

Traditional Apartment Building



Fundamental Style Elements:

- Building is subdivided horizontally into central and flanking sections.
- Building is subdivided vertically into base, middle and top sections.
- Building has tall ground floor with highly articulated storefronts.
- Facade has parapet or roof elements that are elaborately composed.
- Ornamental elements are prolifically incorporated.
- Entries and store fronts have elaborate framing details for window and door elements.
- Doors are tall and highly detailed.
- Windows are proportioned vertically.
- Windows have elaborate framing and cornice elements.
- Windows may incorporate stained or beveled and leaded glass.
- Rooflines emphasize sections of the facade with emphasis on the center.



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Traditional Apartment Building

Facade Composition and Building Articulation

Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(2)(D) and 7.0503(1)(B)(2)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Lintels, flat arches and projected sills are used throughout the facade to unify its appearance

Projected sections create depth and order to the symmetrical building

Pilasters create a vertical emphasis, extending from the building base to the roof

Recessed balconies add greater depth within bays of the building

An ornate belt course above the ground floor differentiates the building base from upper stories

Recessed window openings add depth and shadows to the facade; window trim present on all doors and windows

For illustrative purposes, the elevation contains simplified outline (left) and detailed rendering (right)



Ground Level Details

Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(2)(D) and 7.0503(1)(B)(3)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*



Ground level raised above grade

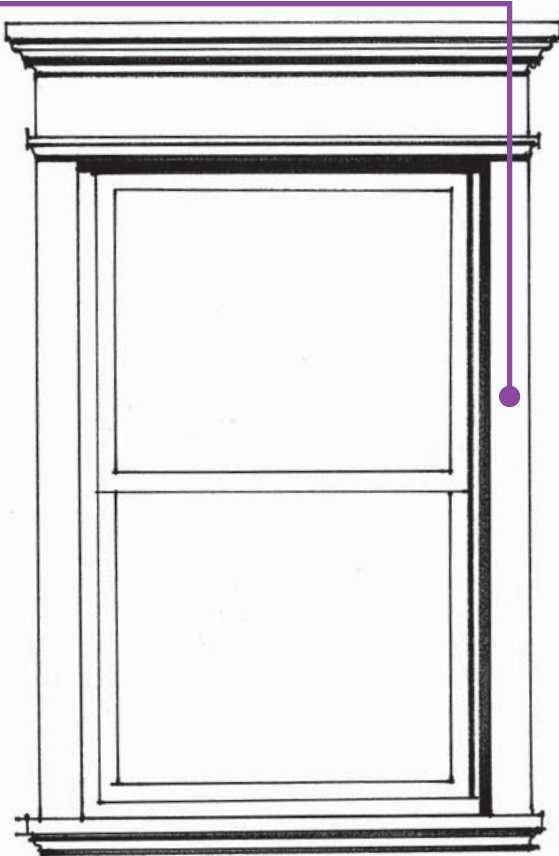
Landscape bed at building base or low fence/wall at property line defines space

Traditional Apartment Building

Windows and Transparency

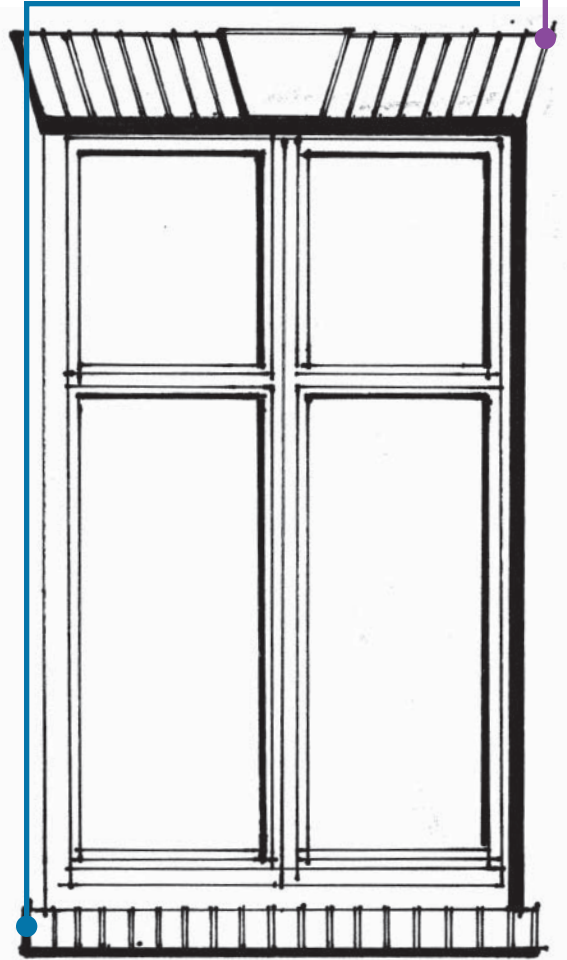
Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(2)(D) and 7.0503(1)(B)(4)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Vertically-proportioned windows historically maximize window area while minimizing spanning distance



