

## **MEMORANDUM**

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Kelsey Lindquist (801) 535-7930

Date: September 3, 2020

Re: Liberty Square Apartments PLNHLC2017-00266

#### **ACTION REQUIRED:**

This memorandum provides updated information on the proposed Liberty Square new construction PLNHLC2017-00266. The referenced application was discussed at the July 7, 2016, June 1, 2017, May 3, 2018 and February 6, 2020 Historic Landmark Commission Meetings. The Historic Landmark Commission approved the new construction of Liberty Square at the referenced meetings and delegated the final plan details to Staff. At this time, the project representative is requesting a change in the approved material for the vertical entry feature on the south elevation of Building 1. The approved material was steel. The applicant is requesting to change the material to hardijoint shiplap. Staff has determined that the requested material change is beyond **Staff's authority** to administratively approve. The Historic Landmark Commission is tasked with making a decision on the modified material for screen portion of the new construction of Liberty Square.

#### **RECOMMENDATION:**

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for the material change for the south elevation of Building 1.

#### ATTACHMENTS:

- A. Vicinity Map
- B. Previously Approved Plan Set
- C. Revised Plan Set
- D. New Construction Standards
- E. Guidelines for New Construction

#### BACKGROUND/DISCUSSION:

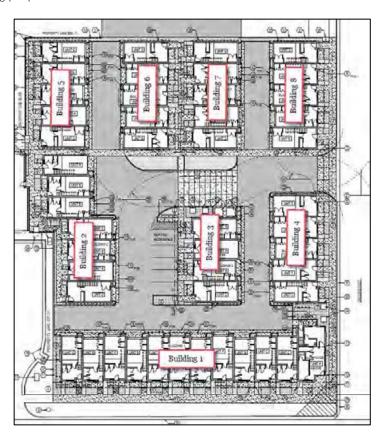
The Historic Landmark Commission last heard the new construction proposal in a public hearing held on May 3, 2018. The full staff report can be accessed here: <a href="http://www.slcdocs.com/Planning/HLC/2018/00266.pdf">http://www.slcdocs.com/Planning/HLC/2018/00266.pdf</a> The Historic Landmark Commission approved the new construction on the subject parcels located at 461 S. 600 E., 637 E. 500 S., 459 S. 600 E. and 633 E. 500 S. The proposal included eight three-story town home buildings with an approximate total of 48 units spread across the eight buildings. Additionally, the Historic Landmark Commission approved exterior modifications to the Ensign Floral Building, which is a contributing structure in the Central City Local Historic District.

Since the approval in May of 2018, the applicant has requested 2 significant changes to both the new construction and the Ensign Floral Building proposals. The Historic Landmark Commission approved both of the requested changes. Since the Historic Landmark Commission on February 6, 2020, the applicant has discovered issues with the approved material for the vertical entry feature on the south elevation of Building 1. The approved material for this feature was steel. During the application of the steel product, the material began to bow and chip the orange colored paint. Due to the issues with the installation and durability of the approved

steel material, the applicant is requesting to change the material to a horizontal joint hardi ship lap. The vertical entry feature is the most prominent feature on the approved new construction and is highly visible 500 South, 500 East and Green Street. Therefore, the project is being forwarded to the Historic Landmark Commission review.

### Liberty Square Site Plan

Liberty Square was approved as an eight structure townhome style apartment complex. The development fronts on Green Street and 500 South. Vehicle access is provided from the western portion of Green Street. No site plan alterations are being proposed.



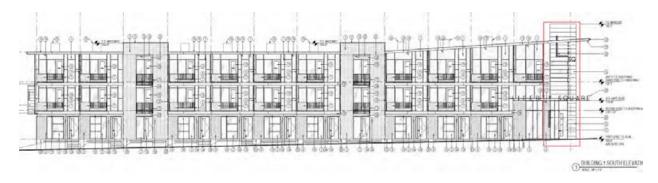
#### <u>Materials</u>

*Previously Approved:* In 2018, the Historic Landmark Commission approved aluminum sheet metal paneling with flush flat lock seams.

Changes to the Approval: The applicant is requesting to change the approved aluminum sheet metal paneling to a hardi shiplap. The proposed dimensions will provide a similar reveal of material.

Reason for the Change: The applicant has explained that there are installation and durability concerns with the approved metal material. The material bows and chips when installed, which is the motivation for the requested change.

Staff Recommendation: The change of the approved metal material to the requested shiplap hardi will not impact the overall design of Building 1. The combination of the variety of materials still speaks to the overall design intent of the approved new construction project. Additionally, the adjustment from the metal to the hardi ship lap will have a similar composition to the approved metal.

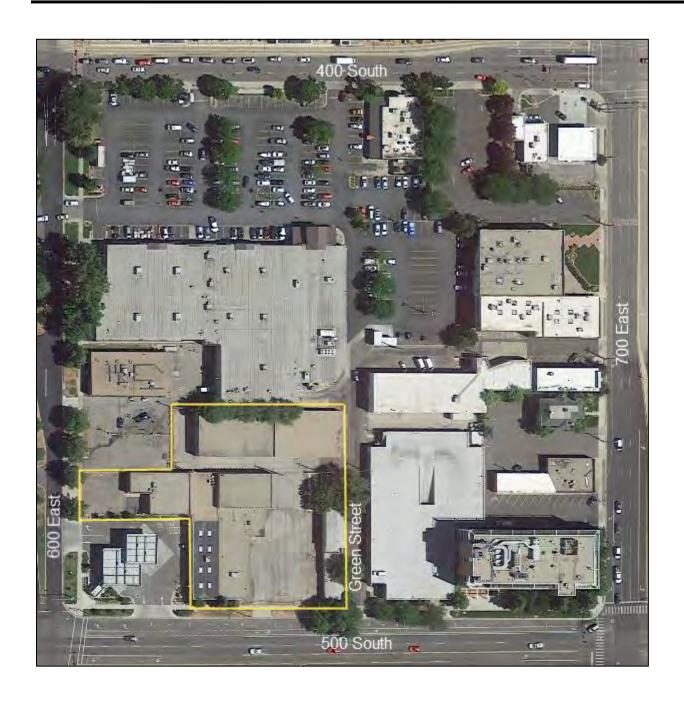


Elevation of Approved Metal Material

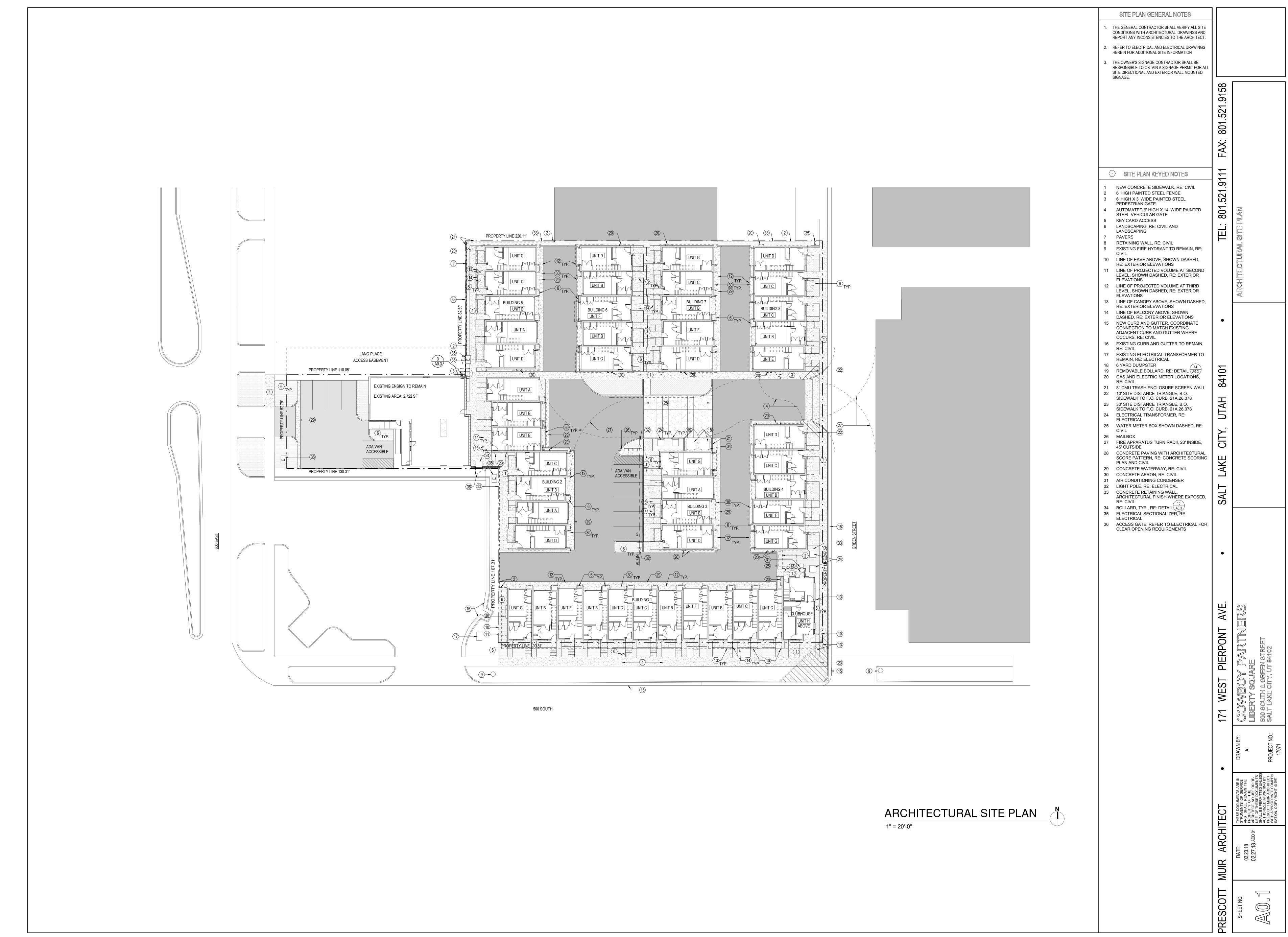


Elevation of Material Modification

TRANSIT STATION AREA (TSA) ZONING REVIEW SCORE:
Revised TSA scores are not required for this modification. The vertical entry feature is considered an architectural element. The material change will not alter the previous TSA scores. The TSA score for Building 1 is 174 points. All of the points exceed the minimum required for building permit review.



