§ 214.180.090 MID-CENTURY MODERN DESIGN

§ 214.180.091 PURPOSE

(A) Much of the existing building stock within the Town of Highland was constructed during the middle of the century and followed design principles that have come to be known as Mid-Century Modern Design. A continuation of this design style will strengthen and maintain the identity of the Town and reflect its unique image.

(B) What follows are design principles meant to encourage a cohesive and proportionately accurate interpretation of the Mid-Century Modern design vocabulary. The following principles of Mid-Century Modern Design are required.

§ 214.180.092 DOORS, WINDOWS, AND STOREFRONTS

(A) Blank walls at street level are not permitted.

Not Permitted

(B) Walls at street level must incorporate transparent storefront, entryways, and architectural detail.

(C) Within the Corridor and Downtown Sub-Districts and along Kennedy Avenue and future Riverfront Promenades in the Gateway Sub-District, doors or entrances with public access shall be provided at intervals no greater than fifty (50) feet.

(D) Primary building entrances shall be oriented toward the primary public right-of-way. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.

(E) Residential building entrances shall be designed so as to be separate from the public sidewalk by elevation change, recessing, fencing, or other technique to reinforce a privacy zone, privacy for the interior, and distinguish residential from commercial entrances.

(F) In mixed-use buildings secondary entrances to upper levels shall be differentiated from the entrances to ground floor uses.

(G) Garage doors are not permitted on a public right-of-way except at alleys.

(H) Windows shall be rectangular or square.

(1) The overall window configuration shall have a horizontal emphasis created through the use of intermediate mullions, muntins, repetition of vertical windows in a "ribbon" arrangement, horizontally oriented architectural accent detail and/or transom units.

(2) Exception: The overall window configuration may have a vertical emphasis when windows are used to express a vertical tower element. Vertical emphasis shall be created through the use of intermediate mullions, muntins, repetition of vertical windows in a vertical "ribbon" arrangement, with architectural accent detail and/or transom units.

(l) A header shall not be expressed at windows. Windows may have trim at the head and a sill that is narrow in proportion to other facade elements and expresses the horizontal.

(J) Each floor of any building façade facing a park, open space or street shall contain transparent windows covering from fifteen (15) percent to seventy (70) percent of wall area.

(K) Exposed columns must be straight along the length of the shaft with minimal or absent base and capital. Classical orders of column design are not allowed.

(L) Shutters and window boxes are not permitted.

(M) Storefront, arcades, and entryways shall total at least sixty-five (65) percent of the façade length abutting the primary public right of way.

(N) At street level storefront, windows, and glass doors shall be clear, transparent glass. Tinted glass may be used elsewhere on the building. The use of reflective (mirrored) glass is not permitted.

(O) The lower edge of storefront windows shall be between one and three feet above sidewalk grade. All glazing shall comply with code requirements for glazing locations and types.

(P) Ventilation grates or emergency exit doors located at the first floor level which are oriented to the public right-of-way shall be decorative and compatible with the surrounding design.

§ 214.180.093 AWNINGS AND CANOPIES

(A) Awnings and canopies shall be designed in context with the Mid-Century Modern Design style of the building.

(B) When used, awnings shall be placed at the top of window or doorway openings and shall relate to the size and shape of the top of the window.

(C) Awnings and canopies may not encroach over the public right-of-way.

(D) Shape:

(1) Awnings shall be straight, hung at an angle between 15 and 45 degrees to the vertical face of the building.
(2) Canvas "Bubble" shape awnings are not allowed.
(3) Canopies must be flat and rectangular in the horizontal plane. Exception: Canopies may curve in the horizontal plane to follow the curvature of the building.

(E) Storefront awnings.

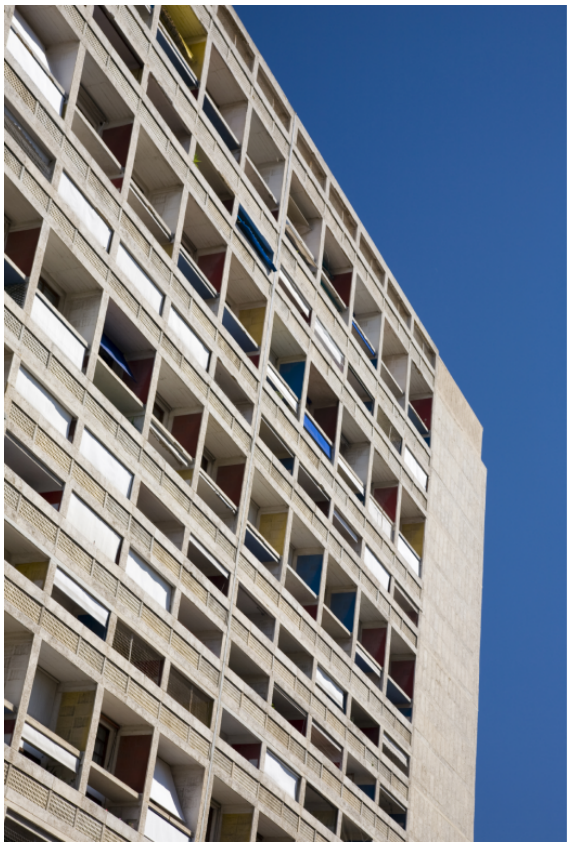
(1) Minimum depth. The minimum depth of an awning shall be six (6) feet.
(2) Minimum clear height. The minimum clear height of an awning shall be eight (8) feet.
(3) Awning Length at Storefronts. A storefront awning must cover a minimum of fifty (50) percent of the building front and may cover up to one hundred (100) percent of the building front.

