



MILWAUKEE AVENUE DEVELOPMENT REVIEW CHECKLIST

SPECIAL CHARACTER OVERLAY DISTRICT

**DEPARTMENT OF PLANNING
AND DEVELOPMENT**

City Hall, 121 N. LaSalle St.
Room 1000
Chicago, Illinois 60602



GUIDELINES FOR EXISTING BUILDINGS



1.0 MASONRY REPAIR OR REPLACEMENT

For masonry repair or replacement guidelines and figure examples, refer to page 23 in the Milwaukee Avenue Urban Identity Design Guidelines document.

1.1 Existing masonry should be retained when possible or replaced with new, matching masonry.

- Comply
- Does not Comply
- Not Applicable

Notes:

1.2 Repointing (tuckpointing) should match the original or existing in joint width, color, tooling, profile, and mortar composition.

- Comply
- Does not Comply
- Not Applicable

Notes:

1.3 Terra cotta or limestone can be patched and cracks repaired with matching color and finish. Replace terra cotta or limestone in-kind or with a substitute materials such as cast concrete or glass-fiber reinforced concrete (GFRC) that closely match the original in color, texture and finish.

- Comply
- Does not Comply
- Not Applicable

Notes:

1.4 It is not appropriate to clad or cover original masonry with a veneer, stucco, or exterior insulation finishing system (EIFS).

- Comply
- Does not Comply
- Not Applicable

Notes:

2.0 ARCHITECTURAL METAL FACADES AND CLADDING REPAIR OR REPLACEMENT

For architectural metal facades and cladding repair or replacement guidelines and figure examples, refer to page 24 in the Milwaukee Avenue Urban Identity Design Guidelines document.

2.1 The repair and retention of original architectural metal cladding is permitted and encouraged.

- Comply
- Does not Comply
- Not Applicable


Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



2.2 Replace original architectural metal in-kind or with a substitute material (e.g., tin-plated steel, reinforced polyester, zinc, GFRC, or aluminum) to closely match the original detailing, color and finish.

- Comply
- Does not Comply
- Not Applicable

Notes:


3.0 STOREFRONTS

For storefronts guidelines and figure examples, refer to page 25 in the Milwaukee Avenue Urban Identity Design Guidelines document.

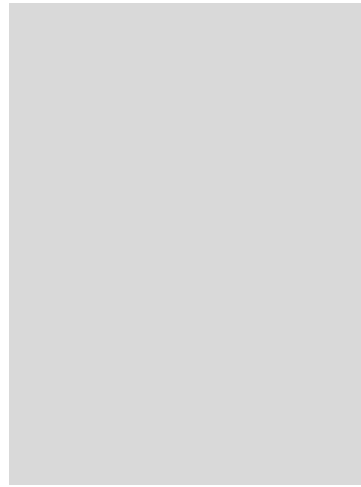
3.1 The repair and retention of a historic storefront and/or individual components as they exist is permitted and encouraged.

- Comply
- Does not Comply
- Not Applicable

Notes:



3.2 The new storefront should include individual components found in typical historic storefronts, such as the storefront lintel or cornice, transoms, display windows with a minimum width of 36 inches excluding the frame, columns, bulkhead with a minimum height of 12 inches and maximum height of 24 inches, and/or recessed entrance, but not replicate specific historic stylistic details. Slight variations to the provided dimensions for display windows and bulkheads can be considered depending on conditions of the subject building.

- Comply
- Does not Comply
- Not Applicable

Notes:


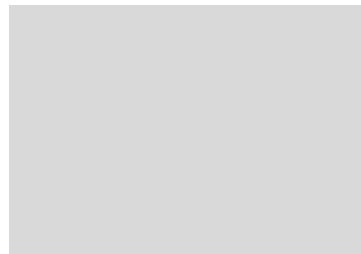
3.3 Storefronts recessed more than twenty-four inches from the front facade may be allowed, provided that the recessed space is utilized for landscaping, outdoor dining, or a similar purpose.

- Comply
- Does not Comply
- Not Applicable

Notes:


3.4 Recessed entrances within storefronts are permitted and encouraged to allow for improvements that contribute to the public realm, including tiled floors and ceiling-mounted lighting, but the entrance depth may not exceed the entrance width per 17-3-0504-B-2-(b).