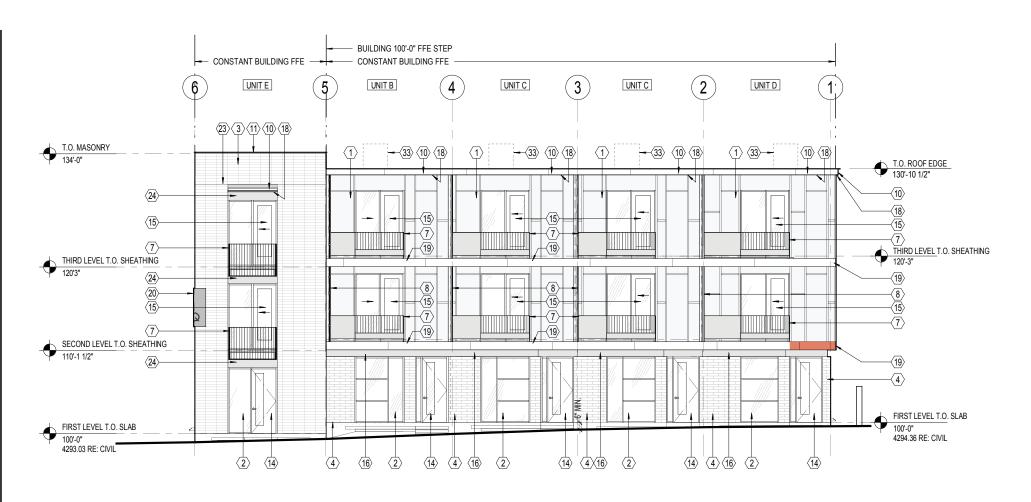
## ATTACHMENT B. PREVIOUS PLAN SET



PLNHLC2017-00266

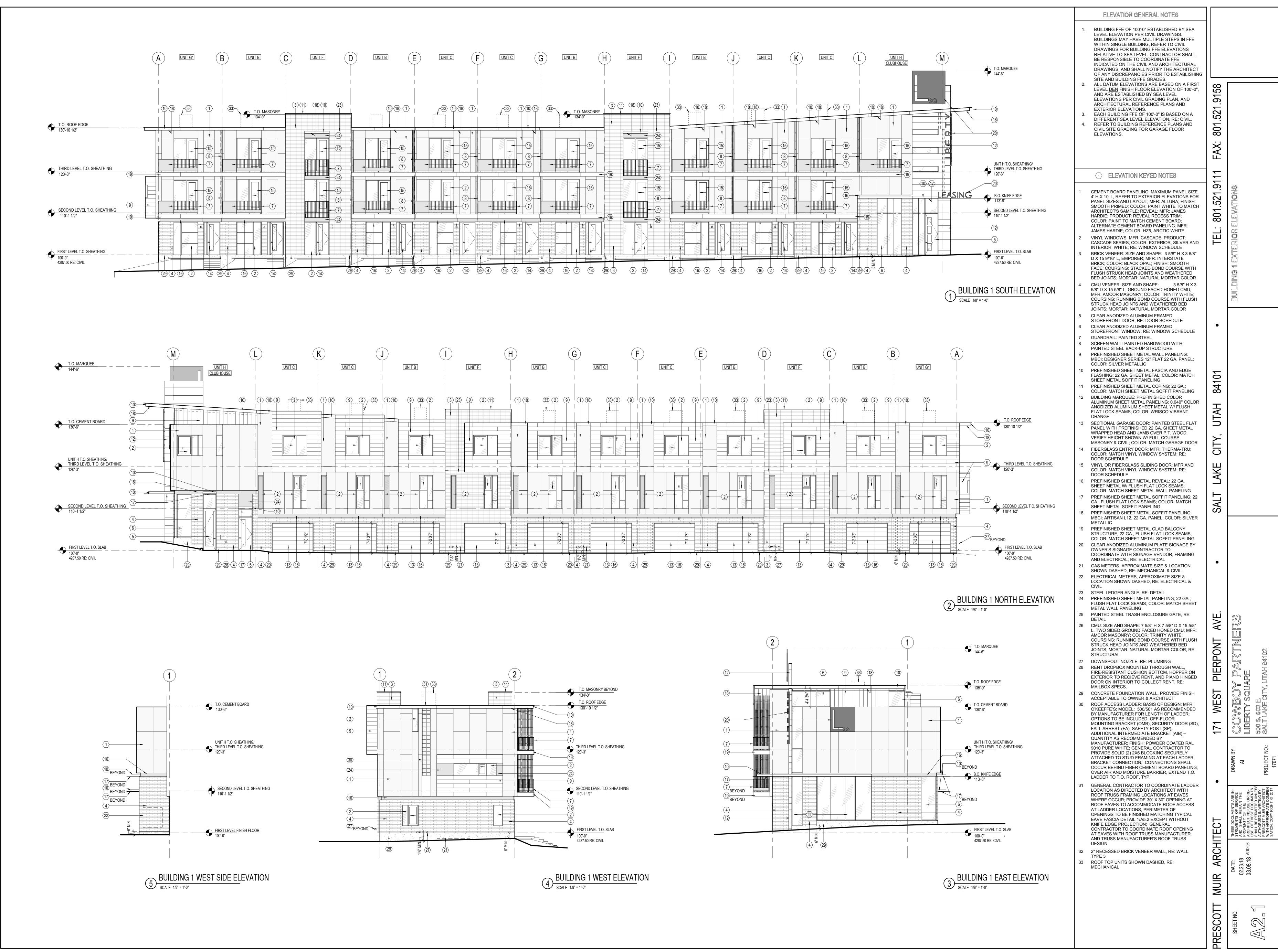
August 27, 2020

