

## **Staff Recommendations**

- **Rhythm of the Street.** The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
- Staff had previously recommended the applicant articulate the massing and introduces smaller massing elements to create a rhythm of the building at the street. The Guidelines state that rhythm is layering of many features. The spacing between buildings becomes a rhythm along the S.W. 6th Avenue or the street edge. (See **Attachment B**). The rhythm of the footprints along S.W. 6th Avenue between S.W. 10th Street and S.W. 12th Street, are consistent in scale and spacing.

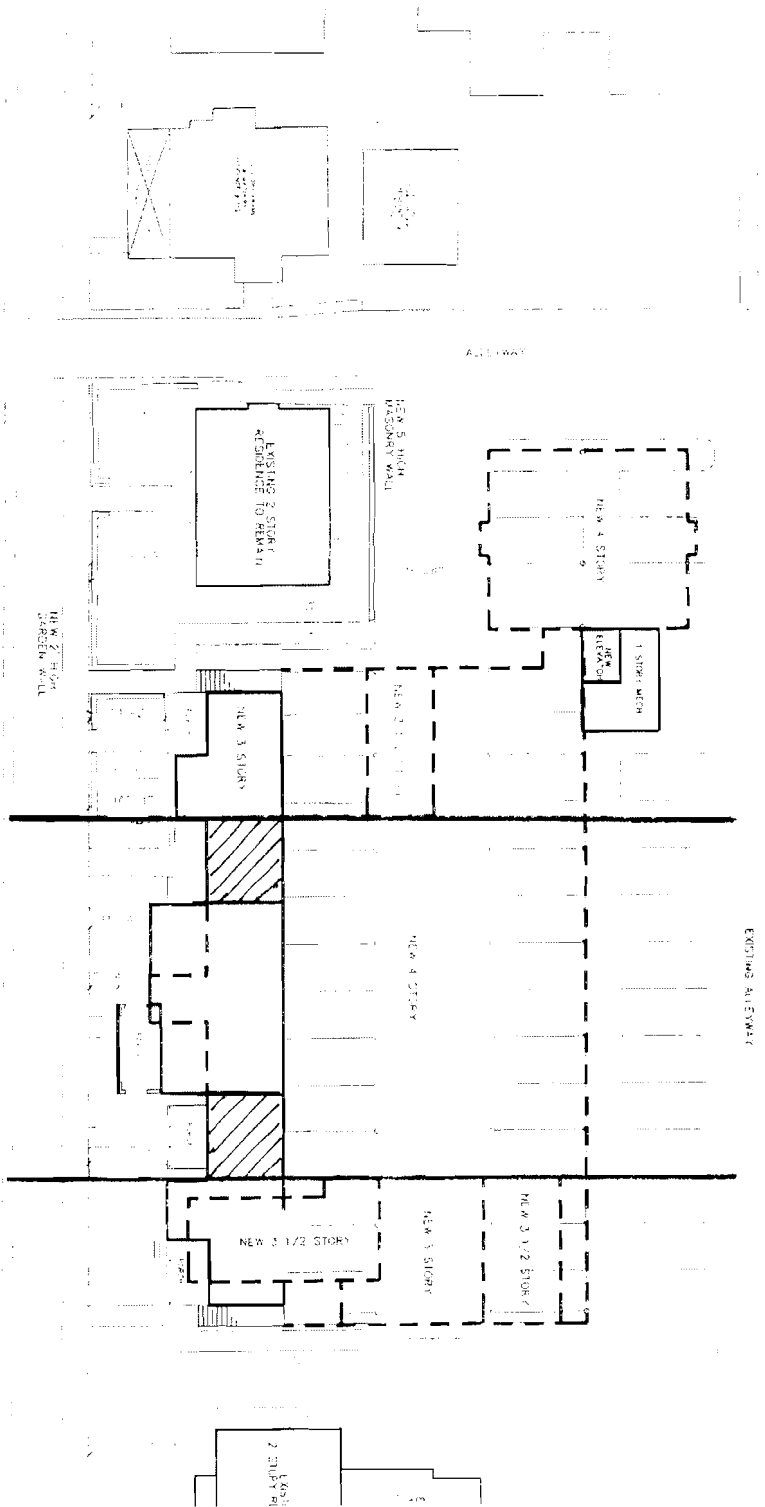
## **Staff Recommendations**

### ■ **Rhythm of the Street.**

**Continued**

- Staff recommends that the solid massing of the proposed project be setback an additional five to ten feet at the street to create visual spacing between the three main projections of the structure that face S.W. 6th Avenue. This will push the building back twenty feet from the street and help to maintain the rhythm of the street (See **Attachment D**). Because the proposed project is mid-block, compatibility can be achieved by maintaining as many of the established rhythms at the street edge.
- Staff encourages other rhythms that can be utilized such as divisions between upper and lower floors, porch heights, and alignment of windows and windowsills wall fenestration, eave heights, building details, and landscape features. In the case of the proposed project, an emphasis on horizontal detailing will visually ground the project, as opposed to the verticality of the proposal, which emphasizes the height.

# Attachment D



S.W. 6TH AVENUE

PROPOSED SITE PLAN

## Staff Recommendations

- **Setbacks.** The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
- The masonry enclosed porch with two floors above the center portion of the building is 5' - 4" from the sidewalk. The setback is close to the street edge but because it is three stories tall it becomes a prominent feature. Adjustments to the front yard build-to line at the above mentioned location are recommended to reduce the impact of a large new building on adjacent contributing buildings in the historic districts. The new construction is a multi-family apartment building, adjacent to contributing structures and should step back not only to continue the rhythm of the street but also so the larger structure does not obliterate the historic structures.
- Staff recommends that the proposed setbacks of central building of the project be increased to eliminate the building protrusion in front of the other portion of the building and maintain visual compatibility with the adjacent historic contributing structures.

