



Old Town Historic Core Overlay

Draft Amendments to Design Standards—Architecture and Design
BUILDING BASE, MIDDLE, AND CAP

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<i>Design Standard</i>	<i>Suggested Code Concepts</i>	<i>Photo of Appropriate Code Implementation</i>	<i>Photo of Inappropriate Code Implementation</i>
Definition of Building Portions	<p>Three Façade Height Articulation Elements:</p> <ul style="list-style-type: none"> Building Base: lowermost floor or two floors to aesthetically anchor the building to the ground Building Cap: uppermost floor or two floors to aesthetically complete the building Building Middle: the remainder 		
Treatment of Building Base	<p>Building Base</p> <ul style="list-style-type: none"> respectful of historic structures reflect timelessness include masonry not finished using exposed/unfinished concrete or vinyl siding 		
Definition and Treatment of Plinth and/or Bulkhead	<p>Distinctive treatments and materials to define the plinth and/or bulkhead</p> <ul style="list-style-type: none"> visible widening to the building walls at the sidewalk elevation to no more than two feet above grade material and color change are suitable not exposed/unfinished concrete or vinyl 		
Kickplate	<p>Distinctive treatments and materials to define entry</p> <ul style="list-style-type: none"> kickplate, as example differentiation above the plinth or bulkhead facing pedestrian corridors and sidewalks material and color change are suitable not exposed/unfinished concrete or vinyl 		
Private Frontage for Building Base	<p>A variety of private frontage types shall to strengthen architectural distinction, context, and pedestrian's experience</p> <ul style="list-style-type: none"> not projected into or over the back of sidewalk storefronts storefronts with dining alcoves grand marquees porticos common entries 		
Treatment of Building Middle	<p>Building Middle</p> <ul style="list-style-type: none"> aesthetically distinct fit within the context of the structure respectful of historic structures treatments shall address horizontal dimensions and repetitive patterns, any combination of: <ul style="list-style-type: none"> stepbacks with cornice string course other architectural detail similar to overlay area material meet the requirements of the Historic Core 		
Treatment of Building Cap	<p>Building Cap</p> <ul style="list-style-type: none"> aesthetically distinct fit within the context of the structure and Historic Core overlay <ul style="list-style-type: none"> color material change sculptured elements any combination physically differentiate and emphasize the termination of the Building Cap Treatments: <ul style="list-style-type: none"> pediment cornice frieze architrave similar design of distinctive termination Material shall meet the requirements of the Historic Core 		

Please include your comments: