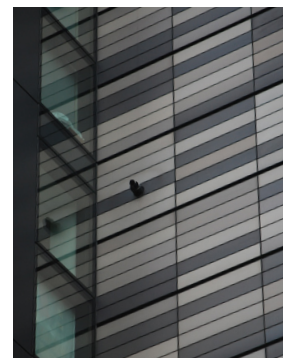
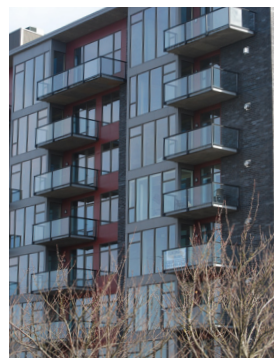
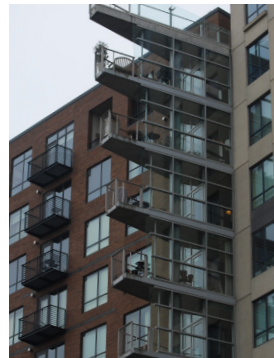
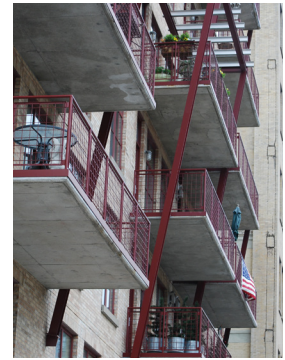




II Chapter 12

Design Guidelines for New Construction



RECENT CONSTRUCTION

DESIGN GUIDELINES FOR NEW CONSTRUCTION

INTRODUCTION

The majority of buildings in the historic residential neighborhoods in Salt Lake City are single-family residences. Closer to downtown, the university and on major streets, however, there are many significant early apartment buildings, as well as a wider distribution of smaller scale multi-family buildings. The type, style, scale and siting of these buildings combine to create a significant element in the unique character of downtown and the older neighborhoods of Salt Lake City. Many apartment buildings are principal architectural elements in the city's designated historic districts. Many are also individually listed as national landmark buildings, both within and outside the designated districts.

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

Salt Lake City is associated with a unique urban character, distinguishing this "crossroads of the west" from other cities in the region, and indeed the country. A distinct sense of place for the city as a whole derives in major part from an incomparable inter-mountain setting adjacent to the Wasatch Range, Oquirrh Mountains and the Great Salt Lake. Within Salt Lake City, architectural and cultural traditions from the United States and from Europe have combined to create a downtown area and residential neighborhoods of distinctive quality and character.

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Building scale, massing, proportion and detailed design reflecting architectural patterns of the Downtown area.

PART II Design Guidelines

As the city developed into the foothills to the north and east, the natural topography molded this urban character in the various ways that the settlement patterns, building design and construction tackled the challenges of sloping terrain and more difficult sites. Buildings and site grading accentuate the drama of architecture through terracing and modulation, creating stepping vertical tiers of projecting balconies and varied vistas and views.

Salt Lake City is a varied and eclectic city, with many highly regarded neighborhoods, districts, boulevards and vistas which represent several periods in its history in a variety of configurations and styles. While residential fabric is diverse in type, style and scale, it has in many instances been designed with an architectural eye for the creation of a coherent urban neighborhood character.

These buildings, including the many early apartment buildings, are creatively designed and robustly constructed, employing traditional building craft skills and durable materials. There is an inherent understanding of and an eye for stylistic and decorative architectural composition and detail. Apartment buildings contribute to the city's distinctive identity and livability, while they are also sought for their attraction as a place of residence and also investment.

The Purpose of the New Construction Design Guidelines

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

These design guidelines for new construction set out considerations that should inform the planning and design process from the earliest stage, as well as the design review evaluation and approval of an application. They are not exhaustive, nor can they anticipate every issue that might arise in what will always be a unique set of circumstances for each site and context. The guidelines are however crafted to be sufficiently flexible to provide advisory direction across a range of design considerations, seeking to address the context of the particular issues or constraints of an individual site and situation.

They set out the agenda for more informed discussion and evaluation, with the objective of helping to ensure that future apartment and multi-family buildings are designed to acknowledge and contribute to the creative evolution of the architectural character and unique spirit of place associated with the city's older neighborhoods.

The New Construction Guidelines identify a range of design criteria which address the planning and design of the site, and the character and form of the building. They provide directions and advice on ways to address the design standards in the City ordinance. Since in their coverage the guidelines anticipate a spectrum of circumstance and context, a proportion of these design criteria may not be directly pertinent to the individual parameters of a particular project.

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

THE DESIGN APPROACH

Context - The Public & Private Realms

Designing a building to fit within a historic district requires careful thought. A historic district conveys a sense of time and place associated with its history and development. At the same time, it remains dynamic, with alterations and additions to existing structures, and with the incremental construction of new buildings.

Historic apartment buildings and smaller multi-family structures are key character-defining elements in the city's more historic neighborhoods. Individually, they contribute to their setting and also to many city streets approaching and within the Downtown area. From time to time, the opportunity to construct a new apartment or multifamily building arises. The site and context will prompt the need to consider good infill design principles which are then honed to the individual circumstances of the project, site and setting.



The Mayflower Apartments on South Temple are representative of the best of Salt Lake City's historic apartment buildings.

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

- the way in which a building is located on its site,
- the manner in which it relates to the street, and
- its scale, height, massing, form, details and materials.

Although a number of the city's more historic apartment buildings may exceed the height and scale of their immediate context, they tend to be designed with a respect for smaller structures in the vicinity. They often do so by employing a range of modulation, patterns, architectural elements and materials which together help to reduce the scale of a larger building and enhance a sense of compatibility.

These essential design relationships form the basis on which new projects should be conceived, and they should be reinforced by details and considerations of architectural type and style. A new building can readily be compatible with the historic context in a creative contemporary expression of the principles of good infill design. These design guidelines promote and encourage compatible creative design that can relate to the patterns and characteristics of the historic setting and district.

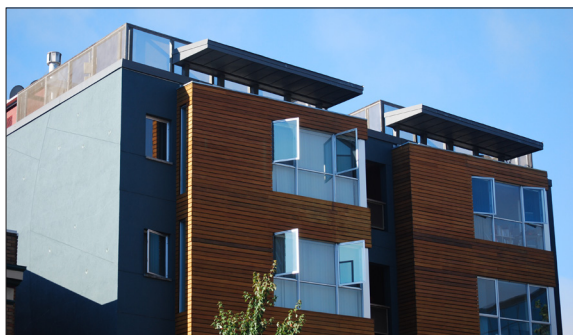
PART II Design Guidelines



Symmetrical massing and composition, balconies and fenestration pattern combine to integrate with the street.



Modulation of street facades, detailing and a varied palette of durable materials help to create a sense of human scale.



Creative and sensitive design can be inspired by a thorough understanding of the city's architectural character.

DESIGN GOALS FOR NEW CONSTRUCTION

The design guidelines for a new multifamily building consequently have several specific goals:

- To ensure that a new building fits into the established historic context in ways that respect and contribute to the evolution of Salt Lake City's architectural and cultural traditions.
- To introduce a new building in ways that preserve, and where appropriate, enhance and reinforce the public realm, and to ensure that the city's urban walkable street pattern is framed by buildings that engage with and activate the street.
- To encourage sensitive and creative design which draws inspiration from both an understanding of the best of the city's apartment and multifamily architectural traditions, and also the particular historic neighborhood context.
- To encourage the design of multifamily buildings constructed with durable materials, assembled in ways that recognize established historic character and generate long term value in contributing to this individual character.
- To include both passive and active sustainable building development strategies and design that maximizes energy efficiency, water and resource conservation, and enhances outdoor and indoor air quality. (See PART IV)

SUMMARY OF DESIGN GUIDELINES FOR NEW CONSTRUCTION

This section provides a summary of the key considerations in the MultiFamily New Construction Design Guidelines included in this chapter. Wording is designed for brevity, to capture the primary design intent. The full design guideline, its associated context description and design objective, and associated illustrations and captions, should be reviewed. The number of the specific Design Guideline is identified and is directly cross-referenced with the specific guideline later in the chapter.