## Staff Recommendations

- **Height.** The overall height of buildings and structures related to those sharing the same street or block.
- Heights of buildings have a significant impact on the scale and character of an historic neighborhood. The Guidelines recommend avoiding, “abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic structures, a “step down” amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary”.
- Staff recommends that the first bay or set of spaces on the both ends of the building adjacent to the contributing buildings should step down to reduce the impact of the new construction on the historic neighborhood (See Attachment B).
- Staff further recommends that the new building in back of the structure at 1114 S.W. 6th Avenue be reduced, as to not dwarf the historic contributing residence. The proposed new construction is mid-block on S.W. 6th Avenue and presents an incompatible height issue with the surround historic structures that are predominately one-story.
- Staff recommends that the applicant consider the Historic Preservation Board’s comments and staff’s recommendation to reduce the height and massing by removing a floor on the project.

## **Staff Recommendations**

- **Roof Forms.** The shape of a building or structure roof system in relationship to its neighbors.
- The proposed new construction is compatible or replicates most residential buildings on S.W. 6th Avenue which have pitched roofs with the gable or hip roof.

## **Staff Recommendations**

- **Rhythm of Entrances and Porches.** The relationship of entrance elements and porch projections to the street.
- The Guidelines state, “New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features”.
- Porches with sufficient size to accommodate outdoor furniture and easy accessibility are encouraged. The applicant has provided porches in a stacked configuration on either side of the center entrance.
- Staff recommends that all porches and balconies be consistent with the historic models and should have sufficient size to accommodate outdoor furniture and easy accessibility.

## **Staff Recommendations**

- **Walls of Continuity.** Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
- The Guidelines state, “New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features”.
- Porches with sufficient size to accommodate outdoor furniture and easy accessibility are encouraged. The applicant has provided porches in a stacked configuration on either side of the center entrance.
- Staff recommends that all porches and balconies be consistent with the historic models and should have sufficient size to accommodate outdoor furniture and easy accessibility.