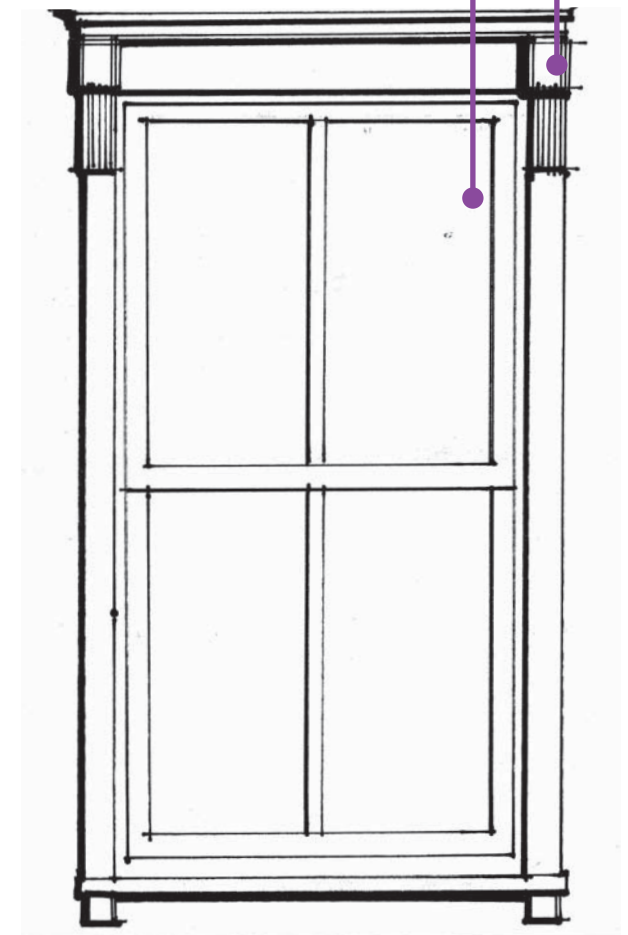
Windows show spanning element, such as an arch (flat arch shown) with keystone; see Section 7.0503(1)(B)(2)(D) and 7.0503(1)(B)(3)(D)

Sills project from window and are typically visually distinct from surrounding wall; see Section 7.0503(1)(B)(3)(D)



When spanning elements are not shown, decorative features surround windows

Windows comprised of small lights with simple, often symmetrical, mullions



Windows are often grouped into large openings; stone or brick columns frequently divide individual windows



Traditional Apartment Building

Building Entry

Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(3)(D) and 7.0503(1)(B)(5) (D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Projected bays create a small courtyard, which gives distinction to the primary entry



Pediment over entry provides shelter while adding prominence to the entry

Decorative lighting enhances the entry

Detailed flanking columns frame the entry

Recessed entry adds prominence

Doors made of high-quality materials

Raised panel door adds detail to the entry

Direct connection provided between entry and sidewalk



Details

Italicized features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Medallion Example



Awning and Canopy Examples



Light Fixture Examples



Traditional Apartment Building

Roof Conditions

Italicized features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Decorative panels/terra cotta on cornice

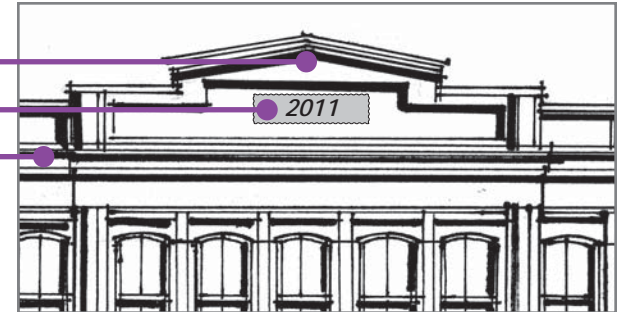
Belt course above top story



Change of cornice form at important areas

Building plaque with name or year built

Pilasters extend through cornice

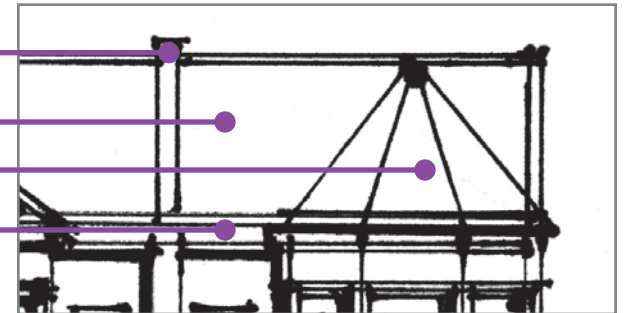


Party wall often extends above roof

Steeply pitched roof

Bay windows reflected in roof

Projected eave



Pediment enhanced with ornate molding

Change in roof form at projected bays

Highly detailed eave



Materials

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(7)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Primary Materials

