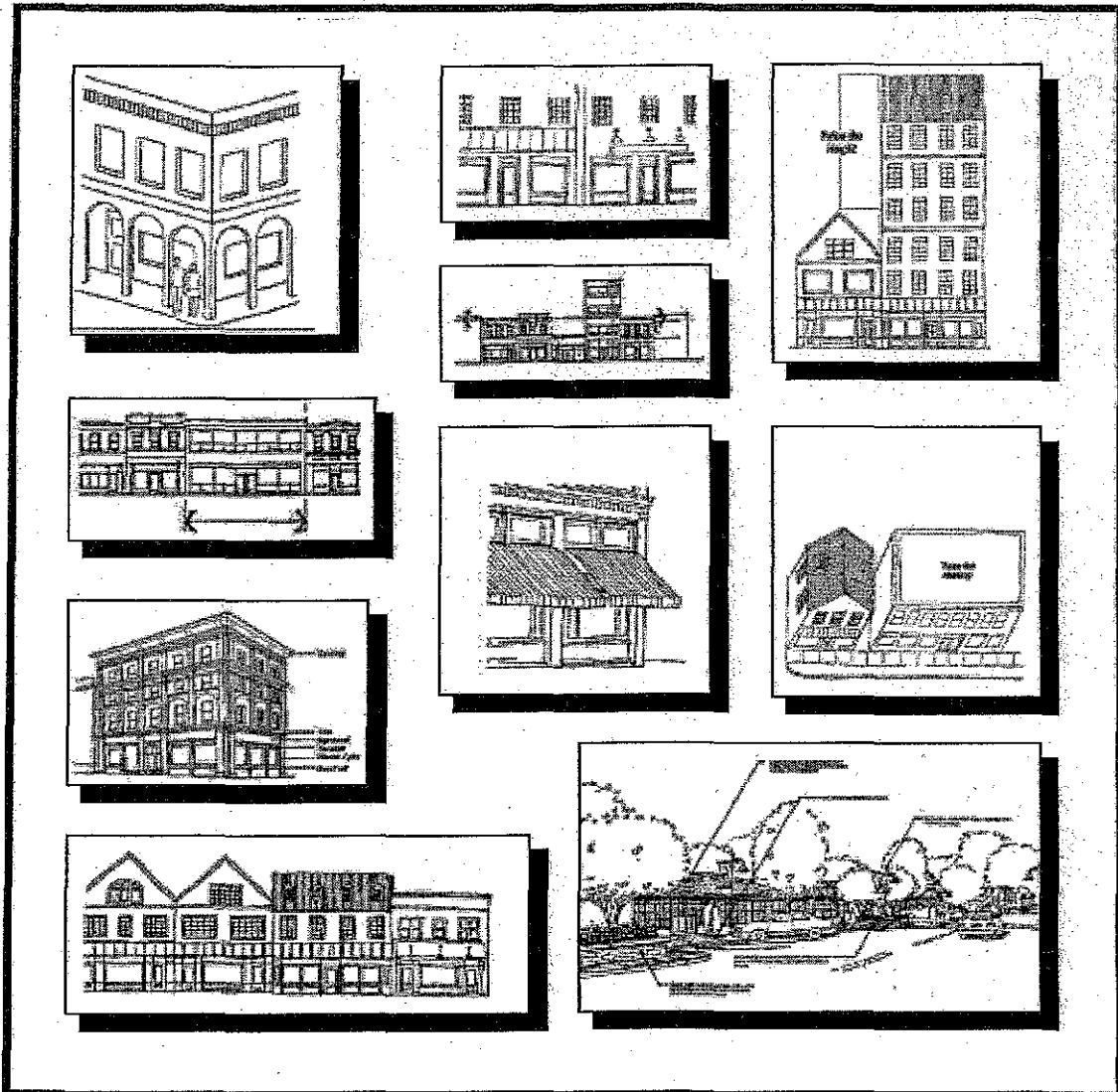
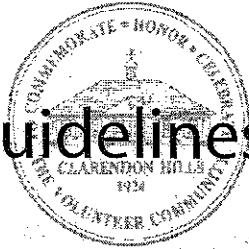


# Downtown Design Review Guidelines

Village of Clarendon Hills, Illinois



March 2001

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## PURPOSE AND INTENT

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The Clarendon Hills Downtown Design Review Guidelines are intended to promote the vitality and economic health of the downtown by maintaining and enhancing its physical appearance. Design guidelines are an important means of building the economic prosperity of the downtown. Since, like most other suburban communities, the downtown is no longer the sole center for the Village's retailing and service needs, it must be able to compete with other areas in the Village and surrounding communities that also offer such services. This can be most effectively done by conserving and creating a high quality environment, with an inviting image, that has its own unique sense of place.

Design review is a process intended to ensure that new development, redevelopment, and remodeling enhances the visual quality and identity of downtown Clarendon Hills. It establishes architectural principles and design standards for new construction that respects the traditions of the past, avoiding adherence to a rigid style, and promotes sensitive rehabilitation of older buildings. The goal is to build an attractive, recognizable downtown district with an appealing atmosphere that reflects harmony and continuity in building design and streetscape improvements. The objective is to create a downtown that is pedestrian-friendly, fosters civic pride and ownership, promotes a sense of place specific to Clarendon Hills, and offers a feeling of security. Good design increases property values when these goals are achieved.

The concept of development review is not new in Clarendon Hills. Existing building and zoning codes regulate the use of property and set standards for building height, setback, and parking. Design review, however, works to ensure that new construction, and changes to existing buildings in the downtown, are compatible with the character of the community.

Through design review, citizens can work together with builders, developers, and property owners to protect identified community values

through attention to simple design principles. In order to identify such community values, a Image Preference Survey was employed allowing members of the Clarendon Hills community, to jointly determine the characteristics of developments that they found most acceptable. The graphics and images used in both the Image Preference Survey and this document were collectively gathered by members of the community, the Economic Development Committee, the Village Board, Zoning Board of Appeals / Plan Commission, Chamber of Commerce Members, Beautification Committee, and the Consultant. Participants were given cameras and asked to take photographs of downtown design elements and features, either within or outside of Clarendon Hills, that they liked or disliked. The resultant photographs were then given to the Consultant who arranged them into a series of slides depicting different types of building design and related environments, both within and outside of Clarendon Hills. These images were then shown to the group, who then rated them individually on a sliding scale of "Strongly Dislike" to "Strongly Like." Ratings were totaled to determine which types of development were most acceptable and unacceptable to all participants.

The guidelines that follow reflect the design elements and downtown development characteristics that citizens of Clarendon Hills have determined to reflect the physical quality that should be encouraged and discouraged.



## **DESIGN REVIEW GUIDELINES**

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The Design Review Guidelines described herein are intended as tools for communicating the design intent for future development and evaluating proposals. The overall goal is to ensure quality development that employs sound planning design principles.

The purpose of such guidelines is not to dictate a specific development plan for the properties located in downtown Clarendon Hills, but rather establish a set of standards and identify elements of building design that should be encouraged in the downtown.

