**Compatibility of Design Rating: New Construction in a Historic District Setting**

This rating framework provides the framework for evaluating the visual compatibility of a proposed construction project for a specific site in the Browne’s Addition local Historic District, which is listed in the Spokane Register of Historic Places. The rating allows for variety in meeting the stated goal of visual compatibility without requiring specific materials or elements.

**Scoring Urban Form Design Overall**

Highly Compatible (80%) 42+ 72+ 114+

Compatible (60%) 31+ 54+ 85+

Incompatible (50%) <26 <45 <71

**Section1: Context**

Context compatibility:

Historic Character Area 0-4

Facing blockfronts 0-5

Adjacent buildings 0-6 \_\_/15

**Section 2: Urban Form**

Streetscape factors

 Maintains common setback on blockfront 0-4

 Maintains lot coverage patterns 0-3

 Maintains rhythm, spacing 0-4

Maintains ground story at common position 0-4 \_\_/15

Scale, massing, height

Scale Maintains scale of district and to humans 0-4

Massing

Relates to historic patterns of massing of dominant and secondary 0-2

 Large forms modulated with horizontal/vertical breaks 0-2

 Roof forms related to building type; cover occupiable space 0-2

Height

 Avoids difference in height of more than two stories 0-4

 Uses floor heights to further height compatibility 0-4 \_\_/18

Provision for automobiles: Maintains patterns 0-4 \_\_/4

 Urban Design total \_\_/52

**Section 3. Design Components**

General: Compatible Orientation, Design Quality, Presence

 Entrance oriented to street 0-3

 Evidence of traditional design principles 0-3

 Compatible, well-designed presence 0-3

 District residents would find compatible 0-3

 360-degree design 0-3 \_\_/15

Use of façade material

 Uses materia(s found in district 0-5

 Uses primary façade material 0-4

 Respects “rule of five” for total number of materials 0-3

 Uses materials in traditional manner 0-3 \_\_/15

Use of secondary façade and accent materials

 Uses materials in district 0-3

Materials changed at vertical plane, story breaks, bays 0-3

Uses traditional window materials: wood and metal 0-4 \_\_/10

Use of Color

 One color dominant 0-5

 Dominant color traditional mineral-based color 0-5

 Color similar in value and saturation as context 0-3

 Secondary colors compatible contrast with dominant 0-2 \_\_/15

Façade design

 Has elements of similar scale as context 0-5

 Avoids mixing disparate elements 0-5

Has degree of articulation similar to context 0-5

 Has logical and compatible fenestration 0-5

 Clear evidence of architectural design principles 0-5 \_\_/25

Recognizing the Effort

 Response to context \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 5

 Comparability/differentiation ratio \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 5 \_\_/10

Total: \_\_/90

 Urban Form Score \_\_\_\_\_\_\_\_\_/52

 Design Score \_\_\_\_\_\_\_\_\_\_\_\_\_/90

 Compatibility ranking \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/142 (\_\_\_%)