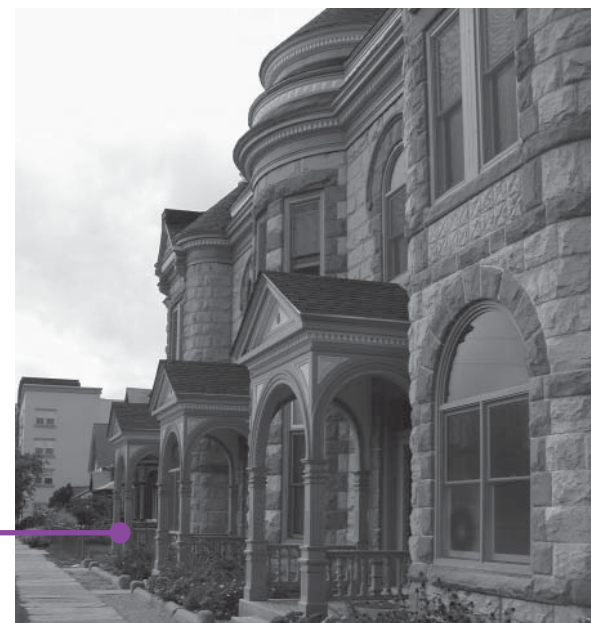
- Brick
- Stone

Secondary and Accent Materials

- Concrete Block
- Ceramic Tile
- Terra Cotta
- Wood
- Metal (patina finish)

Ornate brick details are frequently located above windows and at the cornice

Split stone details or facades are not uncommon in traditional buildings



Transitional Apartment Building



Fundamental Style Elements:

- Building is subdivided horizontally into modules that respond to the individual unit.
- Building is subdivided vertically into base, middle and top sections.
- Facade has a tall ground floor with modestly detailed store fronts.
- Facade has parapet or roof elements that are simply composed.
- Ornamental elements are modestly incorporated.
- Entries and storefronts have simple framing details for window and door elements.
- Doors are tall and moderately detailed.
- Windows are proportioned to balance horizontal and vertical dimensions.
- Windows have simple framing elements.
- Rooflines emphasize sections of the facade with emphasis on the center.



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Transitional Apartment Building

Facade Composition and Building Articulation

Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(2)(D) and 7.0503(1)(B)(2)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Projected sections create depth and order to the symmetrical building

Recessed balconies and projected bay windows add greater depth within the facade

Lintels, flat arches and projected sills are used throughout the facade to unify its appearance

A simpler belt course above the ground floor differentiates the building base from upper stories

Recessed window openings add depth and shadows to the facade; window trim present on all doors and windows

For illustrative purposes, the elevation contains simplified outline (left) and detailed rendering (right)



Ground Level Details

Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(2)(D) and 7.0503(1)(B)(3)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*



Ground level raised above grade

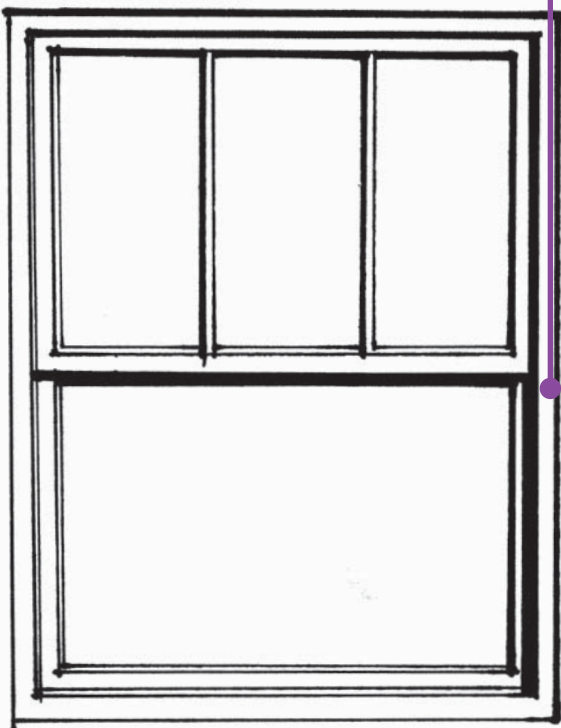
Landscape bed at building base or low fence/wall at property line defines space

