

## H. Guidelines for New Construction (Hackett Avenue Apartment Building)

It is important that new construction be designed so as to be as sympathetic as possible with the character of the district.

### 1. Siting

New construction must respect the historic siting of the district. It should be accomplished so as to maintain the cohesiveness of the district as a group of contiguous, stylistically compatible structures.

The siting of the new apartment building follows a typical apartment building type found on nearby streets: a "U-Shape" building with the courtyard facing the street as an entrance court. The wings facing the street have a 15' setback from the property line (following the zoning formula of averaging but not exceeding 15'). Side yard setbacks are 16', with a generous rear setback of 20'. A shared drive ramp with St. Mark's Church to the south produces a 25' open space width between the new apartment building and the Church Parish Hall. The unusually wide city block on which this site resides (150' depth lots typical on the block) allows this building to be nicely accommodated.

### 2. Scale

Overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components such as overhangs and fenestration that are in proximity to historic buildings must be compatible to and sympathetic with the design of the buildings.

The new building would be in keeping with the heights established by 3 immediately adjacent historic buildings. The existing historic Church in the City Building immediately north of the site on Hackett is 46' tall above City Datum 108'. The new apartment building would be around 2' shorter than this adjacent historic building with 4 floors of apartment at 11.1' floor to floor producing a 44.4' tall building above grade. Two historic multi-family housing buildings across Hackett are 36'-6" and 41'-4" above their grade.

The existing historic housing buildings along Hackett all use a single brick with limestone belt courses to define base, middle, and top. The new apartment building follows this language by establishing a base up to the windowsills of the second floor, a body with levels 2 & 3, and a top of the building with a belt course at the 4<sup>th</sup> floor windowsills. Ornamental brick patterns with help articulate the base and top.

Existing historic housing buildings across the street and nearby feature a preponderance of large (6' tall) and wide (3'-4" to 4' wide) double hung windows. The new building follows this language, including the use of a divided top lite typical to the district.

Balconies for the new buildings are cut into the volume of the building (and not just hung on) as can be seen in several nearby historic housing buildings. Vertical black iron pickets (as found in the area) are used for railings.

### 3. Form

The massing of new construction must be compatible with the goal of maintaining the integrity of the complex as a cohesive group of historic structures. The profiles of roofs and building elements that project and recede from any new construction in the complex should express the same design continuity established in the historic complex.

The "U-Shape" form of the new apartment building strongly relates to nearby historic precedents and reduces the bulk of the building on Hackett Avenue. The form creates an inviting entry courtyard off Hackett which joins several existing enclosed courtyards on the block (like the St. Mark's courtyard). The rear of the building also features a court recess that reduces the bulk along the rear property line. The roof of the new building follows the direction established by most nearby historic housing and uses a flat roof with a slight brick parapet. On Hackett, the masonry of the four corner balconies are cut away to become open terraces, giving the appearance of a reduced top floor footprint.

### 4. Materials

The building materials, which are visible from the public right-of-way and in proximity to the district, should be consistent with the colors, textures, proportions and combinations of cladding materials used on the individual buildings. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.

The 4 existing buildings directly across Hackett Avenue are clad in a similar rust/rose color brick masonry with horizontal limestone belt courses on the street facades. Bases and top floors of these buildings feature variations of pulled-out or pushed-in brick patterns. Mid-block facades and light courts are clad in a lighter, lesser masonry to reflect light down into narrower mid-block spaces. The new apartment building follows the architectural language of these historic buildings, using a similar color and range clay brick for the street and street-facing courtyard, switching to a light grey brick masonry for facades internal to the block. Recessed brick courses on the base of the building and a diagonal pattern of pulled-out bricks on the top articulate the new building Without slavishly copying the historic structures. For all new brick masonry on the street and street facing courtyard, bricks are 2 1/4" tall just like all nearby historic bricks, but the length of the new bricks are 15 5/8" long to subtly suggest the contemporary origin of the new building.