## Staff Recommendations

- **Scale of Building.** Relative size and composition of openings, roof forms and details to the building mass and its configuration.
- “Scale for new construction is both the relationship of the building to its adjacent historic structures and the scale of the building to the person.” In the case of new larger construction projects, strategies for developing appropriate scale include: breaking down the massing in smaller components, the use of a pallet of materials that complement the neighborhood, the correct size and proportion of fenestrations, the articulation of surfaces, the correct ratio of voids to solids, and the architectural details. In the proposed project, the scale is not in a relationship with the neighboring contributing structures.
- Staff recommends that while massing strategies can mitigate scaling issues, the overall scale of the mid-block proposed project needs to be reduce in height by one floor. The scale is not compatible with the block of primarily one-story residential buildings and the adjacent historic structures on either side of the project.

## **Staff Recommendations**

- **Directional Expression.** The major orientation of the principle facade of a building or structure to the street.
- The massing does not reinforce the directional expression on the street. By creating areas between the main three projections of the building, the directional expression will be emphasized.
- Staff recommends that the areas between the three main buildings should be recessed an additional five to ten feet (the building will be approximately 20 feet from the street) to create an appearance of three separate building and maintain the directional expression of the street. (See **Attachment B** and **Attachment D**).

## **Staff Recommendations**

- **Proportion of the Front Facade.** The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
- Compatibility of new construction in the neighborhood can be greatly increased if facade proportions of historic structures on the street are analyzed and integrated into the design. The contributing structures on S.W. 6th Avenue are primarily horizontal in nature. (Nine have one-story, one has one-and-a-half stories, and five have two-stories). The verticality of the proposed housing is emphasized by the tall slender components of the project.
- Staff recommends that the applicant evaluate the facades on the street and use the information to contextualize the proposed project. Expression lines can help to emphasize horizontal components on the project.

## **Staff Recommendations**

- **Proportion of Openings.** The width and height relationship of the windows and doors in a building or structure to the principle facade.
- Staff recommends that the entrances have additional details, a convention used with larger buildings to attract attention at the pedestrian level.

## **Staff Recommendations**

- **Rhythm of Solids to Voids.** The pattern and overall composition of openings such as windows and doors in the front facade.
- The rhythm of solids and voids in the proposed new construction is symmetrical. Staff recommends the details of the windows and the divided lights should be discussed as appropriate for a particular style.

## **Staff Recommendations**

- **Details and Materials.** The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.
- Staff recommends that materials and finishes on the front elevation be continued to the side and rear elevations. The four-story shingled building at the rear on the east elevation as staff puzzled as to how this material was chosen and applied in only one location on the project. Staff recommends that material choices have a consistent repetition.
- Staff recommends that the stone and brick be recycled into the new construction.

## **Historic Preservation Board reasons for denial.**

- Incompatible in **scale** to the context of the neighborhood and relative to a person.
- Incompatible in **height** with the neighborhood.
- Incompatible with the **rhythm of the street** and existing **setbacks**.
- The **massing** and **proportions** were not compatible.
- Lack of sensitivity to the historic district and the adjacent neighbors.

## **Zoning**

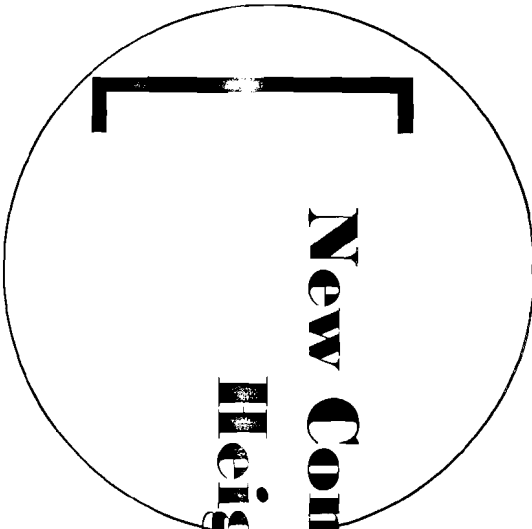
# **University Heights Historic Districts**

- Zoning is RH2 Maximum density by right is 80 dwelling units per acre.

