



Traditional skills are being relearned and the importance of well-mannered design is being recognised because of a lack of faith in “modern” architecture. Whilst the brilliant designer may continue to rely totally on intuition, many of the rest of us need some kind of prop or check list. It is not a short cut to good design, it is merely a way to define the key issues which every designer must consider when building in historic settings.

R.S. Fell
Conservation Officer
Halifax, Yorkshire



1. GRAIN



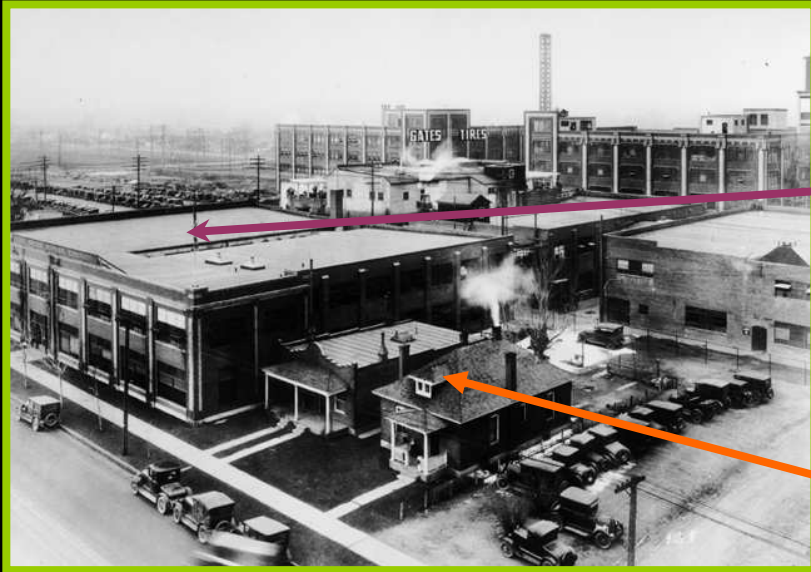


2. Mass/Plot Width

The amount of frontage of a building and how the façade rises above.

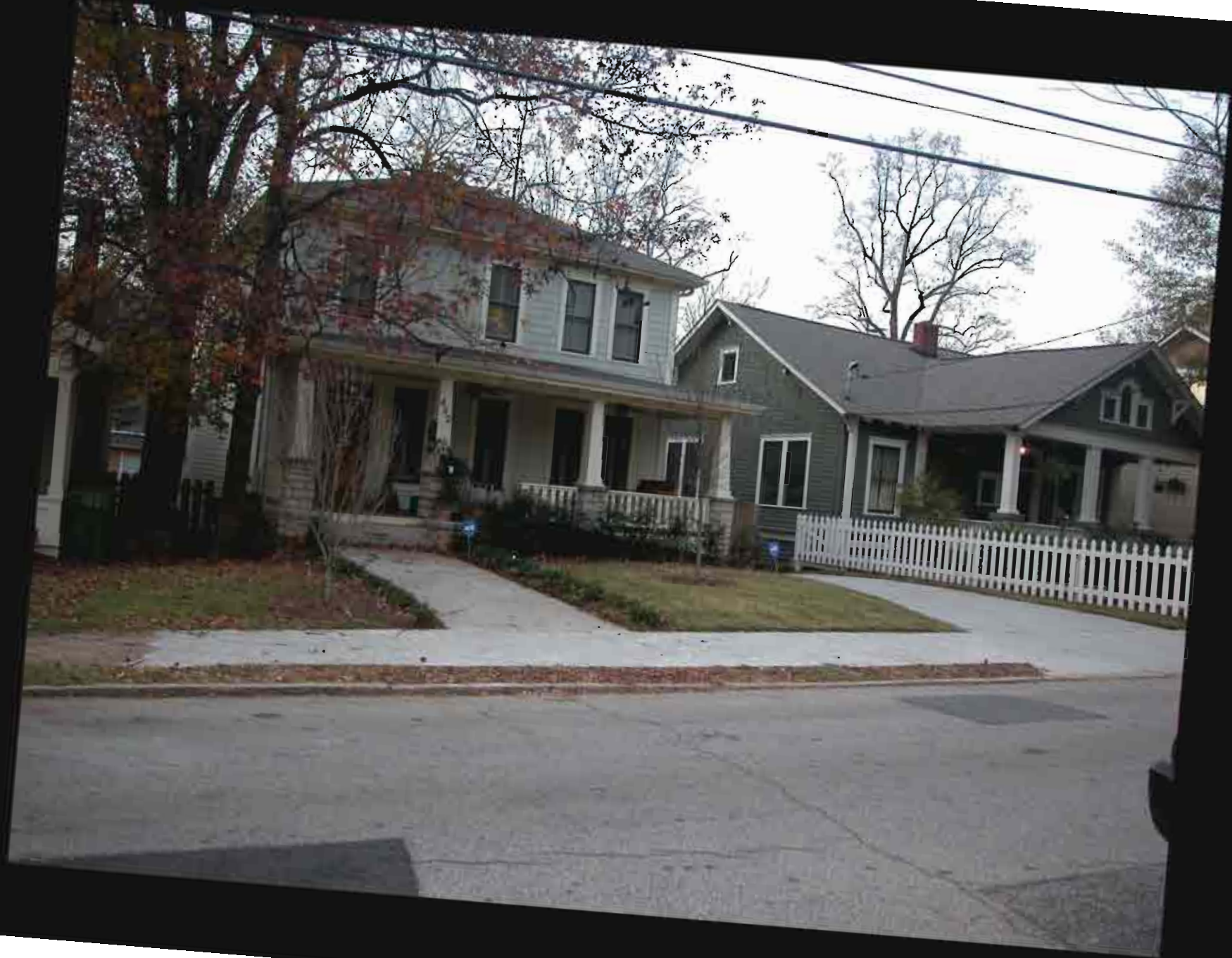


3. Building Line



The relationship of building frontage and its neighbours.



