In addition to the standards of approval for new construction, the City has objectives and guidelines for specific development types in historic districts. The purpose of the objectives and guidelines is to provide a resource for property owners and designers, and to provide additional guidance in the review of projects. There are specific objectives and guidelines for residential, multi-family and commercial properties, as well as signage in historic districts. In an effort to provide guidance in the review of the project, the objectives and guidelines for single-family and multi-family that are applicable to the review standards are in the following table.

Design Standards for New Construction	Design Guidelines for New Construction
1. Settlement Patterns & Neighborhood Character a. Block and Street Patterns **The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted city plan.** b. Lot and Site Patterns **The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.** c. The Public Realm **The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.** d. Building Placement **Buildings are placed such that the project maintains and reflects the historic pattern of**	**The Public Realm – Design Objective** **12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.** • A new building should be situated on its site in a manner similar to the historic buildings in the area. This includes consideration of building setbacks, orientation and open space. **Building Placement, Orientation & Use – Design Objective** **12.4 The front and the entrance of a primary structure should orient to the street.** • A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill. **12.4 The front and the entrance of a primary structure should orient to the street.** • A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill.

setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance. e. Building Orientation **The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.**	
2. Site Access, Parking & Services a. Site Access **The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.** (1) Pedestrian **Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.** (2) Vehicular **Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.** b. Site and Building Services and Utilities. **Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.**	**Site Access, Parking & Services – Design Objective** **12.4 The front and the entrance of a primary structure should orient to the street.** • A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill. **(Multi-Family DG)** **12.17 Design a prominent and appropriately scaled public entrance as a focus of the street façade.** **12.18 Retain and use alternative rear public access to the site where this exists or can be reinstated.** **12.19 Design for accessible bicycle parking** **12.20 Provide convenient storage space for each residential unit.** **12.21 Avoid combining a vehicular access with a pedestrian access.** **12.22 Place a vehicular entrance discreetly to the side or rear of the building.** **12.23 Restrict a curb cut to the minimum width required.** **12.24 Consolidate or combine adjacent multifamily driveways wherever possible.** **12.25 Situate parking below or behind the building.** **Site & Building Services & Utilities – Design Objective (Multi-Family DG)** **12.26 Site and design service and utility areas away from the frontage and screen from views.** **12.27 Site and screen rooftop and higher level mechanical services from street views.** **12.28 Provide acoustic screening for mechanical services adjacent to residential uses.** **12.29 Locate small utilities such as air conditioning away from primary and secondary facades or fully conceal within the design of the façade.**

	12.30 Integrate vents into the design of the building and conceal from view on building facades and roof scape. **12.31 Site cellular equipment away from street views.**
3. Landscape and Lighting a. Grading of Land **The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.** b. Landscape Structures **Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.** c. Lighting **Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.**	**Front Yard Landscape – Design Objective (Multi-Family DG)** **12.32 The front yard landscaping for a new multi-family building should coordinate with historic and/or established patterns.** • Evaluate existing historic patterns and character. • Design a creative complement to the established historic character. **12.33 Landscape walls and fences perpendicular to the street, which could separate 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, where they are a characteristic of the setting. • Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade. • Design any fencing to be low and transparent in form. **12.34 Where is it a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space.** • Reflect the historic grading and landscaping of the area between the street pavement and the building. • The building should readily engage with the street and public realm. **12.36 Exterior lighting should be discreetly 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. **12.37 Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings.** • Avoid general illumination of a façade or undue prominence of an individual building, since this will detract from the nighttime character of the historic setting. • Design building light fixtures for architectural quality and durability. • Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space. **12.39 Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.** • Light specific design features. • Avoid light trespass and glare.

