The architectural design should respond to the area's background

360-degree architecture should be used

3.4 BUILDING DESIGN

The architectural design of a building should positively respond to the area's general background as a regional mining community. Projects should possess a distinguishable identity and identifiable design theme. In addition, special care should be taken to achieve compatibility of larger buildings next to small scale buildings. Variation in building forms should occur with changes in wall planes and roof planes in order to create distinctive massing within a building. When additions are planned for existing structures, the addition should conform to the style of the original structure in external appearance.

Building designers should incorporate 360-degree architecture in all buildings and remodels. 360-degree architecture is the full articulation of all building facades. This includes variation in massing, roof forms, and wall planes, as well as surface articulation. The concept of 360-degree architecture is to design a building where all sides of the structure have been detailed to be complementary in architecture, massing, and materials to the primary street elevation or front facade. In other words, the building should be aesthetically pleasing from all angles. This principle is most important for buildings on corner lots and on elevations that have high visibility.

3.22

Development Guidelines

Commercial projects should be made of high quality and authentic materials. Materials and colors should be used to enhance different parts of a building's façade. Roof forms should be used to distinguish various building forms and to help to break up the massing of the building. Well-designed storefronts, including windows, doors, and entries, are very important to create a sense of entry and pedestrian scale. All entries accessible to the general public should be pronounced and easily recognizable. It is important that the main entrance to a building is clearly identifiable and unique, as it is the primary point of arrival.

Roof forms should break up building massing

Buildings should provide authentic representations of architectural styles

The use of chain architecture is strongly discouraged

A. DESIGN THEME GUIDELINES

1. Project designs should provide authentic representations of architectural styles and details versus contemporary, "no style" interpretations. Refer to Chapter 2 – Missouri Flat Architectural Character for more detail on appropriate architectural styles.

2. A commercial complex should have a consistent architectural style with individual buildings designed with complementary forms and materials. Buildings within commercial centers or campus-style industrial parks should be designed to complement one another. This coordination may include the common use of roofing material, roof pitch, exterior finish material, and consistent color palettes.

3. All sides of commercial buildings in highly visible locations, such as at project entries, should receive equal design consideration and treatment (360-degree architecture).

4. The use of corporate "chain" architecture is strongly discouraged. Corporate tenants should design buildings to fit the scale and character of the community.

B. BUILDING FORM

1. Where feasible, minimize the visual impact of large monolithic structures by creating a cluster of smaller buildings or the appearance of a series of smaller attached buildings.

2. Consider using several smaller compact building footprints rather than one large footprint to provide an intimate scale and a more efficient envelope to optimize daylight and passive solar heating/cooling functions.

3. Surface detailing, such as score lines, should not serve as a substitute for distinctive massing.

4. Architectural details and materials on lower walls that relate to human scale, such as arches, trellises, or awnings, should face onto pedestrian spaces and streets.

5. To divide the building mass into smaller scale components; buildings over 50 feet long should reduce the perceived height and bulk by a change of roof or wall plane; projecting or recessed elements; or other similar means.

Minimize the visual impact of large monolithic structures by creating a cluster of smaller buildings

Consider using several smaller compact building footprints rather than one large footprint to provide an intimate scale

Trellis features add ornamentation

Changes in vertical planes are recommended

6. Vary the planes of the exterior walls in depth and/or direction. Long, unbroken facades and box-like forms should be avoided. Wall planes should not run in one continuous direction for long distances without a significant offset. Elements such as balconies, porches, arcades, dormers, and cross gables should be used to add visual interest.

7. Changes in vertical planes break up a boxlike appearance. Vertical elements such as pilasters help create "bays" to give the appearance of several smaller buildings.

8. Tall, dominating structures should be broken up by creating horizontal emphasis through the use of trim, awnings, eaves, trellises, or other ornamentation and by using a combination of complementary colors and/or materials.

9. The height of new development should "transition" from the height of neighboring development to the maximum height of the proposed structure.

10. Retail spaces should have a 12-foot minimum plate height at the first floor level to expand the interior volume.

11. Upper-story porches or balconies, with turned-spindle banisters or ornamental iron railings are encouraged.

12. Recessed or projecting entries and articulation in the storefront mass is encouraged.

13. Stairways should be designed as an integral part of the overall architecture of the building and should complement the building's mass and form. Stairwells that appear "tacked on" are discouraged.