SITE DESIGN GUIDELINES

SETTLEMENT PATTERNS & NEIGHBORHOOD CHARACTER

BLOCK, STREET & SITE PATTERNS

Preserve and promote the historic plan of streets and alleys as essential to the historic character of the district and setting. [12.1]

Preserve and reinforce the historic street pattern as a unifying framework for varied lot sizes and orientation. [12.2]

Retain and reinforce the permeable historic street pattern as a framework for public access. [12.3]

Maintain the historic integrity of the pattern and scale of lots. [12.4]

Site and design a new building to reinforce and enhance the character of the context and its patterns. [12.5]

THE PUBLIC REALM

Contribute to the public, the civic, realm. [12.6]

Engage the building with the street through a sequence of public to semi-private spaces. [12.7]

Situate and design a building to define and frame the street and spaces in a context-characteristic way. [12.8]

Design a new building on a corner lot to define, frame and contribute to the public realm of both streets. [12.9]

BUILDING PLACEMENT, ORIENTATION & USE

Respect the historic pattern of setbacks and building depth in siting a new building. [12.10]

Orient the front of the building and its entrance to face and engage with the street. [12.11]

Plan and design access arrangements to the site and building as an integral part of the design approach. [12.12]

Include well designed common open space when planning the situation and orientation of the building. [12.13]

Plan for additional common open space at terrace and/or roof level. [12.14]

Design private open space to articulate the design, reduce the scale and create attractive outdoor space. [12.15]

Plan and design common internal and external spaces for solar aspect and energy efficiency. [12.16]



Engaging with the street in design rhythm and commercial use, building in private terrace space above.

PART II Design Guidelines

SITE ACCESS, PARKING & SERVICES

PEDESTRIAN & BICYCLE

Design a prominent and appropriately scaled public entrance as a focus of the street façade. [12.17]

Retain and use alternative rear public access to the site where this exists or can be reinstated. [12.18]

Design for accessible bicycle parking. [12.19]

Provide convenient storage space for each residential unit. [12.20]

VEHICULAR

Avoid combining a vehicular access with a pedestrian access. [12.21]

Place a vehicular entrance discreetly to the side or rear of the building. [12.22]

Restrict a curb cut to the minimum width required. [12.23]

Consolidate or combine adjacent multifamily driveways wherever possible. [12.24]

Situate parking below or behind the building. [12.25]



Public access can be an essential part of the rhythm, modulation and human scale of the street façade.

SITE & BUILDING SERVICES & UTILITIES

Site and design service and utility areas away from the frontage and screen from views. [12.26]

Site and screen rooftop and higher level mechanical services from street views. [12.27]

Provide acoustic screening for mechanical services adjacent to residential uses. [12.28]

Locate small utilities such as air conditioning away from primary and secondary facades or fully conceal within the design of the façade. [12.29]

Integrate vents into the design of the building and conceal from view on building facades and roofscape. [12.30]

Site cellular equipment away from street views. [12.31]



Plan and design services to ensure they are not visible.

LANDSCAPE & LIGHTING

FRONT YARD LANDSCAPE

Design front yard landscaping to coordinate with historic and/or established patterns. [12.32]

Minimize or avoid walls and fencing where they are not characteristic of the historic or topographic context. [12.33]

Maintain the levels and continuity of open space and the associated sense of progression from public to private space. [12.34]

Provide seating as part of the landscape design where a cafe or restaurant is included within the building. [12.35]

LIGHTING

Design discreet exterior lighting for specific access and use areas. [12.36]

Design architectural lighting to provide visual accent and to respect or strengthen the historic context. [12.37]

Design lighting to integrate with the architecture. [12.38]

Design landscape lighting to enhance layout and planting. [12.39]

Conceal supply and switch equipment for exterior lighting. [12.40]

Conceal utilitarian service lighting from street views and from adjacent properties. [12.41]

BUILDING DESIGN GUIDELINES

BUILDING FORM & SCALE

THE CHARACTER OF THE STREET BLOCK

Design to reflect the building scale of the context as established by the street facade. [12.42]

Design to create and reinforce a sense of human scale. [12.43]

Design to respect access to light and privacy enjoyed by adjacent buildings. [12.44]

FAÇADE COMPOSITION, PROPORTION & SCALE

Design the principal elements of a primary façade to reflect the scale of the block and historic context. [12.45]

Design secondary architectural elements, patterns and modeling to reinforce the massing and primary elements of the building. [12.46]

Respect the role of the design characteristics of symmetry or asymmetry in the established context. [12.47]



Symmetrical facade composition around a central entrance helps to reduce the sense of scale.

PART II Design Guidelines

HEIGHT

Design for a building height which is compatible with the historic context. [12.48]

Design for a greater stature for the first two stories. [12.49]

Vary the height across the primary façade and/or limit maximum height to part of the plan footprint in a larger building. [12.50]

Step back upper floor/s if a new building would be notably higher than the traditional context. [12.51]

Design for modulation and articulation to reduce the perceived height and scale of a taller building. [12.52]

WIDTH

Design for a historically similar facade width. [12.53]

MASSING

Respect the established scale and form of the street block and context in designing the massing of the building. [12.54]

Respect characteristic proportions, roof forms and massing. [12.55]

BUILDING CHARACTER & SCALE

FAÇADE ARTICULATION, PROPORTION & VISUAL EMPHASIS

Design to reflect roof forms that are characteristic of the block and district. [12.56]

Design façade proportions to reflect the traditional context and neighborhood. [12.57]

Design for a vertical proportion and emphasis to reduce perceived width. [12.58]

Design for a horizontal proportion and emphasis to reduce perceived height. [12.59]

SOLID TO VOID RATIO & WINDOW SCALE

Design a solid to void ratio which is characteristic of the historic setting. [12.60]

Respect the range of window proportion and scale characteristic of the historic context. [12.61]

RHYTHM & SPACING OF WINDOWS & DOORS - FENESTRATION PATTERN

Design most public interior spaces to face the street. [12.62]

Design a pattern and proportion of windows and doors which is characteristic of the context. [12.63]



A rhythm of strongly framed balconies can simultaneously create a distinct sense of vertical proportion in the horizontal unity of the building.

BALCONIES, PORCHES & EXTERNAL ESCAPE STAIRS

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]

Design an entrance porch, portico or stoop as a principal focus of the façade. [12.65]

Design an escape stair to integrate with the building and situate it to the rear. [12.66]

BUILDING MATERIALS, ELEMENTS & DETAILS

MATERIALS

Use building materials that contribute to a traditional sense of human scale. [12.67]

Use building materials for primary and secondary facades to reinforce affinity with the historic setting. [12.68]

Design and construct with solid masonry materials. [12.69]

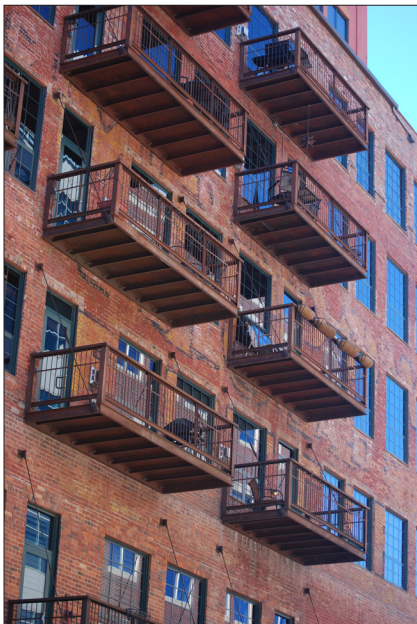
Choose materials with a proven durability in the context and the climatic region. [12.70]



Contrasting materials and colors help to frame the building and the balcony portico while enhancing the contribution to the character of the street.

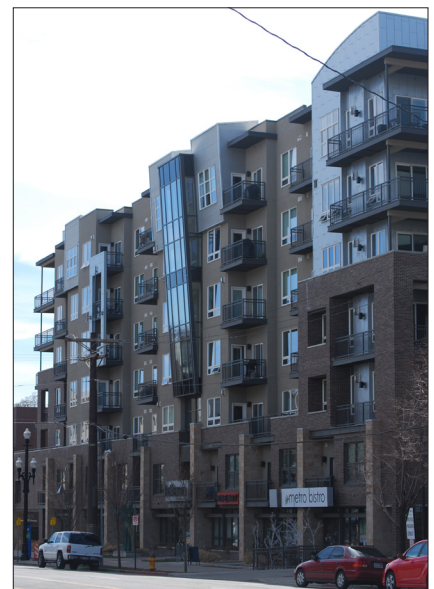


Symmetry and vertical emphasis can effectively enhance a sense of both human scale and architectural stature.



New balconies articulate the original facade adopting complementary 'industrial' design, materials & detailing.

Design Guidelines for New Construction



Facade articulation in a series of vertical projecting bays and balconies help to soften and reduce the visual scale of the building.

PART II Design Guidelines

WINDOWS

Design windows in scale with the setting and the building. [12.71]

Consider windows with a vertical proportion and emphasis. [12.72]

Design window reveals as a characteristic of masonry and public facades. [12.73]

Design for a contextual character, scale and proportion of window and door frame. [12.74]

ARCHITECTURAL ELEMENTS & DETAILS

Design characteristic building elements and details, as expressed in their scale, size, depth and profile. [12.75]

Design a historically characteristic scale of ornamental elements where these are used. [12.76]

Design functional, creative interpretations of elements and details. [12.77]



Window design can provide both unity and architectural detail.