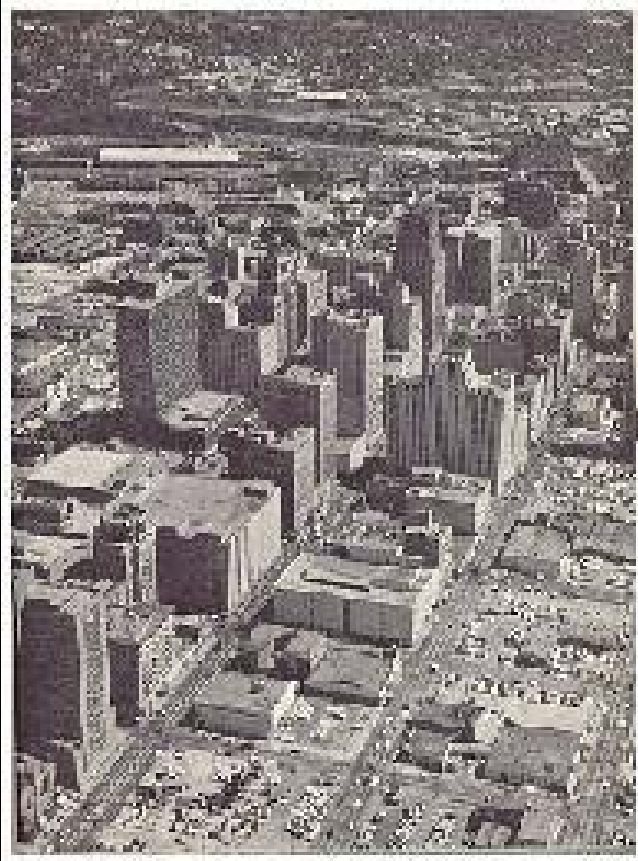


4. Skyline/Silhouette





Florence

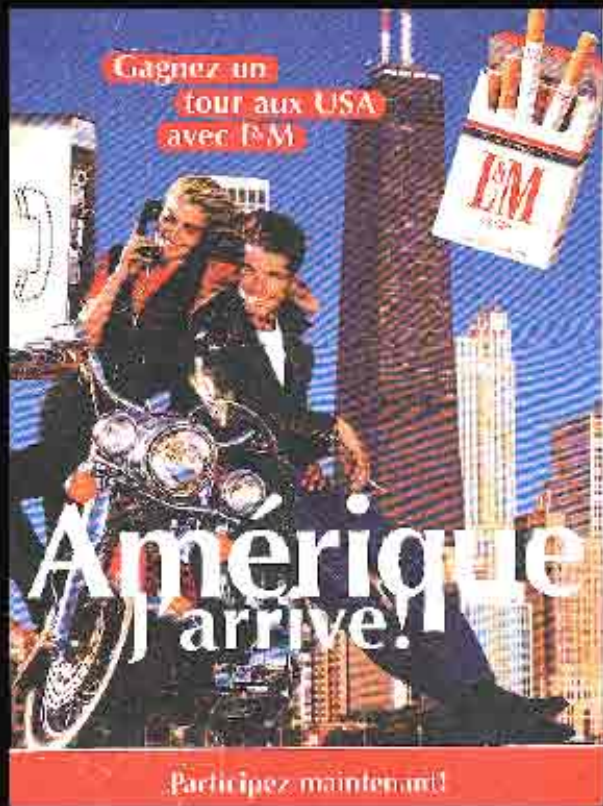


Houston





Gagnez un
tour aux USA
avec B&W



American
I arrive!

Participez maintenant!

This is a promotional advertisement for B&W cigarettes. It features a man and a woman on a motorcycle in front of a city skyline. A pack of B&W cigarettes is shown in the top right corner. The text 'Gagnez un tour aux USA avec B&W' is at the top, 'American I arrive!' is in the middle, and 'Participez maintenant!' is at the bottom.