The guidelines promote a unique district by encouraging sensitive modifications to existing buildings and compatible design of new construction that enhances the context of downtown. Changes to buildings that are considered architecturally and/or historically significant should emphasize original design features which are integrated and enhanced in any restoration, remodel or rehabilitation work. Modifications to all other existing structures should address the same design criteria listed in this document for new construction which are intended to promote harmony and continuity throughout the downtown.

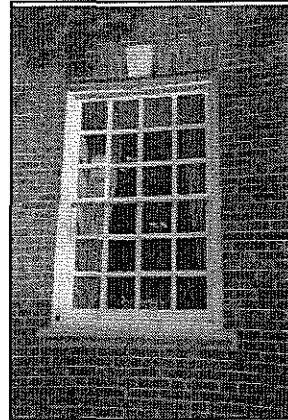
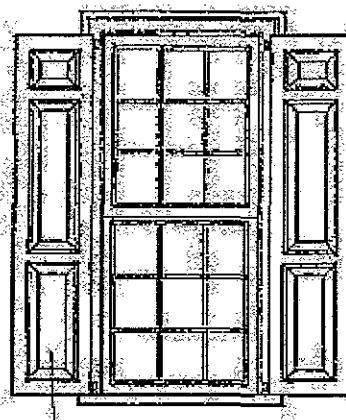
The successful implementation of these guidelines will reinforce the downtown's unique image as a distinct and inviting place to live, work, shop, and gather, which offers a unique appeal not found in other commercial areas of the Village.

The Downtown Design Review Guidelines are arranged to address the following:

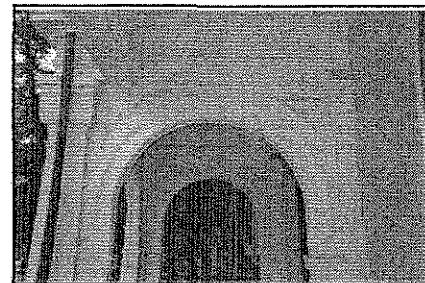
- Architectural Style and Details
- Elements of Building Design
- Project Relationship to the Site
- In-Fill Development
- New Developments
- Renovation Projects
- Signage
- Lighting
- Awning/Canopies
- Color Palette
- Open Space and Landscaping
- Access and Circulation

#### ARCHITECTURAL STYLE AND DETAILS:

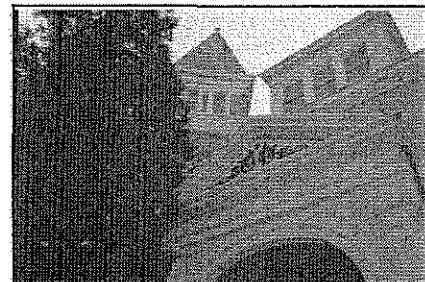
- Downtown Clarendon Hills has had numerous projects completed that have been contributing to the overall style and character of the downtown. The quality of construction in such buildings as the Village Hall, the Clarendon Hills Bank, the Starbucks/State Farm building, and the Gammonley Project have had a positive influence on the image of the downtown, evoking high marks in the Image Preference Survey. Recognizing that there is no one defining style of architecture in the downtown, such projects should serve as a basis for new standards of design elements to be continued as the downtown further develops.
- Results from the Image Preference Survey indicate a preference for the architectural styles from the 18<sup>th</sup> and 19<sup>th</sup> Century, primarily the Colonial Style. Defining elements viewed as favorable include gabled roofs (often with dormers), the symmetrical placement of windows and doors, details such as columns, cornices, raised panel shutters, simple rectangular shapes, and articulated entrances decorated with sidelights, transoms, columns, and pediments. Such elements are appropriate for and should be encouraged in all downtown development projects in Clarendon Hills.



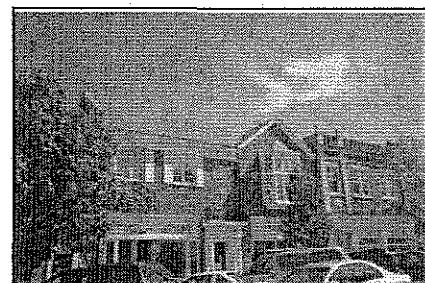
Details such as raised panel shutters and window mullions were viewed as favorable in the Image Preference Survey. They also reflect elements of 18<sup>th</sup> and 19<sup>th</sup> Century Architecture that contribute to the character of the downtown.



Archways and classical detailing were design features viewed as desirable for the downtown.



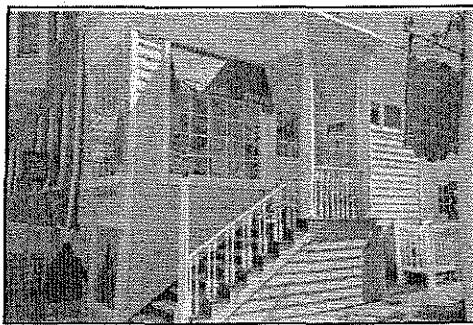
Arched entries with columns and pediments over the door were viewed as favorable design elements.



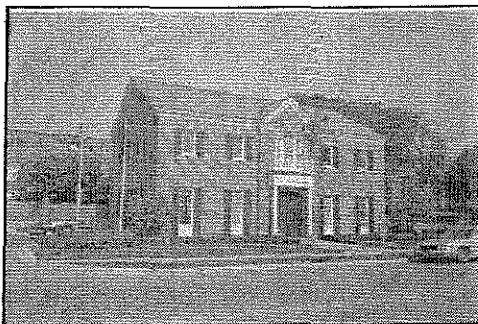
Gabled roofs, cornice lines, and framed doors and display windows were rated as desirable downtown elements.



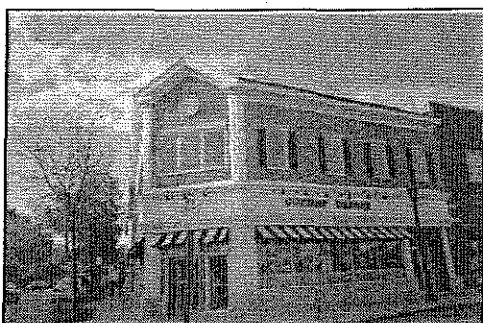
New development should maintain traditional designs. The incorporation of such elements as cornices, transoms, bulkheads, and window head moldings is appropriate.



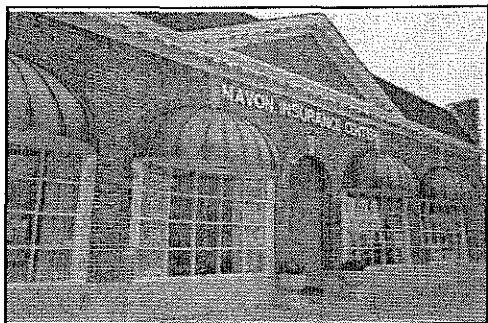
Example exhibiting colonial design elements viewed as favorable in the Image Preference Survey.