## **University Heights Historic Districts**

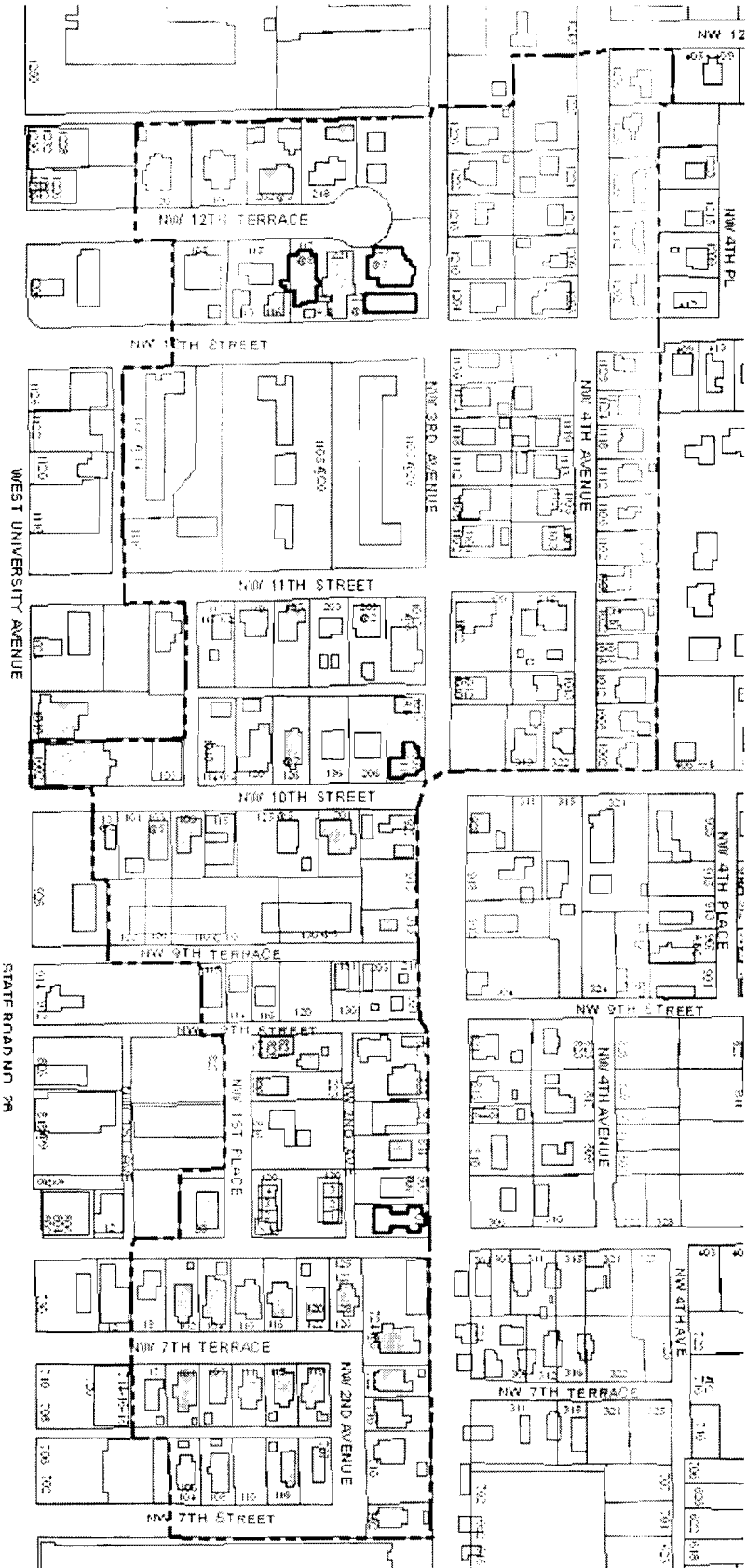
- December 10, 2001 Adopted on First reading.
- January 14, 2002 Second Reading