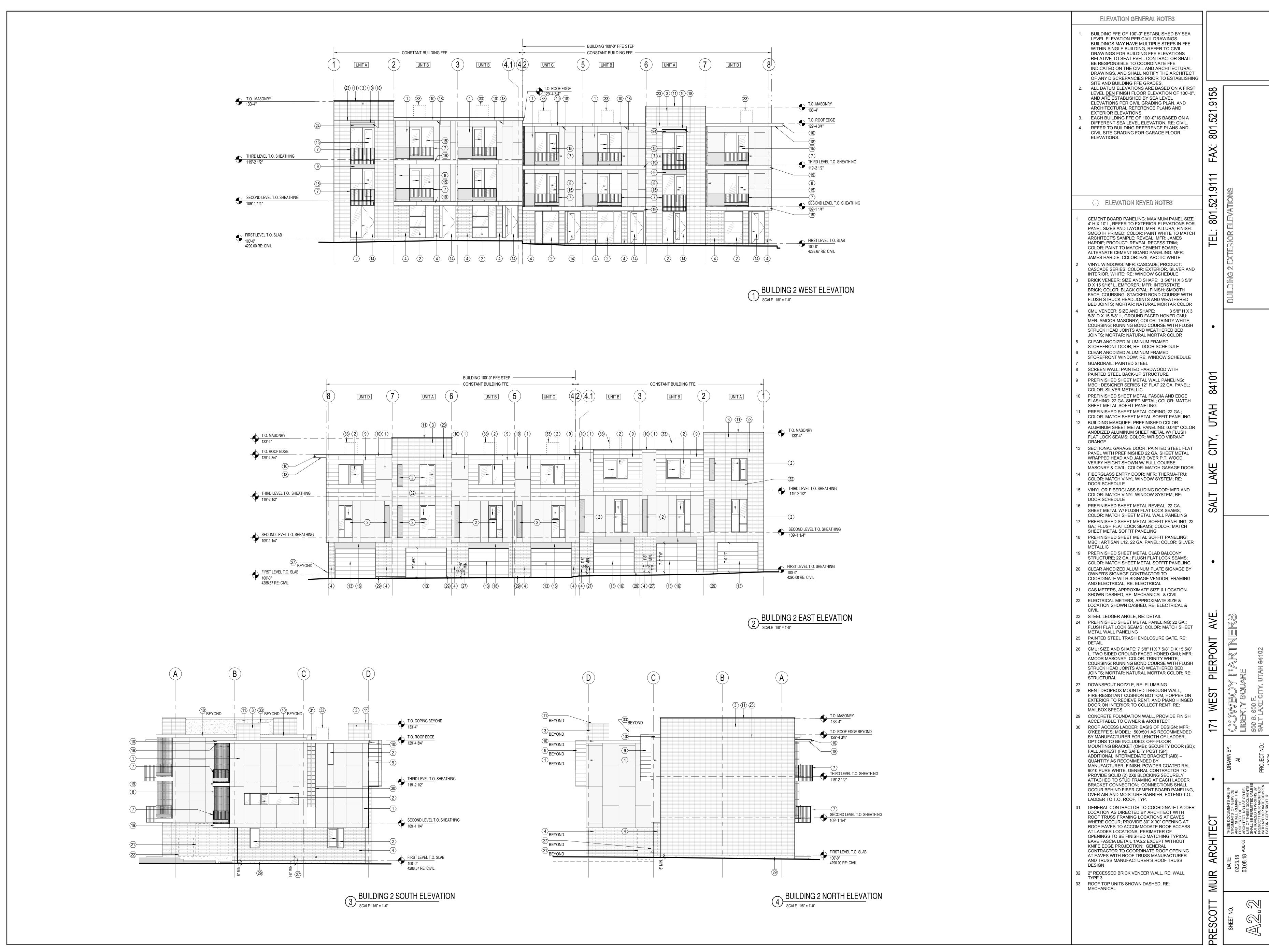


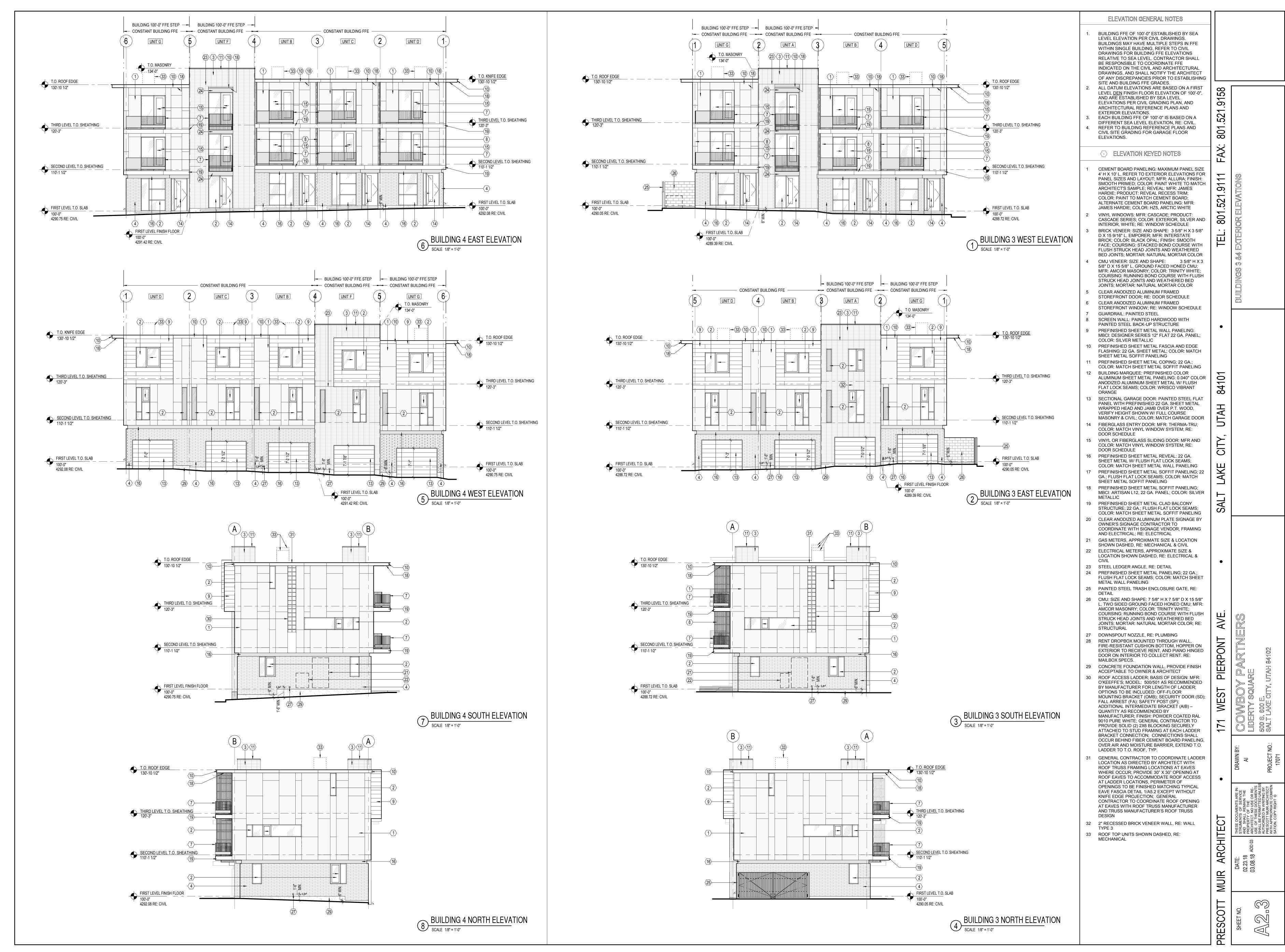


5 BUILDING 8 EAST ELEVATION

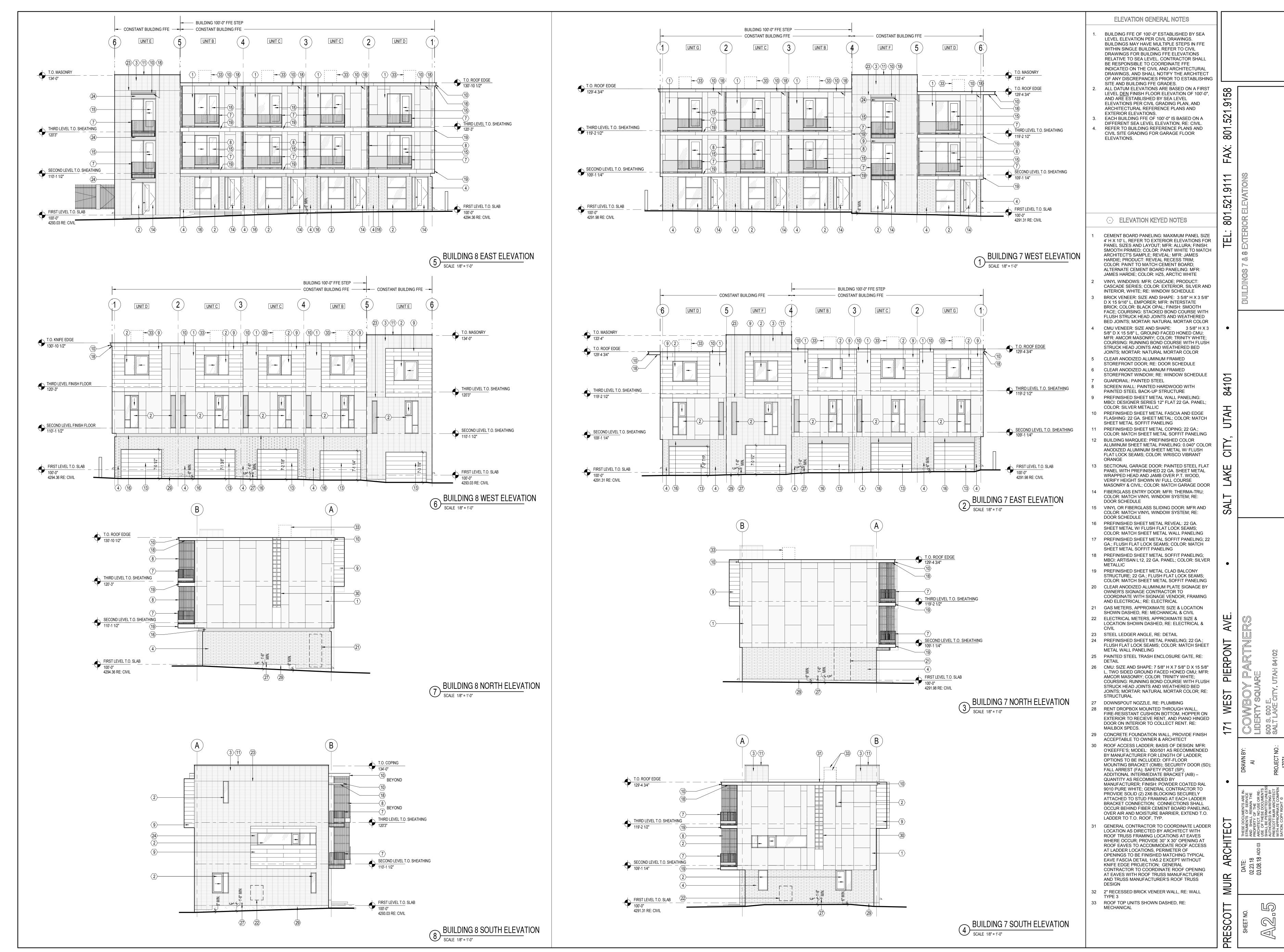
SCALE 1/8" = 1'-0"

