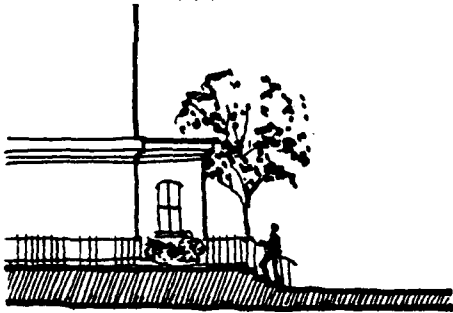




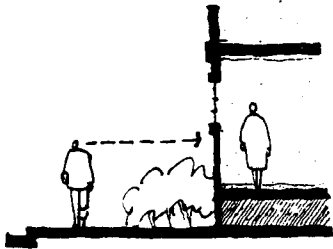
### Meeting the Ground



The scale of high-rises and some mid-rises can alienate the pedestrian. While there is a need for larger buildings, it is possible to humanize their scale, especially at the street level. This can be accomplished by introducing smaller building elements, a change in material or color, and different window treatment.

Example: 1032 E. Knapp St.

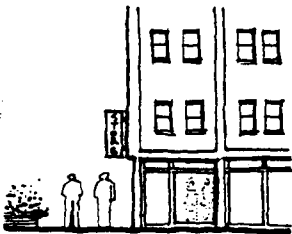
### Street Level Apartments



Apartment units that sit at the ground level lack privacy. Dwellings raised slightly above the street level with smaller, higher windows in bathrooms and bedrooms improve the resident's sense of privacy.

Example: 918-924 E. Knapp St.

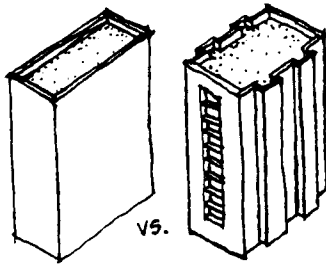
### Activities at the Base



A residential street's vitality depends upon ground level spaces that promote pedestrian activity. Commercial spaces, living spaces of residential units, or commons rooms at ground level reinforce street life.

Example: 917-933 N. Astor St.

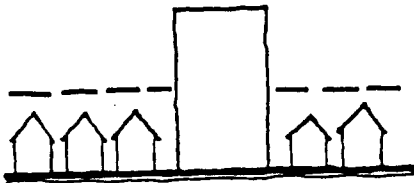
## Complexity and Variety



Box-like, unarticulated mid and high-rises intrude in areas of more finely detailed, smaller scale low-rises. Apartment buildings which utilize bays, balconies, or other projections and recesses create a softer, human scaled, unique image. Multiple views, increased light, and cross ventilation are some other advantages of using these elements.

Example: 1489 N. Farwell Ave.

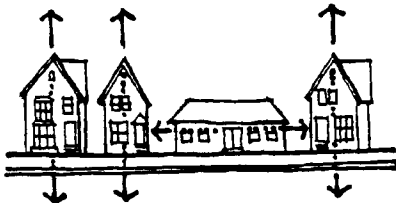
## Compatible Heights



Buildings which do not respect the scale and height of adjacent existing buildings are usually detrimental to a locality. Changes in building height should be gradual; even an inappropriately low building can be an eyesore.

Example: 519 E. Pleasant St.

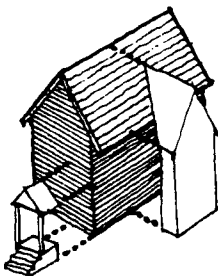
## Tall Narrow Proportions



Narrow, deep city lots have led to the vertically proportioned urban house. New construction in low-rise residential urban neighborhoods should reinforce the narrow and tall proportions of the existing homes.

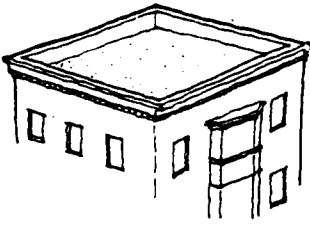
Example: 1522 N. Cass St.