SIGNAGE – PRINCIPAL & OTHER USES

Place signs where they traditionally would be found in the context. [12.78]

Design signs to express the identity of a non-residential use. [12.79]

Design signs and lettering to respect traditional scale and forms. [12.80]

Design signs for primary and secondary facades as an integral part of the architecture. [12.81]

Design for individual lettering or graphic motif with no or minimal illumination. [12.82]

Design any illumination to be discrete to the lettering or symbol. [12.83]

Integrate signs with the architecture through the use of durable, architectural quality, materials. [12.84]

Conceal fixings, power supply and switch gear. [12.85]

Refer to the historic Design Guidelines for Signs for more extensive advice. [12.86]



Signs and lettering design can reflect and also enhance the building.

SITE DESIGN GUIDELINES

SETTLEMENT PATTERNS & NEIGHBORHOOD CHARACTER

BLOCK, STREET & SITE PATTERNS

Historic settlement patterns, evident in the plan of streets and alleys and the composition of the urban block, help to establish the distinctive identity of each of the city's historic districts, and the rich urban 'grain' and unique character of the city. These patterns effectively create the 'infrastructure' of the character of the district and neighborhood.

Within the framework of the city's grid layout, the pattern of streets and alleys frequently varies within each block, creating a distinctive character for the street block, its primary street facades and its more intimate interior. Each street block consequently contributes a unique 'scene' to the 'tapestry' of the historic district and neighborhood.

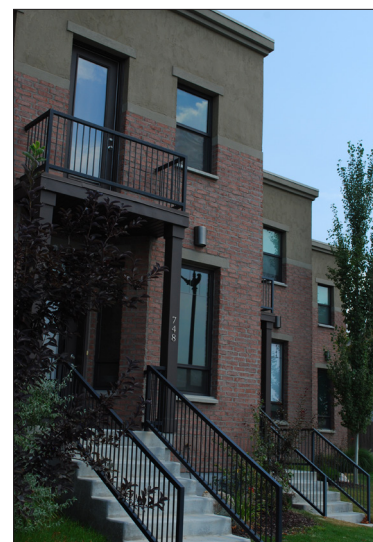
These street plans, with their internal network of streets, lanes and alleys, help to establish the manner in which primary structures are situated and their orientation within the individual lots. This pattern also influences the disposition of secondary structures and landscape features on the lot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

A key characteristic of an early residential neighborhood is the intimate walkability or 'permeability' of the street network. Within the street block itself, the narrow internal streets, lanes and alleys help to create a more intricate pattern and urban 'grain', as well as providing access to individual lot frontage and the rear of the lot. They also create the opportunity for a greater spectrum of social vitality and interaction, neighborhood experience and alternative walkable routes.

Design Guidelines for New Construction



Historic apartment facades can assert both a design presence and affinity, and a strong sense of human scale.



Creative use of building placement, and traditional forms, proportions and materials.



Designing a sense of transition in height, scale and character from principal to secondary street facades.

PART II Design Guidelines

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

At the same time the street block, and its network of secondary streets or alleys, provide a common, unifying framework for the varying patterns, scales, dimensions and orientation of the individual lots, and also the primary and secondary buildings. Lot size may vary considerably, with smaller lots and houses being a common characteristic of the interior of many of the City's large street blocks.



Terracing of projecting balcony bays, coupled with steep topography, can be employed to great dramatic effect.

The contrast in character between the exterior and the interior of some blocks establishes a variety in lot and building scale as a key characteristic of several historic districts. Aggregating lots into larger properties, and/or closing sections of street or alley, will adversely affect the historic integrity of the street and settlement patterns. It would also reduce the human scale network and linkages that this pattern helps to create and maintain. In turn, the orientation, scale and form of a building all help to support the sense of a varied, and yet orchestrated, street pattern.

Design Objective

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

12.1 The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted.

Consider the following:

- Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block.
- Reinstate sections of secondary street and/or alleys where these have been lost.
- Design for the particular street patterns of e.g. Capitol Hill.
- Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues.
- Refer to the specific design guidelines for the historic district for additional details and considerations. (see PART III).

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

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

12.3 The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced.

- Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for:
 - Direct and quieter street frontage for smaller buildings.
 - Rear access to the property and to accessory buildings.
 - An attractive focus for community social interaction.
 - An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.

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

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

12.5 A new apartment or 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.



A principal projecting wing of the street facade, combined with projecting balconies, can effectively maintain a distinct human scale in a much larger building.



Landscaped front yard and projecting balconies help to integrate semi-private and public spaces, engaging building & street.



The design of raised threshold and landscaping can provide a public/private transition and a unifying element in the streetscape.



Designing for a variety of complimentary street facade elements can integrate private terrace space and achieve a distinct sense of human scale.

THE PUBLIC REALM

How buildings are sited on their lot, where the front door is, and how they relate to each other, help to determine neighborhood form and character. In the city's historic neighborhoods, where development patterns are largely complete, the buildings and landscaping have had the opportunity to mature to create an often coherent and distinctive spirit of place, and a tangible sense of time and stability.

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

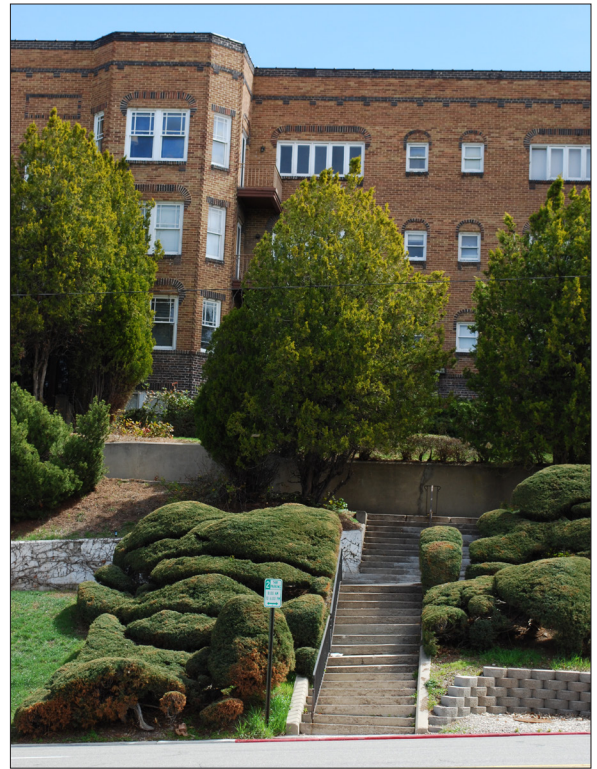
A sensitively designed new multifamily development should relate to neighboring buildings to the side and to the rear in terms of setbacks, height, massing, scale, the arrangement of shared and private open spaces, and landscaping. This is particularly important for lots situated on the boundary of higher-density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

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

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

The character of streets that have remained relatively unchanged for 50 or more years is usually more consistent and more readily defined. Residential and commercial streets will have different characteristics. In either case, the design of a new multifamily building should respond to the dominant, historical character of the street and the neighborhood context.

Streets that have experienced considerable development and change will be less well defined. Buildings may have inconsistent setbacks, massing, and frontages, for example. There are sections of several historic districts in the city where this can be identified, and the dominant character of such streets can be less obvious. In such an instance, the design of a new building presents the opportunity to identify both the strengths and weaknesses of the current setting and to help forge a stronger urban and human scale character.



Public realm landscape design can effectively introduce and enhance the setting of the building.



Integration of street facade and streetscape planting help to define the public from the private realm, and enhance both.



Caithness Apartments integrate sensitively with the scale of the adjacent context and continue the architectural detailing and interest on two street frontages on this corner site.



A contrast in facade design and materials, and the modeling of the facade can help to break down the lateral scale, while enhancing the visual interest and presence of the building.



The interplay of architectural forms and varied massing can retain a sense of human scale and achieve a visual strength on the corner.

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

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

The shared sense of openness enjoyed by residents in front of and behind a building will depend upon the situation of the building, and the coincidence of private open spaces. With a larger multifamily building, the configuration of the building and its open space become more critical if the scale is to integrate successfully with the established building pattern. It is important that this pattern of front and side setbacks, and the relationship and rhythms they establish for the neighborhood, is respected and reflected in the design of a new building.

Buildings tend to be sited in alignment with their lots, creating both a defined pattern of frontages and also a sequence of spaces between the buildings and a corresponding sense of visual rhythm along the street. The frontage of the building tends to be the focus of the greatest architectural interest. With the greater height and prominence of a larger apartment building, however, the side and rear facades will also be important. All facades are likely to play a significant role as part of a very visible public realm and historic architectural context.

Historically, apartment and other multifamily buildings in the city have a primary entrance,



The street facade is designed around a central entrance and stairway, while placement allows access to parking to the rear.



Height can be stepped back to create outdoor terrace space, and softened by wraparound corner balconies to enhance livability and reduce scale.

PART II Design Guidelines

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

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



Central approach, entrance and axial 'pedimented' bay help to enhance the coherent, symmetrical contribution to the street.