Transitional Apartment Building

Windows and Transparency

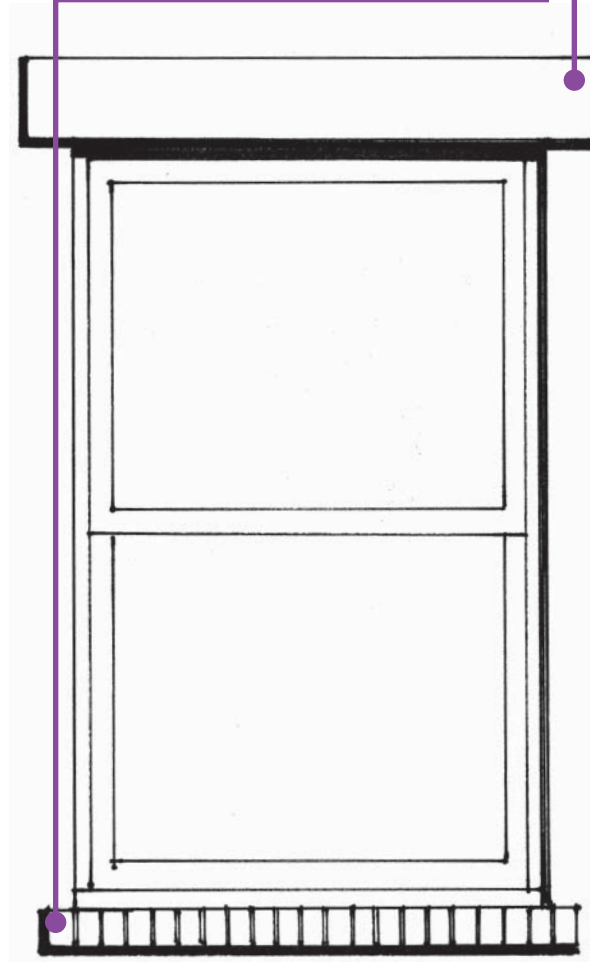
Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(2)(D) and 7.0503(1)(B)(4)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Vertical proportions are typical, *though may become more square than the traditional style windows*



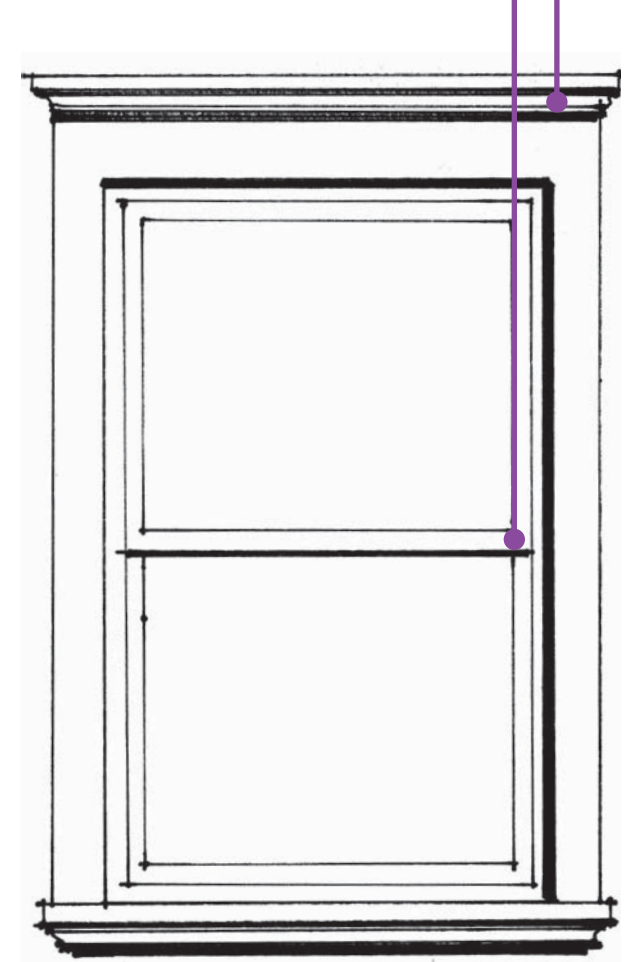
Windows show spanning element, such as stone lintel (shown); see Section 7.0503(1)(B)(2)(D) and 7.0503(1)(B)(3)(D)

Sills project from window and are typically visually distinct from surrounding wall; see Section 7.0503(1)(B)(3)(D)

