



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: West Main Street Architectural Review Committee
Thru: Robert Keesaer, AIA, NCARB- Urban Design Supervisor *RK*
From: Savannah Darr, Historic Preservation Specialist
Date: January 20, 2017

Case No: 17COA1004
Classification: Committee Review

GENERAL INFORMATION

Property Address: 821-829 W. Main Street

Applicant: Penelope Peavler
Frazier History Museum
829 West Main Street
Louisville, KY 40202
502-412-0221
ppeavler@fraziermuseum.org

Owner: same as applicant

Architect/Design: David Smith
Smithink
515 Stone Ridge
St. Louis, MO 63122
314-609-7099
david@smithinkusa.com

Estimated Project Cost: \$2,000,000

Description of proposed exterior alteration:

As part of Phase II of the Frazier History Museum new entrance and public park project, the applicant seeks approval for the following

- 829 W. Main Street building
 - remove the third storefront window in the westernmost bay of the front façade and add double doors to match the existing double doors on the façade;

- add three attached banner signs on the front façade of 829 W. Main Street that read “Frazier History Museum,” which replace signs that were previously located there; and,
- add one 46’-0” by 5’-6” attached, metal, vertical sign on the east elevation of 829 W. Main Street that reads “Frazier.”
- 825 W. Main Street park area
 - construct a 800 sq. ft. glass entry vestibule on the first story with a cantilevered second-story park area that will overhang 4’-0” over the public sidewalk and have a 15’-8 ¼” clearance;
 - add one 1’-0” by 15’-0” attached sign on the front of the glass patio that reads “Frazier History Museum;”
 - construct new concrete steps leading from the park area to W. Washington Street;
 - add one 4’-2” by 30’-6” attached metal sign on the rear of 825 W. Main Street (facing W. Washington Street) that reads “Frazier;” and,
 - add new decorative security gate at W. Washington Street.
- 821 and 823 W. Main Street building
 - remove the non-historic storefront windows and doors at 821 and 823 W. Main Street and add new storefront systems with double entry doors that match those at 829 W. Main Street—cast iron facades will remain;
 - add two 3’-0” by 3’-0” attached hanging signs on the front façades of 821 and 823 W. Main Street;
 - remove rear non-historic pedestrian doors and overhead doors and replace with new, more simple matching doors;
 - construct an outdoor deck on 821 W. Main that will align with the third story of 823 W. Main;
 - replace windows as needed on rear elevation; and,
 - add faux balconies or another visual feature at the roofline of the rear facades to communicate that this is a premium/special place.

Communications with Applicant, Completion of Application

The application was received on January 13, 2017 and considered complete and requiring committee level review on January 17, 2017.

The case is scheduled to be heard by the West Main Street Architectural Review Committee on January 25, 2017 at 5:30 pm, at 444 S. Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the West Main Street Preservation District, are applicable to the proposed exterior alteration: **Storefront, Sign, New Construction-Commercial, Door, and Addition.** The report of the Commission Staff’s findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/Background

The property is zoned M2 and is located in the Downtown Form District. 821 and 823 W. Main Street are four-story Italianate style commercial buildings. 825 W. Main Street previously contained a historic brick building that was demolished sometime between 1921 and 1941. A one-story garage structure was likely built in the 1950s and was demolished in 2016 (16COA1120). 827-829 W. Main Street is one large four-story commercial building that houses the Frazier History Museum.

The West Main Street ARC approved 16COA1120 on June 20, 2016, which allowed for the demolition of the one-story, non-contributing, garage structure and the creation of a public park in that location.

Conclusions

The proposed alterations to 829 W. Main Street generally meet the **Storefront and Sign** Guidelines. removing a storefront window to add a set of double doors is necessary for the function of the museum and does not negatively impact the storefront of the building. The new doors will match those that already exist on the façade. The new banner signs will replace the previous ones. The large metal sign on the east elevation of the building is quite large, and its letter size does not meet Sign Guideline SG6. Due to the large amount of square footage on that façade (13,134 sq. ft.) the sign meets the Land Development Code requirements and is proportional to the building. Furthermore, the large size is not inappropriate for the commercial nature of the West Main Street Preservation District. However, the vertical text of the banners and metal sign are oriented in different directions on the drawings. **Staff recommends that the text be oriented in one direction.**

The proposed alterations to 825 W. Main Street generally meet the **New Construction-Commercial and Sign** Guidelines. The new glass cube entry and second story park area is modern in design and not necessarily infill construction. The second story cantilever is placed in line with the second stories of the adjacent historic commercial buildings creating a solid horizontal line. The glass cube also gives the illusion of volume and massing similar to a building, but it is more open, complementing the historic structures and not trying to copy them. The rear metal sign at W. Washington Street is quite large, and its letter size does not meet Sign Guideline SG6. However, the large size is not inappropriate for the commercial nature of the West Main Street Preservation District.