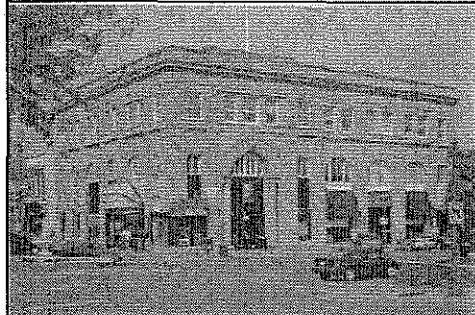
Appropriate example exhibiting such details as window shutters, a columned entryway and symmetrically placed windows.



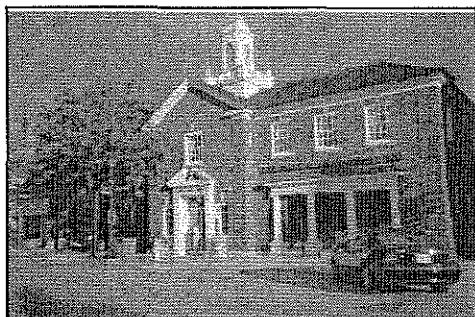
Elements such as lintels, columns, awnings, along with the material separation of stories are appropriate for the downtown.



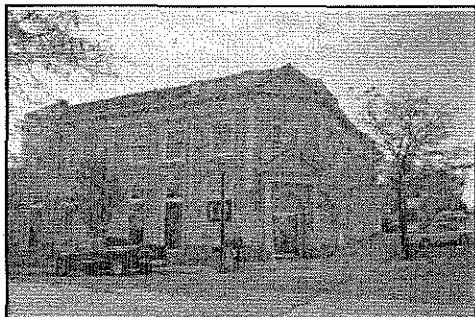
Recessed, arched entries, large display windows, and arched, interior lit canopies are elements viewed as favorable in the survey.



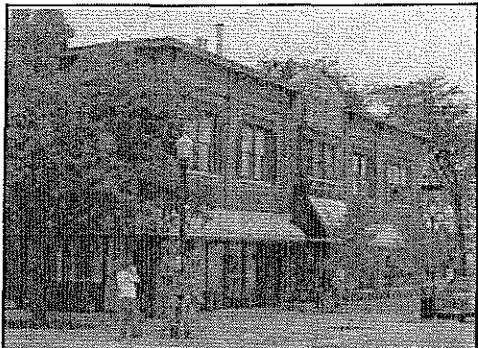
Additional example of architectural style and details viewed as favorable in the Image Preference Survey.



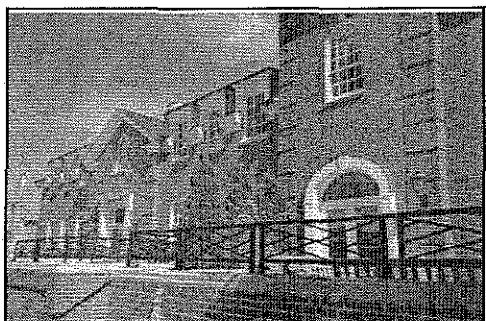
18<sup>th</sup> and 19<sup>th</sup> Century styles include the incorporation of such elements as mullions, carved pediments, columns, a gabled roof, and rectangular windows.



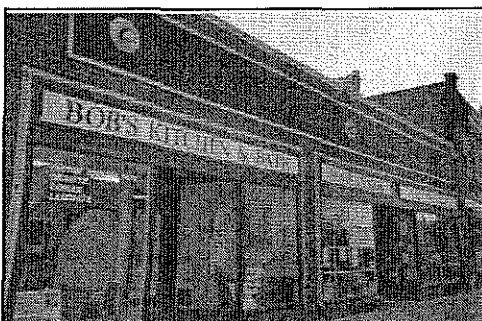
Features noted as favorable include symmetrical window arrangements, dentils, and pronounced doors with pediments.



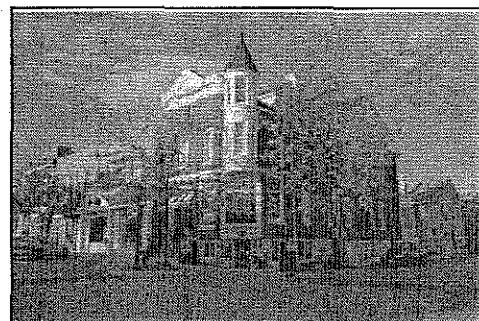
Additional example incorporating shutters, lintels, and a strong cornice line. The use of vertical elements to minimize the mass should also be noted.



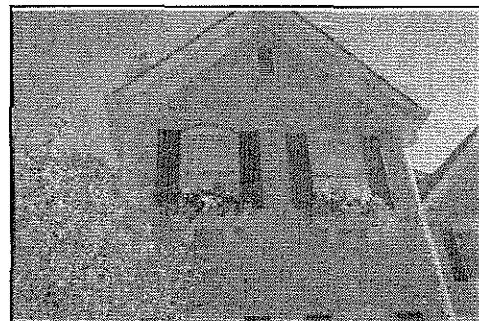
Appropriate example of new construction incorporating traditional design elements and simple, symmetrical forms.



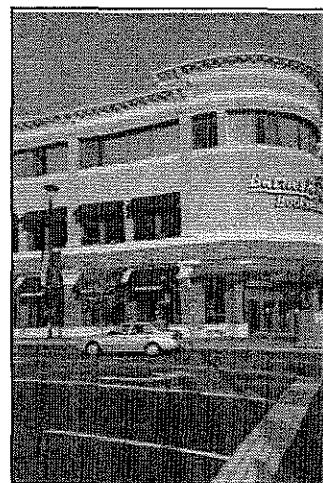
Existing example exhibiting traditional designs such as a recessed entrance, single-light door, display windows, and decorative bulkhead.



Pronounced corner details such as towers and corner entrances are appropriate style elements for the downtown.



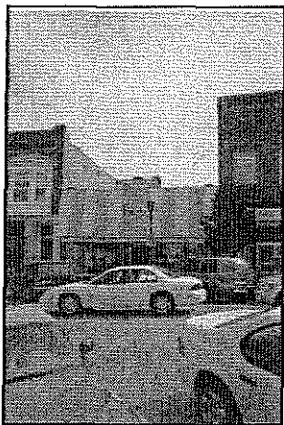
The incorporation of planter boxes under upper story windows were viewed as favorable compliments desired styles in the downtown.



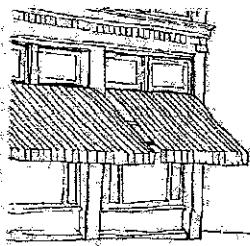
New construction viewed as favorable incorporating horizontal banding, dentils, awnings, brick pier columns, and recessed corner entry.