Similarly, a new multifamily building should be planned around both internal and external common social spaces and courtyards. Externally, common courtyards or patios should be positioned and designed for solar aspect, and landscaped for shade and energy efficient design. Common external spaces above ground level can also notably activate the vitality of the building, site and context.

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

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.

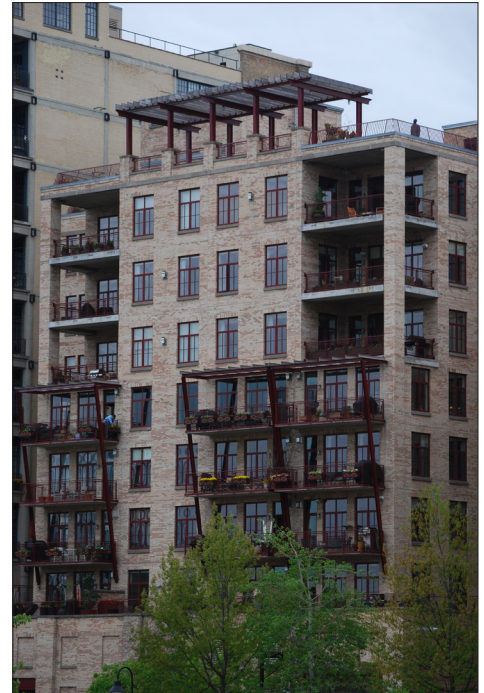
- Locate and design to preserve neighboring privacy.
- Plan and design for landscape amenity and best practices in sustainable design. (PART IV)

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.

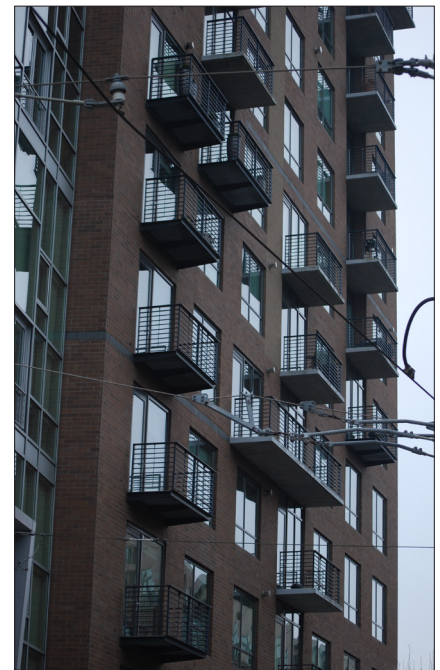
- Private space should be contiguous with the unit.
- Private space should be clearly distinguished from common open space.

12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.

- See Guidelines for Sustainable Design (PART IV)



Conversion of industrial space using projecting and recessed balcony spaces, and common rooftop space, to articulate and enhance architectural character, and reduce perceived bulk.



A recessed or projecting balcony sequence can be employed to help articulate the facade design.



The public entrance is designed as the focal point of this street frontage.



The sequence of small garage doors woven into the intricate articulation of this secondary facade creates a more pedestrian-friendly character.



The axis to the main entrance is carried through as a vertical accent in the facade.

SITE ACCESS, PARKING & SERVICES

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

Design Objective

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 building, the site and the context.

PEDESTRIAN & BICYCLE

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

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

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

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

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

12.19 Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage.

12.20 Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage.

VEHICULAR - CARS & MOTORCYCLES

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



Vehicular ramped access is juxtaposed with street level garage entries, all situated to the rear of the building.



Building proximity can provide discreet parking options back from the street.



Landscaped surface parking adjacent to unobtrusive garage entrance to the rear.



Recessed garage access from the street with minimal interruption of the street frontage.

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

- Place vehicle access away from commercial uses such as cafe, restaurant or retail.

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.

SITE & BUILDING SERVICES & UTILITIES

External utility areas and services should not affect the appearance and character of either the site or the building, as they are perceived from the street and adjacent buildings. Location should be planned to the rear of the site and/or building, with internal or enclosed storage facilities provided for refuse. Roof mounted equipment should be planned, positioned, selected, housed and screened to avoid any negative impact on views from the public way and nearby buildings.

Interior Planning Decisions with Exterior Ramifications

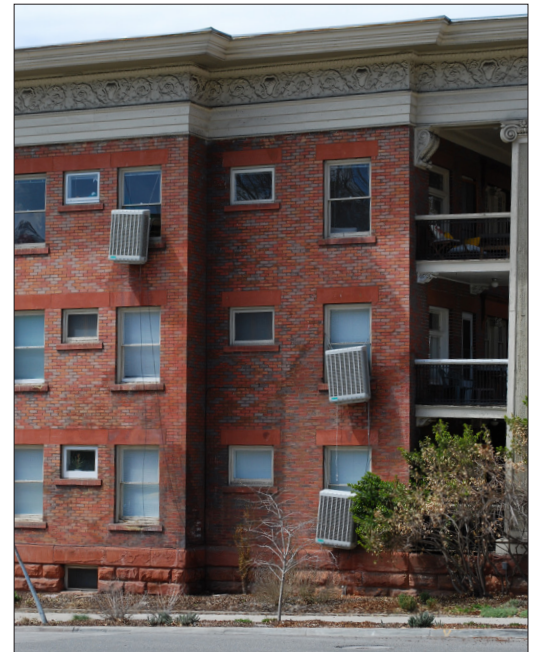
There are many decisions regarding the internal planning, layout and functionality of a new multi-family building which can have significant external visual impact on the appearance and character of the building. Without care and attention in the early planning stages, these may adversely affect the architectural character of the building, marring its appearance and contribution to its historic setting.

PLAN > ORGANIZE > DESIGN > SCREEN

Thorough planning for HVAC, and other common and individual utility functions, can minimize the negative external visual impact of air conditioning equipment, and a variety of exhaust and intake vents located on the building facades or roofscapes. Where some facade location is unavoidable, venting should be screened from public view, or integrated, grouped, designed and detailed as inobtrusively as possible.



Building utility locations can have unanticipated consequences.



Coordination of air conditioning equipment can avoid sporadic placement on important street facades.



Screening of utility service meters in this instance will rely on maturing landscaping and subsequent maintenance.



Retrofitting equipment individually can have a significant visual impact on an older building.



Mechanical services should be integrated as part of the overall design and detailing of the building.

The following design objective should be a central consideration in the early planning stages of any project, and should guide the design of ground and higher level facilities and utilities, including air handling and generator equipment.

Design Objective

The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building.

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

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

12.27 Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views.

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

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

- Screening should be compatible with and also integrated into the design of the building.

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

- Avoid placing AC or other equipment in balcony spaces.

12.30 Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems.

- Coordinate, group and screen from view where any might penetrate the facade.
- Finish to match the facade color unless specifically designed as a detailed architectural embellishment.

12.31 Cellular phone and other antennae, and associated equipment, should not be visible from the public way.

- Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.



Utility equipment and areas can be discreetly planned and designed.

LANDSCAPE & LIGHTING

FRONT YARD LANDSCAPE

The character of an attractive street will depend in part on the landscape quality of the open spaces of those buildings that front onto and frame it. This is particularly true in the city's historic neighborhoods.

Though primarily located on private property, the front yard of the building is part of the public realm and should consequently be designed in a manner that defines, unifies and enhances the public realm in that setting. A front yard designed in isolation, relating exclusively to the needs and form of a new building, is more likely to have a negative effect on the overall character of the established historic streetscape.



The landscaping of a recessed front court can enhance both building character and public streetscape.



Creative landscape design can effectively define public and private space.



The design of a commercial public realm can introduce and enhance residential vitality.

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

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

Design Objective

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

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 it is 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.

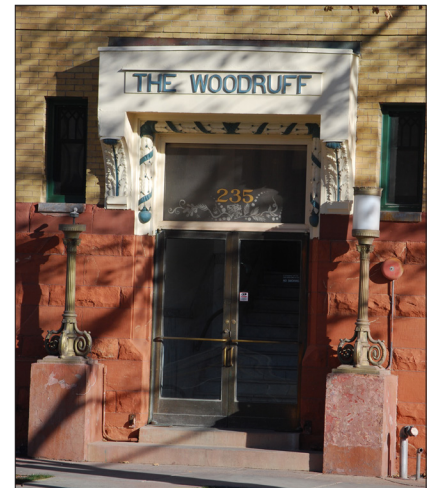
- Reflect the historic grading and landscaping of the area between the street pavement and the building.
- The building should readily engage with the street and public realm.

12.35 Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk.

- Design any seating as a creative element of the landscape design.
- Low walls in the landscape design can provide the opportunity for integrated informal seating.
- Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal.

LIGHTING

Lighting a site and a building is both a necessity and an opportunity to accentuate the attractive impact of the architectural and landscape design at night. Lighting identifies, guides and provides a sense of security for the principal entrance, and other sections of the building and site. Designed as visual accent, lighting can also provide an alternative presentation and experience of the design and character of a building and its landscaping.