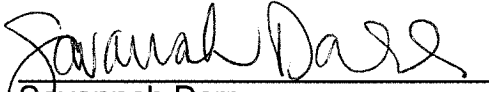
The proposed alterations to 821 and 823 W. Main Street generally meet the **Sign, Storefront, and Door** Guidelines. The existing storefronts along W. Main Street are not historic. The new storefront windows and doors will be simple in design and complement or match those at 829 W. Main Street. The proposed signage on the front facades is appropriate for the building and the District. The rear pedestrian and overhead doors are not historic. The new replacement doors will be simply in design. The drawings show a proposed rear deck on the third story of 821 W. Main Street. However, there is not enough information to accurately assess the deck with the **Addition** Guidelines. More information is needed for the deck to be approved. Furthermore, there is a note on the drawings that rear windows will be replaced as needed. Staff will need more information for the window replacement to be approved.

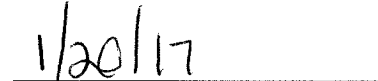
RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved** with the following conditions:

1. The vertical text of the signage on 829 W. Main Street should be oriented in the same direction.
2. The new doors and windows on 821-823 W. Main Street shall be simple in design and fit the historic openings.
3. Any proposed rear window replacement on 821-823 W. Main shall be reviewed and approved by staff.
4. Drawings of the third story rear deck on 821-823 W. Main shall be reviewed and approved by staff.
5. Should the design change, the applicant shall contact staff.
6. The applicant shall submit a new COA application for any other phases of this ongoing project.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.


Savannah Darr
Historic Preservation Specialist


Date

STOREFRONT

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
SF1	Do not remove historic materials from storefronts. Such materials as wood, cast iron, terra cotta, carrara glass, ceramic tile, and brick contribute significantly to a storefront's architectural character.	+	
SF2	Use historic materials where historic storefronts must be replaced in part or in whole. Cast iron, limestone, or wood are appropriate materials for storefront replacement.	NA	
SF3	Retain all historic storefront elements, including later alterations that are historic in their own right. An example is a late nineteenth-century storefront with Art Deco features added during the 1930s.	NA	

SF4	Respect façade alterations that have attained historic or architectural significance in their own right. Work to incorporate such elements into any new storefront design or renovation. Do not attempt to recreate a conjectural historic design if there is insufficient physical or documentary evidence.	+	New opening would align with historic storefront prior to Frazier renovation (829 W. Main). The storefronts at 821-823 W. Main are not historic or character defining.
SF5	Do not remove later historically-significant material to restore a building to an earlier period. For example, a 1910 storefront should not be taken back to a conjectural 1850s appearance.	+	New opening would align with historic storefront prior to Frazier renovation (829 W. Main). The storefronts at 821-823 W. Main are not historic or character defining.
SF6	Maintain the original scale, proportion, and organization of architectural elements (bulkheads, display windows, transoms, door, piers, and cornices) when renovating historic storefronts.	+	New doors and windows will be same scale as existing (829 W. Main)
SF7	Use the original form and detailing of a storefront as a model, if extensive deterioration requires complete reconstruction. The reconstruction should convey the same visual appearance and use the same material as the original. Under no circumstances should a historic storefront be removed and not replaced.	+	New doors and windows will be same scale as existing (829 W. Main)
SF8	Use historic, pictorial, and physical documentation to construct a historic storefront when the original is missing. The design may be an accurate restoration, if sufficient evidence exists, or a new design that is compatible with the size, scale, material, and color of the historic building and district.	NA	
SF9	Keep storefront designs within their original openings. Transitions from one façade to another should be clean and clearly defined.	+	
SF10	Emphasize the transparent character of storefronts when implementing new designs or renovations. Generally, 60 percent of the wall surface at the sidewalk level should be transparent. Historically, merchandise seen in storefront displays was emphasized to a much greater extent than any ornament on the storefront itself.	+	
SF11	Do not apply reflective or insulating film to window glass.	+	
SF12	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	
SF13	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
SF14	Select replacement doors that reflect the storefront's original character. Doors should have large glass panels and be made of wood or painted steel or aluminum. They should not be overly-decorated or possess inappropriate historic features.	+	New doors will be same as existing
SF15	Do not change or reorient the location of the main entrance of a storefront.	+/-	Adding an entrance where one was located historically (829 W. Main)
SF16	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
SF17	Install awnings made out of matte-finish weather-proofed fabric or a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	NA	
SF18	Select an awning color that complements the building, with solid colors and narrow or wide stripes running perpendicular to the building being the preferred patterns.	NA	
SF19	Install awnings in a way that does not harm the building. Hardware installation should be limited to that which is required for structural stability and should be driven into mortar joints rather than into masonry.	NA	