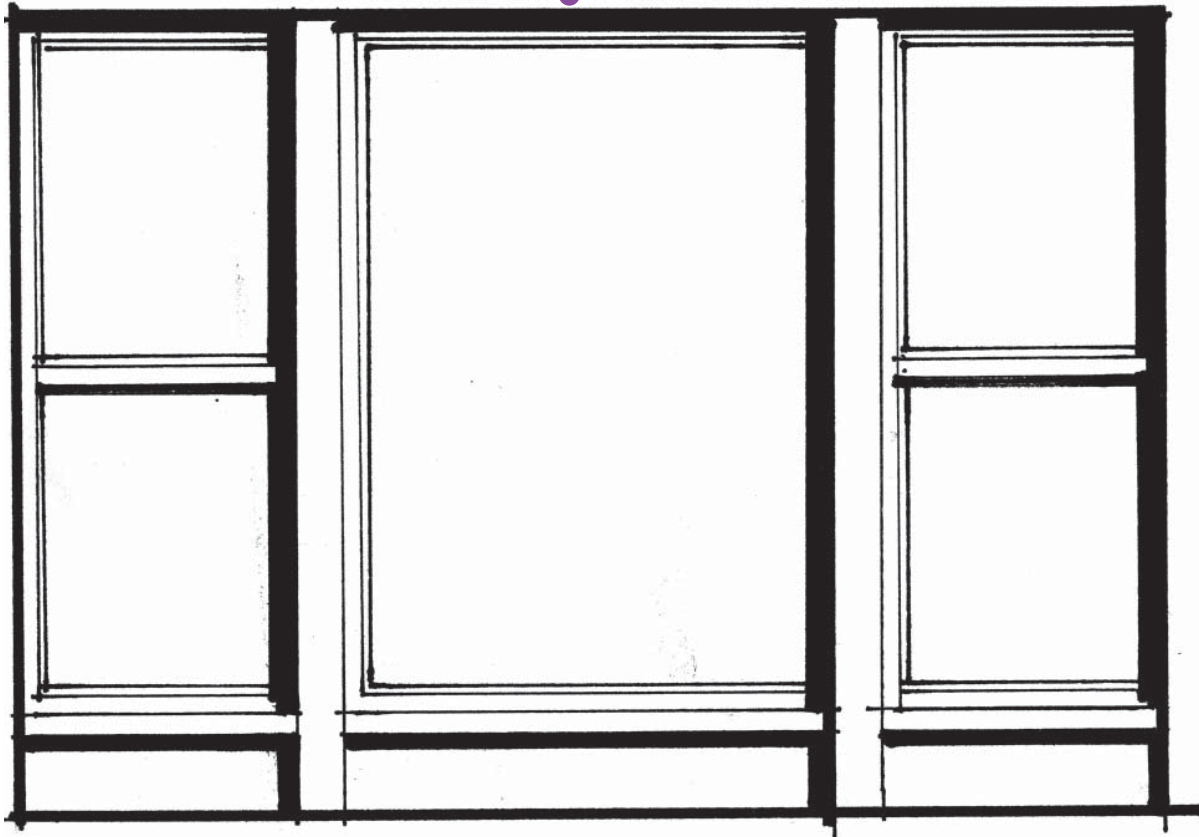


When spanning elements are not shown, simple decorative features surround windows

Windows comprised of fewer but often symmetrical mullions



Chicago windows (a large fixed pane with operable windows on each side) are common in the transitional style



Transitional Apartment Building

Building Entry

Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(3)(D) and 7.0503(1)(B)(5) (D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Projected bays create a small courtyard, which gives distinction to the primary entry



Projection over entry provides shelter while adding prominence to the entry

Decorative glazing, including a transom and side lights, enhance the entry

Lighting fixtures enhance the entry

Columns with inset panels frame the entry

Recessed entry adds prominence

High-quality glass and wood door allows residents to see out before exiting

Direct connection provided between entry and sidewalk



Details

Italicized features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Medallion Example



Awning and Canopy Examples



Light Fixture Examples



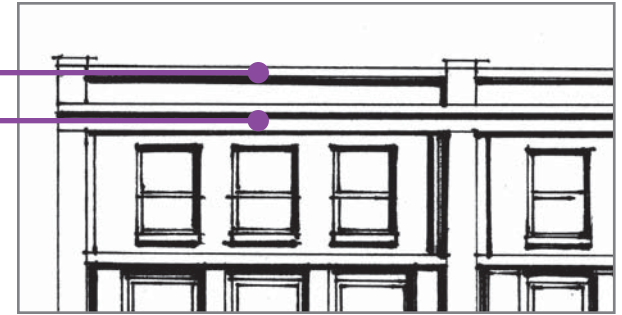
Transitional Apartment Building

Roof Conditions

Italicized features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Belt course at top of cornice

Belt course above top story



Decorative brick patterns in cornice



Party wall often extends above roof

Pitched roof

Dormer responds to bay windows

Projected eave



Change in roof form at projected bays

Simplified detail at eave



Materials

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(7)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Primary Materials

- Brick
- Stone

Secondary and Accent Materials

- Concrete Block
- Ceramic Tile
- Terra Cotta
- Wood
- Metal (patina finish)

Simplified brick details are frequently used in transitional styles

Cut stone creates a finished character on facades



Contemporary Apartment Building



Fundamental Style Elements:

- Building is subdivided into structural bays or programmatic elements.
- Facade has articulation in frames and recessed or projecting panels.
- Facade has horizontal articulation with ledgers and continuous elements.
- Facade has tall ground floor with simply articulated storefronts.
- Ornamentation is very simple or absent.
- Building has flat or simple angled roof elements.
- Entries have simple framing details for window and door elements.
- Projecting flat awnings are incorporated.
- Windows have large panes of glass and simple framing elements.
- Windows may incorporate shading devices.
- Rooflines emphasize horizontality or special elements.