Specific design attention was often given to lighting the main entrance.





A single decorative pendant light fitting can enhance architectural character when not in use.



Discreet contemporary fittings can provide an alternative.

Lighting of the site and/or the building should not however compete with or upstage the architectural importance of historic buildings in the context. Without careful thought, lighting can detract from the site, the landscaping, the building and the historic context, and adversely affect the experience and amenities of adjacent or nearby residents or users.

Design Objective

External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass.

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.

12.38 Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.

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 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties.

- Plan and design supply runs at an early stage to avoid external surface conduit and equipment.
- Conceal within, or integrate with, the design of the building.

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

- Use effective 'cut-off' shields to confine light spread.
- Position light fittings to reduce public visibility.
- Choose fittings and finishes that complement the design of the building.



From street light to principal entrance.



A Classical celebration of the central street-facing court in the detail of doorways, balconies, brickwork and stone detailing, creating an intimate sense of human scale.



A traditional model redesigned to achieve private and public social interaction.

BUILDING DESIGN GUIDELINES

BUILDING FORM & SCALE

THE CHARACTER OF THE STREET BLOCK

Although buildings are designed to accommodate a variety of uses, as ‘architecture’, they are designed to be so much more. Their contribution to the distinctive culture, art, building craft and palette of materials of the city, combine to characterize and define the street. They also create a unique “sense of place” associated with the neighborhood, and contribute to the quality of the urban experience and livability inherent to the city’s many vibrant, mixed-use urban neighborhoods.

Buildings and architecture that enhance the urban realm of a historic setting pay careful attention to urban design patterns of massing, form, façade articulation, design detail and materials. These patterns help to knit together a complementary sense of ‘randomness’, emanating from eclectic architectural fashion and incremental development.

The resulting visual harmony, so notable in many of the city’s historic districts, relies heavily upon a common building scale. The sensitive design of a larger apartment building consequently will depend upon integrating human scale patterns with some degree of visual spontaneity and variety.

A Sense of Human Scale

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

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

With a multifamily building which is in scale with a single family setting, the same characteristics and visual dynamics are in play. For a multifamily building of greater scale in a single family context, i.e. greater relative height and/or width, creating a sense of compatible human scale will depend upon the primary architectural elements, their articulation and design expression, and the materials and details employed in their design.

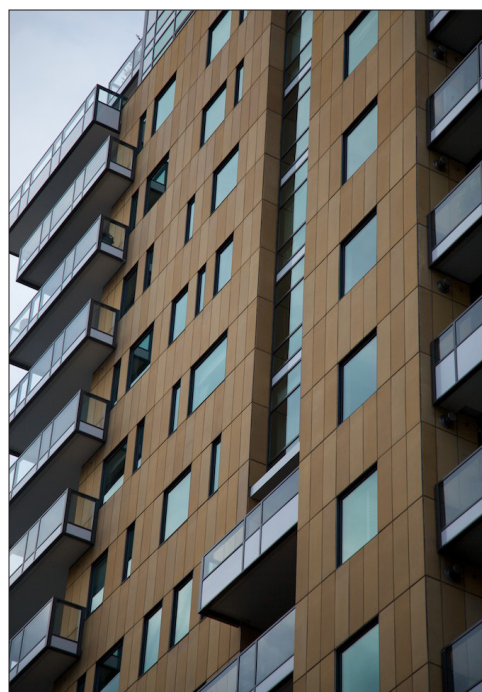
These characteristics depend in turn upon the composition and articulation of the primary and secondary facades. This may be vertical, in the form of alternating projecting or recessed wings or bays composing the width or length of the façade. It may also be horizontal, stepping back upper floor/s where these exceed the average height of the context.

Human scale characteristics also include the design of the principal entrance, the stature and modeling of the first floor as the base for the façade, and the top floor/s forming a top or a cap for the design of the façade. The balconies, whether individual or rising in vertical tiers as with many of the city's historic apartment buildings, and the detailing and palette of materials, also play a significant role.

The mass and scale of a building are fundamental issues in the design of a new multifamily or apartment structure in one of the city's historic districts. The traditional scale of single family residences is a characteristic of most of the historic



The composition and articulation of the street facade is accentuated in intricately detailed fenestration and brickwork.



Projecting balcony arrangements, a varied fenestration pattern and window reveals embellish a terracotta panelled facade, helping to reduce the apparent scale, while creating architectural interest.



Well defined and detailed projecting balconies help to establish building form and scale.



Articulation of the street facade, varying the planes, materials and facade proportions, help to integrate the commercial street frontage and create a sense of human scale.

neighborhoods, with houses ranging from one to two and a half stories. Although the actual height can vary considerably along any given street, the similarity of overall scale of the variety of architectural elements establishes and enhances the pedestrian-friendly character of many of the streets and districts. It is important that the design of a new apartment building respects these disparities in scale, especially in the respect of potential impact upon access to light, sunlight and privacy enjoyed by adjacent buildings and residents.

A range of apartment buildings is characteristic of the city's historic neighborhoods, some equating closely with the predominant single family residential height and scale. Others rise through three, four and more stories, often on significantly larger lots. These buildings are increasingly characteristic of the more important streets progressing towards the downtown area. South Temple, First Avenue and many adjacent streets provide the setting for several larger apartment buildings. City apartment types (Part I, Section 4) are illustrated throughout the guidelines.

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 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.



Style and composition used effectively to create strong vertical emphasis and a very distinct sense of architectural affinity and human scale.



A lower facade of quality materials supports a strongly articulated street facade with a distinct vertical proportion and rhythm in this horizontal building.



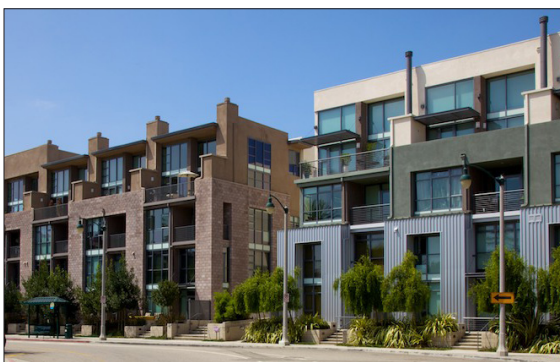
Balconies, modeling, varied fenestration, stepped back upper floors and color, employed in composition to reduce the apparent scale.



Drawing private and public spaces together in a Classical hierarchy of balconies.



Massing of the building stepping back the street and the side facades, with corner balcony and fenestration, creates a vertical proportion and a human scale street facade.



Contrasting facade designs are related through an affinity in height, articulation and vertical proportion and emphasis.

BUILDING FAÇADE COMPOSITION, PROPORTION & SCALE

The design composition of the front and sometimes the side facades of an apartment building have traditionally taken the form of a symmetrical arrangement of wings, or rising balcony bays, framing a central entrance. Such modulation of the building varied with the scale, type and style, often enclosing a central recessed entrance bay.

This design approach is significant through its application of a comprehensive architectural language designed to reinforce the basic symmetry. The result is a complex, refined and intricate series of buildings which acknowledge, and in many ways help to reinforce, the distinct sense of human scale so characteristic of the single family residential context.

12.45 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.

12.46 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s.

- Design a fenestration pattern and a window scale that reflect those of the context and historic district.
- Arrange and design balconies to articulate the architecture of both the primary and secondary facades.
- In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/or materials from the façade above.
- Express the ‘base’ for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration.
- Reinforce this definition through detailing and materials.
- Design a distinct ‘foundation’ course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color.
- In a taller structure, consider defining a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade.

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

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



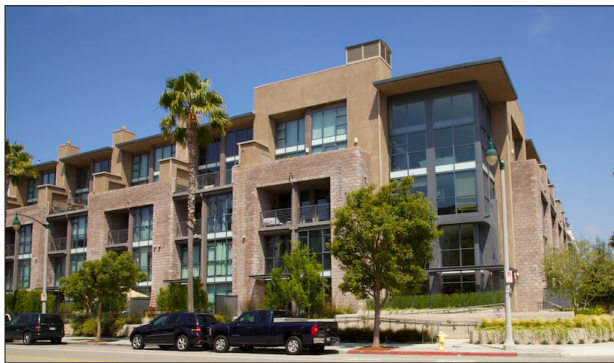
Symmetrical facade composition around a central entrance bay employs a change in wall plane, fenestration and gables to emphasize vertical proportion.



Symmetrical massing, emphasized by recessed vertical balcony bays, setting back top floors, and varied fenestration create both a distinct vertical proportion and sense of human scale.



Central balcony portico, cornice, raised first floor and foundation, and fenestration coincide to reduce the apparent height.



Stepping back the top floor combines with facade articulation and corner design focus to reduce perceived height and scale.