## Box with Added Pieces



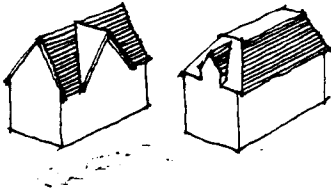
The simple two story box is the basic house form in the Lower East Side. The basic shape, cost effective and energy efficient, can be enriched by adding dormers, bays, or porches. These simple touches give each dwelling individuality.

Example: 918 E. Kewaunee St.

**Capping Flat Roofs**

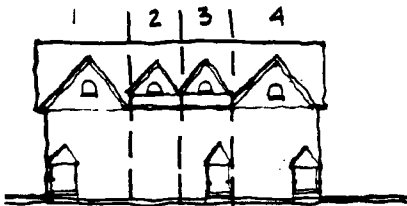
Flat roofs on mid and high-rises are traditional on the Lower East Side, while gable-like or false Mansard roofs are not. A heavy cornice, stone sills, or colored-tile work are ways that the roof line of typical mid-rises are finished. These elements also give the building character and ornamentation.

Example: 815 E. Knapp St.

**Gables and Hips**

The predominant roof forms of 1 and 2 story houses are shallow or steeply-pitched gables and hips. Originally, steep roofs and those with dormers accommodated extra living space in the attic. This same principle can be applied to new low-rise housing where flexibility is desirable.

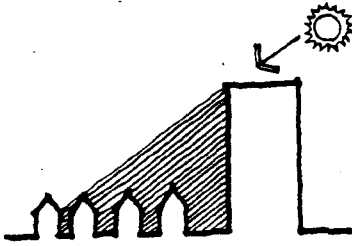
Example: 1619 N. Jackson St.

**Dormers for Identity**

Long, unarticulated gable roofs on multi-family dwellings give no indication of the number of units. Dormers and intersecting gables can create the appearance of a collection of individual "homes" and also provide extra space inside.

Example: 916-918 E. Lyon St.

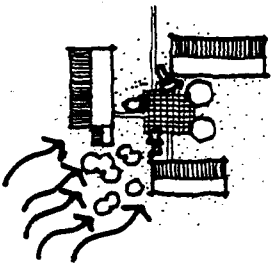
## Maximized Sunlight



Large buildings which block substantial amounts of sunlight from smaller neighboring dwellings, rob the rooms and yards of those dwellings of their vitality and usefulness. Sunlight to smaller dwellings can be preserved through careful consideration of a larger building's or group of buildings' bulk, height, and placement.

Example: 510 N. Jackson St.

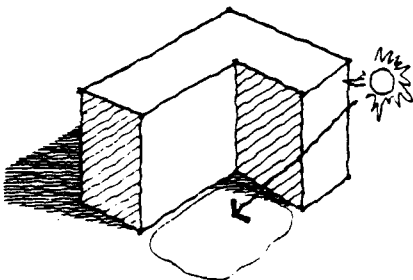
## Windy Places



Large uninterrupted open spaces will be windy places where few people will want to go. The use of vegetation, changes in level, and placement of buildings protect outdoor spaces and make them more comfortable.

Example: 1414 N. Prospect Ave.

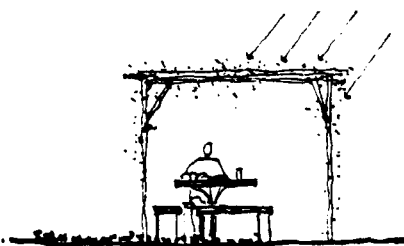
## Sunny Spaces



Outdoor areas which capture the warmth and light of the sun during the cooler months of spring and autumn are pleasant spaces. Greater outdoor activity will occur if courtyards, yards, or balconies are oriented to the south.

Example: 1333 N. Franklin Pl.