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Contemporary Apartment Building

Facade Composition and Building Articulation

Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(2)(D) and 7.0503(1)(B)(2)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Projected bays create depth and order in the building

Projected balconies add relief within the facade

Columns and pilasters organize the facade into a modular structure

A basic belt course broken by columns differentiates the building base from upper floors

Recessed window openings add depth and shadows to the facade

For illustrative purposes, the elevation contains simplified outline (left) and detailed rendering (right)



Ground Level Details

Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(2)(D) and 7.0503(1)(B)(3)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*



Ground level raised above grade

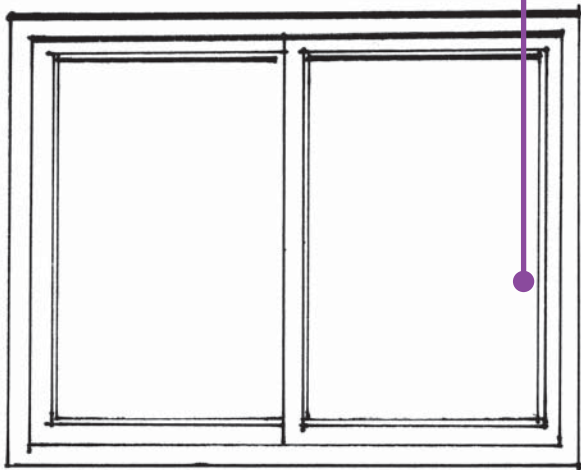
Landscape bed at building base or low fence/wall at property line defines space

Contemporary Apartment Building

Windows and Transparency

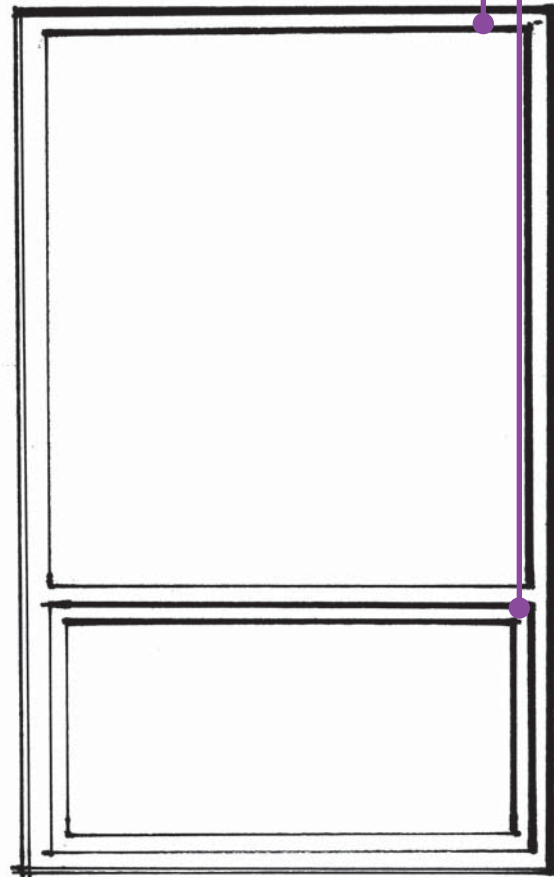
Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(2)(D) and 7.0503(1)(B)(4) (D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Greater variety in proportion; window openings may be horizontal but should not create horizontal geometry in the facade

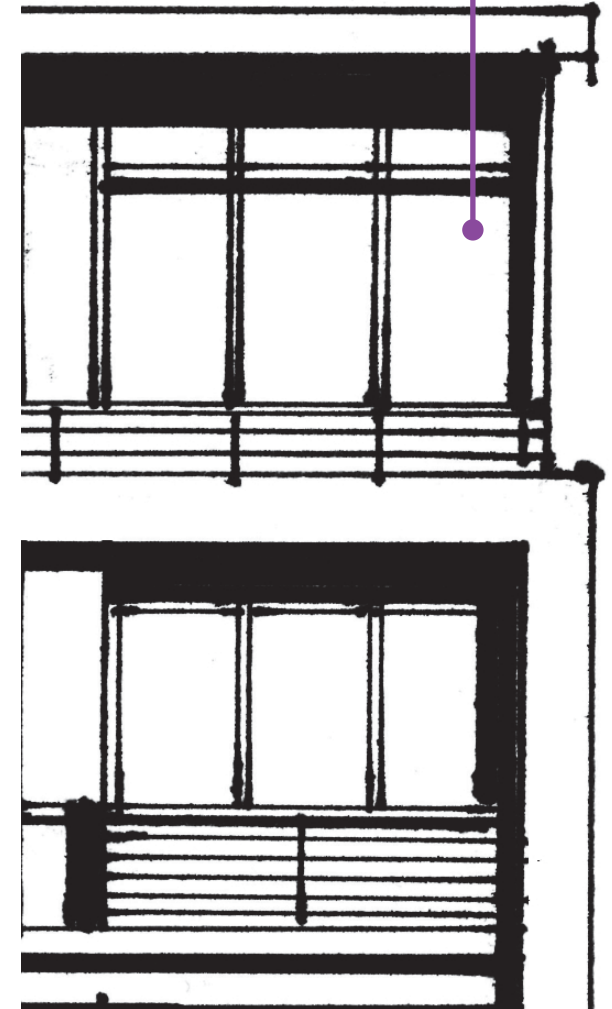


Window mullions often asymmetrical

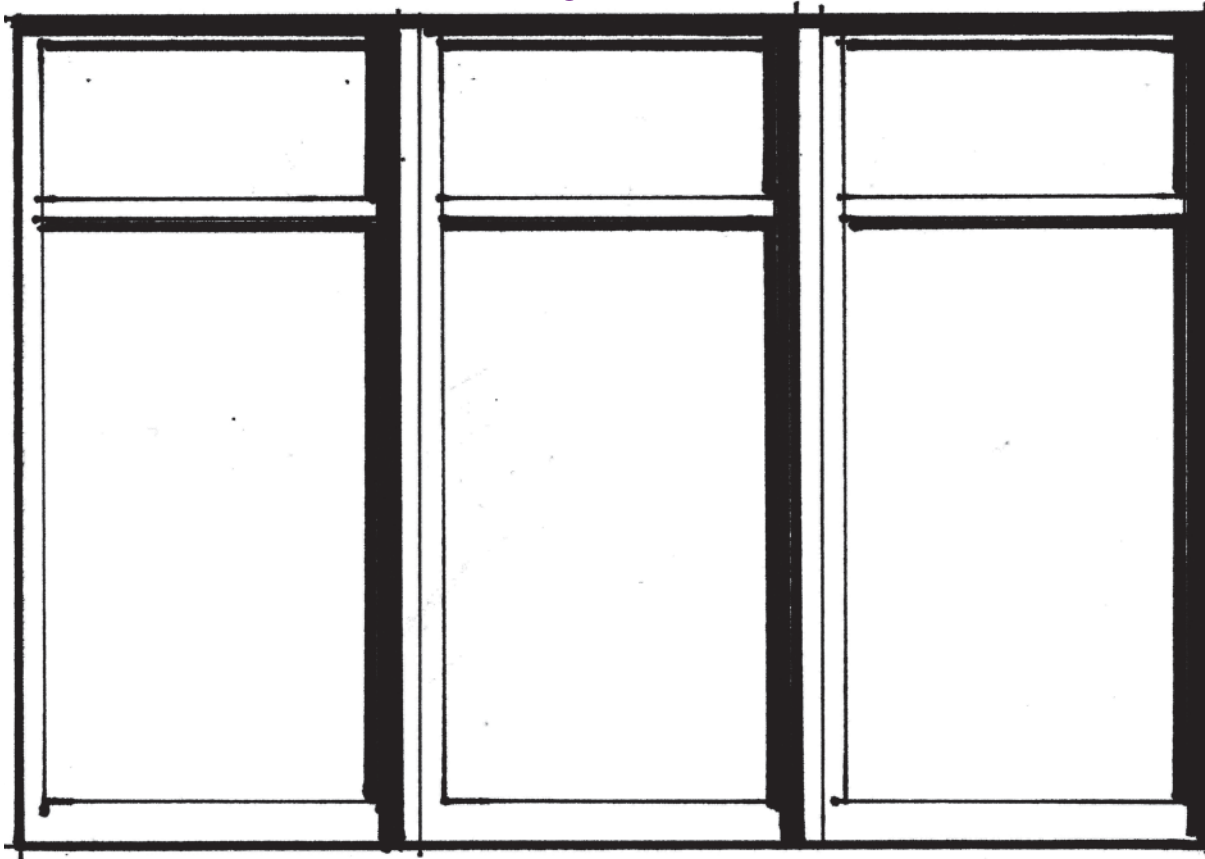
No visible spanning element; window may appear "punched" through wall



Windows often comprise the majority of the facade



Window groupings often incorporate asymmetrical patterns



Contemporary Apartment Building

Building Entry

Features shown in this section correspond to the Rockwood Design Standards found in Sections 7.0103(B)(3)(D) and 7.0503(1)(B)(5) (D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Projected side bays create distinction for the wall area that contains the primary entry



Projection over entry provides shelter while adding prominence to the entry

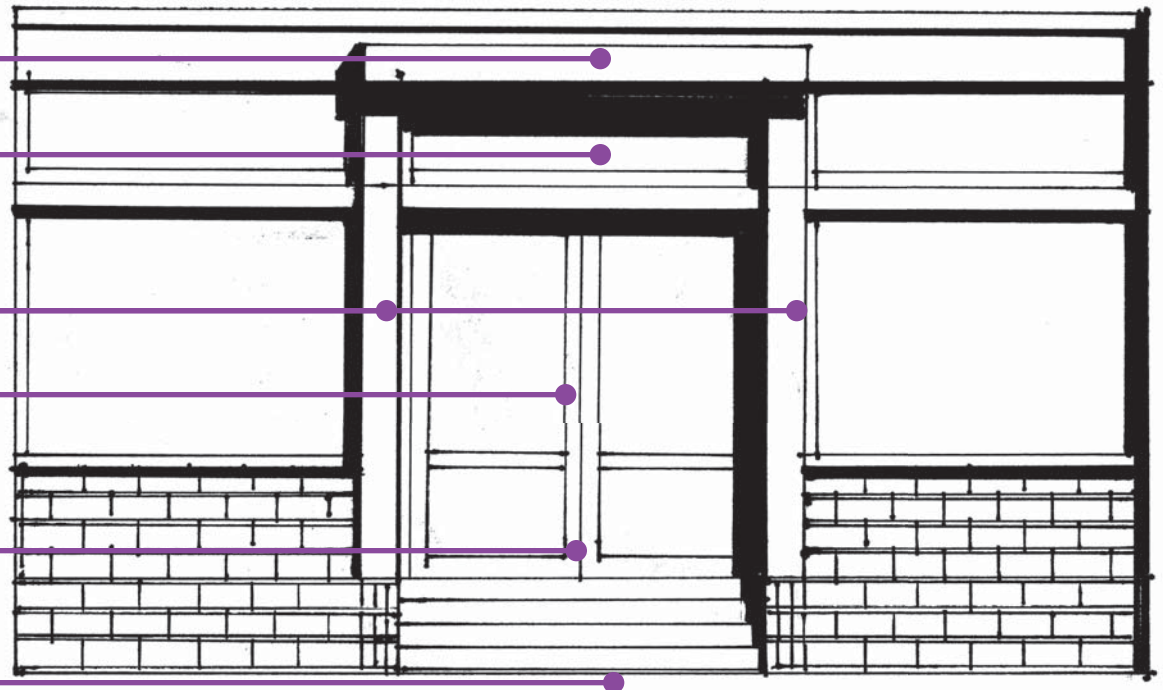
Decorative glazing, including a transom and side lights, enhance the entry

Columns with inset panels frame the entry

Recessed entry adds prominence

High-quality glass doors allow residents to see out before exiting

Direct connection provided between entry and sidewalk



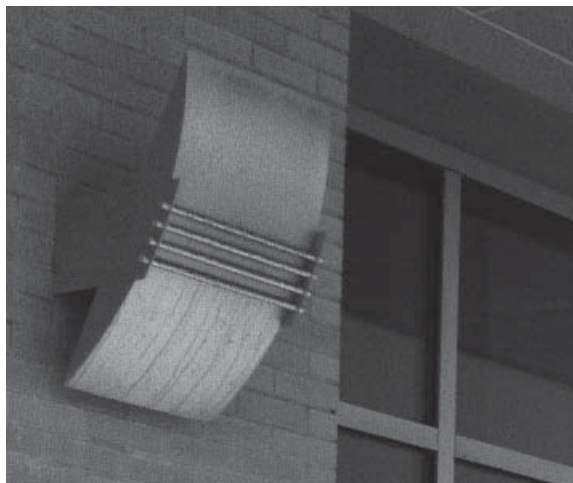
Details

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Awning and Canopy Examples



Light Fixture Examples



Contemporary Apartment Building

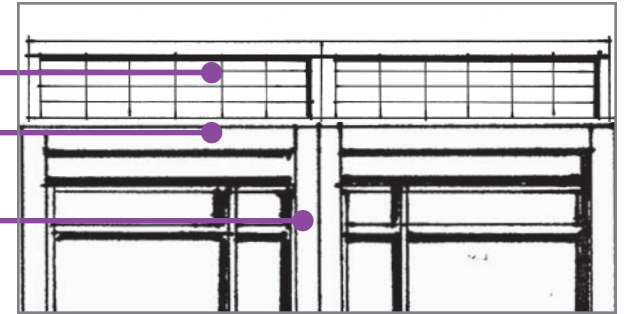
Roof Conditions

Italicized features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Simple geometric pattern or railing on parapet

Belt course above top story

Columns expressed into parapet

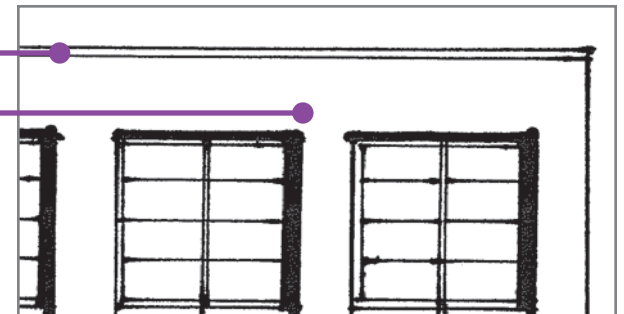


Projected roof extends beyond the wall plane



Small belt course at parapet edge

Simple parapet, no cornice



Materials

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(7)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Primary Materials

- Stone
- Glass
- Stucco
- Brick

Secondary and Accent Materials

- Precast or poured in place concrete
- Metals

Simplistic details, primarily reveals, express nature of materials

Stone frequently cut and polished for clean appearance