LAS VEGAS

5. Rhythm

Gotham Classics « Piano Series

I GOT RHYTHM



SPECIAL CD EDITION

RHYTHM

CAROLINE CORR
FAMILY VALUES

FAITHLESS
ANDY TREACEY

TRICKY'S
PERRY MELIUS

THE RHYTHM
SERIES

BEAT THE DRUM
INTERVIEW
PLAY THE TOP CLASSIC
BEAT'S WOODRUFF
SHINE ON SHINE
BEAT THE DRUM
BEAT THE DRUM

RHYTHM 8 11

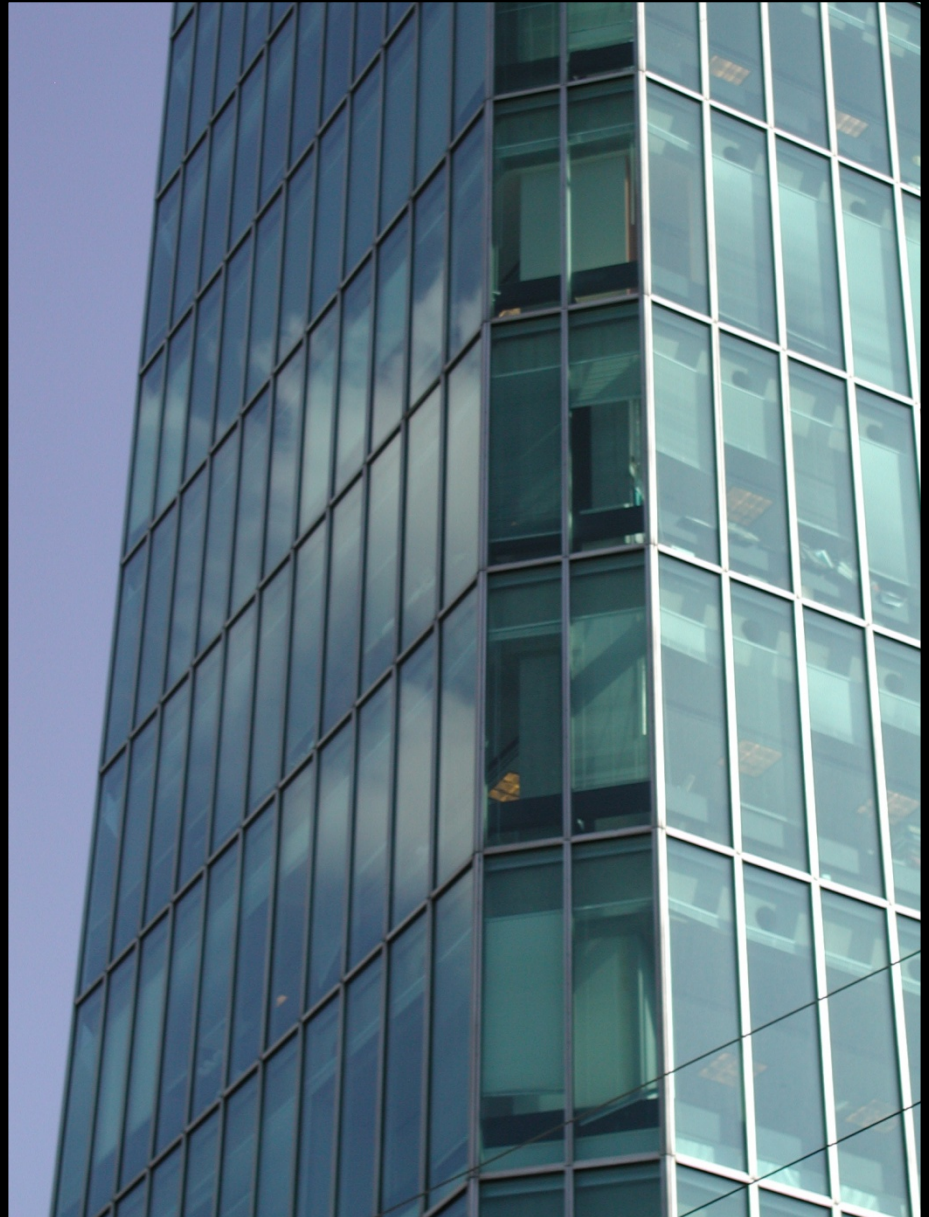


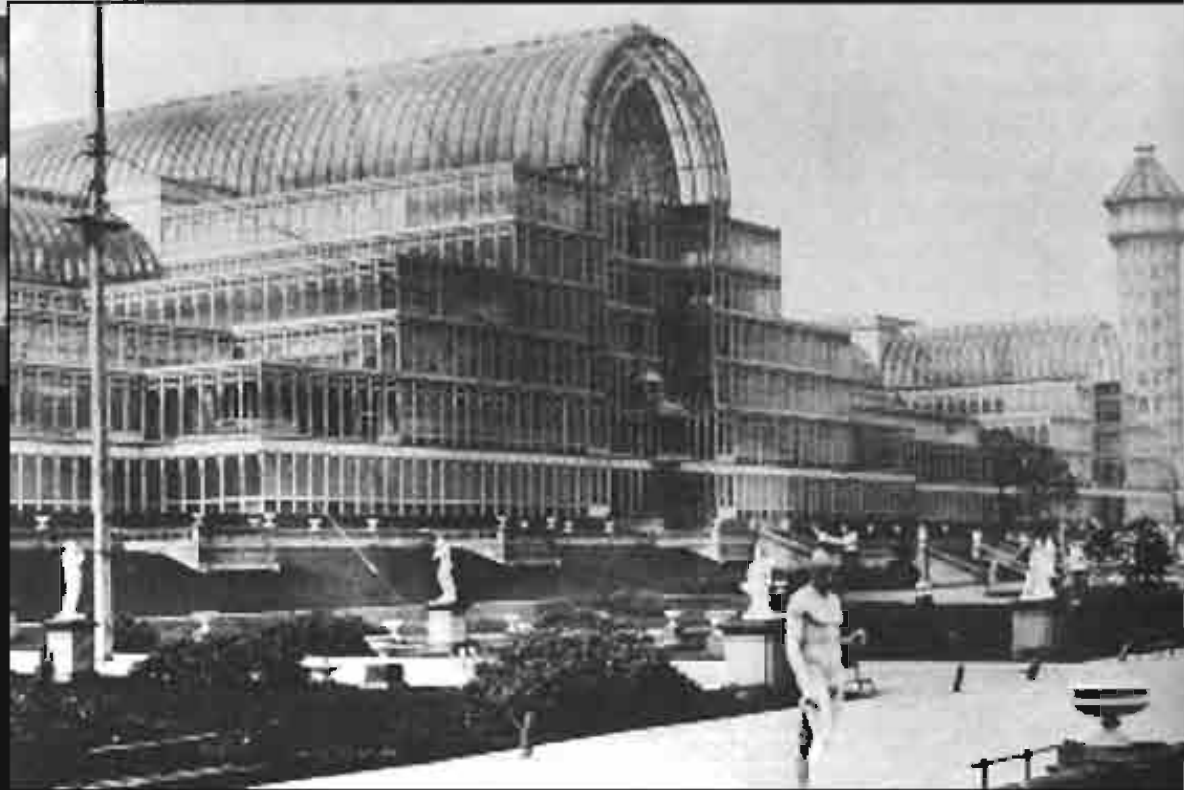
THE WELLINGTON AND DEWITT CLINTON HOTELS. ALBANY, N. Y. 171





7. Texture

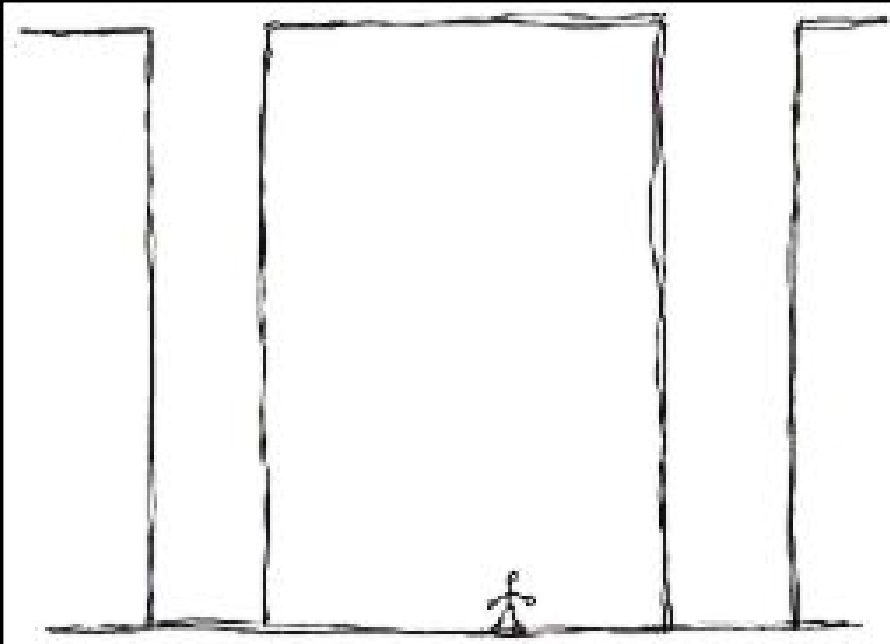




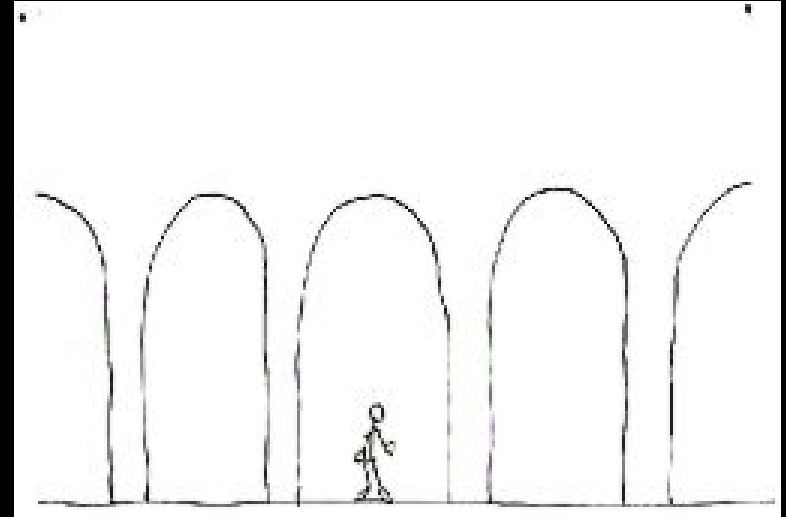


View of the Arts Baking Building, New York City.