14. Stairways should be covered to provide protection from adverse weather.

15. Thin-looking, open metal, prefabricated stairs are discouraged.

16. Where possible, disabled access ramps should be integrated into the site design to create functional and unique spaces.

17. Disabled access railings should complement the architectural style of the building.

Disabled access ramps should be integrated into the site

Stairs and railings should complement the building

C. BUILDING ARTICULATION

1. Acknowledging sensitivity to budget, it is expected that the highest level of articulation will occur on the front façade; however, similar and complementary massing, materials, and details should be incorporated into every other building elevation visible to the public.

2. Blank walls on visible facades are strongly discouraged. Consider utilizing windows, trellises, wall articulation, arcades, changes in materials, or other features. Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to create interest.

3. Buildings located at highly visible locations should incorporate special architectural elements that create an emphasis on the importance of that location. Such elements may include vertical projections, i.e., clock towers, diagonal walls at the corner, taller, prominent rooftop elements, and/or a substantial art form or fountain.

4. Utilize architectural details and materials on lower walls that relate to a pedestrian or human scale, such as arches, trellises, awnings, window patterns, structural bays, roof overhangs, siding, molding, fixtures, or other details.

5. A minimum eight foot vertical clearance between the sidewalk and the lower most portion of an awning or similar form of hanging articulation should be maintained.

D. MATERIALS AND COLORS

1. Different parts of a building's façade should be articulated by the use of color, arrangement of façade elements, or change in materials to break up the massing.

2. Textures, colors, and materials should be unifying elements in the building's design.

3. Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.

4. Material changes should occur at intersecting planes, preferably at the inside corners of changing wall planes or where architectural elements intersect, such as a pilaster or projection. Material changes not occurring at a change in wall plane appear "tacked-on" and should be avoided.

5. Authentic materials should be used whenever possible. Simulate wood or masonry is generally not acceptable. Natural materials such as brick, stone, copper, etc. should be left the natural color.

6. Selected materials and color should convey a sense of quality architecture and permanence.

7. Heavier materials should be used lower on the elevation to form the building base.

8. Materials that are highly resistant to damage, defacing, and general wear and tear, such as precast concrete, stone masonry, brick, and commercial grade ceramic tile, should be used at the base of the building.

9. Stone, wood, and timber are appropriate building materials.

10. All outside wood is subjected to severe weathering by the mountain climate and needs careful drying, sealing, and protecting.

11. Corrugated metal siding is an undesirable building material unless used as a creative accent.

12. Roof materials and colors should be consistent with the desired architectural style.

13. Colors used on exterior facades should be harmonious. Contrasting colors are encouraged to accentuate details.

14. Colors should coordinate with natural unpainted materials used on the facades, such as pressure treated wood, terra cotta, tile, brick, and stone.

15. Fluorescent paints and bright colors are strongly discouraged.

3.30

Development Guidelines

E. ROOF FORMS

1. Roof elements should continue all the way around the building and not just be used in the most visible locations. Roof elements should be combined with wall elements to unify all sides of the building.

2. Roof lines should be varied in height, and long horizontal roof lines should be broken up.

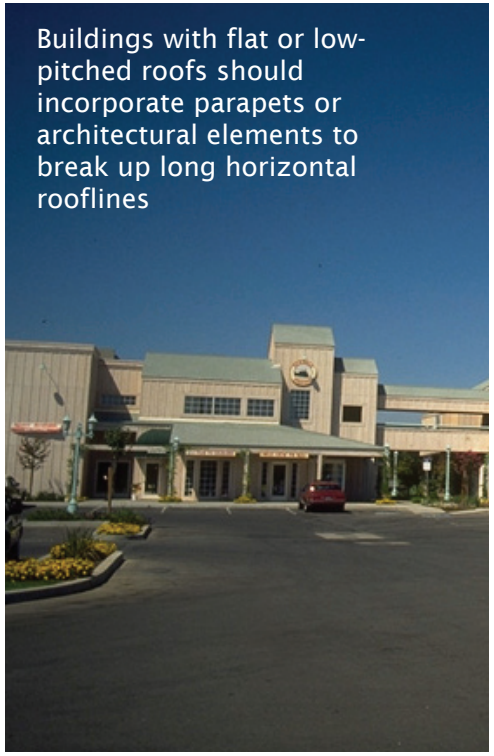
3. Pitched roof designs are preferred to break up building massing.