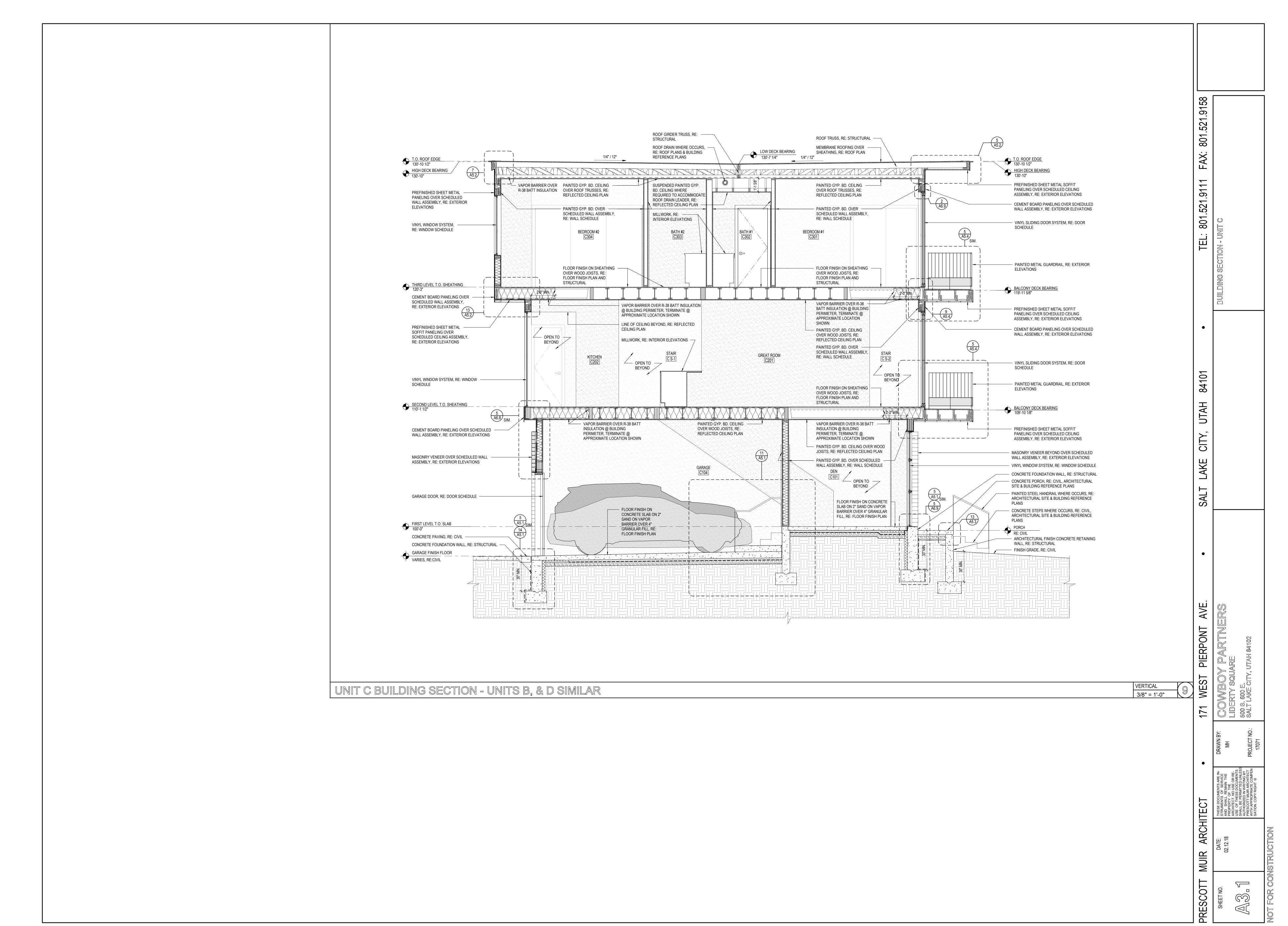


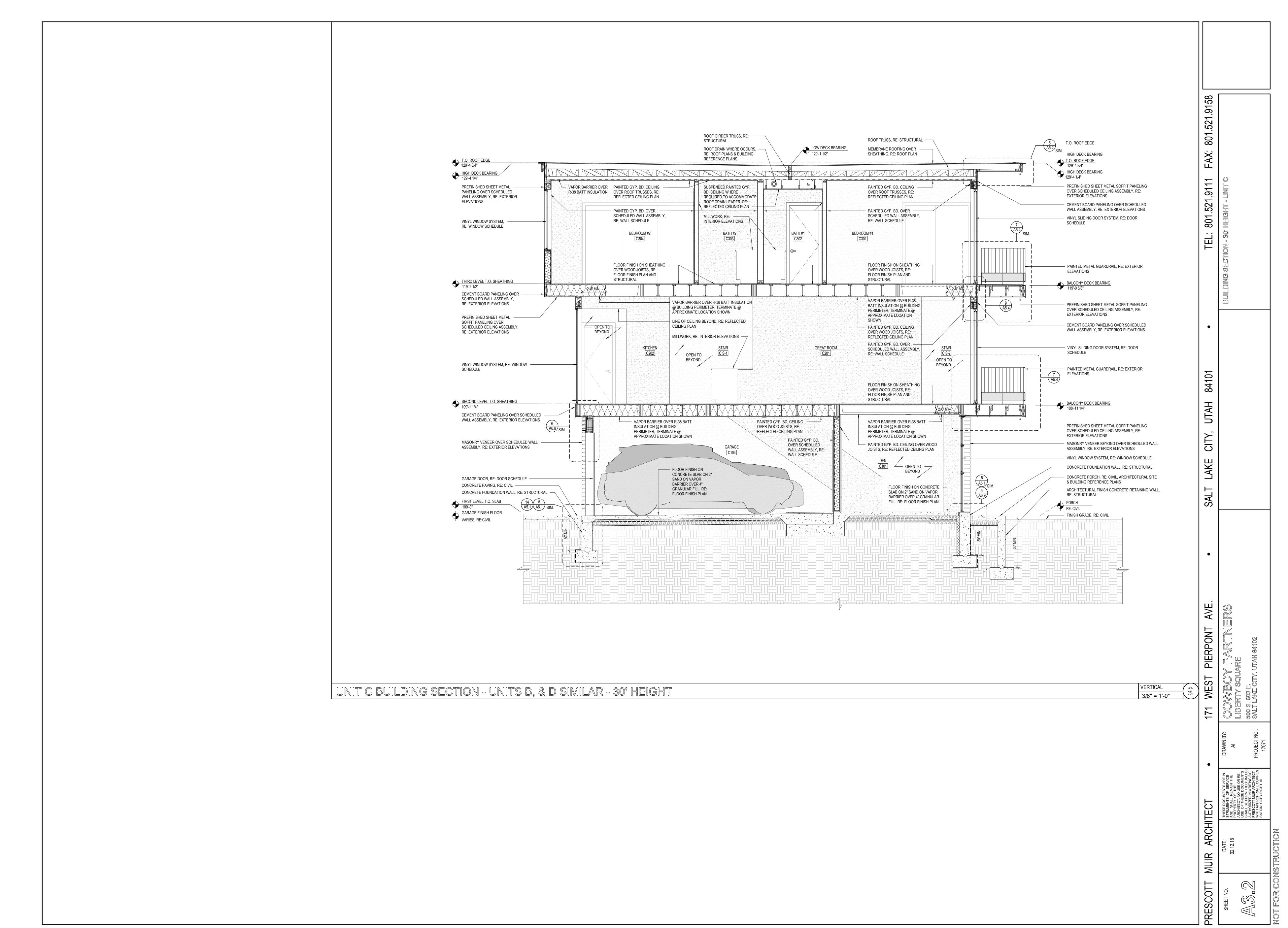


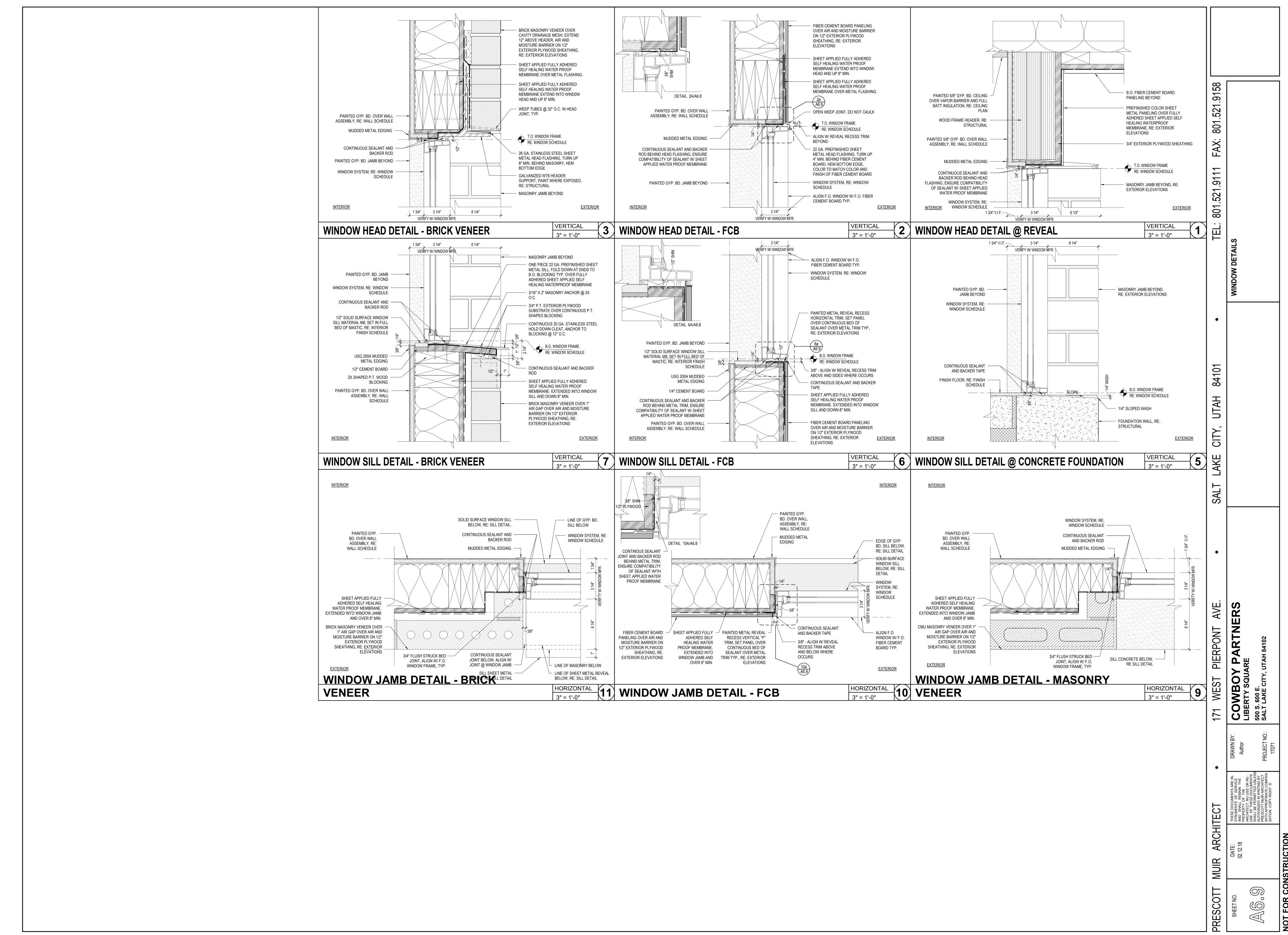














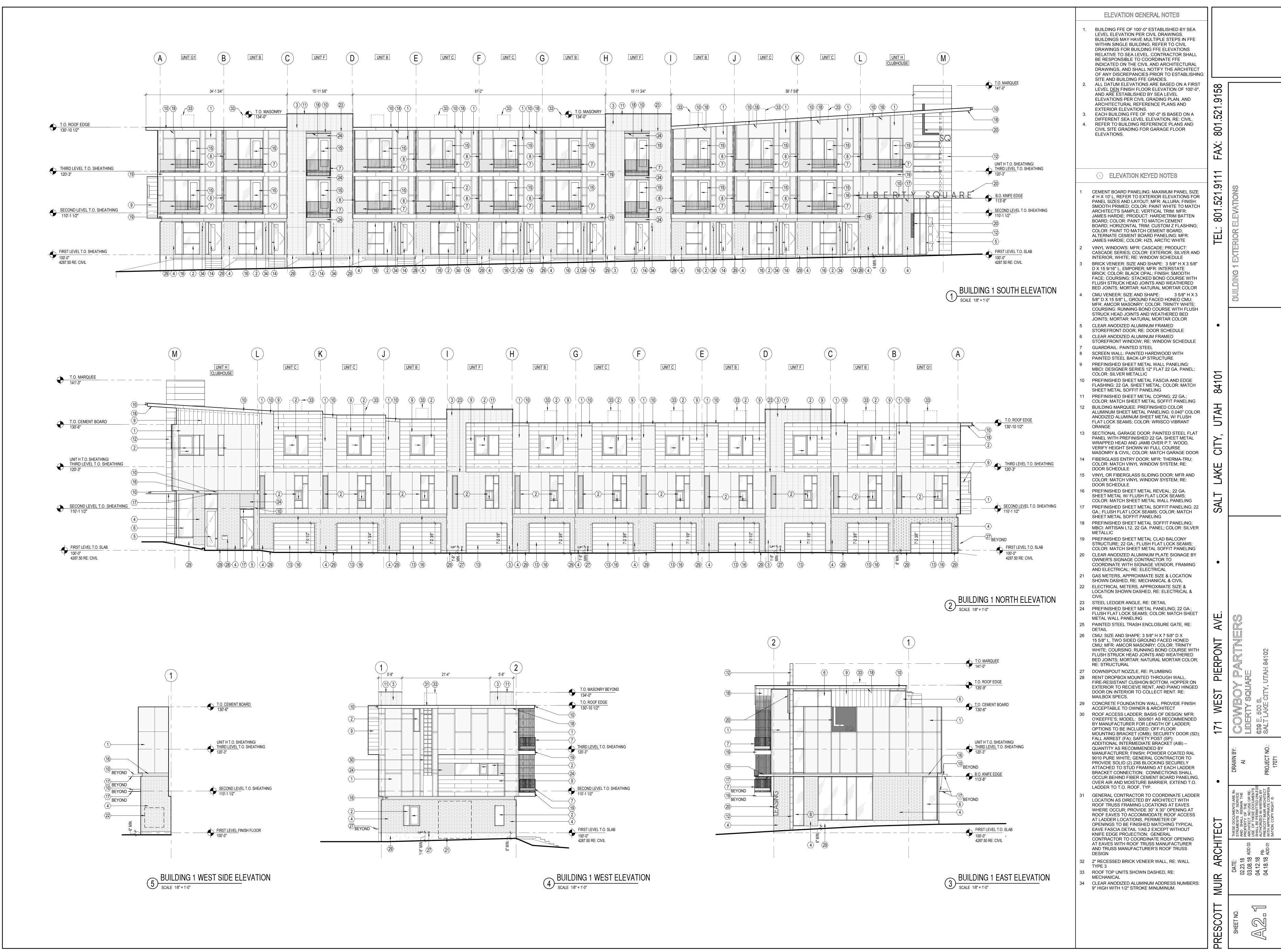
DATE:04.18.18	COWBOY PARTNERS	SOUTH EAST VIEW OF BUILDING 1	P. M. A. WEST 38		