Limiting street facade sheer height, combined with projecting balconies, help to reinforce a sense of human scale.

HEIGHT

In many historic settings in the city, a similarity or affinity in building heights can contribute to the sense of visual cohesion and continuity of an individual district, helping to define its distinct identity. In this context, the height of a new building should not overwhelm historic buildings in the immediate setting, and should fall within the range of heights defined by the historic structures in the district.

A similarity in the height of prominent building features, such as porches and cornices, can be equally important, especially where building heights might be more inconsistent. Such features help to reduce the sense of scale and often appear to align along the street. This in turn helps to create a sense of affinity through a coherent visual rhythm and continuity.

Where the zoning context might allow for a multifamily building higher than the prevailing traditional scale, designing to achieve and maintain a sense of human scale and context sensitivity in the architectural language remains a primary goal. Limiting the maximum height to parts of the building as a whole, and to sections of the primary facades, can effectively reduce the apparent massing of the building overall. Other design interventions, such as the modulation of the facades and associated visual emphasis, can help to reduce the apparent height, and consequently the perceived scale, of the building.

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.

12.49 Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature.

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.



Gabled full height wings frame recessed floors and balcony space creating a strong sense of human scale and visual interest.

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.



Stepping down the height of the street facade introduces a more intimate scale and terraced private space to the rear.



Individual entrance porches and fenestration create a pleasing symmetrical composition for this double house facade.



The individual street facade sequence, with separating courtyard spaces, creates a distinct rhythm and human scale street frontage.



Primary street facade composed of two individual projecting bays framing a central projecting elevator tower and two recessed bays, enriched by rising projecting balcony sequence and varied fenestration create an intricate asymmetry and rather 'organic' relationship.

WIDTH

In many of the city's older and historic districts, buildings were designed to be similar in width to nearby structures, often echoing similar lot widths. This helped to establish a distinctive single family residential scale for the neighborhood. A sense of rhythm and continuity emerge when these buildings are evenly spaced along the street block.

Designing a new multifamily building, the perceived width of a new building façade should appear to be similar to the patterns and modulation established by historic buildings in the context in order to maintain this sense of visual rhythm and continuity of scale.

Where a new multifamily building would be wider than those in the historic context, it should be subdivided into modules of similar width to traditional buildings, and/or should step back towards the corners of the primary facade. This is a design approach which is widely and effectively used in many of the larger early apartment buildings across the city.

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.



Symmetrical projecting wings of the primary street facade enclose a central recessed entrance court.



The primary modeling of the street facade to create a symmetrical arrangement of three projecting bays is supplemented by alternating recessed and projecting tiers of balconies.



Classic historic apartment plan with two wings to frame a deep central landscaped court.



A linear sequence of units stepping back to create strongly framed private balcony space above.



Stepping down massing towards the rear of the building.

MASSING

12.54 The overall massing of a new multifamily 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.



Narrow gabled front facades with recessed courtyard space between.

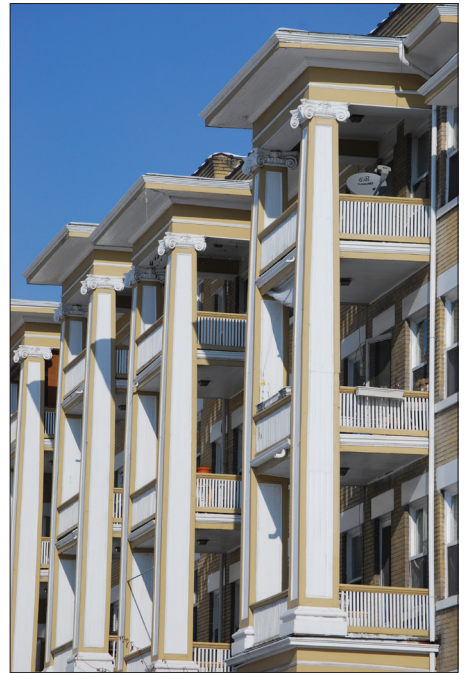
BUILDING CHARACTER & SCALE

FAÇADE ARTICULATION, PROPORTION & VISUAL EMPHASIS

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

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

Creating a sense of human scale in the design of a larger multifamily building will rely in major part on the modulation of the primary and secondary facades. This can be achieved through the articulation of major vertical sections of the façade, and also the vertical plane of specific key floors of the building. Articulation plays a key role in creating the proportions of a façade, while in turn the proportions help to establish the visual emphasis of the primary and secondary facades of the building, and the way the building relates to the context.



Slender columns support an equally slender sequence of terraced balconies and create a vibrant vertical emphasis and proportion across an extensive historic apartment complex.



Private outdoor spaces drive the primary articulation and proportions of this corner building.



Projecting central entrance and bay, full height chimney and vertically proportioned window sequence, create strong verticality.



Vertical bays capped by a strong projecting cornice and deep eaves.



The vertical elements of the primary facade are echoed in the modeling of the secondary facade.

Visual Emphasis

Visual emphasis can be vertical, horizontal or balanced. It will appear differently when viewed in direct 'elevation' or more obliquely along the street frontage, and will vary with the light and shadow across the day.

A strong vertical emphasis can be effective in creating a sense of compatible façade width in a larger building. Correspondingly, a horizontal emphasis can help to reduce an impression of excess height in a larger building.

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

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

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

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.

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

- Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.
- Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings.
- Where it is expressed, roof pitch and form should be designed to relate to the context.
- In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions.
- Consider roof profiles when planning the location and screening of rooftop utilities.



A horizontal corner emphasis frames a series of vertically proportioned street 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.



A vertical, gabled corner accent framed by projecting front facade, secondary side gable and rising chimney stack.



Window proportion and projecting balconies help to create a distinctive vertical emphasis.



Fenestration pattern in light colored brickwork framed by dark panelling organized around vertical proportion.

12.58 To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed.

Consider the following:

- Vary the planes of the façade for all or part of the height of the building.
- Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings.
- Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.
- Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.
- Vary the planes of the primary and secondary facades to articulate further modeling of the composition.
- Design for a distinctive form and stature of primary entrance.
- Compose the fenestration in the form of vertically proportioned windows.
- Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.



Contrasting dark vertical window bays frame a subtly vertical fenestration pattern in this brick facade.

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 façade.
- 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.



The addition of the alternating projecting steel balconies introduces an intricate horizontality which in turn helps to reduce the apparent scale of the building.

Design Guidelines for New Construction



Differentiation in the design of the first floor and the top floor with tiled roof parapet help to frame the façade and reduce the perception of height.



A distinct base and a change in design composition for the upper floors help to reduce a sense of height and scale.



Despite contrasts in height and architectural style, the solid to void ratio and window scale and proportions help to establish an affinity here.



The solid to void ratio and a repeating fenestration pattern create a sense of human scale and visual interest in an otherwise relatively simple brick facade.



Building scale, and the alignment and proportion of openings, create an affinity in different facade designs.

SOLID TO VOID RATIO, WINDOW SCALE & PROPORTION

The solid to void (wall to window) ratio is an effective gauge of design compatibility, which can be used across a spectrum of building types, styles and scales. Where there is a distinct relative difference, i.e., too much wall to window opening, or window to wall, it tends to be readily apparent.

Such an imbalance, consequently, can adversely affect the perceived scale of the building. Large areas of uninterrupted wall or window tend to create or reinforce an impression of greater scale, even where the scale of the building might not be so different. The scale of windows in particular can radically affect how a building is perceived. Significantly larger windows can work against the objective of a shared sense of human scale inherent in the design.

In a historic residential district a building might be a roughly rectangular mass of solid wall and openings for windows and doors. Buildings tend to share a similar solid to void ratio, resulting in an affinity in scale and character across many different types, styles and scales. It is important therefore that this solid to void ratio is echoed in a new building, especially if a new building is larger than the prevailing established scale. An exception would be in a mixed use building, where the first floor would be designed with commercial or office window ratios and dimensions.

Departures from this design principle will be less apparent where such a departure is limited in area, and where other common characteristics are shared. This relationship and affinity is a characteristic of many of the city's larger historic apartment buildings, where the greater scale is mediated by a similar solid to void ratio, and usually the scale and proportion of the windows.

Design Objective

The design of a new 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.

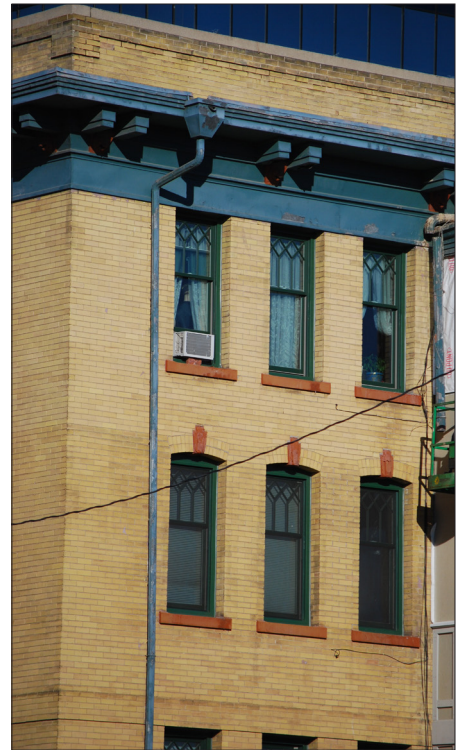
12.60 The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following:

- 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.