	12.40 Conceal supply and switch equipment for exterior lighting. **12.41 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view form all streets and adjacent properties.**
4. Building Form and Scale a. Character of the Street Block **The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.** (1) Height **The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.** (2) Width **The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.** (3) Massing **The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.** (4) Roof Forms **The building incorporates roof shapes that reflect forms found in the historic context and the block face.**	**Building Form & Scale – Design Objective** **12.5 A new building should be designed to reinforce a sense of human scale.** • A new building may convey a sense of human scale by employing techniques such as these: • Using building materials that are of traditional dimensions. • Providing a porch, in form and in depth, that is similar to that seen traditionally. • Using a building mass that is similar in size to those seen traditionally. • Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Using window openings that are similar in size to those seen traditionally. **12.6 A new building should appear similar in scale to the established scale of the current street block.** • Larger masses should be subdivided to smaller "modules" similar in size to buildings seen traditionally, wherever possible. • The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale. **12.7 The roof form of a new building should be designed to respect the range of forms and massing found within 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 options for compatible new roof forms. **12.8 A front façade should be similar in scale to those seen traditionally in the block.** • The front façade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood. • The primary plane of the front façade should not appear taller than those of typical historic structures in the block. • A single wall plane should not exceed the typical maximum façade width in the district. **12.9 Building heights should appear similar to those found historically in the district.** **12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.** **12.11 A new building should appear similar in width to that established by nearby historic buildings.** • If a building would be wider overall than structures seen historically, the façade should be divided into subordinate planes that are similar in width to those of the context. • Stepping back sections of wall plane helps create an impression of similar width in such a case.

	12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district. • Visually, the roof is the single most important element in the overall form of the building. • Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas. • Roof pitch and form should be designed to relate to the context. • Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles. In commercial areas, a wider variety of roof forms might be appropriate for residential uses.
5. Building Character a. Facade Articulation and Proportion **The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches.** (1) Rhythm of Openings **The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.** (2) Proportion and Scale of Openings **The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.** (3) Ratio of Wall to Openings **Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.** (4) Balconies, Porches, and External Stairs **The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the**	**Façade Articulation, Proportion & Visual Emphasis – Design Objective** **12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.** • Large surfaces of glass are usually inappropriate in residential structures. • Divide large glass surfaces into smaller windows. **12.13 Building forms should be similar to those seen traditionally on the block.** • Simple rectangular solids are typically appropriate. • These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles. **12.15 Overall façade proportions should be designed to be similar to those of historic buildings in the neighborhood.** • The "overall proportion" is the ratio of the width to height of the building, especially the front façade. • The design of principal elements of a façade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis. **12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.** • This is an important design criterion, because these details directly influence the compatibility of a building within its context. Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.

block face.	
6. Building Materials, Elements and Detailing a. Materials **Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.** b. Materials on Street facing Facades **The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.**	**Materials – Design Objective** **12.17 Use building materials that contribute to the traditional sense of human scale of the setting.** • This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district. **12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.** • Materials which merely create the superficial appearance of authentic, durable materials should be avoided, e.g. fiber cement siding stamped with wood grain. • The weathering characteristics of materials become important as the building ages; they can either add to or detract from the building and setting, depending on the type and quality of material and construction, e.g. cedar shingles. **12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.** Alternative materials should appear similar in scale, proportion, texture and finish to those used historically.
6. Building Materials, Elements and Detailing c. Windows **Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.**	**Windows – Design Objective** **12.20 Windows with vertical emphasis are encouraged.** • A general rule is that the height of a vertically proportioned window should be twice the dimension of the width in most residential contexts. • Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows. **12.21 Window reveals should be characteristic of most masonry facades.** • This helps to emphasize the character of the façade modeling and materials. • It should enhance the degree to which the building integrates with its historic setting. • It also helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window surrounds. **12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.** Double-hung windows with traditional reveal depth and trim will be characteristic of most districts.
6. Building Materials, Elements and Detailing d. Architectural Elements and Details **The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.**	**Details – Design Objective** **12.23 Building components should reflect the size, depth and shape of those found historically along the street.** • These include eaves, windows, doors, and porches, and their associated decorative composition and details. **12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.** • The proportion of elements such as brackets for example should appear to be functional as well as decorative. **12.25 Contemporary interpretations of traditional details are encouraged.** • New designs for window moldings and door surrounds, for example, can provide visual interest and affinity, while helping to convey the fact that the building is new. • Contemporary details for porch railings and columns are other examples.

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7. Signage Location **Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.**	**Signs – Design Objective** **(Multi-Family DG)** **12.78 Place signs where they traditionally would be found in the context.** **12.79 Design signs to express the identity of a non-residential use.** **12..80 Design signs and lettering to respect traditional scale and forms.** **12.81 Design signs for primary and secondary facades as an integral part of the architecture.** **12.82 Design for individual lettering or graphic motif with no or minimal illumination.** **12.83 Design any illumination to be discrete to the lettering or symbol.** **12.84 Integrate signs with the architecture through the use of durable, architectural quality, materials.** **12.85 Conceal fixings, power supply and switch gear.**