SCALE:	LIBERTY SQUARE 639 E. 500 S.		PIERPONT AVE SALTLAKECITY		
	SALT LAKE CITY, UTAH 84102		UTAH, 84101 PRESCO		
PLNHLC2017-00266		17	FAX: 801,621,711		

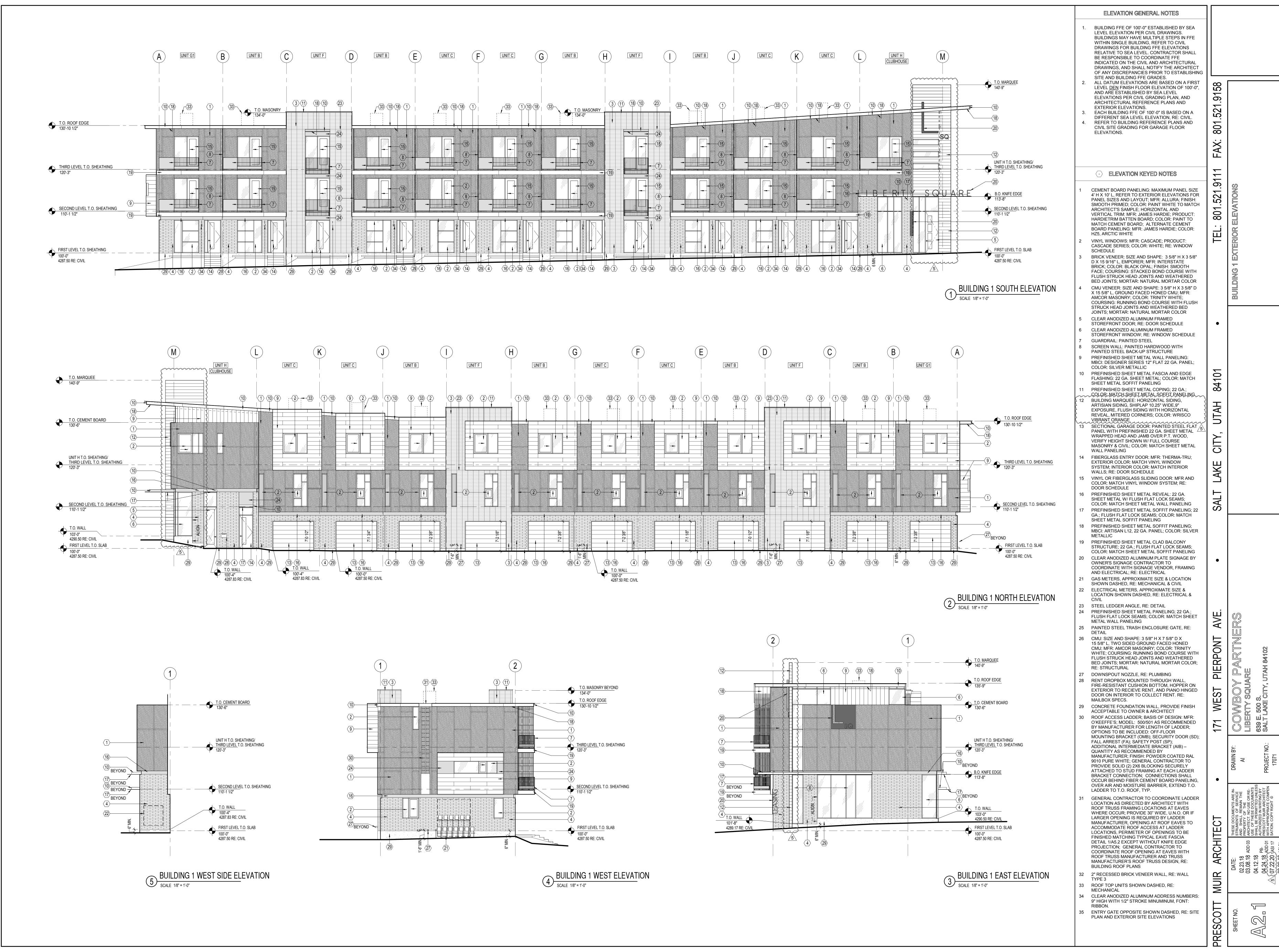
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PRESCOTT MUIR