SF20	Attach awnings between the window display area and the signboard or second-floor window sills. Awnings should be attached below the transom line where historic prism glass is present.	NA	
SF21	Install awnings so that the valance is no lower than 7'-6" above the sidewalk.	NA	
SF22	Maintain the commercial character of storefronts, even if they have changed use. Blinds or insulating curtains may be added for privacy and thermal performance.	+	
SF23	Design replacement storefronts that are compatible with and complementary to their historic neighbors, but are recognizable as being of their own era.	NA	
SF24	Do not add elements to storefronts that have no historic precedent. Common examples of inappropriate alterations include the installation of coach lanterns, false mansard designs, small-paned windows, and inoperable shutters.	NA	
SF25	Do not add false fronts, false stories, or pent eaves to the roofs of commercial buildings.	NA	
SF26	Do not use storefront design elements that are historically inappropriate, such as small-pane windows or colonial doors on late-nineteenth and twentieth-century buildings.	+	New doors and windows will be same scale as existing (829 W. Main)
SF27	Do not use materials in storefront renovations that were not available at the time of original construction, such as vinyl or aluminum siding, stainless steel, uncoated anodized aluminum, tinted glass, or artificial stone.	+	
SF28	Use historic materials when replacement of bulkheads is required in part or in whole. Wood or stone panels are most appropriate.	NA	
SF29	Do not use rough-textured wood siding or simulated masonry, such as permastone, on storefronts.	NA	
SF30	Use historic materials when cornice replacement is required in part or in whole. Cast iron, wood, or sheet metal are appropriate materials.	NA	
SF31	Do not install inappropriately-scaled signs that obscure or damage surviving storefront features that convey a building's architectural character.	+	
SF32	Include the following storefront elements when redesigning or renovating a historic storefront: large display windows and doors, transoms, relatively thin framing elements, a cornice element separating the storefront from the upper façade, low bulkheads, and tile entry flooring.	+	
SF33	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	

SIGN

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
SG1	Design signs to complement their surroundings. Signs should be integrated into the architectural design of the building and should not dominate the façade or interfere with adjacent buildings. Installation must comply with all other applicable city sign regulations.	+	Signs meet the LDC requirements
SG2	Keep sign designs simple and easy to read. Use a limited number of lettering styles and colors, which reflect the character or the business and/or the building.	+	Same font style and wording
SG3	Design storefront-level signs that are primarily oriented to pedestrians and scaled appropriately.	+/-	The signs at 821, 823, and 825 W. Main meet this. The banner signs and large metal sign are for automobile traffic as well as pedestrians from a distance.
SG4	Consider the following issues when installing a sign; its size, shape, and materials; where it will be positioned on the building; if and how it will be illuminated; and what typeface will be used.	+	
SG5	Place attached wall signs over the unadorned frieze of a cornice or along the top of the storefront below the sill of the second-story windows. For residences, attach signs near doorways or on porches, where such features exist.	+	
SG6	Keep flush-mounted signs under 2.5 feet in height. They should be installed above the display windows and below the second-story window sills. Lettering should be between 8 and 18 inches high and occupy around 65 percent of the sign board.	+/-	The sign at 825 W. Main meets this. The large metal sign on 829 W. Main and the rear of 825 W. Main do not, but still appropriate for the District and the use of the property.
SG7	Install window signs in such a way that lettering does not obscure the display area. The color of the letters should contrast with the interior space.	NA	
SG8	Generally, signs should project no more than 5 feet or half the width of the sidewalk, whichever is less. Consult the Department of Public Works for any licensing requirements for projecting signs.	+	The signs at 821 and 823 W. Main project 3'-0"
SG9	Generally, do not install more than two signs on any storefront.	-	It is still appropriate for the District and the use of the property.
SG10	Do not install roof-top signs.	NA	
SG11	Use appropriate materials for signage, including painted or carved wood signs, painted wall signs, signs applied to canvas awnings, smooth-surface sheet metal signs, and lettering applied to glass using gold leaf, paint, or etching.	+	Canvas banner signs and metal signs
SG12	Do not install plastic, over-scaled, or back-lit or internally-lit fluorescent signs or awnings. Individual lettering and small logos may be illuminated within an opaque background. Signs that flash, move, or have inappropriately-scaled graphics should not be use. Reader boards are generally not appropriate.	NA	