#### ELEMENTS OF BUILDING DESIGN:

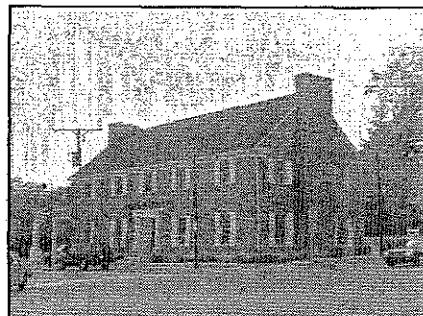
- Downtown Clarendon Hills has no one defining style of architecture. Style should not be restricted. However, each development project should be evaluated based upon the quality of design and its relationship to the surrounding area.
- For any development effort, materials that are similar in texture to those established in the downtown should be used. The use of brick and stone as primary materials is strongly encouraged.
- The choice of materials should relate in character with other properties. They should be of durable quality, suitable for the building type, and architecturally harmonious with adjoining structures.
- The scale, proportions, massing, articulation and design features of the structure should enhance the pedestrian experience, emphasizing the human scale.
- Awnings are encouraged as a means to provide shelter from the weather and to create a sense of human scale. Buildings should be designed to create street level interest and pedestrian comfort.
- Entrances, porches, balconies, decks, and seating should be located to promote pedestrian use of the street edge by providing weather protection, security, and safety.
- Windows, doors, eaves, and parapets should be proportional and relate to one another. Colors should be harmonious with the structure and adjoining structures.



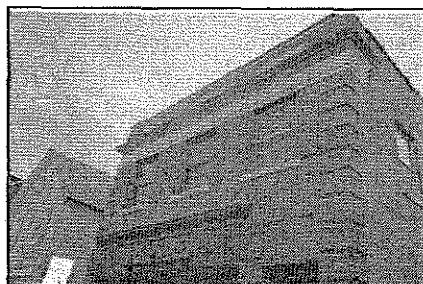
Poor massing and improper design features break the continuity of the streetscape.



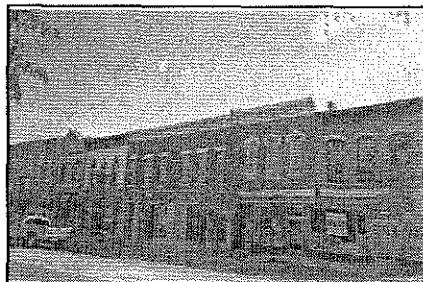
Commercial buildings with awnings help to create a sense of human scale.



Example of materials and architectural elements viewed as favorable. This should be encouraged in the downtown.



Use of brick and stone as primary materials should be encouraged in the downtown.

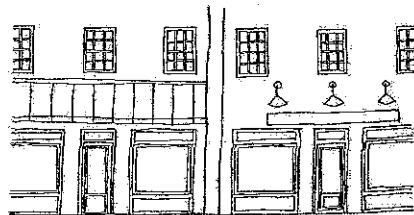


Articulated roof-lines, aligned window heights, and reinforced horizontal lines. This should be encouraged.

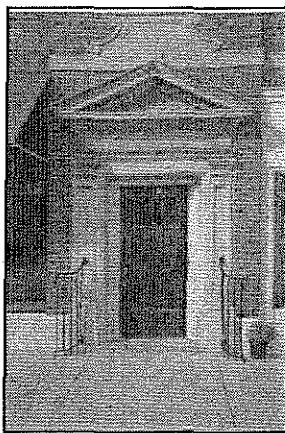


A building should incorporate architectural styles and design features, building materials, and colors complementary to those used in surrounding buildings. Buildings should maintain base courses, maintain cornice lines in buildings of the same height, and extend horizontal lines of windows.

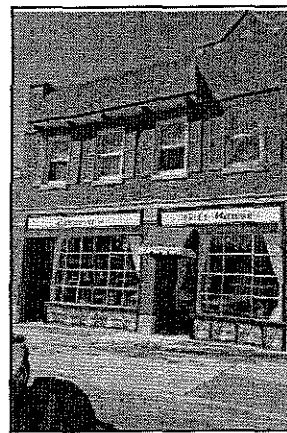
- Window patterns should be compatible with those in adjoining buildings.
- Entries should be articulated and should contribute to the volume, mass, proportion, and texture of the building.
- Long, uninterrupted wall or roof planes should be avoided and signs, lighting, utilities and services should be integrated with the building design.
- Monotony should be avoided in design. The roof line at the top of the structure should incorporate offsets and jogs to reduce the monotony of an uninterrupted roof plane.
- Mechanical equipment or other utility hardware should be screened from public view.
- Commercial building facades should provide appropriate proportions of transparent glass in the entry street facing wall to promote visibility between the street and building interiors.



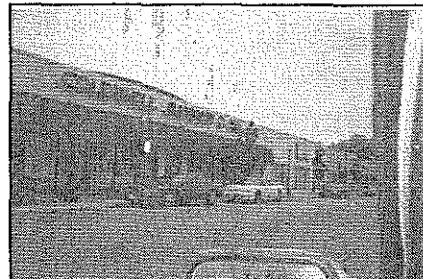
First floor commercial with a minimum 50% display window provides views into the interior of buildings. Such instances are appropriate for the downtown.



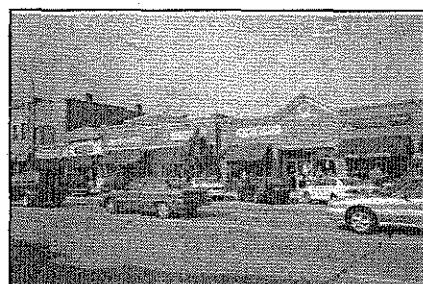
Articulated and detailed entry ways were viewed as desirable for downtown developments.



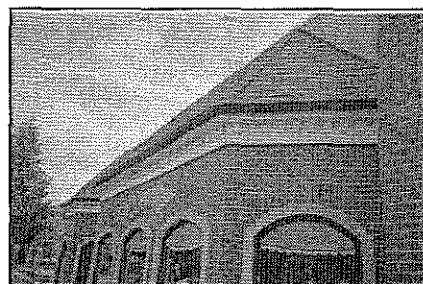
Example exhibiting good proportions and relationships between architectural elements.



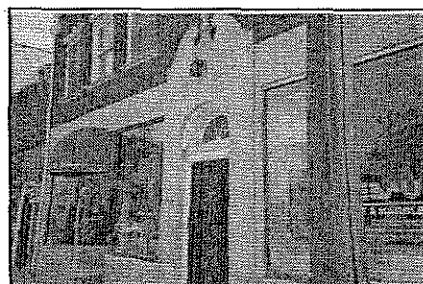
Monotony in design should be avoided in neighboring buildings.



The incorporation of offsets and jogs at the roof line adds interest and should be encouraged in the downtown.



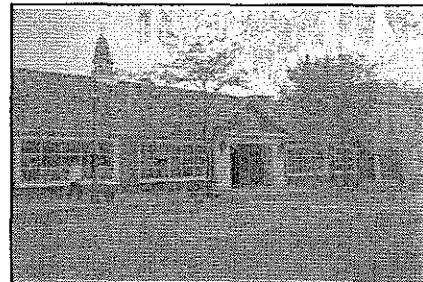
Comice and window details are encouraged in the downtown.



Example exhibiting desirable relationship between entry and window treatment details.