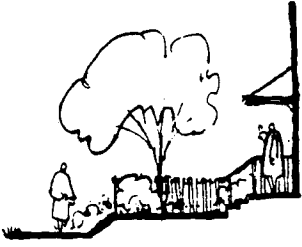
## Summer Seats



Sunny spaces are actively used, but it is also a good idea to provide smaller areas protected from the mid-day heat of summer. Deciduous trees or vine-covered arbors permit sunlight penetration in the spring, and provide protective shade in the summer.

Example: 818 E. Juneau Ave.

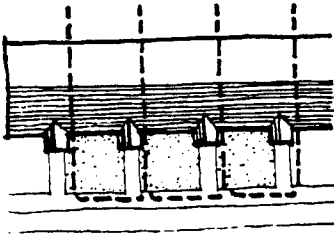
### Graceful Transition



When there is an intermediate space between the public street and the private house, both owner and visitor feel more at ease. A transition from the public sidewalk to the front door, achieved by a change in level, direction, enclosure, or adequate distance, tells strangers when they're intruding and owners when they're in charge.

Example: 1637 N. Humboldt Ave.

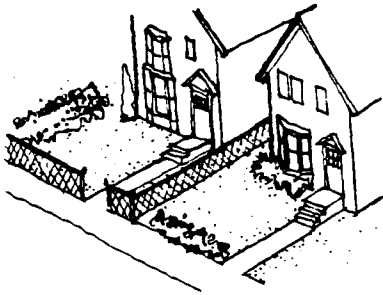
### Family of Frontyards



Front yards in multi-family buildings are maintained and more actively used if individual residents feel that they "own" them. Many entrances spread along the street rather than one for many families, give more of a sense of identity and ownership to adjacent front spaces.

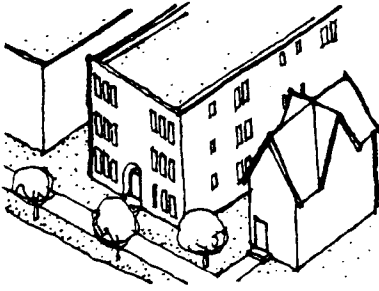
Example: 1501-1507 N. Marshall St.

### Marking Ownership



The front yard is the part of one's home that tells the neighborhood about the people who live there. Even a small front space that is well maintained or landscaped has a significant impact on the personalization of the unit. In multi-family dwellings, this is especially useful.

Example: 1625 N. Warren Ave.

**Sides to Suit**

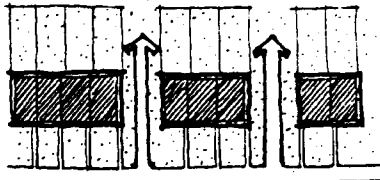
Few buildings have the same conditions on all four sides- the amount of privacy, views, and outdoor activity varies. By introducing balconies and bays, or by changing the size and location of windows, residential dwellings respond to these changing conditions and produce better quality living conditions.

Example: 1608 N. Warren Ave.

**Window Overlook**

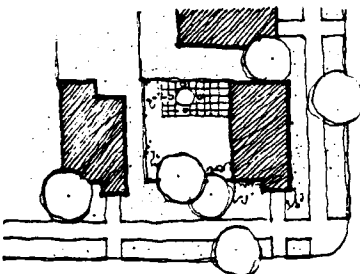
People need to be able to look out onto life; windows which look out onto alleys, parking lots, or blank walls are depressing. Maximize the ability to overlook streets, outdoor activities, gardens, or distant vistas.

Example: 1025 E. Pleasant St.

**Access to Backyards**

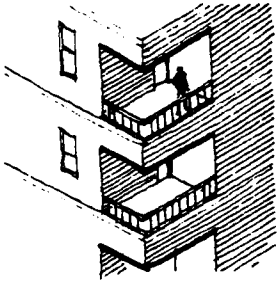
The sidewalks of single-family dwellings on narrow city lots serve as access from the front of the lot to the backyard. In rowhouses or townhouses, yard maintenance and trash pickup are easier if access to the backyards occurs frequently.

