



Old Town Historic Core Overlay

Draft Amendments to Design Standards—Architecture and Design
MASSING

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Design Standard	Suggested Code Concepts	Photo of Appropriate Code Implementation	Photo of Inappropriate Code Implementation
Historic Lot Pattern and Building Base Length Articulations	<p>Building Base</p> <ul style="list-style-type: none"> modulated <ul style="list-style-type: none"> 30 foot or less intervals reflect narrow, historic lot patterns variety of changes that create depth: <ul style="list-style-type: none"> Traditional Storefront Storefront with Dining Alcove Grand Marquee Secondary Storefront Common Entry Service Entrance, where applicable 		
Building Base Length Articulation	<p>Articulation</p> <ul style="list-style-type: none"> distinctive architectural and design forms: <ul style="list-style-type: none"> columns pilasters architectural detailing such as around windows and doors <p><i>Additional direction provided in Sequential Pedestrian Experience.</i></p>		
Building Middle Articulation and Modulation	<p>Building Middle</p> <ul style="list-style-type: none"> to soften the building form reduce massing provide visual interest: <ul style="list-style-type: none"> architectural and design details <ul style="list-style-type: none"> above windows in between windows surrounding windows at building corners stepping back <ul style="list-style-type: none"> decks balconies other activities such as upper-story public plazas and exterior commercial space landscaping <ul style="list-style-type: none"> façade balcony decks of upper stories vertical and horizontal modulation at varying intervals and depths 		
Building Cap	<p>Shed roofs not to be used as the dominant treatment</p> <ul style="list-style-type: none"> no more than 30 percent or as architectural accent within the context of the structure, for buildings greater than two stories <p>Roof access</p> <ul style="list-style-type: none"> provided for residents suitable for community gathering roof-top gardening landscaping 		

Please include your comments: