

C. Art Deco

The Art Deco style is inspired by the streamlined styling of modern technology. Characterized by volumes that step back at upper floors and long pilasters that run the entire height of the building, Art Deco's sleek and cubic forms are decorated with patterns and motifs taken from the Far East, ancient Greece and Rome, Africa, India, and Mayan and Aztec cultures. Windows typically are located between the pilasters and, between floors, are often separated by decorated transom panels.

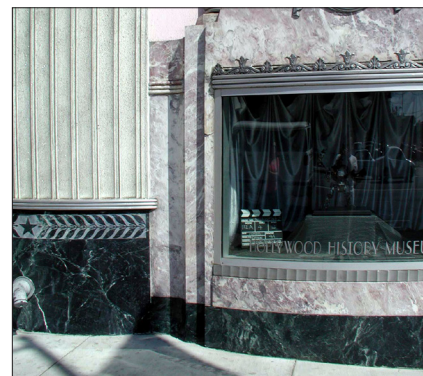


1. Base

- a. Exterior walls are supported on a base composed of stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile (bathroom tile is not permitted).
- b. The entire ground floor height may be articulated as the base of the building.



Masonry base and monolithic wall



Marble base



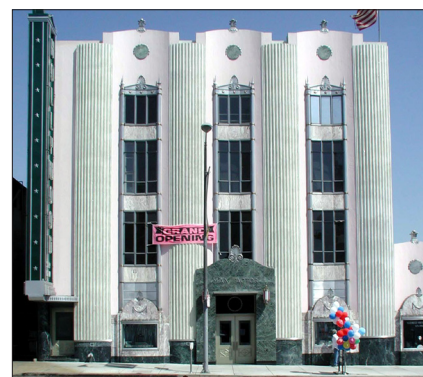
Ground floor as base

2. Primary Walls

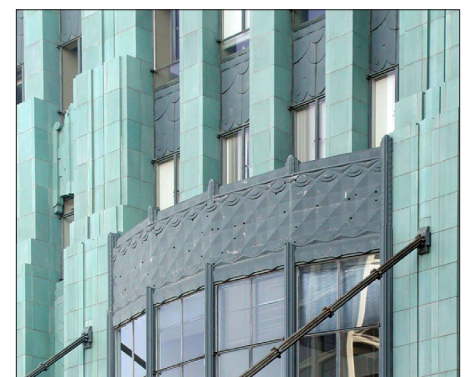
- a. Exterior walls may be constructed of cast concrete or plaster.
- b. Pilasters running the entire height of the building should be included as part of the facade design.
- c. Windows shall be located between the pilasters.



Stone



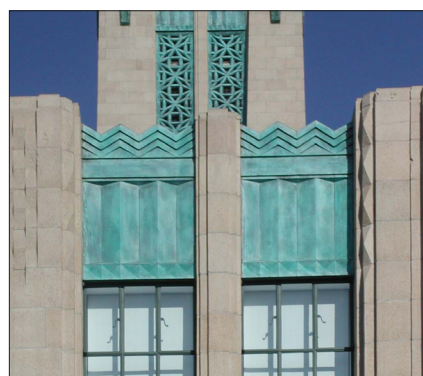
Plaster and metal



Glazed Terra Cotta

3. Roof-Wall Connections

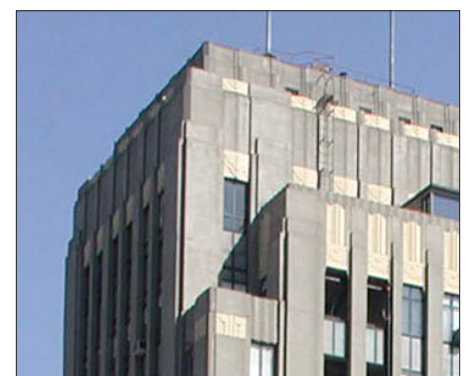
- a. Exterior walls shall extend beyond the roof level and form a parapet that is configured in one of three ways:
 - i) Pilasters that continue beyond height of interstitial walls,
 - ii) Walls that continue beyond height of the pilasters,
 - iii) Wall and pilaster that reach to same height.
- b. Decorated metal, ceramic tile, or glazed terra cotta transoms may be incorporated as part of parapet.



Column extensions with metal transoms



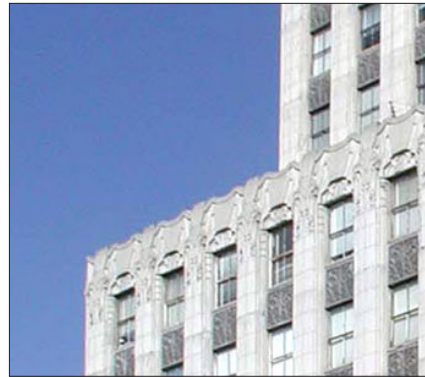
Plaster wall extensions with metal columns



Undulating parapet

4. Roof

- a. In most cases, roofs should be flat with the exterior walls extending beyond the roofline to form parapet walls.
- b. Towers with whimsical roofs are permitted.



Flat roof (lower volume) and sloped roof (upper volume)



Decorative cap



Corner stepped tower

5. Drainage

- a. To preserve the stylized lines of the Art Deco facades, roof drainage should be located within walls of the building itself and therefore not visible on the facade.
- b. Where external scuppers and downspouts are utilized, they should be located on the side or rear facades.