Example: 1512 N. Jefferson St.

**Sideyards for Backyards**

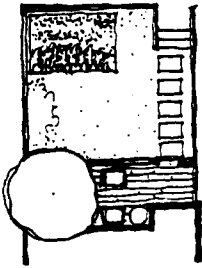
Backyards are an important amenity in low-rise housing but corner units may not have enough backyard space. Side yards of these dwellings, and of dwellings that sit next to alleys, can accommodate activities that normally occur in backyards- gardening, barbecuing, or children's play.

Example: 625 E. Pleasant St.

**Private Outdoor Space**

People need to escape the confinement of their units during the nicer weather. Access to private outdoor space- patios, balconies, roof gardens, or yards- is a necessary amenity for high, mid and low-rise dwellings.

Example: 1503 N. Humboldt Ave.

**Backyards for Families**

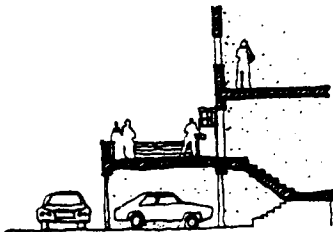
Backyard space in low-rise dwellings can enrich family life. Various activities, such as barbecuing, gardening, clothes drying, play, or storage occur there. The space need not be large, just somewhat private with direct access from the unit.

Example: 1643 N. Franklin Pl.

**Small Backyards**

Small backyards with solid walls or high hedges can be confining. Lower hedges and open fences admit more light and make the backyard space feel larger. Surveillance of common spaces is also possible from a backyard which is semi-enclosed.

Example: 1634 N. Humboldt Ave.

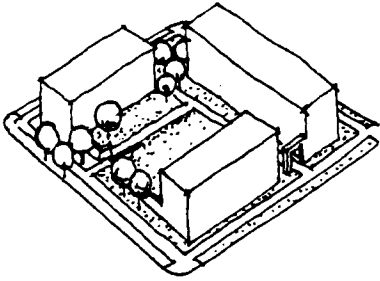
**Garages that Double-up**

Garages in the backyards of small urban lots sometimes use up valuable outdoor space. When space is tight and a garage is desirable, the garage roof can be used as a patio. Additionally, the garage improves backyard privacy by shielding the yard from the alley.

Example: 1546 N. Marshall



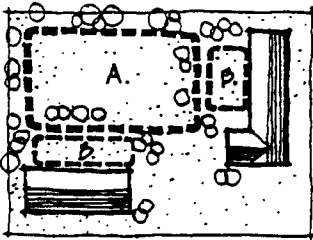
## Usable Common Space



The privacy and enclosure required of the common spaces of a housing complex are similar to those of the backyards of a single-family house. Walls, fences, heavy vegetation, level changes, archways, or other building elements may furnish enough privacy from outsiders to allow a space to become policed and "owned".

Example: 1710-1722 N. Prospect Ave.

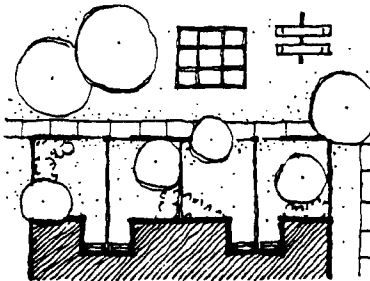
## Major and Minor Spaces



Large common open spaces, in residential complexes, often lack a comfortable scale which may discourage people's use of the space. A variety of sizes of spaces within the open space allows residents an opportunity to choose the area that best suits the activity and number of people.

Example: 1325 N. Jefferson St.

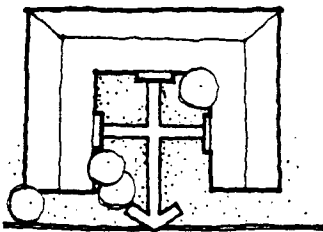
## Adjacent Owned Spaces



Large open spaces shared by residents often have no clear sense of ownership, and therefore few people may use them. Smaller owned spaces adjacent to a large common space helps increase the usage and maintenance of both.