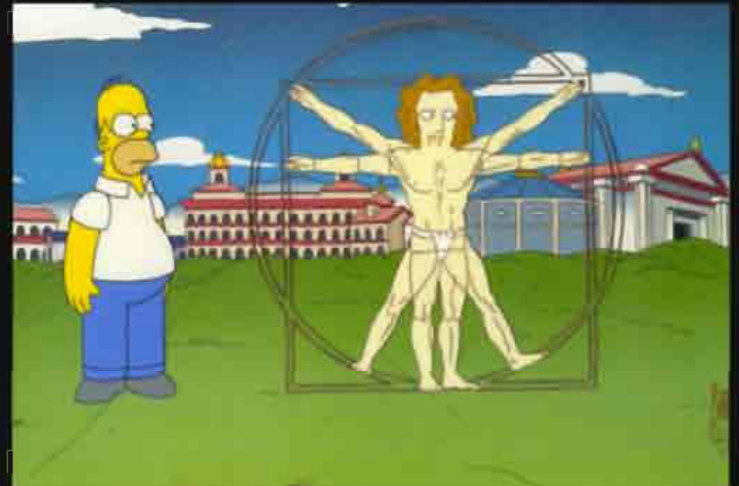
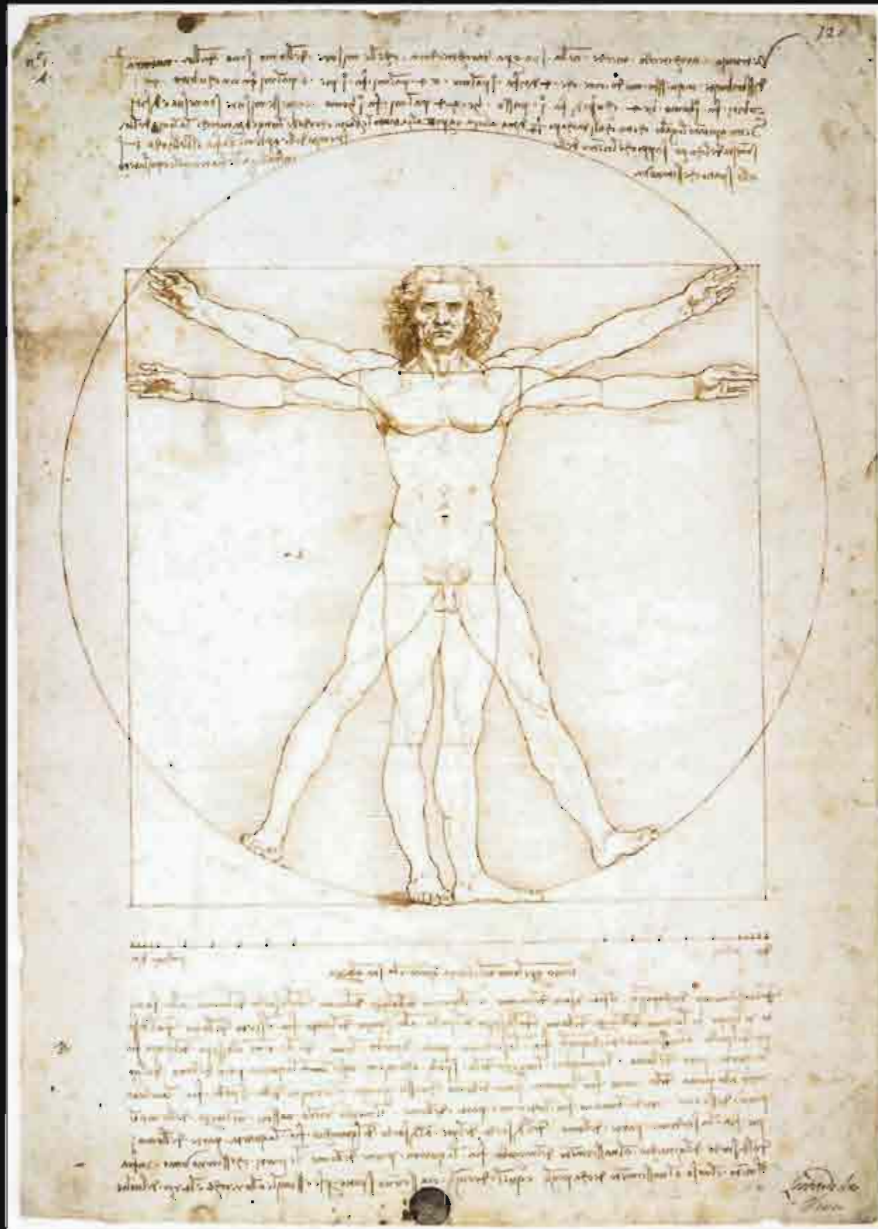
8. Scale



Una struttura non-frattale soffoca
la scala umana



Un portico è un frattale sulla
scala umana



9. Visual Density





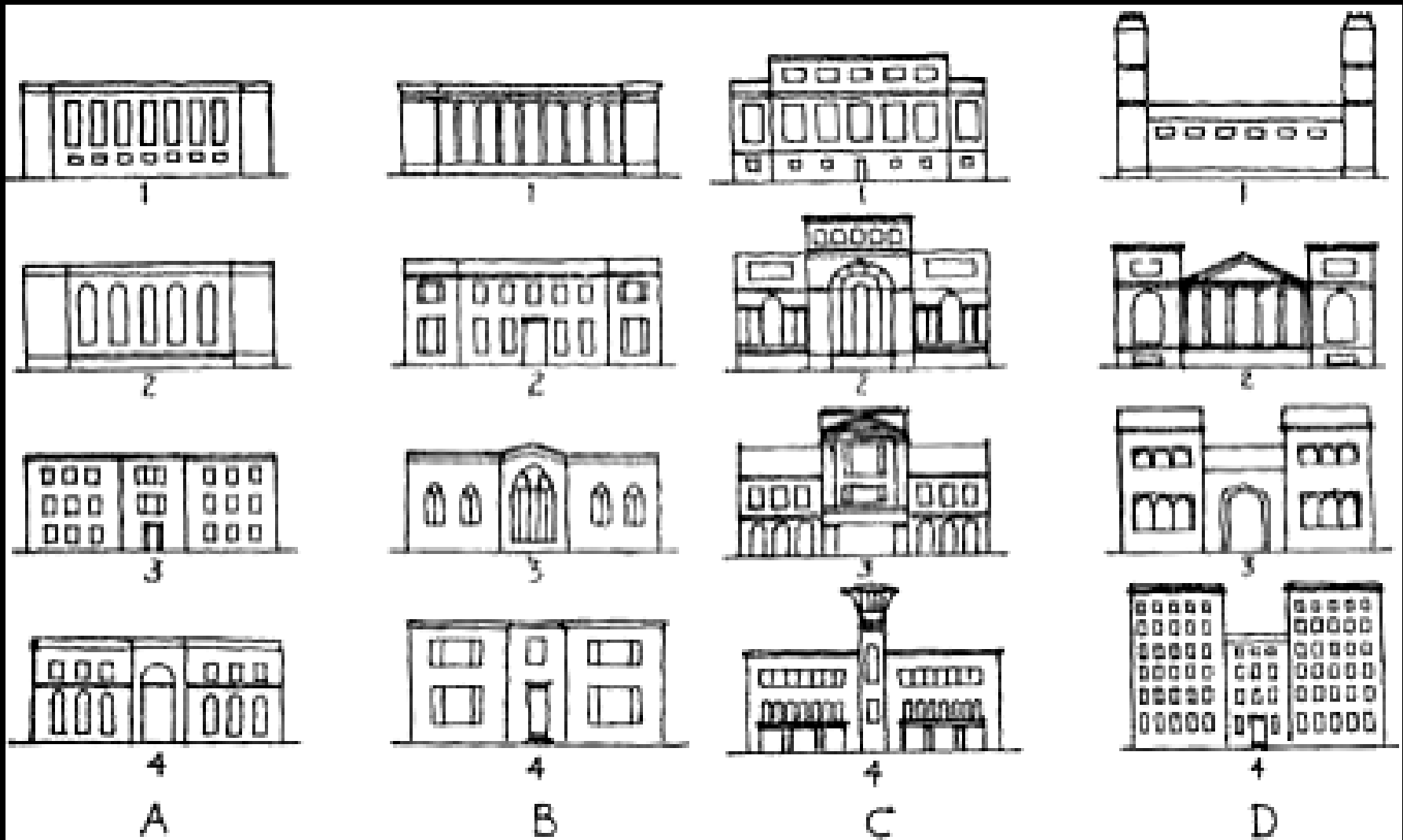


10. Breaking the Rules









A. Trystan Edwards

Good and Bad Manners in Architecture, 1924

Two tools to manage change in special districts and other *locally designated*

1. Overlay zoning and regulatory design review.
2. Form based zoning.

The
Pres
South



ARI BROWN
TRUSTEE

RACHAYLE DEUTSCH

RONALD LANZILOTTA, SR.
TRUSTEE

MARY LYNCH

PLC
ION

ION
COM



Work on this property has received a
**Certificate of
Preservation**
from the
**Cartersville Historic
Preservation Commission**

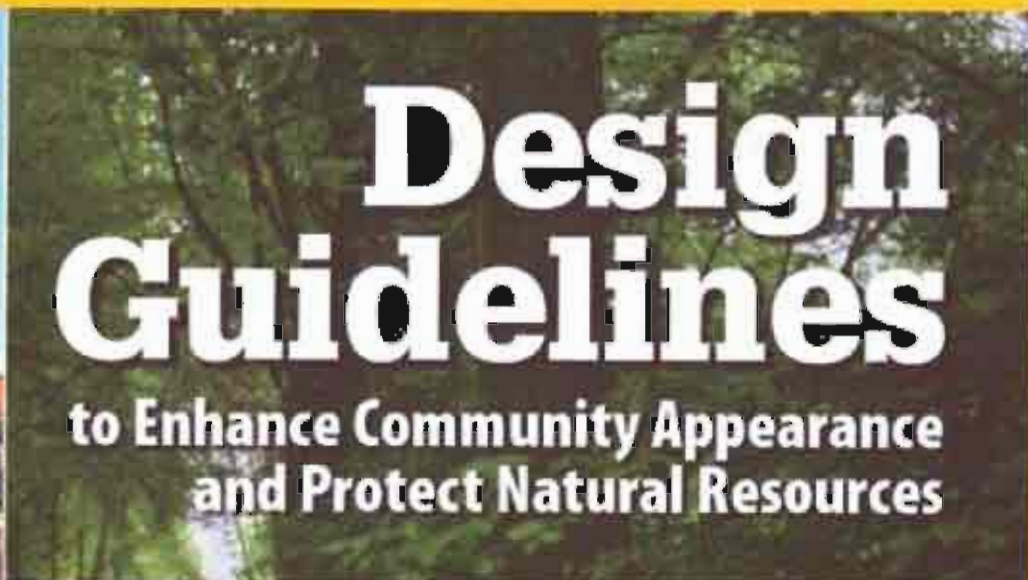
 Division of Community City Hall 770-387-5441



Preservation Plan

Lowell Historic
Preservation Commission

2004



Design Guidelines

to Enhance Community Appearance
and Protect Natural Resources



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Funding provided by

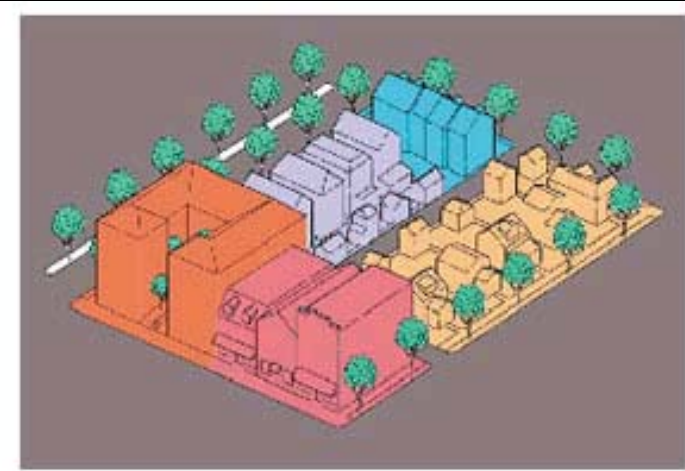
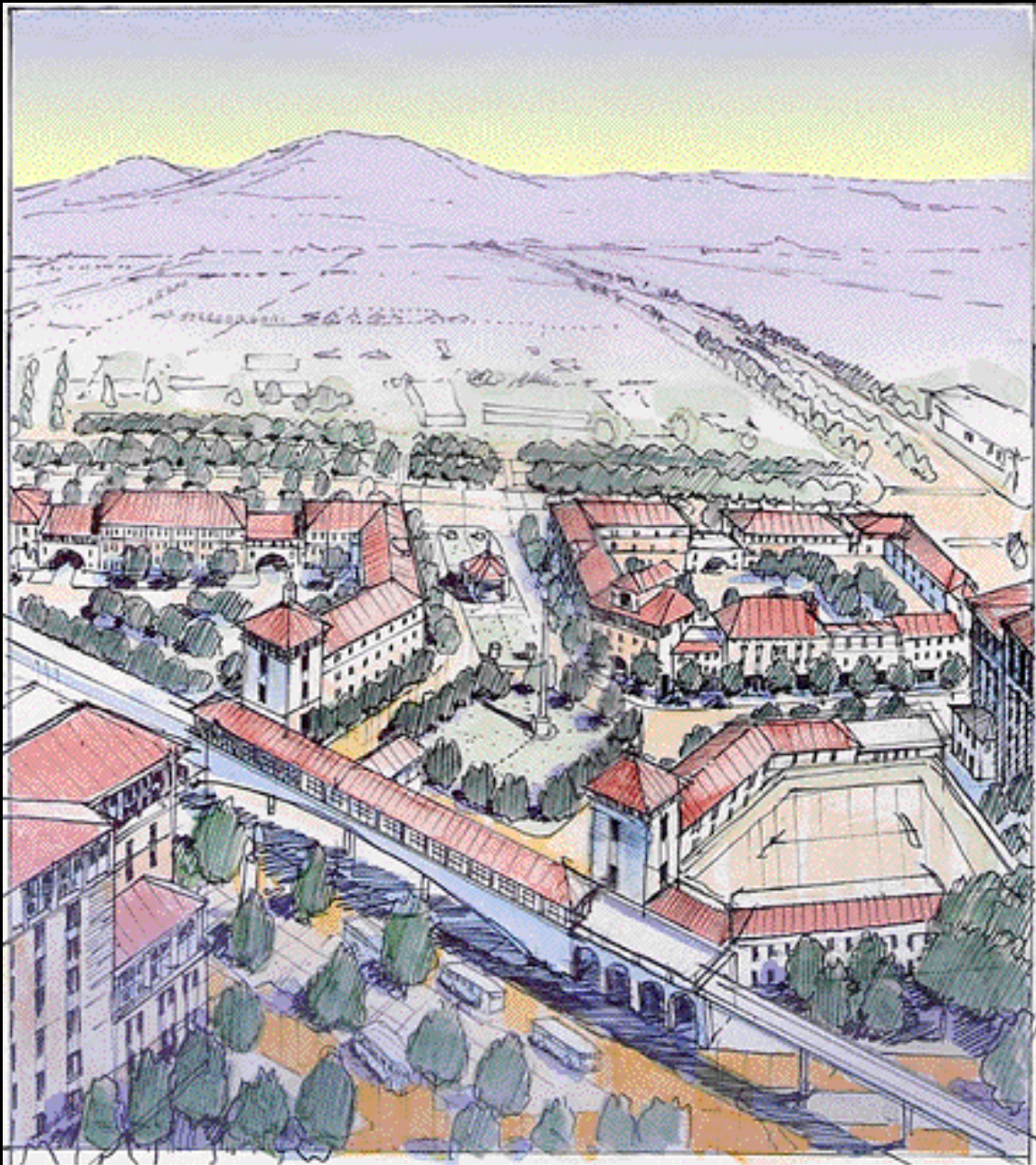
Dunn Foundation