SG13	When using neon, use it sparingly and judiciously.	NA	
SG14	Do not install a free-standing sign where an attached sign will accomplish the same end. They should be low to the ground and appropriately landscaped.	NA	
SG15	Do not install billboards within a historic district.	NA	
SG16	Use of portable signs may be approved with certain restrictions; however, such a sign is subject to a licensing agreement from the Department of Public Works	NA	
SG17	Do not install marquees on any building other than an operating theater or hotel.	NA	
SG18	Do not light signs in a harsh manner. Lighting should enable the sign to be easily read, but should not be overdone. Concealed incandescent lighting is recommended. Internally-lit, plastic box signs, bare spot lights, or high-wattage metal halide lights are inappropriate and should not be used.	NSI	
SG19	Place signage in a location that benefits from existing interior lighting and street lighting.	NSI	

NEW CONSTRUCTION

COMMERCIAL AND INSTITUTIONAL DESIGN GUIDELINES

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
NC1	Make sure that new designs conform to all other applicable regulations including the Jefferson County Development Code and Zoning District Regulations.	+	
NC2	Do not demolish contributing structures in a historic district to make way for new or large-scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.	+	One non-contributing building was demolished (16COA1120)
NC3	Design new construction so that the building height, scale, massing, volume, directional emphasis, and setback reflects the architectural context established by surrounding structures.	+/-	The height is shorter than the adjacent buildings, but the volume and directional emphasis are similar
NC4	Make sure that the scale of new construction does not conflict with the historic character of the district.	+	A modern glass cube that does not detract from the historic buildings
NC5	Select materials and design elements for new construction that are sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	+/-	The glass cube complements the historic buildings while not matching
NC6	Do not use materials in new construction that are visually incompatible with surrounding historic buildings within the district. Materials to be avoided include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, chain-link fencing, exterior carpeting, jalousie windows, glass block, picture windows, unpainted wood, and asphalt siding.	+	

NC7	Have new construction reinforce the human scale of historic districts by emphasizing the base of the building where this is a character-defining feature.	+	Entry doors located where a storefront door would likely have been
NC8	Design infill construction that enhances the pedestrian-oriented character of historic commercial districts. Commercial buildings should have a well-defined base at the pedestrian level with details conveying a sense of horizontality and progression along the sidewalk.	+	Inviting to pedestrian
NC9	Design new construction in such a way that it does not disrupt important public views and vistas.	+	Glass cube
NC10	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	+/-	Trees will be planted in the park on and behind the cube
NC11	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	
NC12	Design infill construction that reinforces the spatial organization established by surrounding buildings. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly-designed facades.	+	
NC13	Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, columns, and storefronts are other important character-defining facade elements.	+/-	The cantilevered portion of the cube lines perfectly with the second story of the adjacent historic buildings
NC14	Design new construction so that the building mass has a similar sense of lightness or weightiness as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).	-	The glass cube is not an infill building with solids and voids
NC15	Maintain historic patterns of window and door proportion and placement in designs for new construction.	+	Doors will be located in similar area as adjacent storefronts
NC16	Develop designs for new construction using windows that are sympathetic to the window patterns of surrounding buildings. Use of comparable frame dimensions, proportions, and muntin configurations is encouraged.	NA	
NC17	Develop designs for new construction using front doors that are sympathetic to the door patterns of surrounding buildings. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	+	Glass double doors
NC18	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street.	+	
NC19	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	+	
NC20	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
NC21	Locate handicapped access ramps on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.	NA	
NC22	Design infill construction so that it is compatible with the average height and width of surrounding buildings. The rhythm of the façade should also reflect the characteristic rhythm of existing buildings on the street. Vertical elements (doors, columns, and storefronts) should be spaced approximately every 20 to 40 feet at the pedestrian level.	+/-	The height is shorter than the adjacent buildings, but the volume and directional emphasis are similar
NC23	Design new construction to have a floor-to-floor height that is within 10 percent of adjacent historic construction where the floor-to-floor height is relatively consistent, and a character-defining feature.	+	
NC24	Incorporate set-back upper stories into designs for new construction that exceed the established cornice line.	NA	