- Comply
- Does not Comply
- Not Applicable

Notes:


NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



3.5 Avoid the use of incompatible replacement materials, including vinyl and aluminum siding, concrete block, exterior insulation and finish systems (EIFS), mirrored or tinted glass, and rough-hewn wood siding. New materials such as double pane insulated glazing and aluminum frames and doors are acceptable replacement options.

- Comply
- Does not Comply
- Not Applicable

Notes:

3.6 New storefronts should be constructed within the original masonry opening of the building.

- Comply
- Does not Comply
- Not Applicable

Notes:

3.7 Fully operable storefronts are allowed within the masonry opening of the storefront. The operable storefront glazing panels should be at least three feet wide.

- Comply
- Does not Comply
- Not Applicable

Notes:

3.8 Avoid Mansard roofs, false gables, and shake shingles at new storefronts as they break the traditional pattern of solids and voids by covering up the large storefront opening. Design guidelines have been provided for canopies.

- Comply
- Does not Comply
- Not Applicable

Notes:

3.9 A minimum of 60% of the street-facing building facade between four feet and 10 feet in height must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas (Section 17-3-0504-C-1 Transparency). The bottom of any window or product display window used to satisfy this requirement may not be more than four and a half feet above the adjacent sidewalk (Section 17-3-0504-C-2 Transparency). Product display windows used to satisfy this requirements must have a minimum height of four feet and be internally lighted (Section 17-3-0504-C-3 Transparency).

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



3.9 Storefront openings shall not be infilled with solid materials and storefront replacements will need to meet the above guidelines.

- Comply
- Does not Comply
- Not Applicable

Notes:

4.0 CANOPIES

For canopies guidelines and figure examples, refer to page 26 in the Milwaukee Avenue Urban Identity Design Guidelines document.

4.1 For canopy guidelines, refer to page 18 in New Construction.

- Comply
- Does not Comply
- Not Applicable

Notes:

5.0 BUILDING LIGHTING

For building lighting guidelines and figure examples, refer to page 26 in the Milwaukee Avenue Urban Identity Design Guidelines document.

5.1 For building lighting guidelines, refer to page 42 in New Construction.

- Comply
- Does not Comply
- Not Applicable

Notes:

6.0 EXTERIOR FACADE REPAIR OR REPLACEMENT

For exterior facade repair or replacement guidelines and figure examples, refer to page 27 in the Milwaukee Avenue Urban Identity Design Guidelines document.

6.1 Facadectomies are discouraged in lieu of the rehabilitation or adaptive reuse of the existing building. For the projects that are proposing facadectomies, the rehabilitation of retained facade(s) must meet the design guidelines for existing buildings. New construction incorporating an existing original facade must meet the design guidelines for new construction.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



7.0 ENTRANCES/DOORS TO UPPER FLOORS

For entrances/doors to upper floors guidelines and figure examples, refer to page 28 in the Milwaukee Avenue Urban Identity Design Guidelines document.

7.1 Building openings, including doors and associated transoms, should be maintained in their historic/existing location. Openings on primary facades should not be altered, relocated, enlarged, or reduced in size. Original door openings that have been previously infilled may be reopened to the original design.

- Comply
- Does not Comply
- Not Applicable

Notes:

7.2 If the doors will be replaced, install newly painted wood or aluminum doors that are compatible with the style of the building and/or existing storefront.

- Comply
- Does not Comply
- Not Applicable

Notes:

7.3 Avoid flush, louvered, "colonial style," and highly decorative doors. Paneled doors and doors with glazing are appropriate and encouraged.

- Comply
- Does not Comply
- Not Applicable

Notes:

7.4 Glazing should be clear and not mirrored, reflective, or dark-tinted while meeting low-e/tempered and laminate glazing requirements under the City of Chicago building code.

- Comply
- Does not Comply
- Not Applicable

Notes:

8.0 WINDOWS

For windows guidelines and figure examples, refer to page 29 in the Milwaukee Avenue Urban Identity Design Guidelines document.

8.1 The repair and retention of historic windows and details such as arched tops, hoods, or other decorative elements is permitted and encouraged.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



8.2 Original window and masonry openings should be retained. The creation of new, non-historic masonry window openings on the primary facades or the alteration of existing window openings on primary facades is not permitted, except to meet building code requirements or to be consistent with the predominant character and size of windows in the SCOD.

- Comply
- Does not Comply
- Not Applicable

Notes:

8.3 Wood windows can be replaced with wood, aluminum-clad wood, vinyl-clad wood, vinyl, or fiberglass windows. Steel windows can be replaced in-kind or with aluminum windows. The original configuration/operation type of the window should be replicated and simulated divided lites may be used to replicate original true divided lites.

- Comply
- Does not Comply
- Not Applicable

Notes:

8.4 Existing double-hung, fixed, or casement windows should not be replaced with any type of projecting window, such as bay, bow, or oriel windows.

- Comply
- Does not Comply
- Not Applicable

Notes:

8.5 Windows should be clear and non-reflective.

- Comply
- Does not Comply
- Not Applicable

Notes:

8.6 Shutters, balconies, or false balconies (e.g., Juliet balconies) were predominately not historically found in the SCOD and are not permitted unless verified by historic photographs or original architectural drawings.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



9.0 ROOFS/ROOFLINES/CORNICES

For roofs/rooflines/cornices guidelines and figure examples, refer to page 30 in the Milwaukee Avenue Urban Identity Design Guidelines document.

9.1 Replacement roofing, gutters, and chimneys should be compatible with the historic or existing building in material and configuration.

- Comply
- Does not Comply
- Not Applicable

Notes:

9.2 A distinctive architectural feature at the roof line of many of Milwaukee Avenue’s character buildings is an elaborate masonry, wood, or metal cornice, sometimes crowned with a masonry shaped parapet or metal pediment. This unique character-defining feature should be repaired or replaced in-kind or with substitute materials consistent with the original finish, design and profile. If a cornice has been previously removed, it may be replaced, using historic documentation or other similar building types as a guide, in wood, metal, brick, or modern materials like fiberglass and lightweight cement.

- Comply
- Does not Comply
- Not Applicable

Notes:

9.3 New or replacement roofs of built-up roofing for flat roofs are appropriate. Slate tiles or composite slate tiles, asphalt shingles that are simple, flat, and smooth, and in an appropriate color, as well as painted, terne-coated metal also in an appropriate color, are suitable for pitched roofs (e.g., gable, Mansard, etc.).

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



10.0 SITING

For siting guidelines and figure examples, refer to page 31 in the Milwaukee Avenue Urban Identity Design Guidelines document.

10.1 Rooftop additions should be sited to minimize the visual impact to the primary facades of a character building. An addition should be set back at least 10 feet from the Milwaukee Avenue facade. In limited instances, a setback either greater or less than 10 feet, depending on the scale of the character building and the scale of the rooftop addition may be appropriate. Generally, the smaller the rooftop addition is compared to the size of the existing building, the smaller the setback that would be needed to clearly show subordinate relationship and vice versa.

- Comply
- Does not Comply
- Not Applicable

Notes:

10.2 The primary facade of an addition should be of a similar width as the existing building. Furthermore, the primary facade of an addition should remain unbroken unless utilizing an articulation strategy per the guidelines.

- Comply
- Does not Comply
- Not Applicable

Notes:

11.0 SCALE

For scale guidelines and figure examples, refer to page 31 in the Milwaukee Avenue Urban Identity Design Guidelines document.

11.1 The height of a rooftop addition should be less than (or equal to) the existing height of the character building, per the maximum height allowed under the existing zoning. In limited instances, the height of the rooftop addition may exceed the height of the character building, depending on the size and scale of the existing building and the depth of the addition's setback.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



12.0 DESIGN AND COMPATIBILITY

For design and compatibility guidelines and figure examples, refer to page 33 in the Milwaukee Avenue Urban Identity Design Guidelines document.

12.1 Additions that are visible from Milwaukee Avenue or from an intersecting cross street must comply with the new construction guidelines for articulation at upper floor facades and rooflines.

- Comply
- Does not Comply
- Not Applicable

Notes:

12.2 Additions that do not alter, change, obscure, damage, or destroy any significant architectural features, including distinctive materials, features, and finishes of the existing building are permitted and encouraged.

- Comply
- Does not Comply
- Not Applicable

Notes:

12.3 Additions should be visually compatible, such as by aligning the location and proportion of windows, but differentiated from the existing building. Rooftop additions that copy the design of existing buildings are discouraged.