Newport, RI

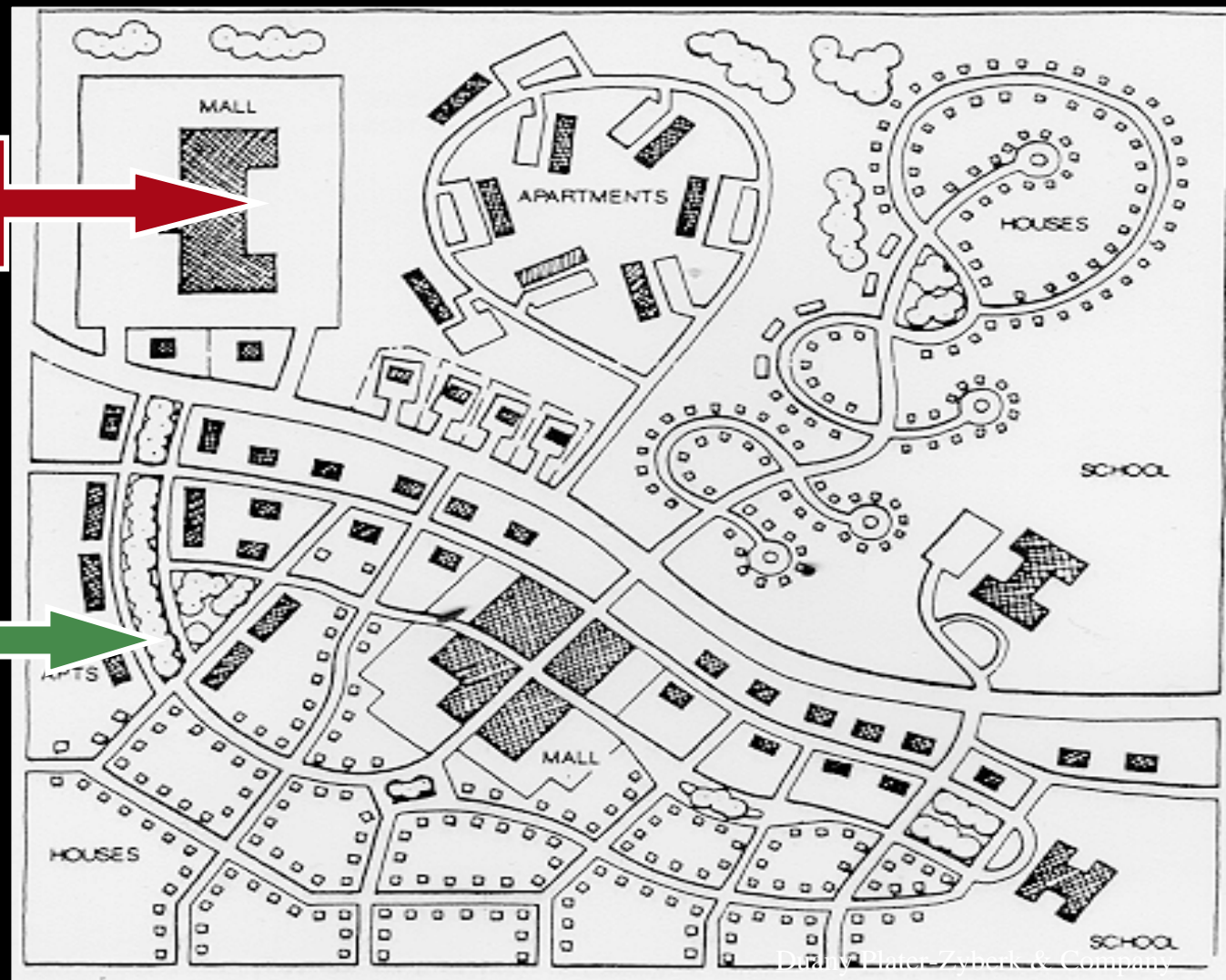
Wege Foundation

Grand Rapids, MI

Form Based Zoning



Status Quo

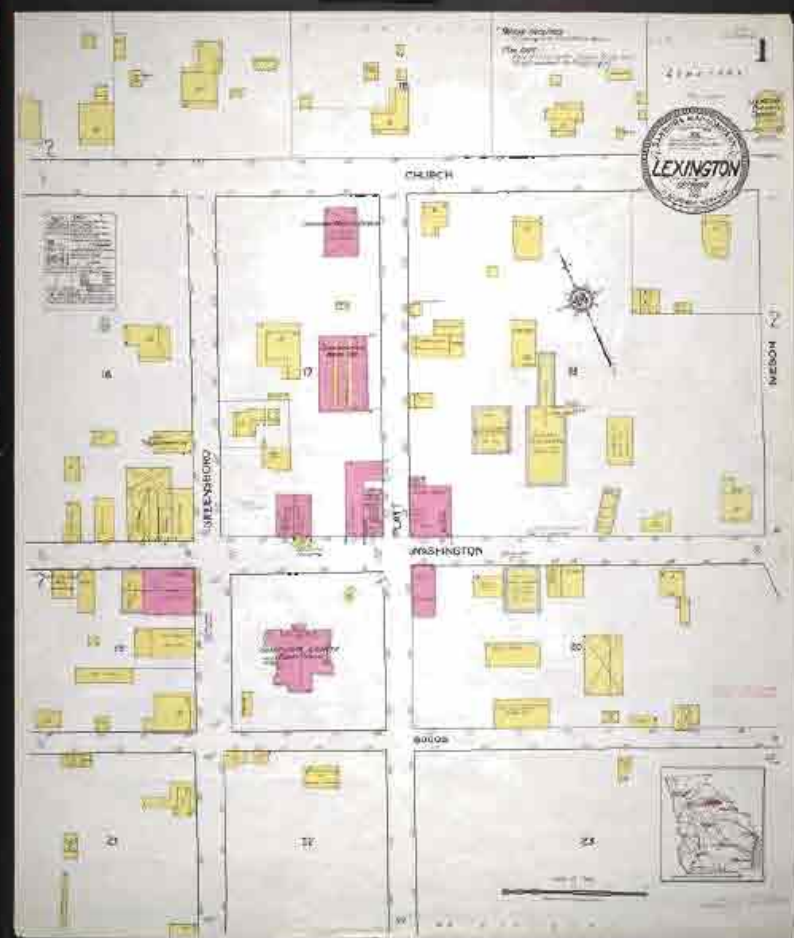


Smart Growth

fresh is



Footprint
Roof Shape
Envelope
Skin
Holes









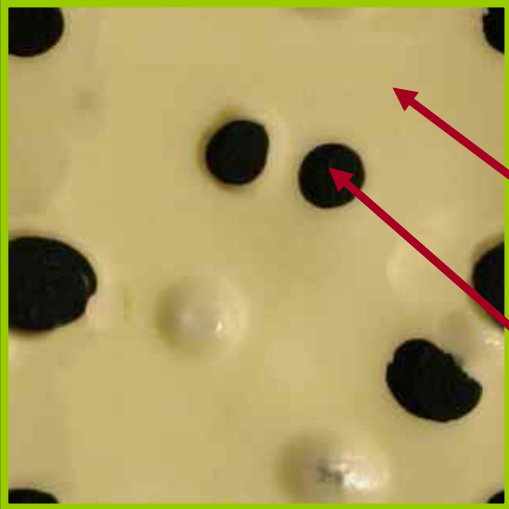












The ratio between a
building's WALLS (the
"solid")
&
OPENINGS (the "void").













Not good.



Much better.





Standards for Rehabilitation

The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995