Example: 1019-1043 E. Ogden Ave.

## Courtyards with Paths



In housing complexes, courtyards without activity can become lifeless. One way to add life to space is to provide paths which cross through the courtyard to major entrances, thus attracting pedestrian movement and activities.

Example: 1230 N. Cass St.

# Entry

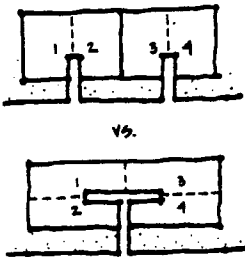
## Marking the Entrance



Extra attention to detail, form, and placement of the entry promotes a strong image for the whole building. An entrance that is bold and highly visible helps orient the visitor.

Example: 861 E. Knapp St.

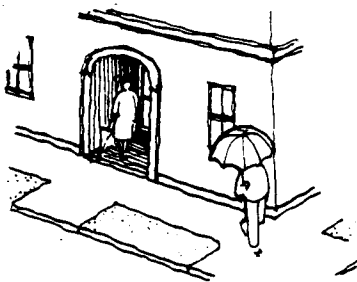
## Direct Private Access



High and mid-rise buildings are less neighborly than most low-rises. Residents don't often know who their neighbors are because there are few main entries and many apartments to one corridor. An increased number of entrances with fewer units off of each improves neighbor recognition and building security.

Example: 1219 N. Jackson St.

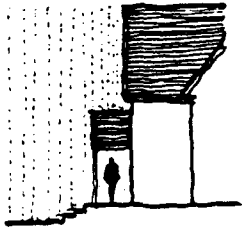
## Protected Entry



An entry protecting the resident or visitor who is waiting outside is a necessity in an area where it rains and snows often. Awnings, overhangs, alcoves, vestibules, or porches supply varying degrees of weather protection.

Example: 1501 N. Farwell Ave.

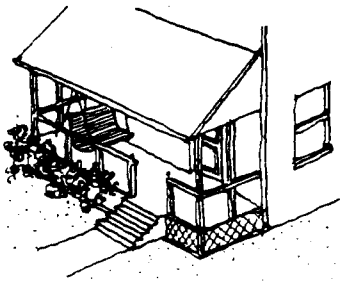
## Outdoor Vestibule



People feel comfortable at an entrance that has a place to wait. Porches protect people better from wind, rain, and snow when they are somewhat enclosed with walls, thick vegetation, or solid railings. Additionally, front or back porches serve as a place to take off dirty boots or store wet umbrellas if no other interior room is available for that purpose.

Example: 1657-1677 N. Marshall St.

## Front Seats



People sitting outdoors like to watch activity taking place along the street. Porches open to the air maintain a degree of privacy, yet allow a resident's participation in the neighborhood's street life.

Example: 812 E. Lyon St.

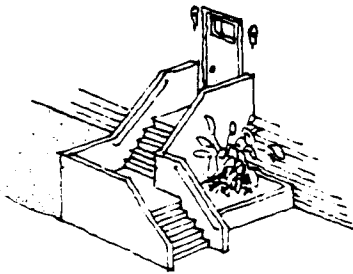
## Stepping Up



Steps call attention to a change in level and can indicate a transition from one place to another. A flight of stairs along a path or even just a stoop at the doorway reinforce the sense of arrival.

Example: 1657 N. Astor St.

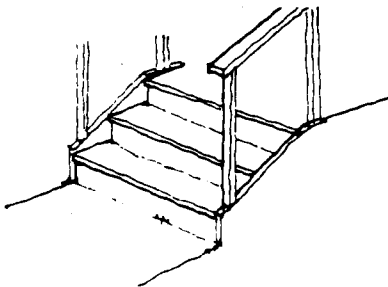
## Turning Stairs



Front doors that sit directly next to a public walkway can be less pleasant and more awkward for occupants and visitors than doors that are set farther from the street. The illusion of a "comfortable distance" can be produced by changing the direction or elevating the entry. Stairs which turn and incorporate a landing protect the privacy of the entrance.