- Comply
- Does not Comply
- Not Applicable

Notes:

13.0 MATERIALS

For materials guidelines and figure examples, refer to page 33 in the Milwaukee Avenue Urban Identity Design Guidelines document.

13.1 All additions must comply with the new construction design guidelines for materials.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



GUIDELINES FOR NEW CONSTRUCTION

14.0 PARKING AND SERVICE AREAS

For parking and service areas guidelines and figure examples, refer to page 34 in the Milwaukee Avenue Urban Identity Design Guidelines document.

14.1 Vehicle access to lots must come from an alley. No new curb cuts or driveways are allowed from areas designated in the zoning code as a pedestrian street (Section 17-3-0504-G Driveways and Vehicle Access).

- Comply
- Does not Comply
- Not Applicable

Notes:

14.2 Service areas, such as those for dumpsters, loading docks, and mechanical equipment, should be located away from the street and away from residential buildings and entrances. Landscaping and walls should be used to screen such areas/activities from view.

- Comply
- Does not Comply
- Not Applicable

Notes:

14.3 All off-street parking spaces must be enclosed or located to the rear of the principal building and not be visible from the right-of-way (Section 17-3-0504-F Parking Location).

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



15.0 BUILDING SETBACK AND ORIENTATION

For building setback and orientation guidelines and figure examples, refer to page 35 in the Milwaukee Avenue Urban Identity Design Guidelines document.

15.1 The entire building facade that faces a street must abut the sidewalk or be located within five feet of the sidewalk (17-3-0504-B-1 Building Location). These building location standards do not apply to permitted arcades, public plazas or parks, entries to through-block connections, or recessed entries. Recessed entries are subject to the following standards:

- The entrance width may not exceed 12 feet or 5% of the building’s street-facing facade width;
- The entrance depth may not exceed the entrance width; and
- The entrance may not exceed two stories in height (17-3-0504-B-2 Building Location).

- Comply
- Does not Comply
- Not Applicable

Notes:

15.2 New construction located on a corner site must have two primary facades, each facing the streets along which the building is located. In designing corner buildings, consider providing greater visual emphasis at the corner with more architectural detailing, designing both street facades as “front” facades.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



16.0 HEIGHT AND SCALE

For height and scale guidelines and figure examples, refer to page 36 in the Milwaukee Avenue Urban Identity Design Guidelines document.

16.1 The height of new infill development should not exceed the allowable maximum heights under section 17-3-0408, Building Height of the Chicago Zoning Ordinance. New developments which seek to exceed the allowable maximum heights will be subject to the regulations and review process for Planned Developments under Chapter 17-8 of the Chicago Zoning Ordinance.

- Comply
- Does not Comply
- Not Applicable

Notes:

16.2 New developments located within a half block of major intersections are encouraged to take advantage of the building height increase for Transit-Served Locations under Section 17-3-0408-B of the Chicago Zoning Ordinance.

- Comply
- Does not Comply
- Not Applicable

Notes:

16.3 New buildings 80 feet or taller which require approval of a Planned Development should set back the face of upper floors several feet behind lower floors. This encourages human-scaled design by responding to adjacent building height, street width, and pedestrian experience. Leverage these tower setbacks to optimize views and natural light.

- Comply
- Does not Comply
- Not Applicable

Notes:

16.4 Buildings should “step down” in height and scale when adjacent to existing, smaller-scale residential neighborhoods located immediately outside of the SCOD boundaries. Step-downs can help improve transitions between higher-density redevelopment and lower-density neighborhoods.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



17.0 MASSING

For massing guidelines and figure examples, refer to page 38 in the Milwaukee Avenue Urban Identity Design Guidelines document.

17.1 New construction forms should respect the predominant rectangular massing forms of the district. Any curved or angled planes should be used in a subordinate manner. Articulated corners (e.g., chamfered) of buildings located on corner lots are encouraged. Massing may also articulate elements of the particular floorplan (such as setback elements on corners, recessed or semi-recessed balconies) or the functional elements of a building (such as lift cores and stairways etc.) that can be expressed/recessed as part of an overall articulation strategy per the guidelines provided.

- Comply
- Does not Comply
- Not Applicable

Notes:

18.0 BUILDING WIDTH

For building width guidelines and figure examples, refer to page 38 in the Milwaukee Avenue Urban Identity Design Guidelines document.

18.1 New construction should respect and seek to retain this visual rhythm by designing a rhythmic division of the facade (e.g., articulated piers, material changes, etc.) to repeat this existing dynamic created by the standard building and lot widths within the SCOD. New construction must take into consideration its context within the block and maintain the continuity of the block.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



19.0 MATERIALS

For materials guidelines and figure examples, refer to page 39 in the Milwaukee Avenue Urban Identity Design Guidelines document.

19.1 The use of masonry materials, including brick and natural stone, is encouraged at facades that are highly visible from Milwaukee Avenue. Similar to the existing buildings in the SCOD, architectural metal may be used for limited cladding or facade articulation.

- Comply
- Does not Comply
- Not Applicable

Notes:

19.2 Materials that are incompatible with the district should not be used on primary facades, including glass block, concrete block, rough wood, exterior insulation and finish systems (EIFS), and vinyl siding.

- Comply
- Does not Comply
- Not Applicable

Notes:

19.3 While glass curtain walls are not extensively found in the SCOD, they are a prominent material option for contemporary architecture and can be used in a compatible manner with the existing character of the district. Full height and full facade glass curtain walls are discouraged, as they would disrupt the character of the SCOD. Instead, glass curtain walls should be used to both clad and articulate portions of the facade in conjunction with more compatible materials such as masonry.

- Comply
- Does not Comply
- Not Applicable

Notes:

19.4 Color, texture, and material changes are encouraged but should be combined with changes in depth, height, or architectural articulations on upper floors.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



20.0 GROUND FLOOR ENTRIES AND STOREFRONTS

For ground floor entries and storefronts guidelines and figure examples, refer to page 40 in the Milwaukee Avenue Urban Identity Design Guidelines document.

20.1 Storefront entrances should be located approximately every 25 to 50 feet to maintain the existing rhythm of ground floor entries within the SCOD. In limited instances, a distance less than 25 feet or greater than 50 feet, may be appropriate based on unique block/site parameters or building design.

- Comply
- Does not Comply
- Not Applicable

Notes:

20.2 Storefront windows and entries should remain clear of obstructions and necessary piers, pilasters, or columns should be integrated into the new storefront design. New storefronts should include elements commonly found in existing storefronts, avoiding direct replication of specific historic stylistic details. These elements include, but are not limited to: storefront lintel or cornice, transoms, display windows with a minimum width of 36 inches between vertical mullions, columns and bulkhead with a minimum height of 12 inches and a maximum height of 24 inches.

- Comply
- Does not Comply
- Not Applicable

Notes:

20.3 Buildings must have a primary entrance door facing Milwaukee Avenue. Entrances at building corners facing Milwaukee Avenue may be used to satisfy this requirement. Primary facades should include building entrances including doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses (Section 17-3-0504-D Doors and Entrances).

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



20.4 Storefronts recessed more than twenty-four inches from the front facade may be allowed, provided that the recessed space is utilized for landscaping, outdoor dining, or a similar purpose.

- Comply
- Does not Comply
- Not Applicable

Notes:

20.5 Recessed entrances within storefronts are permitted and encouraged to allow for improvements that contribute to the public realm, including tiled floors and ceiling-mounted lighting, but the entrance depth may not exceed the entrance width per 17-3-0504-B-2-(b).

- Comply
- Does not Comply
- Not Applicable

Notes:

20.6 A minimum of 60% of the street-facing building facade between four feet and 10 feet in height must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas (Section 17-3-0504-C-1 Transparency). The bottom of any window or product display window used to satisfy this requirement may not be more than four and a half feet above the adjacent sidewalk (Section 17-3-0504-C-2 Transparency). Product display windows used to satisfy this requirements must have a minimum height of four feet and be internally lighted (Section 17-3-0504-C-3 Transparency).

- Comply
- Does not Comply
- Not Applicable

Notes:

20.7 Fully operable storefronts are acceptable. Operable storefront glazing panels should not be less than three feet wide, and meet the previous design guideline 20.6 regarding the transparency of a new storefront.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



20.8 Avoid the use of materials that were unavailable or uncommon in the SCOD or are incompatible replacement materials, including vinyl and aluminum siding, concrete block, exterior insulation and finish systems (EIFS), mirrored or tinted glass, and rough-hewn wood siding. New materials such as double pane insulated glazing and aluminum frames and doors are acceptable replacement options.