Standards for Rehabilitation

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



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2-18-90-8



Glass Hyphen



Historic Courthouse

New Addition

CITY HALL
PICAYUNE, MS.



HVAC Hyphen

A.L. FRANKLIN ANNEX





MONTGOMERY
WARD

MONTGOMERY
WARD

Montgomery
WARD

Ward's *Gifts*

Auto Express

MONTGOMERY PLAZA



MONTGOMERY PLAZA



PEI WEI

MONTGOMERY PLAZA

9

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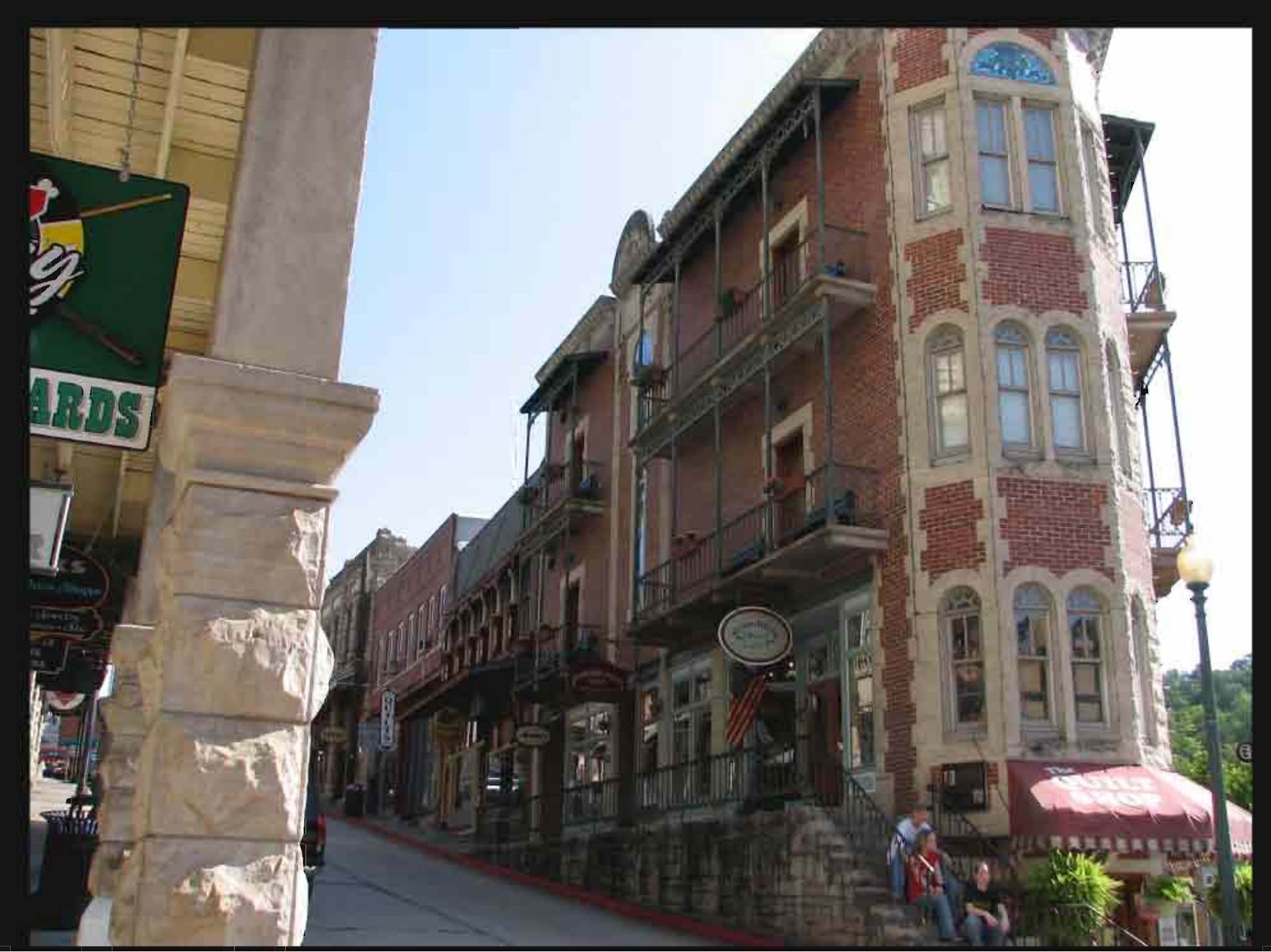