(F) Awnings shall be made of canvas, treated canvas or similar material.

(G) Canopies shall be of solid materials and complement the color and materials of the building to which they are affixed or associated. In some cases canopies may have supports separate from the building, but such canopies must be setback from the property and right-of-way lines a minimum of the required setback and must not interfere with street trees or public utilities.

§ 214.180.094 WALL DETAILING

(A) Architectural elements like masonry, metal or glass projections, transoms, cornice lines, window sills, masonry bands, brick patterns and recesses, and similar details shall be used on facades facing public rights-of-way.



(B) The facades of buildings shall be finished with more than one finish material. Heavier materials (stone, brick, concrete, etc.) shall be located below lighter materials (metal, glass, plastic, ceramic tile, stucco, etc.). The change in material should occur along a horizontal line or at the vertical edges of a tower element.

(C) Planes and surfaces. In this style, wall detail shall consist of planes broken by a change in material or color. Walls are designed to express a strong horizontal or vertical that may or may not correspond to floor level.

§ 214.180.095 BUILDING PROJECTIONS

(A) Balconies:

(1) Balconies may not encroach over the public right-of-way.

(2) Balconies shall be integral to the construction of the building with respect to materials and linear expression.

(3) Balconies may differ in length and width.

(4) Balconies may have flat roofs but are required to be open-air parts of the building.

(5) At corners, balconies may wrap around the side of the building facing the side street or open space.

(6) Minimum depth. The minimum depth of balconies is six (6) feet. Eight (8) feet or greater depth is preferred.

(7) Minimum clear height. The minimum height of balconies is ten (10) feet clear above sidewalk grade and eight (8) feet clear above another balcony or occupied space.

(B) Porches:

(1) Front porches may occur forward of the principal façade but shall not extend into the public right-of-way.

(2) Front porches must be open air.

(3) Front porches shall not be built within eighteen (18) inches of the side property line on attached units.

(C) Stoops:

(1) Stoops may occur forward of the principal façade but shall not extend into the public right-of-way.

(2) Stoop stairs may run to the front or to the side.

(3) Sidewalks from the public right-of-way to a stoop shall have a minimum five (5) foot clear access for pedestrians.

(4) Stoops may be covered or uncovered.

(5) Stoops shall not be built within eighteen (18) inches of the side property line on attached units.

(D) Bays:

(1) Maximum footprint. The maximum footprint of bays shall be twenty (20) feet by twenty (20) feet.

(2) A bay may not extend above the roofline.

(3) If a bay exceeds one story, it shall include floor levels corresponding to the floor levels in the building.

(4) Bays shall be rectilinear in plan and elevation.

§ 214.180.096 ROOFS

(A) Permitted Roof Types:

(1) Flat roofs are permitted and may be concealed with parapets along street frontages or may be expressed as planes that project over the walls.

(2) Parapet caps and coping may be stone or metal with no ornamentation. The maximum height of parapet caps and coping shall be eight (8) inches.

(3) Projecting roofs are permitted. The depth of the projection must be three times greater than the height of the fascia. The height of the fascia shall be no greater than one quarter the height of the wall below it.

(4) Fascias and soffits must be a continuous material and texture.

(B) Prohibited Roof Types:

(1) Gabled, hipped, barrel vaulted roofs and domes are not permitted.

(2) Shed roofs are not permitted.

(C) Vegetated Roofs and light colored roofs are encouraged to reduce urban heat island effect and mechanical heating loads.

§ 214.180.097 MATERIALS AND COLORS

(A) Wall Materials:

(1) Predominant exterior building materials shall be architectural/ commercial grade materials including brick, stone, architectural concrete, glazed tile, glass masonry, porcelain panels, opaque spandrel glass, vision glass, structural glass and metal and/or other materials similar in appearance and durability that are associated with the Mid-Century Modern style.

(2) Unfinished concrete block is not permitted.

(3) Brick, stone and decorative masonry units shall not be painted.

(4) Synthetic stucco/Exterior Insulation and Finish System (EIFS) shall not be permitted as a predominant exterior building material nor shall it be considered as a masonry product regardless of back-up system.

(B) Accent Materials:

(1) Tinted/textured decorative concrete masonry units, cast concrete medallions, Synthetic stucco/Exterior Insulation and Finish System (EIFS) and other minor elements, approved by the Design Advisory Committee, may be used on facades as accent material.

(C) Roof Materials. Projecting roof soffits and fascias shall be clad in metal, synthetic stucco, concrete or materials of similar appearance and durability.

(D) Colors used for exterior surfaces shall express the natural hues of the materials being used. Synthetic materials may be one of the colors identified by the Design Advisory Committee.

(E) Colors specific to a Tenant's identity or branding may be used when approved by the Design Advisory Committee.

§ 214.180.098 MECHANICAL EQUIPMENT

(A) The following shall be located in rear yards or side yards not facing side streets:

(1) Window and Wall Air Conditioners,

Window unit facing street is not allowed.

(2) Air Conditioning Compressors,
(3) Irrigation and Pool Pumps,
(4) Electrical Utility Meters.

(B) The following shall be located in rear yards only:

(1) Antennas
(2) Permanent Barbecues
(3) Satellite Dishes

(C) Mechanical equipment located on the roof must not be visible from a public right-of-way except for alleys.