Example: 731 E. Pleasant St.

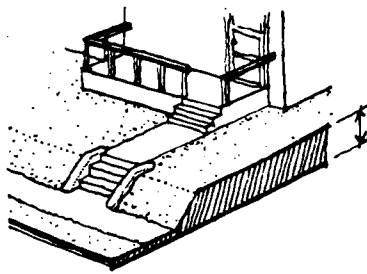
## Slippery Steps



Steps and ramps are slippery, dangerous spots in the winter, especially for the elderly and young children. Ensure that all stairs, even shallow and short ones, are equipped with railings. Adequate space behind and around railings provides a place for excess snow; which will keep the railings clear and usable.

Example: 1320 N. Astor St.

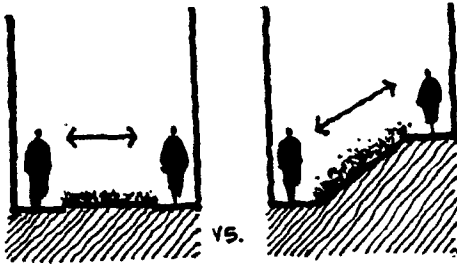
## Slight Level Change



A level change is one way of distinguishing public areas from private areas. Berming or terracing a frontyard separates the private yard from the sidewalk, and also protects the lawn by discouraging short cuts.

Example: 1689 N. Astor St.

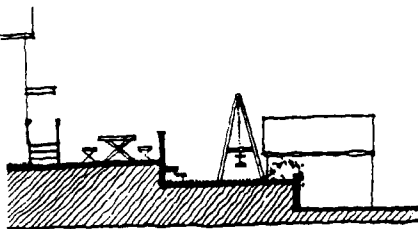
## Sloped Places



It is difficult to attain privacy in narrow courtyards between buildings. A steeply sloped terrain with gardens or low shrubs is a good way to achieve visual screening, or to create a "comfortable distance", without constricting the space with physical barriers.

Example: 1656 N. Warren Ave.

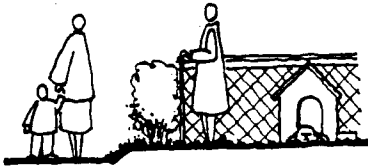
## Terraced Slopes



Sloped land isn't suitable for most recreational uses. Employ terraces on steeply sloped yards where outdoor activity is desirable. The different levels can also help define and separate different uses, like gardening from childrens' play.

Example: 523 E. Pleasant St.

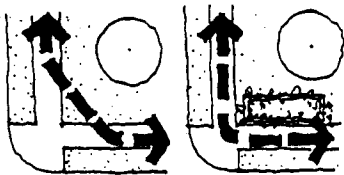
## Strangers, Dogs, and Kids



A barrier that prevents strangers and dogs from trespassing and keeps small children off the street need not project a hostile, unfriendly image. Thick hedges, slatted fences, and low walls are soft boundaries that guard property, yet permit socializing.

Example: 1504-1506 N. Jackson St.

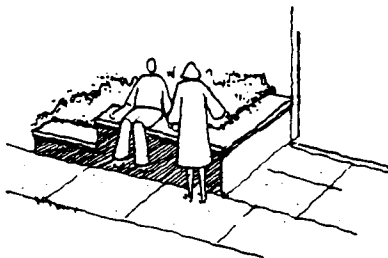
## Around Corners



Short cuts through gardens or across lawns of corner lots mar the appearance of the property and irritate owners. Carefully placed barriers, either low to the ground or along one edge of the corner encourage people to walk on the appropriate paths.

Example: 1502 N. Marshall St.