#### **PROJECT AND RELATIONSHIP TO THE SITE:**

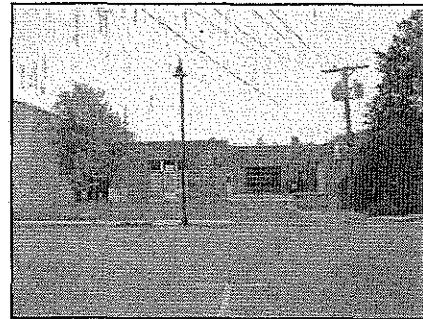
- All projects within downtown Clarendon Hills should be planned for safe pedestrian movement, and should provide adequate planting and parking, accomplishing a desirable transition with the streetscape.
- All downtown projects should be oriented towards the primary street on which it is sited.
- All parking areas should be screened from the public view by either the use of landscaping, berms, wall extensions, or a combination thereof.
- The height and scale of all projects should be compatible with the site location and that of the adjoining buildings.
- When feasible, all utilities should be located underground.



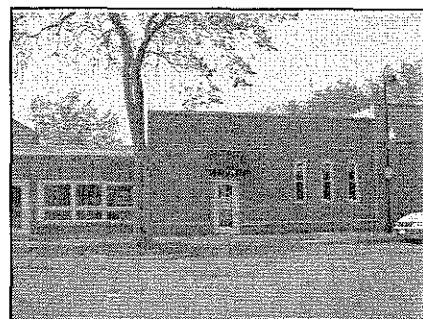
Example exhibiting good site relation and transition to streetscape.

#### **IN-FILL DEVELOPMENT:**

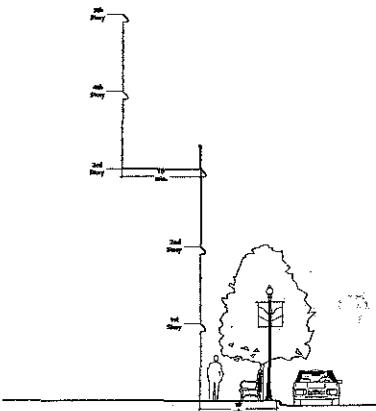
- In-fill development along the downtown street facade should maintain and reinforce the line of the storefront at the sidewalk edge, maintaining the existing height-to-width proportion of the street. A 2-to-1 width-to-height proportion is appropriate for downtown Clarendon Hills.
- Most commercial buildings in the downtown area are flush with the sidewalk and setbacks for open space in front of a new buildings are not appropriate. The existing building setback should be maintained in order to maintain the continuity of and building relationship in the downtown.
- Existing building or lot widths should be maintained and should be consistent with adjoining buildings. Proposed buildings that do not conform to this standard should implement designs that reflect the presence of this rhythm of width and incorporate a division of the facade into smaller segments.
- Buildings should continue the established horizontal lines on the facades on the block, and the general alignment of building heights should be reinforced.
- The window heights of the new project should be aligned with other window heights along the street facade.
- Whenever possible, parking facilities should be located behind buildings.



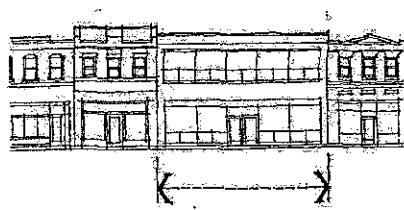
Building to site relation is poor. Building is setback off the street and parking is exposed.



Example in which horizontal lines have not been reinforced. This should be avoided.



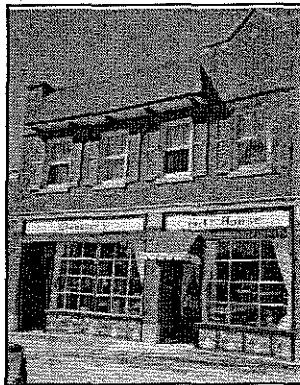
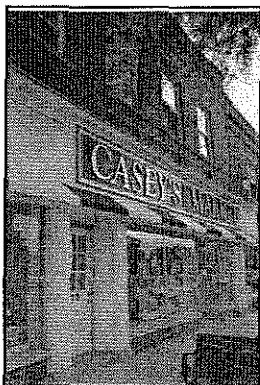
The typical width dimension from building face to building face in downtown Clarendon Hills is approximately 70 feet. A 2-to-1 width-to-height proportion would permit a structure of 35 feet. Any increase in height beyond 35 feet should be setback, at a minimum, the width of the adjacent sidewalk.



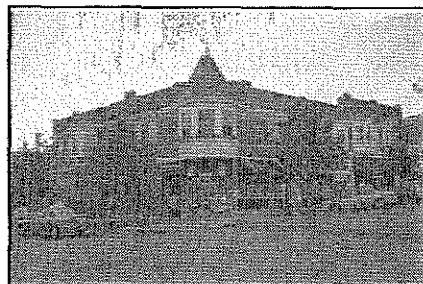
Example of inappropriate building width. Existing building widths should be consistent with adjoining buildings.

### **NEW DEVELOPMENTS:**

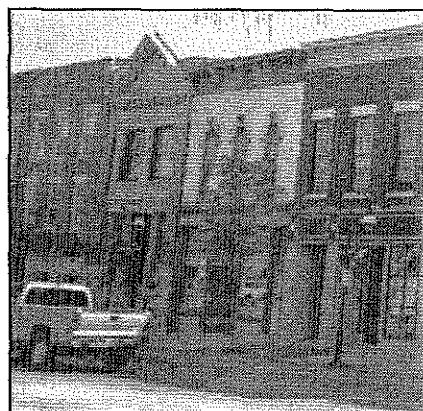
- Results from the Image Preference Survey indicate that the preferred building style is two stories, consistent with the existing overall size, height, and scale of surrounding buildings. The appropriate building height for new developments within the downtown is 2 to 3 stories. One story buildings may be considered if they reflect the design elements found in more traditional buildings.
- The width-to-height proportion of the street is important in creating the appropriate scale and proportion of the street. As with in-fill development, new development should maintain the setbacks of adjacent existing buildings.
- New commercial construction should be of similar width and scale and have similar proportions as adjacent buildings.
- New commercial construction should have vertical divisions to maintain the traditional building widths. This is especially important for large buildings that extend across several lots.
- Traditional separation between storefronts and upper facades should be maintained. Such separation should be in alignment with adjacent buildings.
- Where feasible, new construction should fill the lot area to form a continuous street facade, and should be oriented towards the primary street on which it is sited.
- When located on corner lots in the commercial district, developments should build to the corner property lines to reinforce the integrity of the corner. Furthermore, parking should be located behind the building and be accessible from an adjacent street. The parking should be hidden from view of the adjacent neighbors.
- Buildings located on corner lots should integrate design features that create focal points at intersections such as angled corners and towers.



Appropriate examples of buildings exhibiting traditional separation between storefront and upper facade.



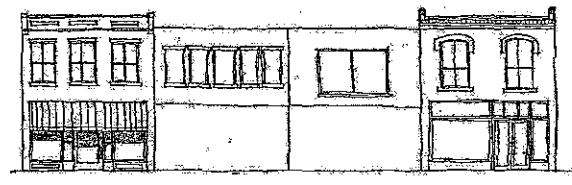
Good example of corner building creating a focal point.



Example of adjacent buildings exhibiting similar width and scale.