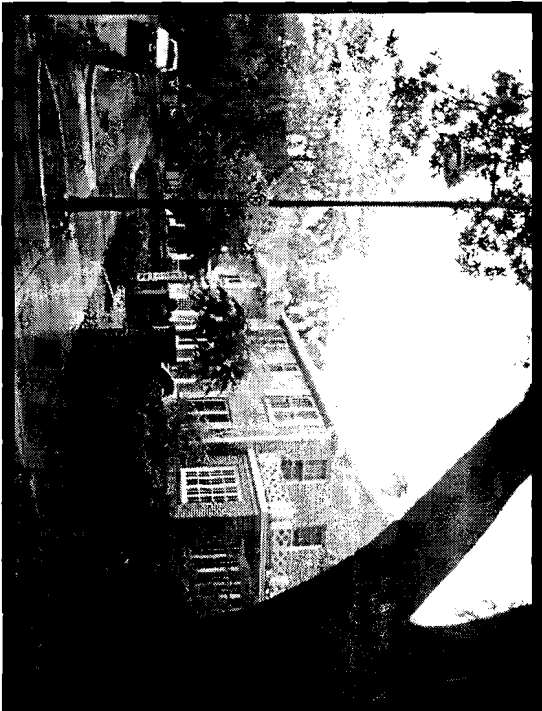
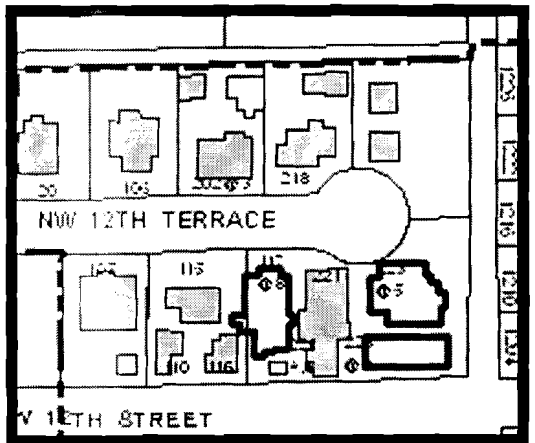
**New Construction in the University  
Heights Historic District -  
North & South**

# University Heights Historic District - North



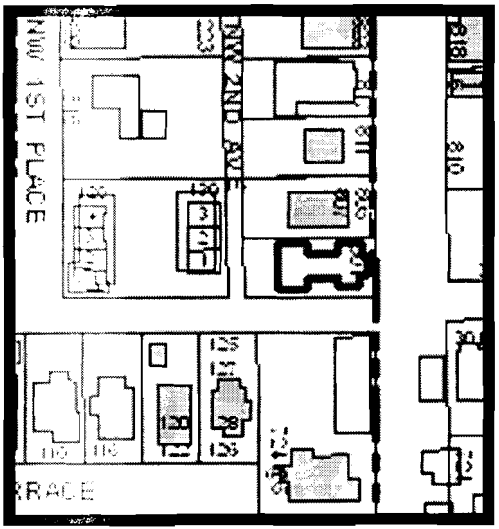
- Five new structures constructed in the historic district.
- Two contributing historic structures rehabilitated.