BASIN PARK
HOTEL



ARDS

THE
PUBLIC
SHOP



CENTER

SPRING

MORE SHOPS

COFFEE
OUTLET









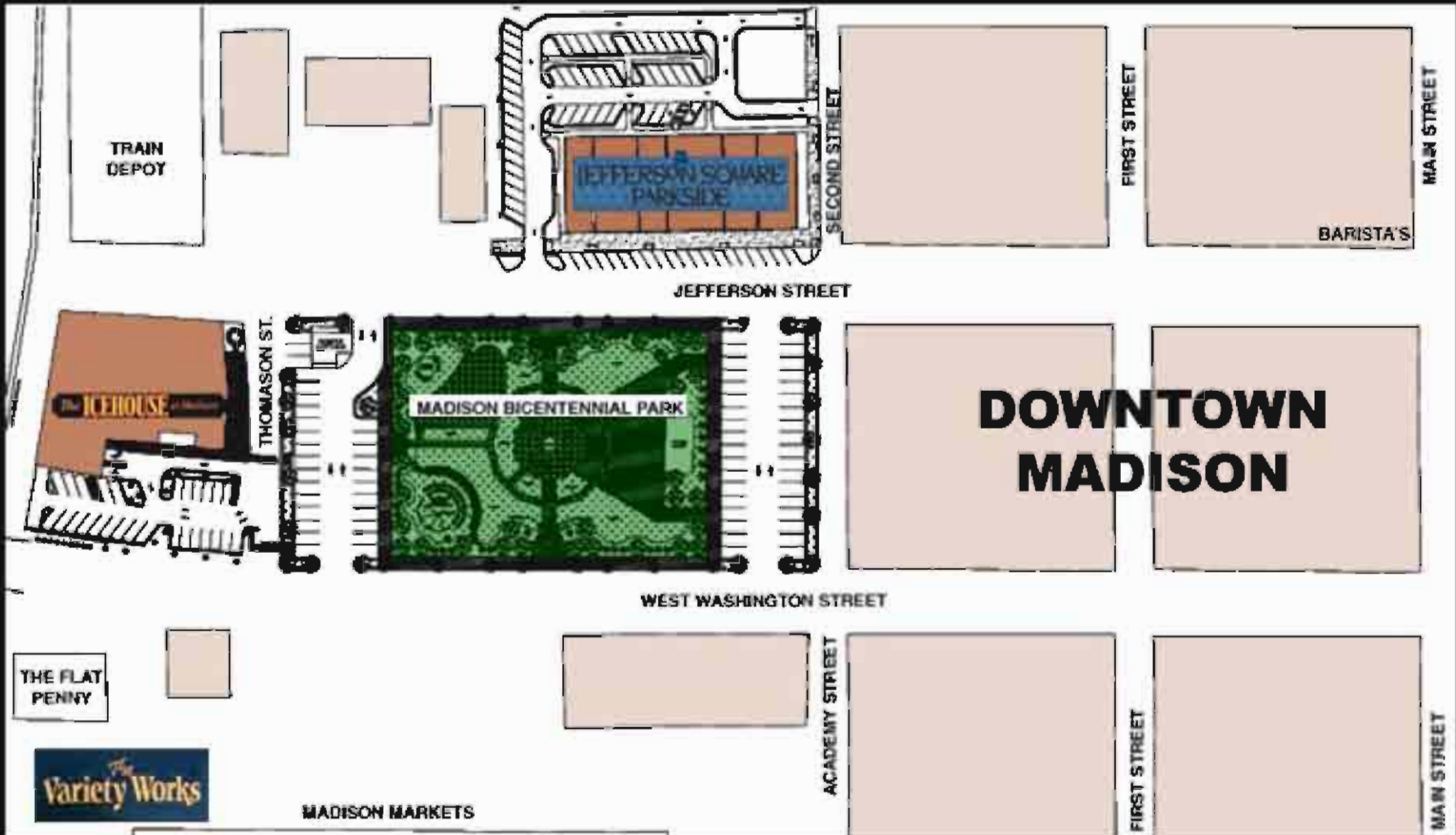












TRAIN DEPOY

JEFFERSON SQUARE PARKSIDE

BARISTA'S

JEFFERSON STREET

ICEHOUSE

THOMASON ST.

MADISON BICENTENNIAL PARK

**DOWNTOWN
MADISON**

WEST WASHINGTON STREET

THE FLAT PENNY

**THE
Variety Works**

MADISON MARKETS

ACADEMY STREET

FIRST STREET

MAIN STREET

SECOND STREET

FIRST STREET

MAIN STREET





Arson's Alley

2



1. What is contemporary?
2. What is adjacent new construction?
3. Should there be Standards for Infill and ways to measure “context”?
4. How is context related to environmental features?

Rewriting Standard Nine

Dead Head

Don't put a lava lamp on the desk where Honest Abe signed the Declaration of Independence like you don't put a Metallica filler at the end of a Dead bootleg. Keep everything in its own time and space. You can add new things, but set them aside... let people know so it doesn't freak them out. Nobody wants to hear a Metallica song after listening to the Dead, Hendrix, and Marley all night...put in a Jefferson Airplane tape, keep the groove the same man, and keep it kosher size-wise.

Southern Working Class Woman

If you add something on to the buildin' you got to make it so people know it ain't old...but it's still got to fit in with the way the buildin looks. It's like when you get your hair highlighted...you want people to know somethin's differnt and you look good, but you want it to kind of blend in too.

AirlineEmployee

To serve the current population, it is understandable to offer service to new destinations. However, please do not let new flights interfere with popular flights that already exist. People depend on established flights for work and to visit family and friends.

Valley Girl

I mean my look is like totally important and you can like totally ask Tiffany about this cuz she's like totally my BFF and has been for like 2 months and will be like 4-ever ya know but anyway like I am totally up on trends and like I always know what's in and what's not ya know cuz I am like totally well-read—I like totally read all those mags at the beach and the pool like all day long but I mean those gauchos I mean those are just not cute with my like massing and scale and like I cannot have clothes, trendy or not, destroying the integrity of my body. I mean I am like totally IN, but I have to keep my standards, ya know?

NewOrleans Native

Don't make your Mardi Gras float like the one in front of you, but make sure it goes with the theme of the parade.

Red neck

When connectin' the new trailer to the old 'un, make sure that the vinyl and metal sidin' don't overlap, and don't mess up the old trailer.

Washington DC Standard

Taxation without
representation?

DC wouldn't change much
even with representation

Tupelo, Mississippi Garden Club Standards



1.



Existing

2.



Removal of overhead power lines

3.



New street level shops

4.



Compatible new buildings

5.

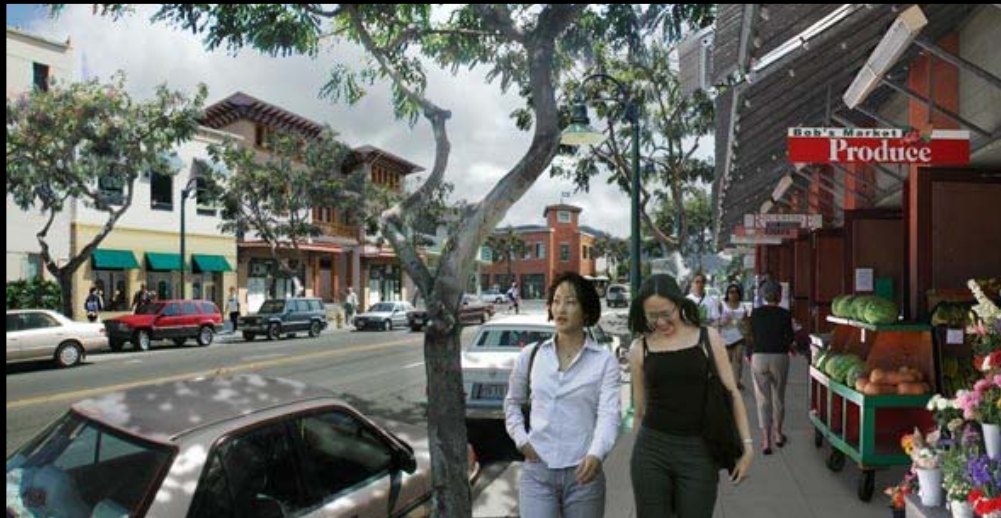


Street trees... and people!

From this –



– to this!











S.H.I.T.

Servicio de Hosteleria

Industrial de Terrassa

The teacher said cactus seemed like a good idea at the time!



An elementary school class started a class project to make a planter to take home to their parents. They wanted to have a plant in it that was easy to take care of, so they decided to use cactus plants. The students were given pottery planters in the shape of a clown which they painted with glaze. The clown planters were professionally fired at a class outing so they could see the process. They planted cactus in the finished planters and they grew nicely, a bit too nicely.