Large buildings of new construction should have vertical divisions consistent with building widths along the block



New construction should maintain traditional window location and alignment.

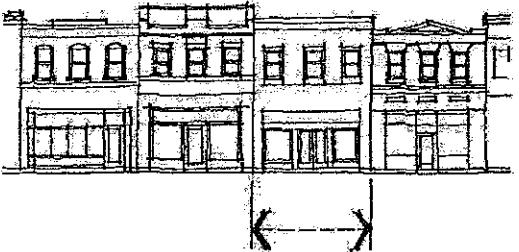
### **RENOVATION PROJECTS:**

- When the renovation of a historic structure occurs, efforts should be made to maintain the original historic or unique architectural features of the historic structure undergoing renovation.
- Any replacement of the architectural elements should reflect the existing historic or unique architectural features of the existing historic structure.
- The size and proportion of existing window and door openings contribute to the rhythm of the facade and the streetscape. When restoring, rehabbing, or remodeling an existing historic building, efforts should be made to maintain the original opening size, proportion, and profile.
- All proposed work should be appropriate and related to the existing style of the historic structure.
- With all proposed renovation projects, any proposed additions should be to scale with the existing structure, further relating to the existing style of the structure through continuation of the existing architectural elements and details.
- False facades or applied moldings help to break up the monotony resulting from neighboring buildings that have similar facade heights and details.
- When the renovation of a non-historic structure occurs, the aforementioned details under Architectural Styles and Details and Elements of Building Designs additionally apply.

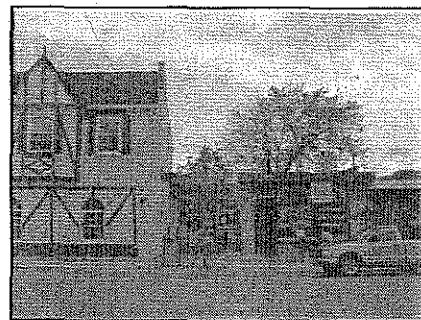
#### *Inappropriate:*



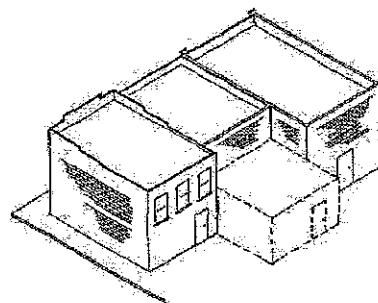
#### *Appropriate:*



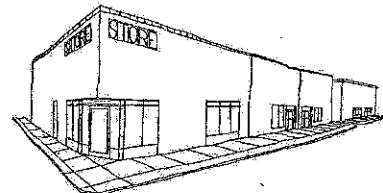
When restoring, rehabbing, or remodeling an existing building, the size and proportion of existing window and door openings should be maintained.



Example in which adjoining developments do not relate in scale, height, massing, or style. This should be avoided.

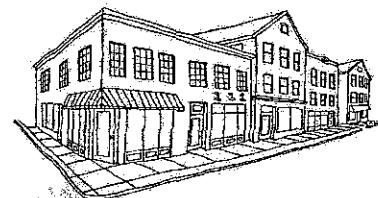


Additions to commercial buildings are acceptable as long as they are located at the rear of the building or along a side not readily visible from the street. Rooftop additions are acceptable as part of a unified redevelopment of a building.



Building with long, monotonous walls should be avoided

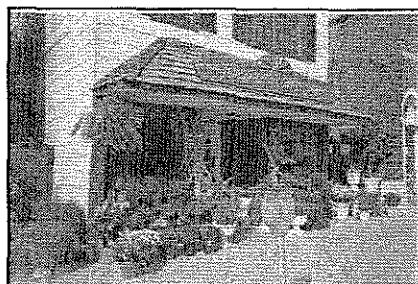
Monotonous walls can be broken up with windows, doors, display cases, architectural detailing, and variation in the height of buildings. A consistent building line should be maintained at the setback along the street.



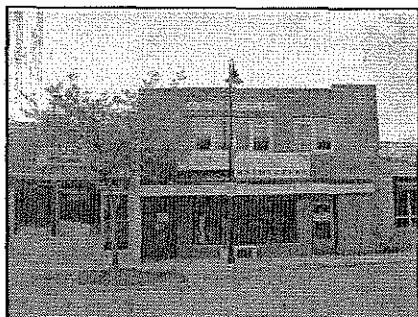
Buildings that avoid long, monotonous walls should be encouraged

#### **SIGNAGE:**

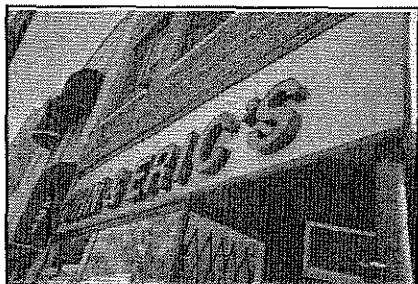
- The signs located in downtown Clarendon Hills tend to vary in size, vertical location, typeface, and color scheme.
- Horizontal wall signs are prevalent in the downtown and should be further continued in any new development. The typical mounting location for such signs is above the window and below the roof, or above the window and below the floor line of the next story.
- Signs should be of scale and proportion in design and form a visual relationship to the building and surroundings. They should not be applied to the wall or windows of the building in such a way as to interfere with architectural details nor disrupt the rhythm of the windows and fenestration.
- Each sign should be compatible with signs on adjoining premises and should not compete for attention.
- All signs should be designed as an architectural element of the structure. The color, materials and lighting should be restrained and harmonious with the building.
- Signs viewed most favorable by the image survey were those consisting of a simple design and short message, mainly the business name.
- The messages should be clearly conveyed, so avoid use of complex type faces. Graphic elements should be held to the minimum needed to convey the sign's major message.
- There was a general dislike for windows incorporating temporary signs. Such use should be limited to special conditions and when used should not appear cluttered.
- Signs of any nature should not be allowed on roofs and should not project from the street wall. They should not cover windows, roof shapes, or dominate trim.



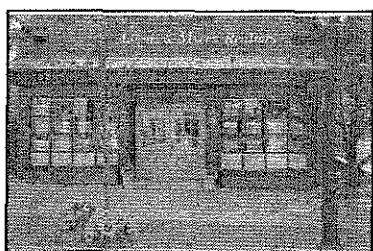
Simple, legible signs were viewed as favorable for the downtown. They should be encouraged.



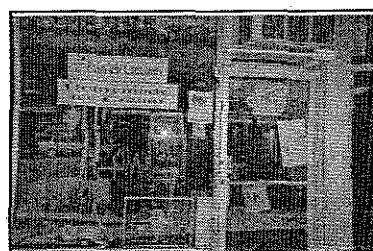
Multiple signs that are not compatible and that do not relate in scale should be avoided.



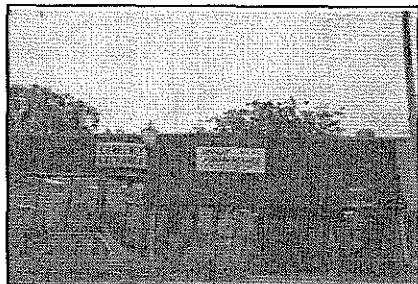
Signs that are dominating and that do not relate in scale to other structural features should be avoided.