# Heritage Oaks N.W. 12th Terrace





# N.W. 8th Street & N.W. 3rd Avenue

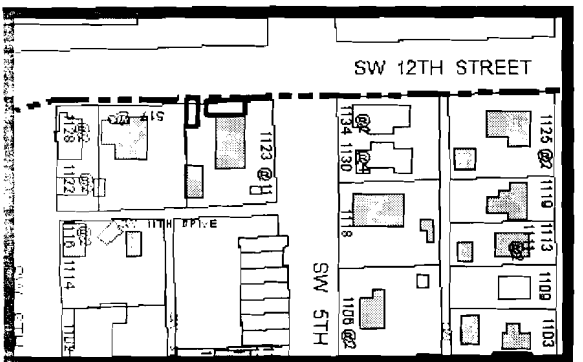


# University Heights Historic District-South

- Ten new structures constructed in the historic district
- Six contributing historic structures rehabilitated.

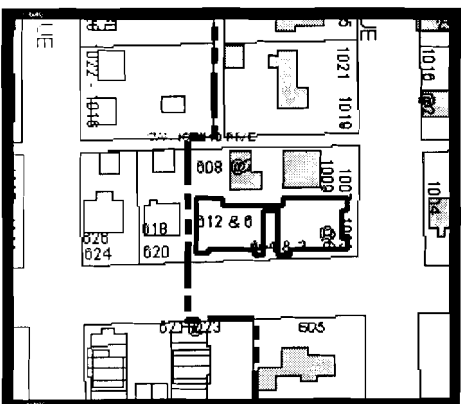
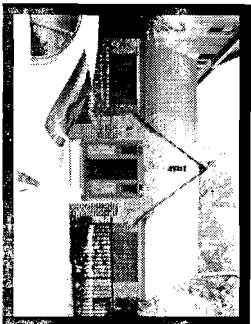