## Sitting Walls



Low walls are more neighborly and versatile than high walls. They can be both a barrier and a seat. Along a sidewalk, in a garden, or at a front door, a low wall combined with vegetation becomes a pleasant bench.

Example: Juneau Village Shopping Center

## Trees for Privacy



In multi-family dwellings with narrow courtyards, 2nd and 3rd floor bedrooms do not have much visual privacy. One solution is to place full shaped deciduous trees between the buildings to create a delicate screen. In addition, these trees would shade the windows in summer and allow light to penetrate in winter.

Example: 1339 N. Jackson St.

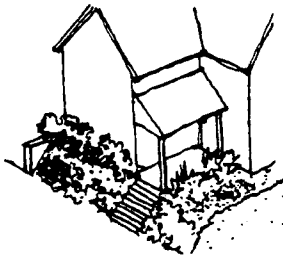
## Greenery to Soften



Vegetation always seems to soften and humanize a dense urban environment. Small pocket parks, green open spaces or well landscaped lots in an urban neighborhood improve the quality of residential life.

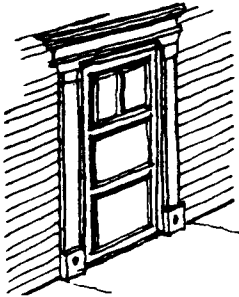
Example: 1332-1338 N. Astor St.

## Ground Cover Instead



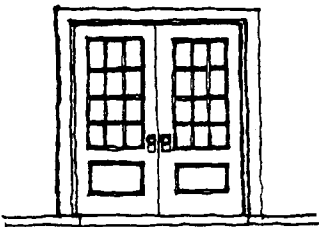
Small lawns or sloped front yards on city lots are often difficult to manicure. In areas that are used more for "show" than outdoor recreation, ground cover can be an alternative to grass. The green color of the low growing vegetation is compatible in appearance with traditional lawns, but needs very little care.

Example: 1121 E. Lyon St.

**Strong, Solid Doors**

Doors with a minimal amount of glass are preferable in low-rise dwellings. Heavy wooden doors (or other materials which resist dents and scratches) with small windows contribute a sense of security of the home.

Example: 615 E. Pleasant St.

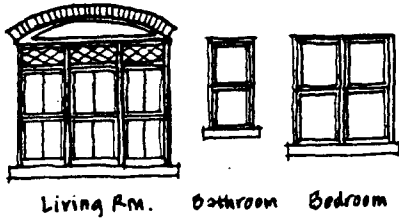
**Doors with Glass**

Solid plate glass doors do not protect privacy of a residential building. In mid-rise and high-rise buildings, doors which are predominantly opaque effectively screen the interior halls from the passerby.

Example: 1527 N. Marshall St.



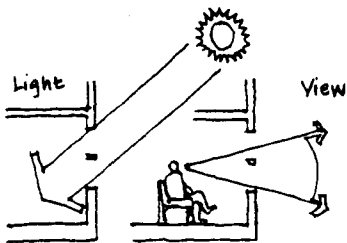
## Window Size to Match



In many modern residential dwellings the windows are all the same. The scale and shape of windows should respond to both the needs of the room and the varying exterior conditions. The bathroom of a unit requires differing amounts of light, views, and privacy than the living room.

Example: 829 E. Knapp St.

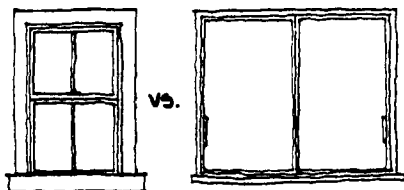
## Double-Hung Windows



Modern horizontal sliding windows do not perform as well as the traditional double hung windows, which allow light to penetrate more deeply into a room, provide better air circulation, and permit views to the outside from a seated position.

Example: 815 E. Pleasant St.