Example exhibiting the desirable mounting location for signs on structures located in the downtown.



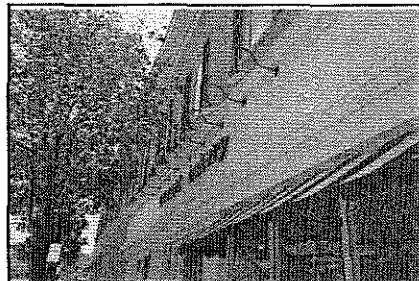
Cluttered, temporary signs should be avoided and limited to special conditions.



Adjoining incompatible signs and signs that compete for attention should be avoided.

#### **LIGHTING:**

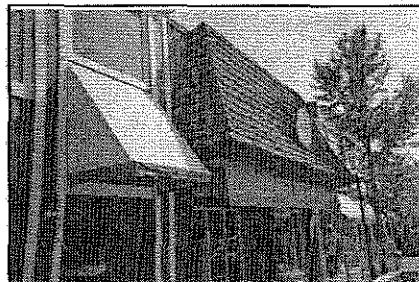
- All exterior lighting should be designed as part of the architectural and landscape design concept. Fixture, standards and exposed accessories should be integrated with the building design.
- Adequate provisions should be made to avoid glare of vehicular and stationary lights that would affect the established character of the downtown, and to the extent such lights will be visible across any property line, the Village performance standards for illumination should be met.
- Integral lighting contained within the sign should be avoided. Examples of better approaches for the downtown include the use of flood lights attached on gooseneck fixtures from the top of the roof or top of the sign, wall-wash lights mounted behind opaque sign letters or elements, and up-lights mounted in an open area beneath the sign.



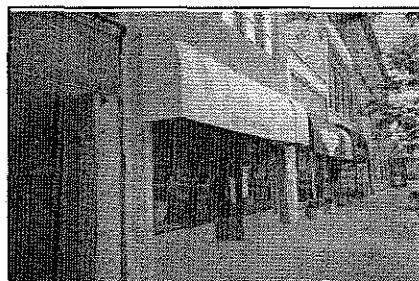
Lighting should be designed as an architectural element and integrated with the building design.

#### **AWNING/CANOPIES:**

- Numerous storefronts located within the downtown have incorporated the use of awnings into their design. Through the image survey, awnings were rated as an attractive element of design that the respondents liked. No preference was given for shed or arched style awnings, however, shed are prevalent in the downtown.
- Shed awnings are appropriate for rectangular openings, while arched are appropriate for arched openings.
- For all development projects that utilize awnings or canopies, they should be integrated into and relate to the scale of the building facade. In pedestrian areas, the appropriate distance between the lowest point of the awning or canopy and the sidewalk is seven feet, and projections of less than four feet are discouraged.
- A consistent pattern should be produced through similar size, horizontal location, shape, and color of awnings and canopies.
- Appropriate awning materials include canvas or canvas like material. The use of vinyl coated fabric, fixed metal, transparent or opaque vinyl, or wood is discouraged.



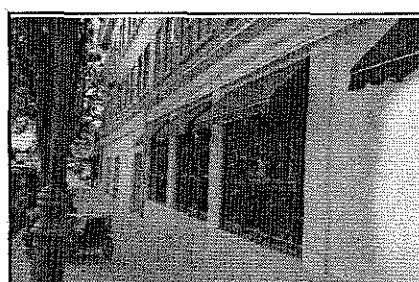
Awnings and canopies that do not relate to the scale of the building facade should be avoided.



Consistency in awning shape, size, horizontal location, and color should be encouraged.



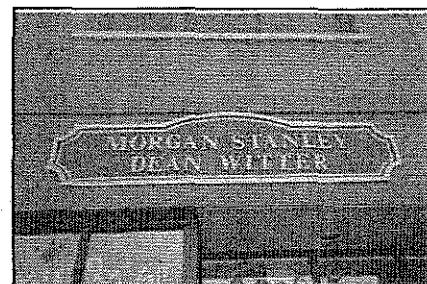
Examples of light features viewed as desirable due to the positive relation with other architectural elements.



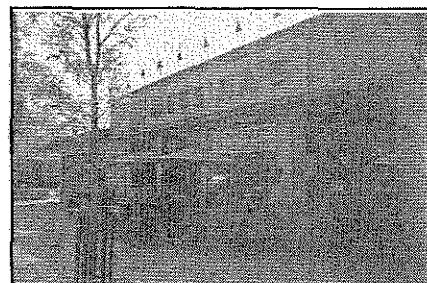
Awnings examples exhibiting good relation to the sidewalk and consistency in design detail.

#### **COLOR PALETTE:**

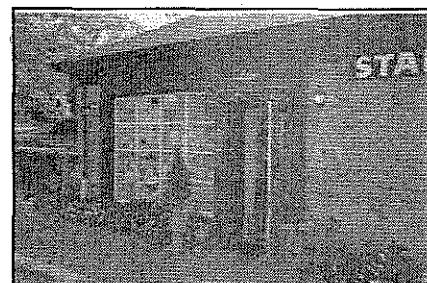
- No one color range dominates downtown Clarendon Hills. Image survey results indicated a high liking for earthtones, including browns, reds, and greys.
- Colors for buildings should reflect the traditional colors in the downtown, or complementary colors that work to define the area.
- For awnings/canopies, the colors should blend with the building facade. Primary colors are not recommended, however, trim accentuated with contrasting colors would be appropriate.
- For signs, a minimum number of colors should be used. Background colors that match the building color (or neutral) were viewed as favorable, with a tendency to favor light graphics on dark background. A high level of contrast between the sign message and background works well for legibility.



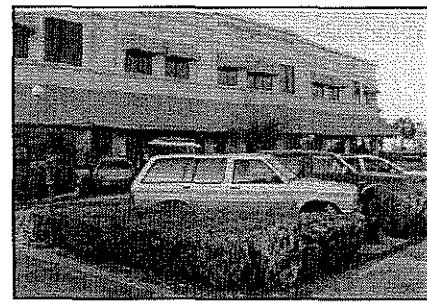
Contrast between the sign message and background colors increases the signs legibility and impact.



Outdoor seating as a streetscape element was viewed as favorable for the downtown.



Example in which landscape elements relate to other facade elements further enhancing the streetscape.



Appropriate example exhibiting landscape buffers between parking facilities and sidewalks.

## **DEFINITIONS**

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*Aesthetic:* Pertaining to art, taste, or beauty.

*Appearance:* The outward aspect visible to the public.

*Appropriate:* Sympathetic, or fitting, to the context of the site and the whole community.

*Appurtenances:* The visible, functional object accessory to and part of buildings.

*Architectural Character:* The composite or aggregate of the characteristics of the structure, form, materials, and function of a building, group of buildings, or other architectural composition.

*Architectural Concept:* The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, which produces the architectural character.

*Architectural Feature:* A prominent or significant part or element of a building, structure, or site.