- Comply
- Does not Comply
- Not Applicable

Notes:

20.9 Avoid Mansard roofs, false gables, and shake shingles at new storefronts as they break the traditional pattern of solids and voids by covering up the large storefront opening. Design guidelines have been provided for canopies.

- Comply
- Does not Comply
- Not Applicable

Notes:

21.0 NEW OR REPLACEMENT CANOPIES

For new or replacement canopies guidelines and figure examples, refer to page 42 in the Milwaukee Avenue Urban Identity Design Guidelines document.

21.1 Sloped canopies clad in aluminum, shakes, or shingles are not permitted.

- Comply
- Does not Comply
- Not Applicable

Notes:

21.2 Waterfall, concave, box, or other exaggerated-shaped canopies are not permitted.

- Comply
- Does not Comply
- Not Applicable

Notes:

21.3 New canopies should be designed to be integrated into the architectural design of the building. Canopies should be mounted within masonry openings and not obscure or overlap character-defining features (e.g., window or door surrounds).

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



22.0 BUILDING LIGHTING

For building lighting guidelines and figure examples, refer to page 43 in the Milwaukee Avenue Urban Identity Design Guidelines document.

22.1 Appropriate New Exterior Lighting for Buildings and Specific Installation Guidelines:

- Concealed, minimal lighting targeted to illuminate architectural features, storefronts, and signs. The type of lighting equipment used, such as downlights or uplights, will be dependent upon each building, the targeted architectural features, and how the exterior will allow for the concealment of the equipment.
- Exterior mounted sconces or pendant lighting.
- Except for decorative lighting, most of the building-mounted light fixtures shall be full cutoff and/or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane.
- Decorative lighting shall be permitted, provided that most of the light is cast against the building surface.

- Comply
- Does not Comply
- Not Applicable

Notes:

22.2 Types of Lighting Not Permitted:

- Industrial wall pack lights.
- Animated, flashing, or “rope” lighting.
- Unshielded lights, lamps, or floodlights that produce glare and light trespass.
- Lights that flash, move, revolve, blink, flicker, vary in intensity, change color, or use intermittent electrical pulsation, except holiday lighting.

- Comply
- Does not Comply
- Not Applicable

Notes:

23.0 ARTICULATION AT UPPER FLOOR FACADES AND ROOFLINES

For articulation at upper floor facades and rooflines guidelines and figure examples, refer to page 44 in the Milwaukee Avenue Urban Identity Design Guidelines document.

23.1 Building facades shall be articulated at a minimum of every 25 to 50 feet. Facade articulation may include, but is not limited to breaks in the vertical plane through setbacks and height changes, color or material changes, minor wall offsets, changes in the horizontal plane, and architectural features.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.



23.2 For buildings three stories and above, provide clear differentiation between the base, middle, and top of buildings to promote legibility and interest in the building’s form from the street. Use this structure to promote continuity with the surrounding buildings, public realm, and open spaces at each level, with the highest degree of continuity at the base.

- Comply
- Does not Comply
- Not Applicable

Notes:

23.3 New construction should respect and seek to retain this visual rhythm by designing a rhythmic division of the facade (e.g., articulated piers, material changes, etc.) to repeat this existing dynamic created by the standard building and lot widths within the SCOD.

- Comply
- Does not Comply
- Not Applicable

Notes:

23.4 The majority of roofs in the SCOD are flat and hidden behind a parapet that often incorporates decorative features such as an intricate brick pattern or wood or pressed metal cornice. The design of the predominant roof forms for new construction should be compatible with and follow the flat roof form found on surrounding/adjacent buildings within the SCOD.

- Comply
- Does not Comply
- Not Applicable

Notes:

23.5 New construction should maintain the existing proportions, rhythm, and spacing of windows/solids and voids currently within the SCOD. This may be achieved through various design options, including the location of a window opening within each structural bay that encompasses the majority of the bay for masonry buildings, or through the mullion design of a glass curtain wall system that reflects the rhythm and spacing of windows found in the existing built environment of the SCOD.

- Comply
- Does not Comply
- Not Applicable

Notes:

NOTE: FOR APPLICANTS USE FOR PRE-PERMIT EVALUATION.