

BUILDING DETAILS

vestibules exterior to the facade



Historic building vestibule, distinct form but within property line

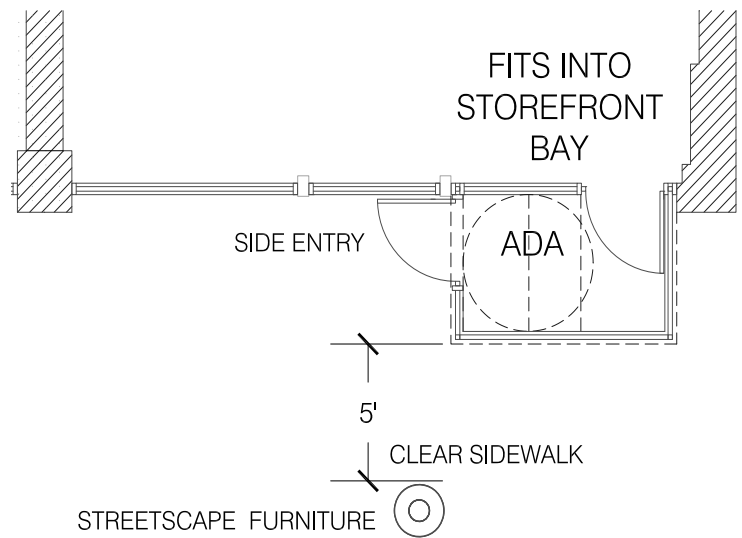
Design Guideline: Vestibules exterior to the building's façade are discouraged on buildings classified as Pivotal by the Historic District designation, (see page 6). Proposals for this type of Alteration will be closely reviewed by the Architectural Review Board. A Special Privilege Permit from the City may also be required,

Background: It is a common architectural design response typical in most building types that vestibules are integrated within a building's ground floor plan. It is unconventional for them to be outside of the façade and built into the public right of way.

References: Any proposal for vestibules exterior to the building facade should first review several current guidelines.

Design Principle for Additions:

Attempting to replicated an existing historical facade when creating a new addition often devalues the quality of the original building.



Exterior vestibule diagram

Design Guideline: Approved vestibules exterior to the building façade shall be well designed additions distinct from but respectful of the building's existing façade. The vestibules footprint should be no larger than what's required to meet ADA access requirements and shall fit within an existing bay of the building. Maintain a minimum clear sidewalk path of 5 feet between the vestibule and any streetscape elements.

As an entrance transition space the guidelines for Canopies, Marquees and Awnings under Building Detail should be reviewed. Also, Surface Treatment and Finishes, Ornamentation and Trim, Painting and Color under Building Materials could apply. Since exterior vestibules are additions guidelines under Renovations and Additions provide important considerations as noted in the Design Principle.

exterior vestibule types



Permanent Vestibule

Design Guideline: For Permanent Vestibules transparency and simplicity should prevail to minimize the impact of covering over or competing with historic façade elements or details.

Discussion: Vestibules should have their own architectural character distinct from but compatible with the building's façade.

Two types of vestibules are possible, a permanent vestibule or a temporary seasonal vestibule but a successful approach will require careful detailing.



Seasonal Vestibule

Design Guideline: Seasonal Vestibules may be considered if aesthetically appropriate. An awning roof that remains in all seasons may be possible. Transparent side walls are preferred and must be replaced if hazed / scratched. Temporary doors may be the most difficult element to successfully integrate. Standard screen doors are not acceptable. Doors should be simply framed and detailed. All wall and door components shall be removed between March 15th and November 15th.