# S.W. 12th Street & S.W. 5th Avenue



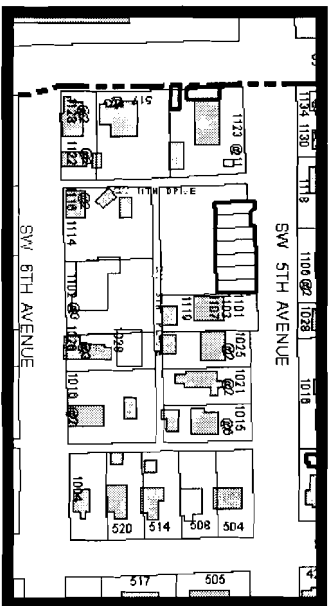
# Stratford Court

S.W. 10th Street & S.W. 6th Avenue

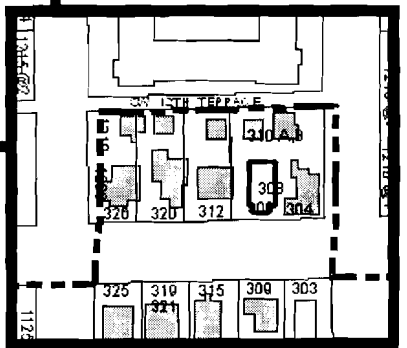
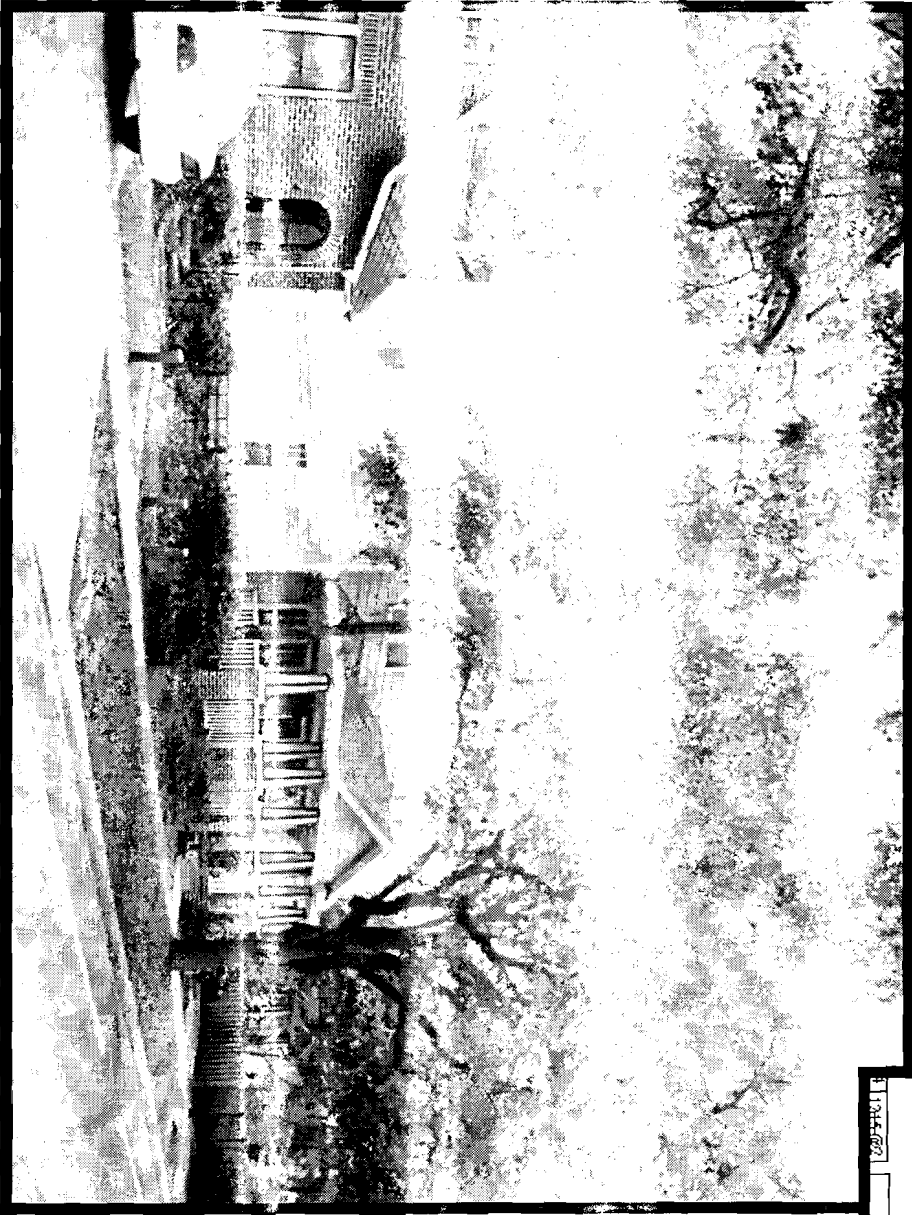




# S.W. 5th Avenue

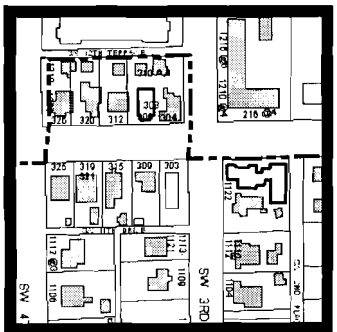
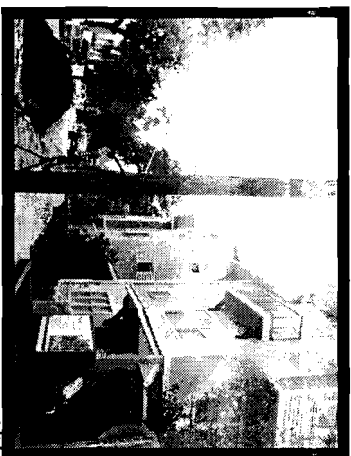
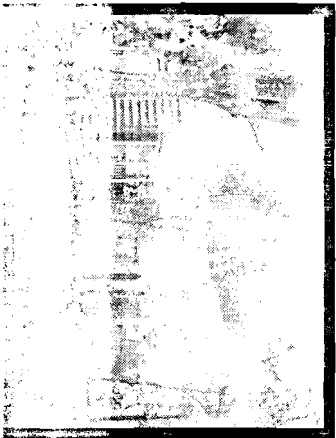
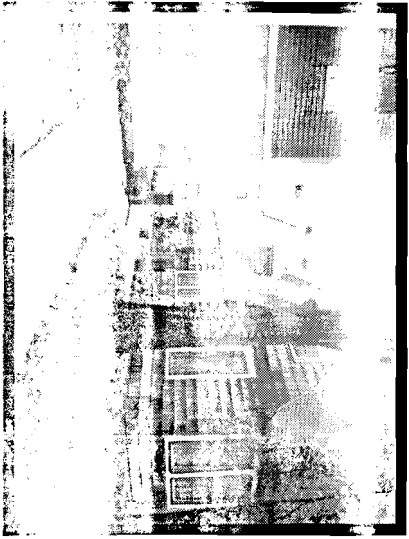