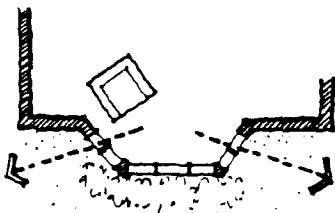
## Framed Views



Large expanses of uninterrupted plate glass provide monotonous views. A series of smaller windows, bay windows, or windows with small panes enrich and frame views to the outside.

Example: 719 E. Knapp St.

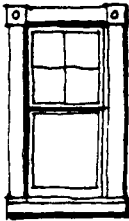
## Bays, Another View



Bay windows function in several ways. They maximize opportunities for a variety of views, provide a glimpse down the street if the view across is boring, and in tight spaces help direct views away from the opposite dwellings.

Example: 910-912 E. Pleasant St.

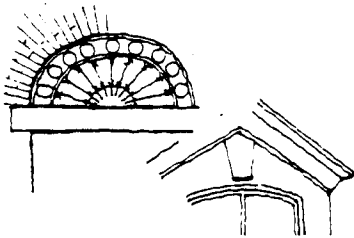
## Substantial Frames



Heavy frames of wood, stone, or metal around windows and doors demonstrate good construction practice and the need for structural reinforcement. Thickened and protruding window sills help drain water away from openings, but, just as importantly, they help create an image of a well made and substantial building.

Example: 925 E. Pleasant St.

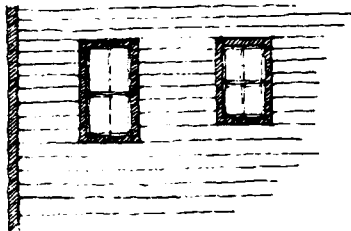
## Details for Character



Although floor plans of houses may be similar or repetitive, the exterior details give individual houses character and distinctiveness. Ornamental trim around windows and doors, on porches, and under roof eaves is a simple means of introducing details to the dwelling.

Example: 806 E. Lyon St.

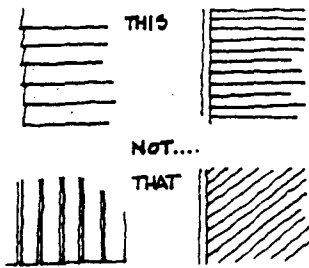
## Contrasting Trim



Trim around doors and windows in contrasting colors calls attention to the pattern of openings and directs attention away from the size or blankness of a wall. On houses of similar wall color, the contrasting trim colors provide variety.

Example: 1534 N. Cass St.

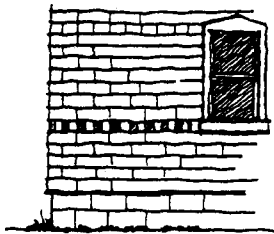
## Horizontal Siding



The selection of building materials consistent with those of existing neighborhood structures increases the compatibility of newer buildings. Wood is the most prevalent building material in low-rise residential construction. The use of horizontal siding, clapboard or shingle is more appropriate than vertical or diagonal siding.

Example: 1542 N. Cass St.

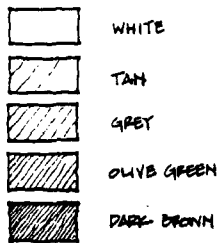
## Brick; Scale and Warmth



Brick is the dominant exterior finish of mid-rise residential buildings. Unlike concrete or stucco, brick is both warm and durable. In addition, the use of a contrasting mortar color can provide scale and texture to large expanses of wall.

Example: 1028 E. Juneau Ave.

## Muted Colors



A select palette of colors visually unifies a district. The colors in older urban areas tend to be more muted and less jarring than color used in newer suburban areas. Some typical exterior colors include white, grey, tan, gold, dark brown, dark green, olive green, dark red, and grey-blue.

Example: 1604 N. Warren Ave.

## Two-Tones



One way to identify separate units in duplex or row-house dwellings is by changing the color or material. A two-tone color scheme on a duplex calls out the individual units and provides an important sense of ownership to each.

Example: 1638 N. Astor St.