*Architectural Style:* The characteristic form and detail, as of buildings of a particular historic period.

*Attractive:* Having qualities that arouse interest and pleasure in the observer.

*Awning:* A temporary and movable covering extending from a building to over the sidewalk or entrance; usually made of a fabric-type material.

*Bay:* That compositional and structural subdivision of building which, through repetition, makes up the total design of a building.

*Baluster:* One of a row of short pillars or columns in a balustrade.

*Balustrade:* A handrail or a coping, together with the short pillars of columns (balusters) which support it.

*Berm:* A raised form of earth to provide screening or improve the aesthetic character of the grade.

*Buffer:* A landscaped area or strip intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.

*Bulkhead:* The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. Bulkheads from the 19<sup>th</sup> century are often of wood construction with rectangular raised panels while those of the 20<sup>th</sup> century may be of wood, brick tile, or marble construction. Bulkheads are often referred to as kickplates.

*Canopy:* Permanent awning made out of a solid material; used in the building design.

*Casement:* 1. A window consisting of one or more sashes which swing open on hinges at their vertical edges. 2. A sash used in such a window.

*Clapboard:* Thin long boards, with the bottom edges thicker than the top edges, overlapped horizontally, and used over timber-framed structures to provide a weatherproof exterior wall.

*Coherent:* Easily appreciated visually by reason of consistency and compatibility; i.e., everything obviously belonging together.

*Cohesiveness:* Unity of composition between design elements of a building or a group of buildings and the landscape development.

*Compatibility:* Harmony in the appearance of two or more external design features or elements in the same vicinity.

*Conservation:* The protection and care which prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

*Context:* Aesthetic character or vicinity of an area under review; Surroundings, background for some object.

*Coping:* 1. A protective capping or covering at the top of a masonry wall. 2. A horizontal member which together with the balusters supporting it constitutes a balustrade.

*Corbel:* A bracket of brick or stone built out from a wall.

*Cornice:* Any projecting ornamental molding along the top of a building.

*Cupola:* 1. A dome. 2. A small construction, not necessarily a dome, rising above the roof of a building, which may be purely decorative, but is often used as a means of admitting light and air.

*Decorative Screen:* A wall or fence intended to partially or entirely cut off visibility to the area behind it.

*Dentil Course:* A horizontal row of small projecting rectangular blocks supporting a superimposed molding.

*Design Concepts:* Refers to architectural and site planning and to the analysis of the whole structure in terms of form, proportion, color, material, and textures.

*Eaves:* The lower edge of a sloping roof, projecting beyond the wall.

*Element:* A device used to create an image.

*Exterior Building Component:* An essential and visible part of the exterior of a building.

*External Design Feature:* The architectural style and general arrangement of such portion of a building or structure as is to be open to view from a public street, place, or way, including the kind, color, and texture of the building material of such portion and the type of windows, doors, and lights attached, or ground signs and other fixtures appurtenant to such portion.

*Facade:* The elevation or exterior face of a building.

*Fillet:* 1. A narrow ribbon-like flat band or molding. 2. The flat surface between the flutes of an Ionic column.

*Finial:* An ornament at the top of a spire, pinnacle, gable, post, or other architectural element, to serve as its terminal feature.

*Gable:* The portion of the vertical end wall of a building above the eaves line to the ridge, generally but not necessarily triangular in shape.

*Graphic Element:* A letter, illustration, symbol, figure, insignia or other device employed to express and illustrate a message or part thereof.

*Harmony:* A quality which represents an appropriate and congruent arrangement of parts, as in arrangement of varied architectural and landscape elements.

*Landscape:* Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

*Light Cut-Off Angle:* An angle from vertical extending downward from a luminary which defines the maximum range of incident illumination outward at the ground plane.

*Line:* Refers to the vertical and horizontal alignment of architectural features that occur on individual building facades and on adjacent building fronts.

*Lintel:* A horizontal beam spanning an opening.

*Logic of Design:* Accepted principles and criteria of validity in the solution of the problem of design.

*Massing:* Refers to the relationship of visual volume of one building to its neighbors.

*Mechanical Equipment:* Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

*Miscellaneous Structures:* Structures, other than buildings, visible from the public ways. Examples are: memorials, staging, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers and drive-up facilities.

*Module:* That unit of a design by which all other elements of the design are proportioned. In classical architecture, the half diameter of a column was used as a module.

*Mullion:* A vertical member subdividing a window opening into separate lights.

*Parapet:* A solid wall of handrail height placed at the edge of a roof, balcony, or other similar horizontal surface.

*Pinnacle:* An ornament having the basic form of an obelisk or a slender pyramid and used as a terminal feature to cap a buttress or to accent corners or high points of a roof or tower.

*Plant Materials:* Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

*Portico:* 1. Generally, a colonnade or arcade serving as the entrance to a building. 2. A colonnaded or arcaded walkway, either freestanding or attached to a building.

*Proportion:* Balanced relationship of parts of a building, landscape, structures or buildings to each other and to the whole.

*Renovation:* The interior or exterior remodeling of a structure, other than ordinary repair.

*Rhythm:* The pattern of occurrence of related elements.

*Sash:* 1. A frame into which glass is set. 2. Especially each of the two vertically sliding frames of a sash window.

*Sash Window:* 1. A window consisting of one or more sashes. 2. Especially, a window made up of a pair of sashes, which opens by sliding one or both sashes vertically, to distinguish from a casement.

*Scale:* Proportional relationship of the size of parts to one another and to the human figure.

*Scallop:* An ornament in the form of a scallop shell.

*Scalloping:* A series of ornamental adjoining semicircular forms along an edge.

*Screening:* Structure or planting which conceals from view from public ways the area behind such structure or planting.

*Shrub:* A multi-stemmed woody plant other than a tree.

*Site Break:* A structural or landscape device to interrupt long vistas and create visual interest in a site development.

*Soffit:* The exposed underside of an architectural member.

*Spire:* A slender conical or tapered polygonal structure placed on top of a roof or tower.

*Street Hardware:* Man-made objects other than buildings which are part of the streetscape. Examples are: lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, letter boxes, fire hydrants.

*Streetscape:* The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware and miscellaneous structures.

*Street Wall:* Any wall fronting a street. A street wall line extends outward, from the outermost points of each building's street wall, parallel to the street, until such extensions of said line intersect the side and/or rear property line, encircle the building, or intersect another wall line. (If a building has a rounded front or the building is on an irregular shaped lot, the points of the street wall closest to the side property lines shall be used to determine the street wall line.)

*String Course:* A projecting horizontal band or ornamental molding built into the exterior face of a masonry wall, often indicating the floor level.

*Structure:* Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

*Symmetry:* Having parts similar in shape and measurement identically arranged on opposite sides of a center line (axis).

*Transom:* A horizontal opening (or bar) over a door or window

*Utilitarian Structure:* A structure or enclosure relating to mechanical or electrical services to a building or development.

*Utility Hardware:* Devices such as poles, cross-arms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.

*Utility Service:* Any device, including wire, pipe, and conduit which carries gas, water, electricity, oil, and communications into a building or development.