# S.W. 12th Street & S.W. 3rd Avenue

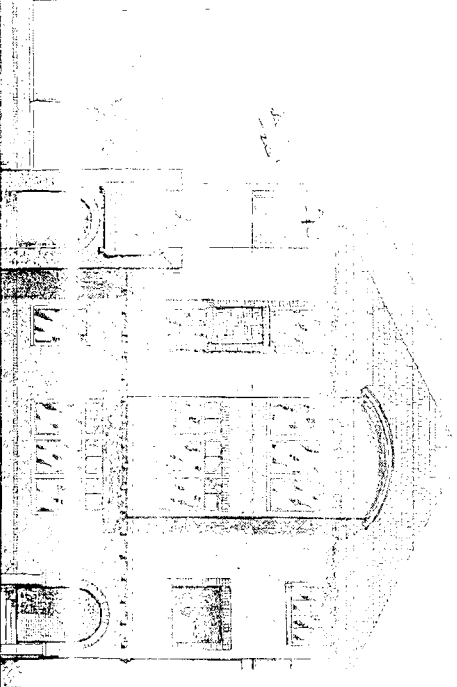
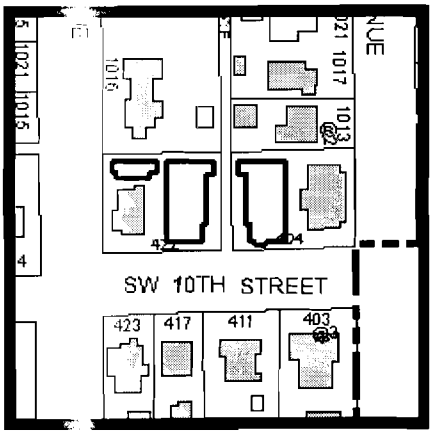


# Camden Court

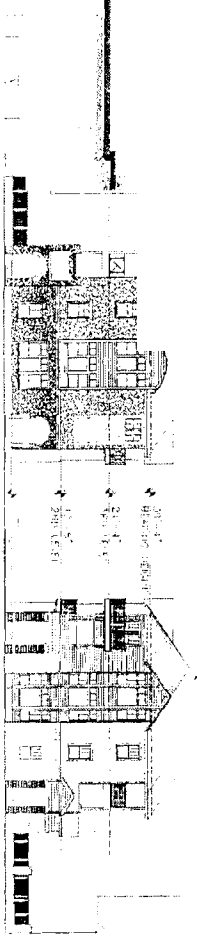
S.W. 12 Street & S.W. 3rd Avenue



# S.W. 10th Street & S.W. 5th Avenue



Revised Elevation per 12/05/06 Historic Board comments



## SW 10TH STREET ELEVATION

SCALE: 1/16"=1'-0"

# [ Density and the Historic District ]