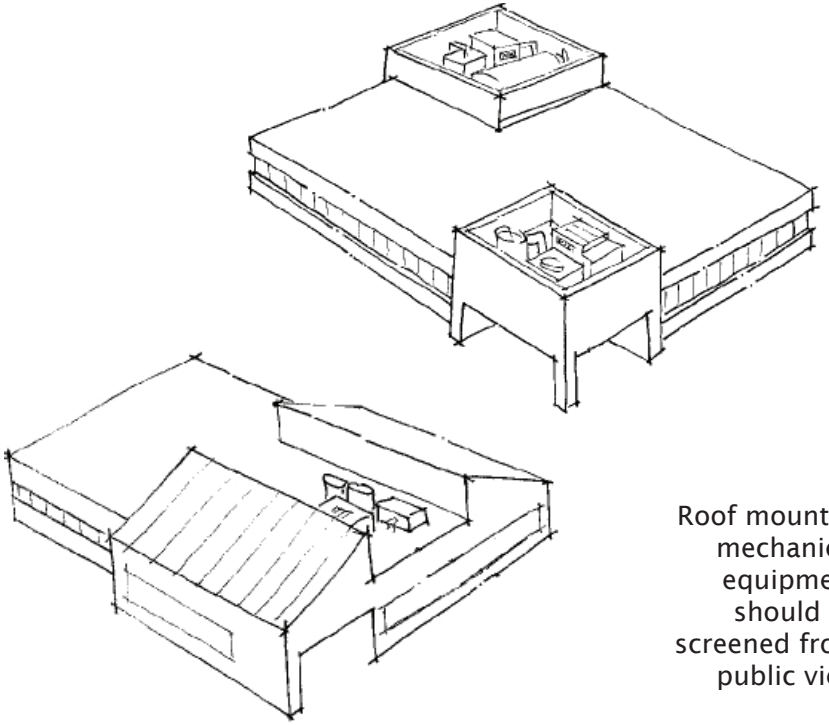
4. Roof drains should be contained within the building where feasible.

5. Buildings with flat or low-pitched roofs should incorporate parapets or architectural elements to break up long horizontal rooflines.

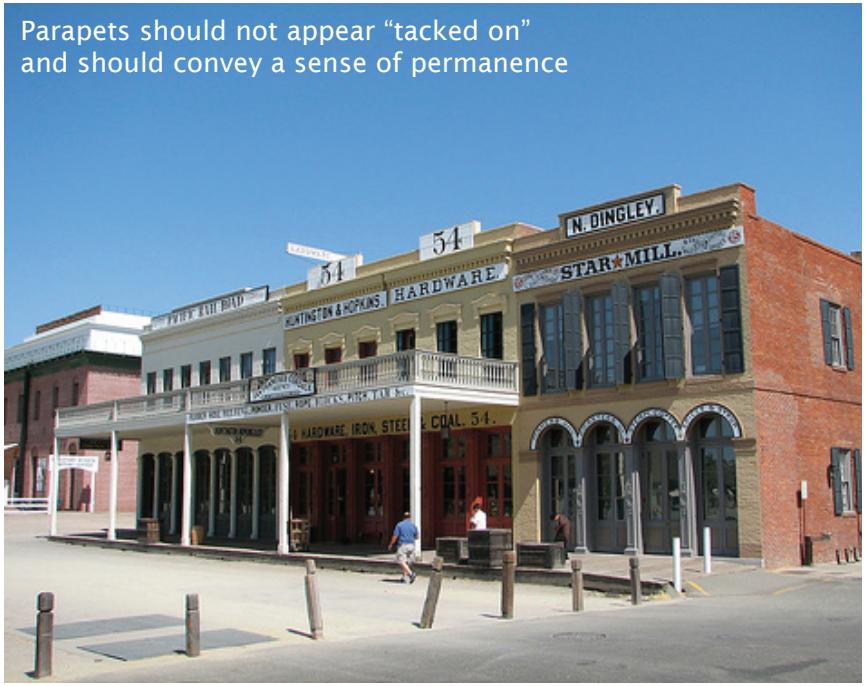
6. Parapets should not appear “tacked on” and should convey a sense of permanence.

7. Parapets should be finished with cornices, caps, or similar detail to provide a finished look to the roof plane.





Roof mounted mechanical equipment should be screened from public view



Parapets should not appear "tacked on" and should convey a sense of permanence

8. Parapets should include one or more of the following detail treatments: pre-cast elements, continuous banding or projecting cornices, dentils, caps, variety in pitch (sculpted), other horizontal decoration, and/or clean edges with no unfinished flashing.

9. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.

10. Rooflines should be designed to screen roof mounted mechanical equipment. All screening should be constructed consistent with the materials of the building and should be designed as a continuous component installed the length of the elevation.

11. Roof-mounted equipment that may be visible from a higher vantage point should be architecturally screened from view from the higher viewpoint.

F. WINDOWS AND DOORS

1. Window type, material, shape, and proportion should complement the architectural style of the building.

2. Windows and doors should be in scale with the building elevation on which these features appear.

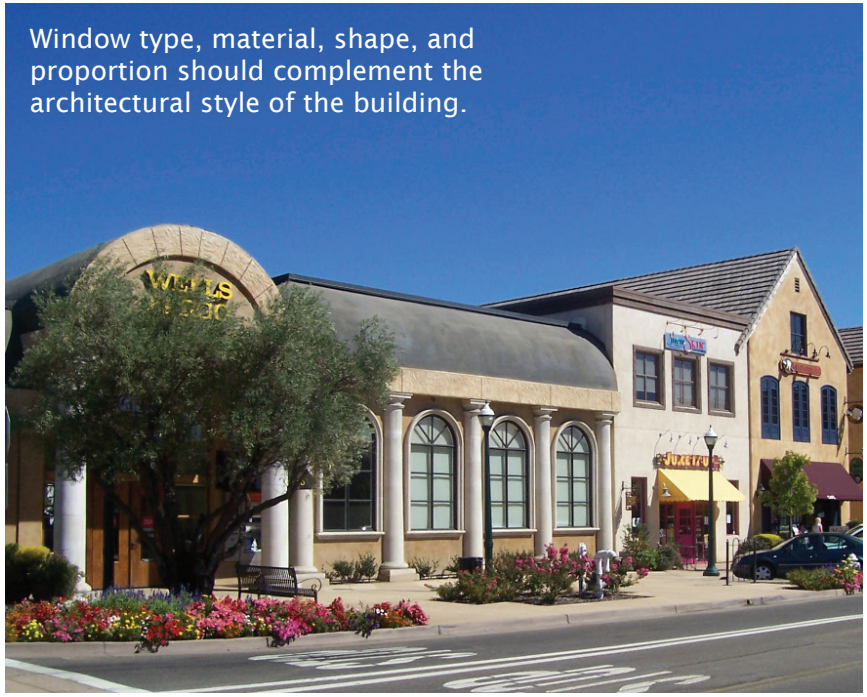
3. Recessed openings, windows, and doors provide depth and should be used to break up the apparent mass of a large wall.

4. Windows on upper floors should relate to the window pattern established on the ground floor.

5. At the street level, windows should have pedestrian scale and detail. The framing provides opportunity for color variation and detail.

6. Where appropriate to the architectural style, windows should be inset from building walls to create shade and shadow detail. The minimum inset should be three inches.

7. The addition of articulation such as sills, trim, kickers, shutters, or awnings should be included to improve the building facades where consistent with the desired architectural style.



At least 60% of the ground level street-fronting façade should be transparent

8. Any faux shutters should be proportionate to the adjacent windows to create the appearance of a real and functional shutter.

9. At least 60 percent of the ground level street-fronting façade should be transparent, in the form of windows and doors.

10. On small scale commercial buildings, large expanses of glass should be broken into smaller window panes.

11. Clear, low-e glass is recommended on the street level to create interesting interior shop views for pedestrians. Heat gain can be limited by incorporating awnings, recessed storefronts, polarized glass, or professionally applied UV film.

12. Reflective, mirrored, or tinted glass is strongly discouraged.

G. BUILDING ENTRIES

1. Commercial buildings should include a recessed primary entry that provides protection from the weather.

2. Entry design should incorporate two or more of the following methods:

   - change in wall or window plane;
   - placement of art or decorative detailing;
   - a projecting element above the entrance;
   - a change in material or detailing;
   - implementation of architectural elements such as flanked columns or decorative fixtures;
   - recessed doors, archways, or cased openings;
   - a portico or formal porch either projecting from or set into the surface; or
   - changes in the roofline, a tower, or other similar element.

3. Building entrances should be emphasized using lighting, landscaping, and architectural details.

4. A decorative paving material, such as tile, marble, or slate, is encouraged at entries.

5. Upper floor entries at the street frontage should have a distinct design that complements the main building frontage.

Building entries should be emphasized with architectural details