Sloped roofs without gutters



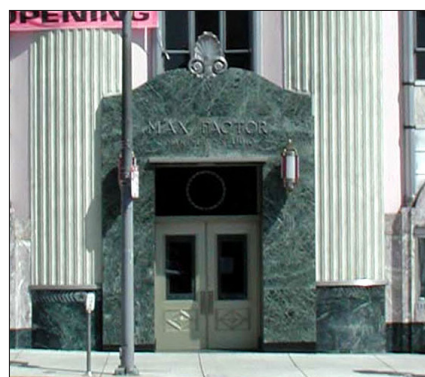
Scupper and downspout on building side



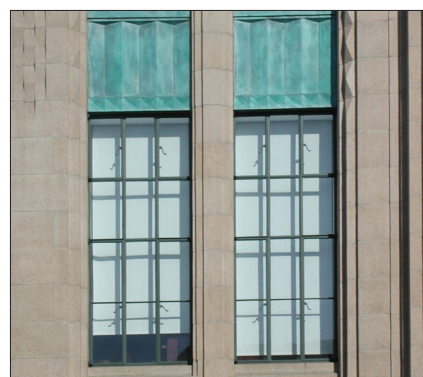
Gutter with downspout into wall

6. Openings

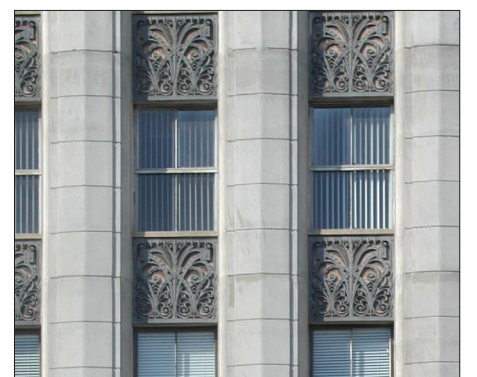
- a. Windows shall be situated between pilasters and shall be recessed.
- b. Windows shall be multi-paned and be vertical in orientation.
- c. Finely crafted, metal window grates are permitted.
- d. Metal or tile transom panels between windows on consecutive floors are encouraged, but not required.



Simple trim with operable shutters



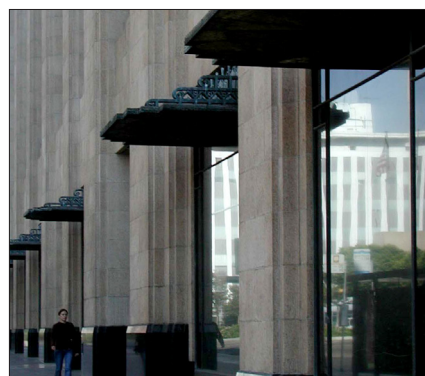
Recessed metal window with metal transom



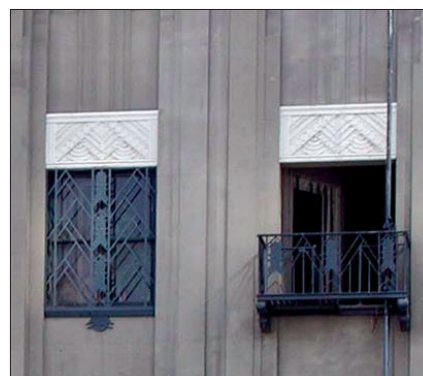
Recessed double-hung with metal decorative transoms

7. Attached Elements

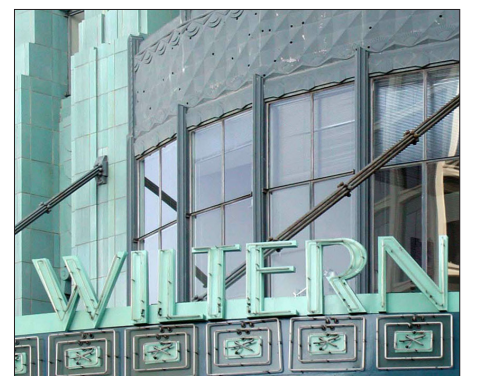
- a. Architectural elements such as balconies and awnings must be designed and assembled of finely-crafted metal. These elements may encroach into the building's set-backs.
- b. Metal window grilles are permitted.



Decorative metal awnings



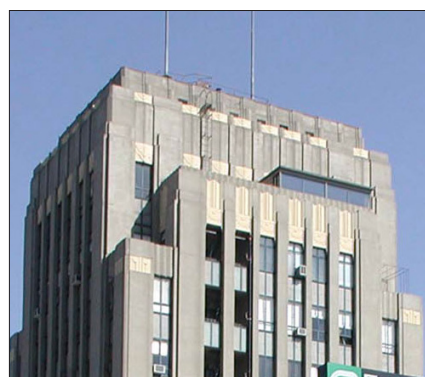
Metal window grille and metal balcony



Punched metal letter signage

8. Massing

- a. Upper stories should step back, particularly for tall buildings.
- b. Pilasters should run the entire height of the building.



Stepped-back volumes



Stepped-back volumes



Higher volume at corner

9. Site Definition and Landscape

- a. Buildings may be situated in a zero-setback urban condition.
- b. Buildings may also utilize the following frontages: front yard, porch, forecourt, arcade or storefront.



Storefront with awnings



Porches



Storefront