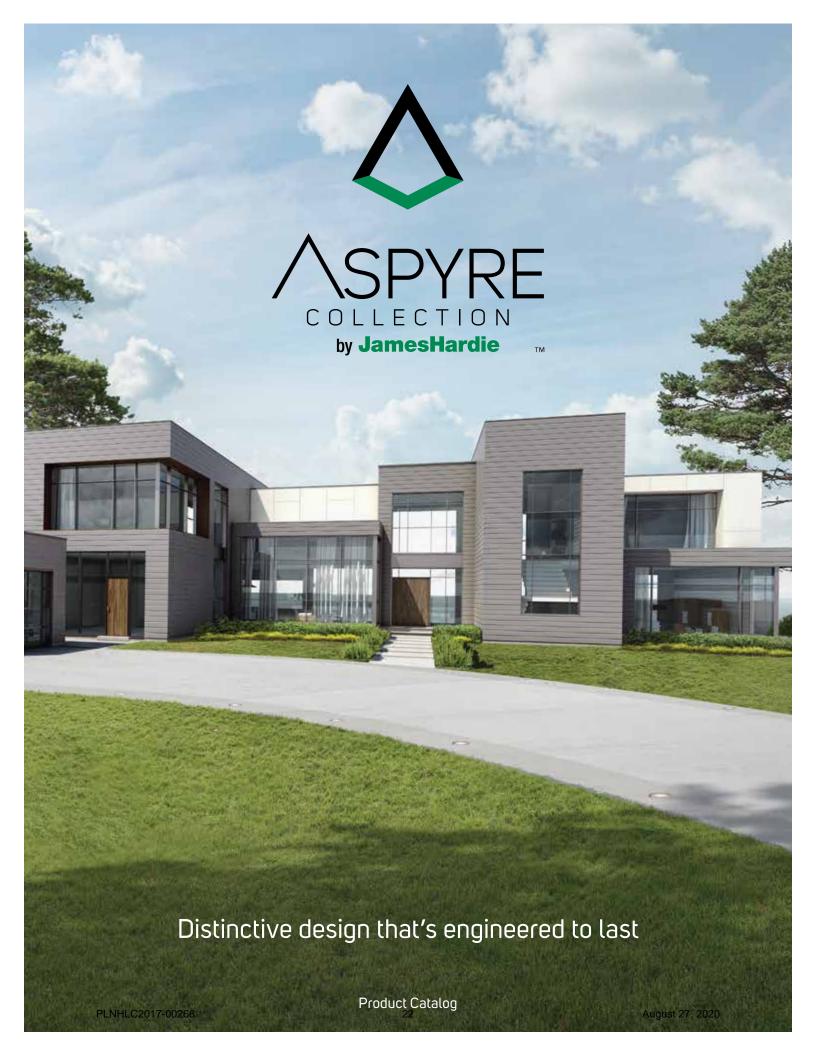


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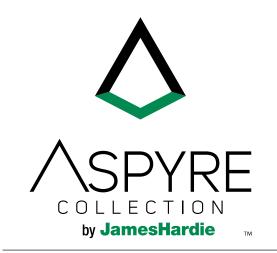


## ATTACHMENT C. REVISED PLAN SET









 $\underset{\text{Siding } \mid \text{ Trim.}}{\textit{artisan}} + \underset{\text{Panel System.}}{\textit{REVEAL}}$ 

Craft one-of-a-kind homes by integrating contrasting elements using the Aspyre Collection by James Hardie™. Ever-changing shadow lines cast by Artisan® siding add warmth to the fixed geometry of smooth Reveal® Panels.

## Contents

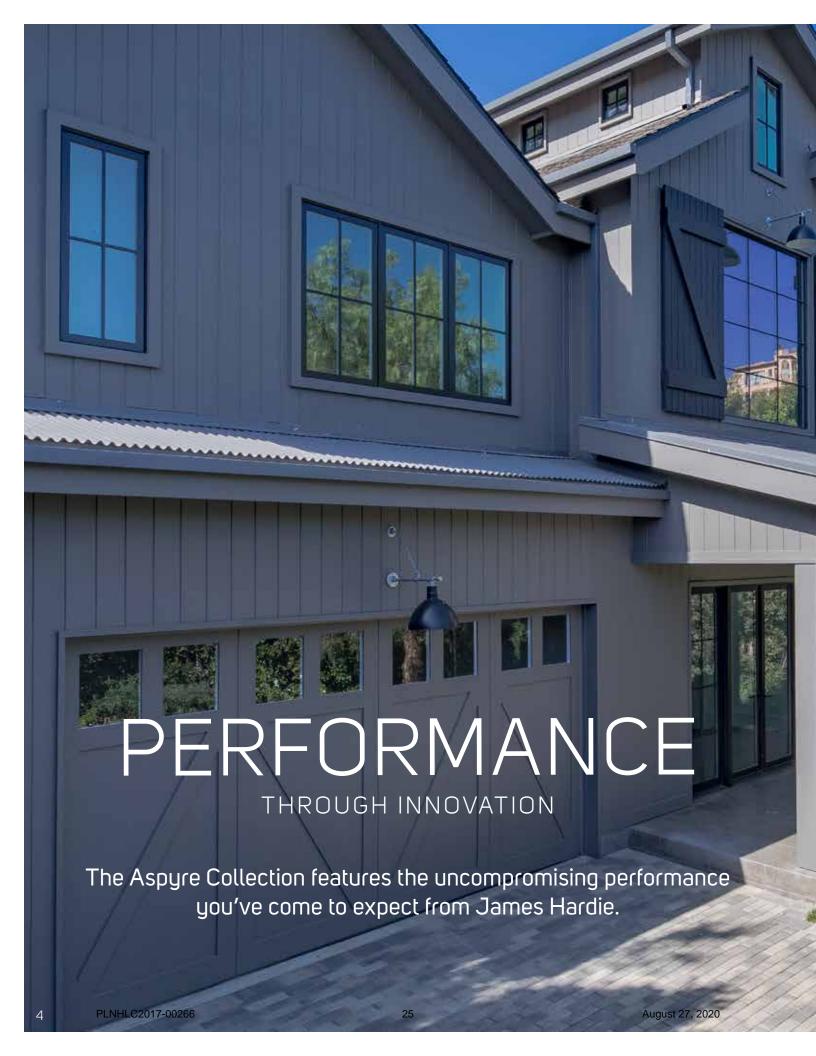
Introduction 2-3

Performance 4-5

Artisan® Siding and Trim 6-15

Reveal® Panel System 16-19

16-19 August 27, 2020







# RETHINK THE CLASSICS

## Thick Artisan® siding

casts gorgeous shadow lines, recreating milled cedar profiles with lower maintenance.

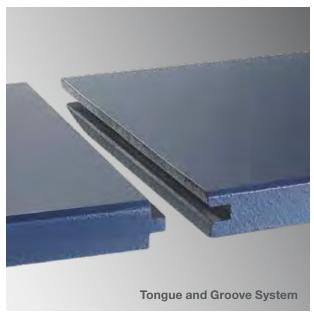
## Tongue and Groove System

helps enable faster, cleaner installation. Orient vertically, horizontally or use as soffit.

