

# Building Guidelines

## Building Guidelines

The distinctive elements of individual buildings along neighborhood streets can help create a pedestrian-scale environment and a sense of place. The most important of these elements for building design in Elliot Park Neighborhood are:



Height

Scale

Rhythm

Patterns

Detail

Transparency

## B u i l d i n g   G u i d e l i n e s

### Height

A building's height takes on importance in relationship to its surroundings: location on the block, the heights of neighboring buildings, the width of streets, and vistas that allow observers to see and experience important relationships in their environment.

When a building's height overwhelms the sidewalk and the street, obscures neighboring structures, or obstructs views to other landmarks, people feel displaced and disoriented. Principles that should guide building heights in Elliot Park Neighborhood:

- step down building heights toward the center of the neighborhood
- maintain the continuity of three-to-four story streetwalls
- locate heights exceeding four stories toward interior of blocks
- maximize solar access to neighboring sites and streets



# B u i l d i n g   G u i d e l i n e s

## Scale



Scale is the perceived relationship between the human figure and the dimensions of a building and its elements. Discrete units of construction - such as the size of a brick and its relationship to the human hand - are the most basic elements in creating a building's scale. Architectural elements such as windows, entry ways, bays and balconies should relate to the size and proportions of the human body.

When building scales feel right, there is a comfortable fit between people and place. The appropriate scale for Elliot Park Neighborhood buildings should be determined by:

- the best examples of existing built forms in the neighborhood
- respect for the pedestrian environment



## B u i l d i n g   G u i d e l i n e s

### Rhythm

A regular rhythm of recurrent building elements—such as windows and porches—merge individual buildings into a more harmonious whole.

When an overall rhythm of elements is established, unique building features become more interesting and command attention. As pedestrians and traffic move through the neighborhood, these rhythmic regularities create a familiar and appealing environment.

Characteristic building elements used to establish the rhythms in Elliot Park Neighborhood:

- entry ways and porches, often with distinctive features such as first story walk-ups and porticoes
- fenestration patterns
- bays and bow windows
- trees and plantings along sidewalks



# B u i l d i n g   G u i d e l i n e s

## Patterns



The use of complementary colors, textures and materials can add uniqueness to each building while echoing the characteristics of surrounding buildings, whether old or new. Variations in the patterns of materials also can help break up larger building facades.

Some of the patterns and materials that characterize classic Elliot Park Neighborhood buildings are:

- three-dimensional pressed brownstone brick and red brick patterns
- ashlar and rusticated stone, including foundations of limestone or sandstone
- repeating patterns of bays and fenestration
- contrasting materials and colors
- quoining that gives vertical articulation to the corners of buildings



## B u i l d i n g   G u i d e l i n e s

### Detail

Architectural details reflect the quality of craftsmanship in design and construction while enhancing the composition of a building's façade.

Attention to detail in design and construction of a building conveys a pride of place that encourages a sense of stewardship in the preservation of a community's physical environment. In the design and construction of Elliot Park Neighborhood buildings, consider:

- the uses of metal-faced oriel windows and lintel and cornice projections
- the use of belt coursing and other surface treatments on facades
- Classic Revival embellishments in such detailing as lentils, corbelling, and cornice work
- how materials and surface planes intersect
- how the facades of buildings contribute to the pedestrian-scale streetwall



# B u i l d i n g   G u i d e l i n e s

## Transparency



Transparency in windows and doors, especially in commercial buildings, allows for views both in and out of building facades. This transparency creates a transition between the public space of the street and more private interior spaces, thus contributing to a sense of connectedness.

When people have unobstructed views between interior and exterior spaces a street feels safer and shops and businesses appear more inviting.

Ground floor facades of retail spaces in buildings should:

- meet and aspire to exceed the minimum amount of window space required by zoning code
- minimize reflective glare in doors and windows
- create easily apparent and welcoming entry ways from the sidewalk into the building