Window proportions and the scale of modules bring together visual variety and also create relationship.



Classical window proportion and detail, and solid to void ratio, establish a very distinct verticality and sense of human scale.



Window forms, scale and proportion here anchor an obvious sense of human scale.



Window proportion and grouping in this brick and stone facade create subtle pattern and relationship.



Alternating pattern of windows and balconies, with well-considered detailing and materials, articulate and reduce the apparent scale of the building.

RHYTHM & SPACING OF WINDOWS & DOORS – THE FENESTRATION

Closely related to the design criterion of solid to void is that of the fenestration. The arrangement of window and door openings in the composition of the facade, their grouping and/or individual placement (summarized as the ‘fenestration’ or the ‘fenestration pattern’) will be an essential characteristic of the architectural composition of the primary facade.

The fenestration is also central to defining the character of the building, and consequently its contribution to the contexts of the street and the district. The fenestration consequently will reflect the use of internal space.

The plan layout for the building should arrange private rooms, such as bathrooms, on secondary facades. With townhouse development, the repeating rhythm of the pattern of windows and doors should be a key characteristic of the design of the street facade.

When similar patterns are shared between very different buildings it creates a sense of affinity and visual continuity across a variety of architectural forms, styles and scales. The fenestration is a key characteristic in creating, and also maintaining, a sense of human scale within a historic setting.

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.



The collonade defines the location and importance of the entrance and its semi-private entrance court.



Fenestration pattern, accentuated by projecting balconies, helps to define the rhythm and proportion of the street facade.



Historically, the projecting balcony has been a focus for design embellishment and intricate detailing.



Balcony arrangement and design provide the opportunity for architectural creativity and considerable visual detail.

BALCONIES, PORCHES & EXTERNAL ESCAPE STAIRS

A key characteristic of many historic apartment buildings is the arrangement of individual outdoor space as private balconies. These take many forms, but are often designed as a principal architectural element of the building, either as a rising tier of balconies supported by a Classical Order of columns, or as tiers of individual balconies behind a full height colonnade.

In other instances, the balconies may be designed as a vertical or alternating sequence of individual projection/s, punctuating the primary and secondary facades as a major element of the architectural composition. In a few cases, they combine to create a continuous linear horizontal outdoor space. Larger, early double-loaded corridor apartment buildings often provide few or no external balconies on the primary facade.

While the design of a new multifamily building is less likely to frame apartment balcony space using such a thorough expression of architectural language and style, balconies remain a significant design feature of both the primary and other facades in creating residential amenity. Balcony form and design will provide creative ways to complement the composition and the visual emphasis of the building facades, and to integrate the design and scale of a new building with its context.

The entrance porch, stoop or portico is a characteristic of most early multifamily buildings, a function of a raised first floor to light basement space, and a key design element in building scale, type or style, and composition. The entrance helps to mediate between the scale and form of single family and multifamily buildings. The design of a new multifamily building should similarly recognize the importance of this key architectural element in the focus, form, detailing and legibility of the primary entrance, and the differentiation it helps to provide between public and private.

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

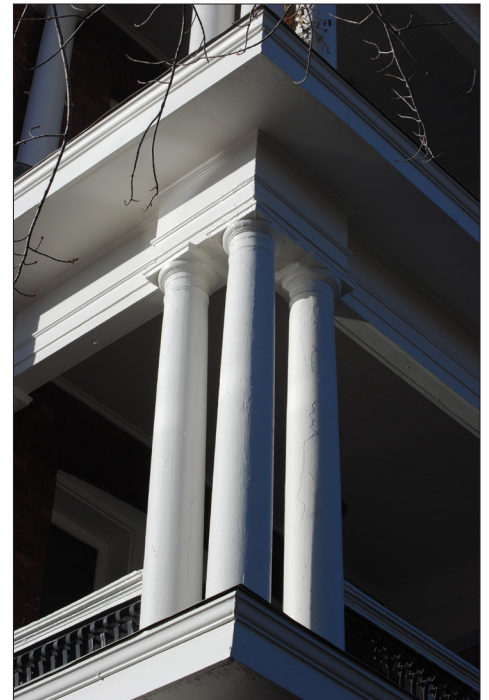
Design Objective

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

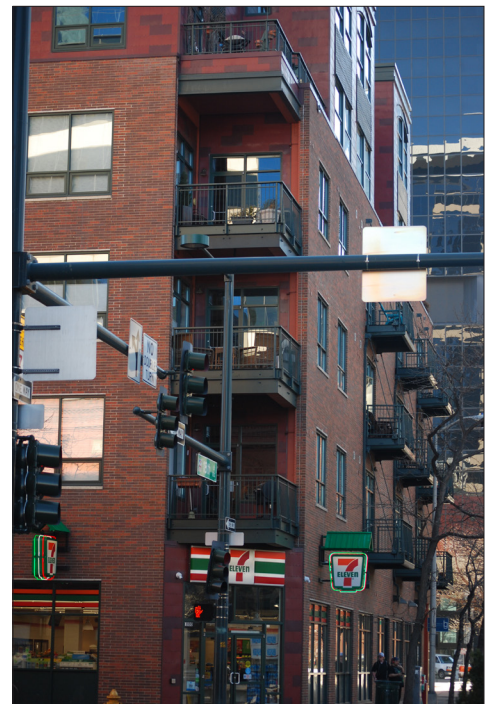


Porch and balcony design and detailing can play a major role in the articulation of the facade, and in defining private outdoor space.

Design Guidelines for New Construction



Column arrangement and design becomes a medium and a focus of stylistic definition.



Balconies help to articulate the facade and to animate the corner and retail entrance below.



The recent addition of individual alternating projecting balconies has been used effectively to redefine and articulate the character and interest of the warehouse facade.



Porch and balcony are jointly defined here, and introduce outdoor terrace space above.

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.

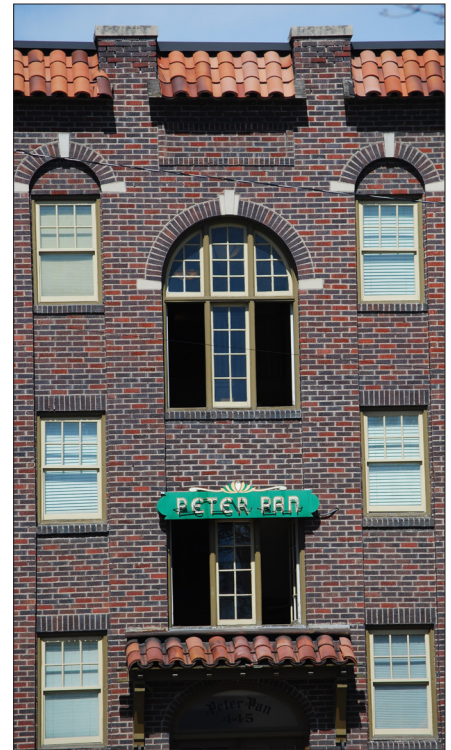
12.66 A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.

BUILDING MATERIALS, WINDOWS, ELEMENTS & DETAILING

Architectural detailing, window design and building materials combine to create the intricate visual interest inherent in the design of a facade. Much of the character of a building resides with the variety and composition of architectural details, the design of the windows and palette of materials, and is used with great effect in the spectrum of historic apartment and smaller multifamily buildings across the city.

This combination of design detail, texture, color and visual interest helps to define the architectural individuality of the building, and is usually an effective combination to enhance the compatibility of the design and scale of the building.

The functional role of many traditional design elements and details should be borne in mind when designing a new multifamily building. A cornice, projecting coping or depth of eaves for example, inspired by traditional architectural language, provides embellishment of the design and helps to shelter the facades of the building. While the transience of architectural fashion may continually change, the essential functional role of many architectural features remains.



The considered detail inherent in the brick and tile work, as well as the window designs, create a vibrant street facade.



Design articulations, fenestration patterns, materials and their detailing, frame balcony spaces, doors and garage entries in a varied and interesting street facade sequence.



A palette of brick, stone, roof tile and wood are chosen and detailed to establish both architectural stature and elegance.



Metal window framing and textural detailing of the facade brickwork can achieve both visual strength and enrichment.

MATERIALS

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

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

In the context of historic three dimensional form, the additional dimension of time is something we inherently read and interpret in a historic neighborhood. The materials play a role in creating a greater sense of permanence for a new building in a historic setting, helping to establish and express its age and maturity.

Materials should have the capacity to weather gradually, and in so doing, to mature over time, thus contributing in architectural terms a patina of age, and a sense of the historic evolution of the building and setting. Materials should be chosen for their durability and quality, and detailed to ensure that a new building endures, and can gradually mellow into the ‘historical narrative’ of the district.

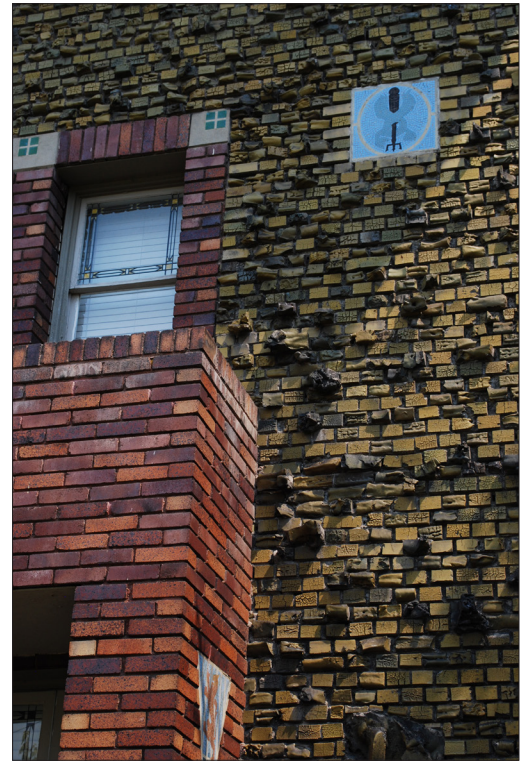
A new multifamily building should be a significant addition to the urban quality and character of the city, and consequently should be designed as a 'permanent' or long term element of that context, drawing inspiration from the best of the city's established architectural character. The palette of building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

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.



Creative attention to the detailed design of windows, brickwork and decorative panels identify one of the city's most impressive historic apartment buildings.



Decorative contemporary brickwork helps to integrate a new apartment building within its historic setting while anchoring projecting balconies.



Reading the texture of a brick wall conveys a sense of permanence, durability and construction, as well as the detail provided by the patterns of coursed and arched brickwork and projecting sills.



Brickwork employed as a decorative expression of architectural style, and effectively conveying a sense of human scale within a taller building.

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 compliment rather than detract from the building and historic setting as they weather and mature.
- New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.

WINDOWS

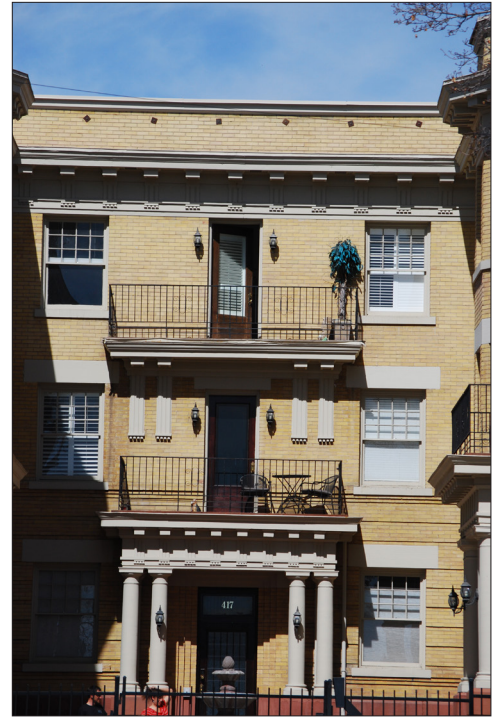
Of the many architectural characteristics of the design of a building façade, the design of the windows is perhaps the most important. Window openings provide a considerable degree of modeling and detail to the facades, with the window reveals creating a distinctive recess of the plane of the reflective window from the plane and texture of the wall.

Window reveals enhance the sense of visual strength of the facade, conveying an impression of the depth, solidity and permanence of the wall. The difference in plane between window and wall surface also creates distinctive light, shadow and reflection which will change with the time of day, and also with the season. This recess also helps to shelter the window and the window frame, and helps to moderate solar gain.

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

Design Objective

The design of a new 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.



Window reveals and frame detailing designed as part of the facade composition.



The window frame pattern and profiles effectively used to embellish facades and screen parking decks.



The design of the facade can effectively employ a hierarchy of windows reducing in stature on the upper floors, and establishing the actual or symbolic importance of levels and spaces.



Window proportion and detailing are accentuated by rising, projecting balcony tiers, and their decorative structural ironwork.

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.
- Typical historic window reveals are 3-4" in depth.

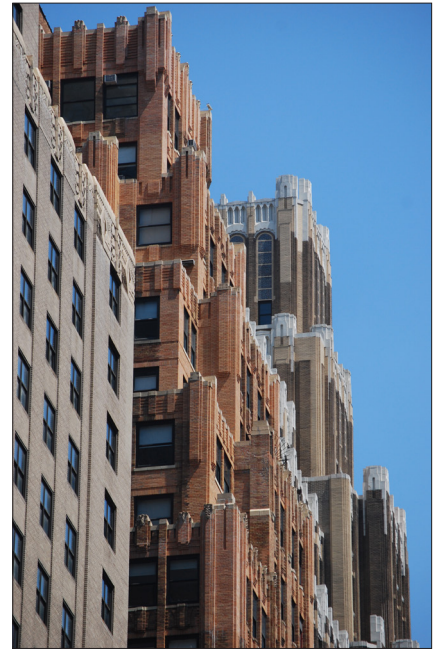
12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Window profiles should project from the plane of the glass creating a distinct hierarchy of detail for the window opening and the composition of the facade.
- Durable frame construction and materials should be used.
- Window frame finish should be of durable architectural quality, chosen to complement the building design.
- Wood, clad wood, and fiberglass are generally appropriate window materials.
- Vinyl windows are prohibited unless utilized as an affordable housing incentive pursuant to 21A.52.
- Aluminum storefront windows may be appropriate at the ground floor where there is a commercial use or amenity space associated with a multi-family building, and will be considered on a case by case basis.
- 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).



Deeply recessed windows and doors on lower floors create a strong sculptural base for the articulation of the facade above.

Design Guidelines for New Construction



Contrasting fenestration providing 'hole in the wall' definition in one facade, and framed by decorative sculptural brickwork in others.



Stone window reveals and mullion subdivision contrast with the dark brickwork of the facade wall.



Cornice and balcony profiles and decorative brackets tie together the design detail of railings, windows and brickwork.



Dark red metalwork embellishes entrances, windows, railings and balconies within a brick facade, helping to convey the structural strength of the frontage.

ARCHITECTURAL ELEMENTS & DETAILS

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

This is a particular characteristic of historic apartment and smaller multifamily buildings, and one which helps to draw attention and visual appreciation away from the building mass and scale, to focus on more intricate composition details and textures at first, or perhaps second, glance.

Sensitively integrating a new multifamily building in a historic setting will depend upon attention to this finer grain level of the design, especially so where there is a notable increase in scale. Creative interpretation of traditional elements and details should enhance the individuality of the character of the building.

Design Objective

The design of a new 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.



Brickwork, windows and symbolic motif combine to create a facade of intricate design character and visual vitality.



New construction using dark metal framed vertical window bays set within a complimentary and contemporary decorative brickwork facade.



A later neon sign identifies the principal entrance.



Sign panels designed to identify a sequence of commercial frontages, integrating street use with residential above.

SIGNS - PRINCIPAL & OTHER USES

Signs and other graphics are a characteristic of most multifamily buildings, whether they are solely residential or include other commercial uses such as a ground floor café or restaurant.

The design of signs should reflect the nature of the use they identify. They should be creative and avoid significant illumination, communicating in an effective yet subtle way. Individual lettering and/or graphic symbolism should integrate effectively with the architecture of the building, and therefore should be an early consideration in the design process.

The compatible design and expression of signs within a historic district will invariably be more subtle and restrained than the code maximum.

Design Objective

Signs for a new multifamily building, and for any non-residential use associated with it, should compliment the building and setting in a subtle and creative way, as a further architectural detail.

12.78 Signs should be placed on the building or the site where they are traditionally located in the historic context.

12.79 Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design.

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

12.80 Signs and lettering should be creatively designed to respect traditional sign scales and forms.

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

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

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

12.83 Any form of illumination should relate discretely to the sign lettering, and avoid any overstated visual impact upon any residential use or historic setting.

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



Freestanding shield signs identify a pair of historic apartment buildings.



A shared entrance and lettering design establishes related apartments on two street frontages.



PART II Design Guidelines



A considered canopy sign.

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

12.85 Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building.

12.86 Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.



Sign lettering and motif are both used here as decorative detail to embellish the facade.



Creative, subtle and complimentary use of design, materials and textures.