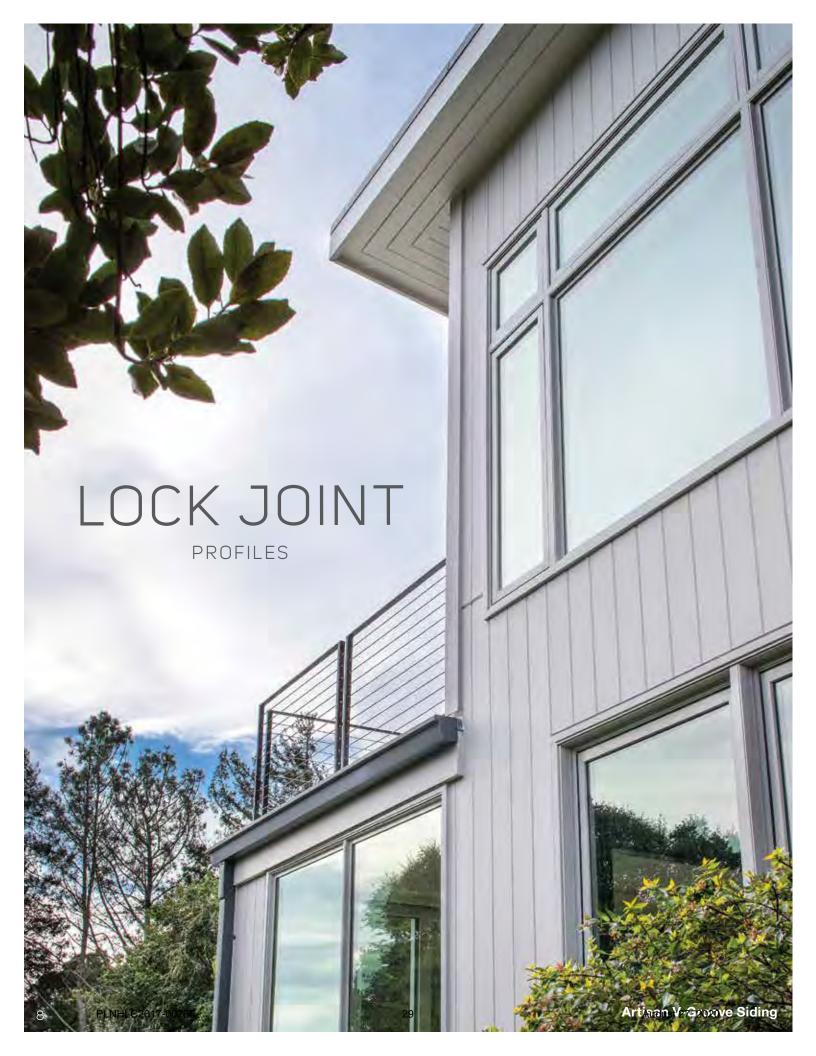
### Mitered corners

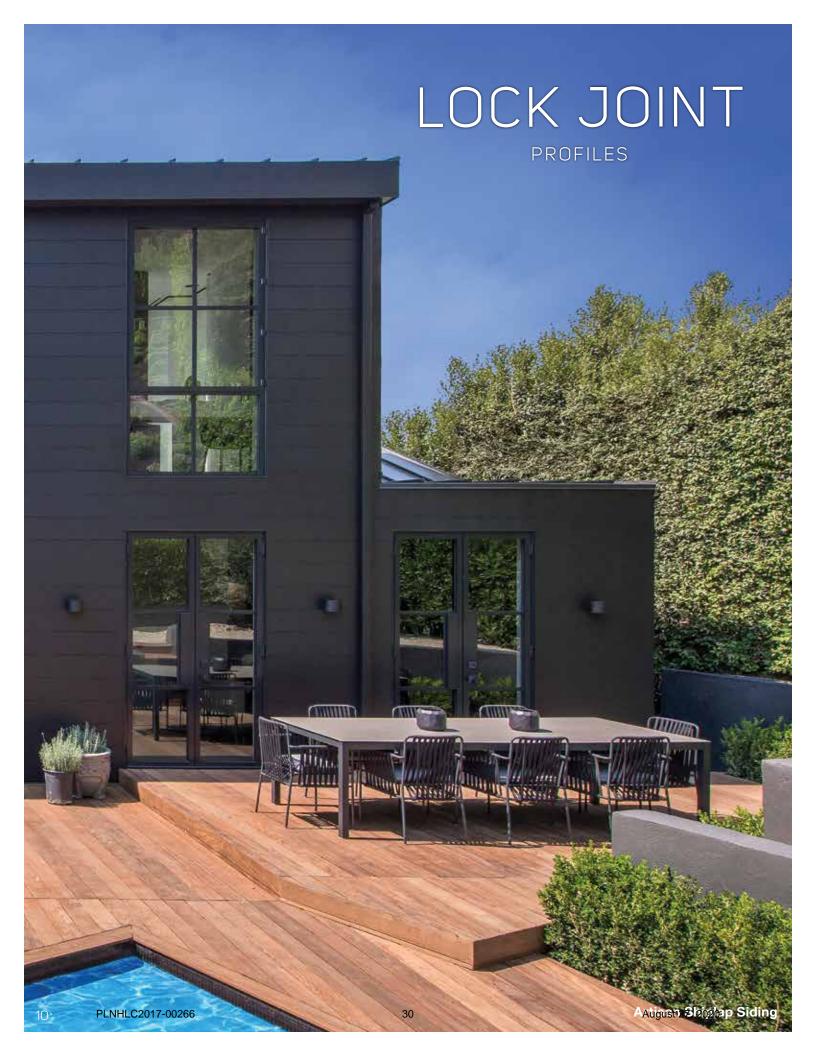
add sophistication to your design and can be crafted on-site with any Artisan® profile.













# ARTISAN® SHIPLAP SIDING

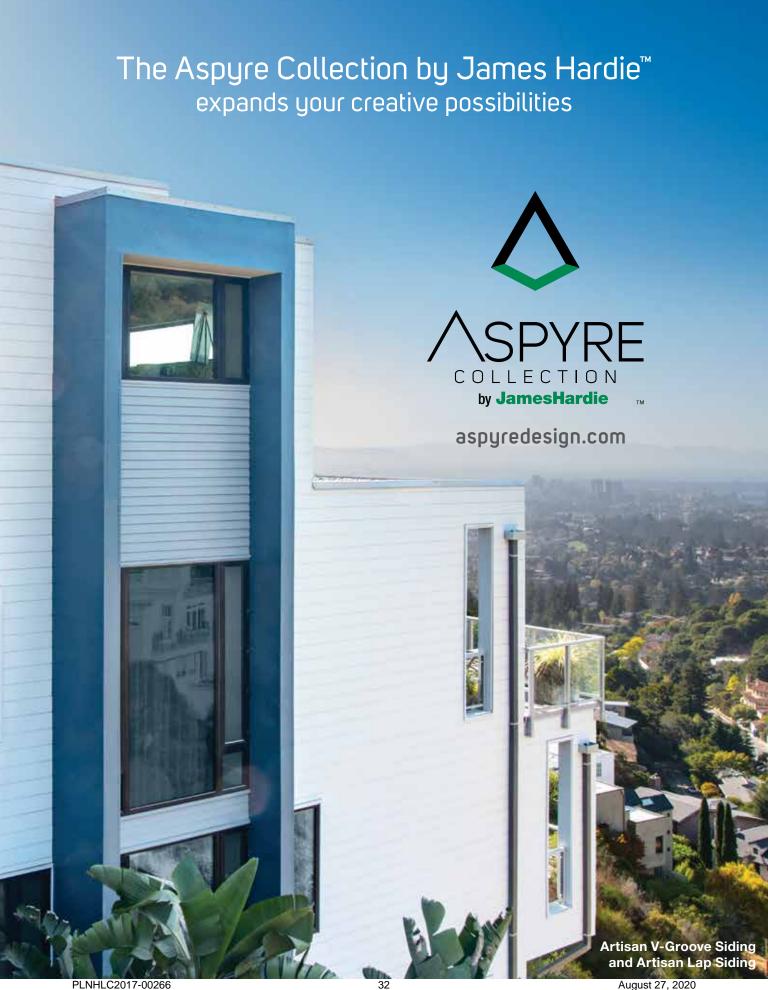
WIDTH 10.25 in (9.0 in Exposure)

THICKNESS 5/8 in

TEXTURE Smooth

FINISH Primed PROFILE WIDTH x DEPTH 0.15 in x 0.263 in

11





## ATTACHMENT D. STANDARDS FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

Liberty Square was reviewed under the previous New Construction Standards. Staff has left the previous analysis in place. Please note, the applicable standard for the modification is highlighted in blue.

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.

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are and are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed via the links below.

<u>Historic Apartment & Multifamily Buildings in Salt Lake City</u> <u>Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction</u>

Standard	Analysis	Finding
1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	Height MF NC DG Design Objective – Height: 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.  MF NC DG 12.48, 12.50, 12.51, 12.52	Height Complies
	The immediate context for the proposed apartment development consists of buildings that range from a one story gas station to the west, two story office structure to the south west, two story retail to the south, two story parking structure to the east and one story retail to the north. The block face for this proposal does not contain any contributing structures.  In regards to height, the base zoning maximum permits a height of 75 feet. The proposed height ranges from 30' - 35'. The proposal is in scale with the development pattern and is appropriate for the	
	Width  MF NC DG Design Objective — Width: 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.  MF NC DG 12.53	<u>Width</u> Complies
	The width of each proposed structure is appropriate for the site. Each building is not as wide as Trolley Square or as tall as the office structure on the corner of 700 East. The development pattern of the greater surrounding area does contain buildings that have similar widths and heights. The proposal, in its current form, would be considered to be in scale with the subject streetscape.	

1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;	Façade Proportion MF NC DG Design Objective – Character of the Street Block: 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. MF NC DG 12.42, 12.43, 12.45  The proposal contains 8 three-story structures with the primary facades facing 500 South, Green Street and 600 East. The primary facades that face 500 South, Green Street and 600 East are situated towards the public realm, with minimal setbacks.  The proportions of the surrounding building facades consist of a horizontal focus, which is reflected in each proposed structure within this development. The proportions of the principal façades are articulated with a change in materials and direction. The material and vertical shifts help to weight the structure at its corner. Additionally, these accents further articulate the perceived scale of the building and its relationship with the surrounding structures and streetscape.	Façade Proportion Complies
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	MF NC DG 12.54, 12.55  Roof Shape Roof shape in this context does not vary; the majority of the surrounding structures have flat roofs. The proposal meets the underlying zoning.	Roof Shape Complies
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 MF NC DG Design Objective — Height 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.  MF NC DG Design Objective — Width: 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.  MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55  The context that surrounds the location of the proposed 8 three-story apartment structure development is similar in both height and width. The proposed structures are not as wide as Trolley Square to the south and not as tall as the office building to the east. The building that abuts the property to the north is smaller in height but wider than the proposal.	Scale of a Structure Complies

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;

2.b RHYTHM OF SOLIDS TO VOIDS IN FACADES: The relationship of solids to voids in the façade of the structure shall be visually compatible with surrounding structures and streetscape;

Building Character & Scale

MF NC DG Design Objective — Solid to Void Ratio, Window Scale & Proportion 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.

MF NC DG Design Objective – Rhythm & Spacing of Windows & Doors – Fenestration

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 coherence and an affinity with the established historic context.

MF NC DG 12.60, 12.61, 12.62, 12.63

The solid to void ratio proposed on the apartment development doesn't relate to the surrounding context. The surrounding context that abuts the subject property is not historic, with the exception of the Ensign Floral Building. The fenestration pattern proposed appropriately emphasizes the windows and entries on the ground floor. These openings are primarily composed of vinyl. The fenestration adjusts to sliding glass doors up the façade. Additionally, the windows are proposed to be inset approximately 2 inches from the façade.