NC25	Maintain the historic rhythm of the streetscape. The space between new construction and existing structures should fall within 20 percent of the average spacing for the block. New construction should be built out to the property lines where this is a character-defining feature.	+	
NC26	Historic commercial properties have long been anchors in Louisville's preservation districts. Construction of commercial properties on vacant corner lots should preferably be built to the corner with an entrance oriented to the corner.	NA	
NC27	Maintain historic setback patterns. In order to maintain the continuity of the streetscape, setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+	
NC28	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	NA	
NC29	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominate form is flat, built-up roofs are preferred. Where the predominate form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	NA	
NC30	Design new construction so that the orientation of the main roof form is parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.	NA	
NC31	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	NA	
NC32	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	NA	
NC33	Make provisions for screening and storage of trash receptacles when designing new construction.	NSI	
NC34	Use an exterior sheathing that is similar to those of other surrounding historic buildings.	+/-	Glass cube relates to other surrounding storefronts in scale and proportion
NC35	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction.	NA	
NC36	Do not use modern "antiqued" brick in new construction.	NA	
NC37	Design parking garages so that they relate closely to adjacent structures. Their facades should reflect the hierarchical organization and design elements seen on surrounding buildings.	NA	
NC38	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	NA	
NC39	Generally, leave at least 20 percent of a parking lot's surface area unpaved and planted. All parking lots must meet the minimum requirements of the city's Development Code. Perimeter landscaping, fencing, colonnades, or other construction that visually continues the building line along open sidewalks is encouraged.	NA	
NC40	Generally speaking, parking should be located in the rear.	NA	
NC41	Design required new parking in such a way that it is as unobtrusive as possible and minimizes the impact on the historic setting. Shared parking areas among groups of businesses is encouraged.	NA	
NC42	Do not build additional surface parking lots within the West Main Preservation District.	NA	

NC43	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	NSI	
NC44	Do not create additional open space within the West Main Historic District.	NA	

DOOR

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
D1	Do not alter the character of entrances by either removing historic elements or through the addition of elements for which there is no historic precedent.	+	
D2	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric	+	
D3	Use historical, pictorial, and physical documentation when undertaking the reconstruction of a missing entrance or porch feature. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely-historical designs are not appropriate.	+/-	The new doors will match the existing style. The original door styles are unknown.
D4	Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original.	+/-	The new doors will match the existing style. The original door styles are unknown.
D5	Do not replace historic double leaf doors with a single door.	NA	
D6	Do not alter original openings to accommodate stock doors.	+	
D7	Install only screen doors or storm doors that are simple with a narrow-frame design that enables the inner door to be seen. Metal screen and storm doors should be painted or finished to match the inner door.	NA	
D8	Install any security bars in such a way that they do not obscure the architectural character of original doors or damage historic fabric. Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Painting security bars an unobtrusive color is recommended.	NA	
D9	Differentiate between primary and secondary doors, using the detailing of the doors or the articulation of the frame.	+	
D10	Do not add vestibules to primary facades unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.	NA	
D11	Do not create new entrances on facades that can be seen from a public way.	NA	
D12	Replacement of non-original, non-historic doors with new doors that are appropriate to the period and style of the building and are the size of the original opening is recommended.	+	

ADDITION

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	NSI	Need more information on the rear deck
A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	NSI	Need more information on the rear deck
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	NSI	Need more information on the rear deck
A4	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	NSI	Need more information on the rear deck
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	NA	
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	NA	
A7	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	NA	
A8	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	NA	
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	NA	
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	NA	
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
A12	Do not design additions to appear older than the original building.	NA	

A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	NSI	
A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	NA	
A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	NA	
A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	NSI	Need more information on the rear deck
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	NSI	Need more information on the rear deck
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	NA	