The separation of the structures allows the site to avoid an over weighted design. Due to the current design, the only ground floor transparency addition is to the south eastern corner of Building 1. However, the overall composition of the site provides additional green space and pedestrian interest.

Proportion of Openings Complies

Rhythm of Solids to Voids Complies 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;

Building Character & Scale

MF NC DG Design Objective – Façade

Articulation, Proportion & Visual

Emphasis

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. MF NC DG Design Objective — Balconies, Porches & External Escape Stairs 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. MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65

Design balconies as an integral part of the architectural composition and as semi-public outdoor private space which can engage with the context.[12.64]

The proposed development is situated on 500 South and 600 East. Each unit contains individual private entrances. The main leasing area entrance is located at the corner of 500 South and Green Street.

The building is articulated with projecting balconies and overhangs. The balconies located on the brick volumes have been decreased in width. The decrease of the width provides additional emphasis on the vertical aspect of the brick volume. The rhythm of the projecting balconies on both the second and third floor helps to create dimension along the façade.

Rhythm of Porch & Projections
Complies

2.d RELATIONSHIP OF MATERIALS: The relationship of the color and texture of materials (other than paint color) of the façade shall be compatible with the predominant materials used in surrounding structures and streetscape.

# <u>Building Materials, Windows, Elements &</u> <u>Detailing</u>

MF NC DG Design Objective – Materials 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. MF NC DG 12.67, 12.68, 12.69, 12.70

MF NC DG Design Objective – Windows 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 proportion and character of the building and its contribution to the historic context.

MF NC DG 1271, 12.72, 12.73, 12.74

MF NC DG Design Objective – Architectural Elements & Details The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.

MF NC DG 12.75, 12.76, 12.77

### Materials & Detailing

The setting of this site in this part of Central City is not defined by any particular material or style that surrounds the proposed structures. The proposal consists of a reference to mid-century modern, but with a contemporary material palate. The combination of the stack bond masonry, running bond masonry, shiplap, steel screen, cement board and vertical stiles are contemporarily articulated across each primary façade.

The continuation of the siding and articulation on the secondary and tertiary facades is consistent with the design, materials and detailing of the primary façade.

#### Windows

The ground floor windows recess 2 inches from the front façade. While the windows are recessed, the façade does contain several elements that contribute to its dimensional quality, such as the wooden screens, the projected balconies, the vertical columns and the overhanging canopies.

### Elements & Details

The balconies carry across each façade, each balcony is distinguished with a metal screen that demarcates a separation of space. In addition to the length of the balconies, the combination of materials and detailing on the railing, help to contribute additional visual interest in the material details.

Relationship of Materials Complies

Windows Complies

Elements & Details Complies 3.RELATIONSHIP TO 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 MF NC DG Design Objective – The Public Realm

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. MF NC DG 12.6, 12.7, 12.8, 12.9

MF NC DG Design Objective – Building Placement, Orientation & Use 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.

MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15

MF NC DG Design Objective – Site Access, Parking & Services

The site planning and situation of a new multifamily 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 buildings, the site and the context. MF NC DG 12.17, 12.24, 12.25

Directly west of the proposed new construction is Ensign Floral, this one story commercial structure, which will be converted into residential units, is smaller in height than the proposed structures. However, the relationship between the two is still compatible with the remaining space and proposed landscaping. Additionally, a steel fence is proposed along the west, north and east property lines.

Relationship to the Street – Walls of Continuity
Complies

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;	MF NC DG Design Objective – Building Placement, Orientation & Use 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.  MF NC DG 1210, 12.11, 12.12, 12.13  The proposed building is surrounded by structures with zero setbacks. The structures located at 479 S. 600 E., 461 S. 600 E., 675 E. 500 S., and 637 E. 500 S., all contain zero front yard setbacks. The placement of the proposed structures will be compatible with the existing development.	Rhythm of Spacing & Structures on Streets Complies
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; and	MF NC DG Design Objective – Building Placement, Orientation & Use 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.  MF NC DG 1210, 12.11, 12.12, 12.13  The proposal is located on a prominent site. Each structure contains individual entrances. The main leasing area entrance is located on the corner of 500 South and Green Street. This entrance is strongly articulated by overhanging canopies. The primary façade and elevation faces 500 South.	<u>Directional</u> <u>Expression</u> Complies

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3.d STREETSCAPE;	Settlement Patterns & Neighborhood Character	Streetscape & Pedestrian
PEDESTRIAN	MF NC DG Design Objective – Block &	Improvement Complies
IMPROVEMENTS:	Street Patterns	Complies
Streetscape and	The urban residential patterns created by the	
pedestrian improvements	street and alley network, lot and building scale	
and any change in its	and orientation, are a unique characteristic of	
appearance shall be	every historic setting in the city, and should	
compatible to the historic	provide the primary design framework for	
character of the landmark	planning any new multifamily building.	
site or H historic	MF NC DG 12.10, 12.11, 12.12	
preservation overlay	MF NC DG Design Objective – The Public	
district.	Realm	
	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.	
	MF NC DG 12.6, 12.7, 12.8, 12.9	
	MF NC DG Design Objective – Building	
	Placement, Orientation & Use	
	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.	
	MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25	
	The proposal is leasted an a prominent site Feeb	
	The proposal is located on a prominent site. Each	
	structure contains individual entrances and the	
	leasing area entrance is located on the corner of	
	500 South and Green Street. This entrance is	
	strongly articulated by overhanging canopies. The primary façade and elevation faces 500 South.	
	The proposal will provide a <b>5' sidewalk and a 3'</b>	
	landscaping strip.	
	iailuscapiilig sti ip.	
	In regards to Lang Diaco as a mid-block access	
	In regards to Lang Place as a mid-block access, there will be access from the east to west as a	
	pedestrian connection for the residents.	
3. SUBDIVISION OF LOTS:	Settlement Patterns & Neighborhood Character	Subdivision of Lots
The planning director	MF NC DG Design Objective - Block &	Complies
shall review	Street Patterns	Compiles
subdivision plats	The urban residential patterns created by the	
proposed for property	street and alley network, lot and building scale	
within an H historic	and orientation, are a unique characteristic of	
preservation overlay	every historic setting in the city, and should	
district or of a	provide the primary design framework for	
landmark site and any	planning any new multifamily building.	
required changes to	MF NC DG 12.4, 12.5	
ensure the proposed	1711 110 00 12. 1, 12.0	
subdivision will be	The proposal includes 4 parcels and would involve	
compatible with the	the consolidation of the parcels. The size of parcel	
historic character of	is consistent with the surrounding development.	
the district and/or	is consistent with the sair bahaning acveroprilent.	
site(s)		

### ATTACHMENT E. DESIGN GUIDELINES FOR NEW CONSTRUCTION

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H). Historic Apartment & Multifamily Buildings in Salt Lake City

Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape:  Building Façade Composition, Proportion & Scale Height - Design Objective to the context.  2. 48 The building height should be compatible with the historic setting and context.  The immediate and wider historic contexts are both of importance.  The immediate and wider historic contexts are both of importance.  The immediate and wider historic buildings will be parametine to the building height should be compatible with the historic setting and context.  The immediate and wider historic contexts are both of importance.  The immediate and wider historic buildings will be parament 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 of 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 hierarchy of window height and/or width, when defining the fenestration pattern.  Consider designing for a distinctive projecting balcony arrangement and hierarchy.  Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.  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	Design Standards for New	Design Guidelines for New Construction
Height 2 Design Objective The proposed height and width shall be visually compatible with surrounding structures and streetscape:  Height 2 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 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.  Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.  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 build		
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PLNHLC2017-00266 42 August 27, 2020 1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

Building Form & Scale

The Character of the Street Block - Design Objective

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.

12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.

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

12.43 Å 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.

Building Façade Composition Proportion & Scale

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

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

1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;

Building Form & Scale

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.

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.

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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.
- Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.

### 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.

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- 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.

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# 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.

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.
- Large surfaces of glass can be inappropriate in a context of smaller residential buildings.
- Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.
- Window mullions can reduce the apparent scale of a larger window.
- Window frame and mullion scale and profiles should be designed to equate with the composition.

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.

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- 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.

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; Building Character & Scale

Façade Articulation, Proportion & Visual Emphasis

Visual Emphasis - Design Objective

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.

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

- The "overall proportion" is the ratio of the width to the height of the building, especially the front facade.
- The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis.
- With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.
- 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.

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.

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- 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.
- Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.
- Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.
- Select and design balcony materials and details as a distinct enrichment of the building facade/s.

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

- Design for greater stature to enhance visual focus, presence and emphasis.
- Design for a distinct identity, using different wall planes, materials, details, texture and color.
- Consider designing the name of the apartment building into the facade or the porch/stoop.

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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.

# Building Materials, Windows, Elements & Detailing Materials – Design Objective

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.

- 12.67 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.
- This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.
- The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.
- Creative design, based on analysis of the context, will be invaluable in these respects. 12.68 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.

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

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

- Use brick and/or natural stone, in preference to less proven alternatives for these areas
- Limit panel materials to upper levels and less public facades.
- Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.
- Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.
- 12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.
- Avoid materials which merely create the superficial appearance of authentic, durable materials.
- The weathering characteristics of materials become important as the building ages, in that they should complement rather than detract from the building and historic setting as they weather and mature.
- New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.

### Windows - 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).

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.

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# 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)

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 facade/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.

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

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- An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.

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- 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.

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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.

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- 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.

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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.