Historic Landmarks and Preservation Districts Commission

Report to the Committee

To:	Individual Landmarks Architectural Review Committee
Thru:	Cynthia Elmore, Historic Preservation Officer CE
From:	Savannah Darr, Planning & Design Coordinator
Date:	June 14, 2019

Case No: 19COA1149
Classification: Committee Review

GENERAL INFORMATION

Property Address: 561 Blankenbaker Lane

Applicant:
Josephine K. Smiley
Environs, Inc.
4426 Greenbriar Road
Louisville, KY 40207
502-419-1999
jsmiley@environsinc.com

Owner:
Jason Canuel
Louisville Parks and Recreation
P.O. Box 37280
Louisville, KY 40233
502-574-6086
jason.canuel@louisvilleky.gov

Architect/Design: De Leon & Primmer Architecture Workshop

Estimated Project Cost: $3.6 million

Description of proposed exterior alteration:
The applicant seeks approval for to construct a new event pavilion north of the existing visitor's center building. The open-air pavilion (80' by 90') will have a concrete slab floor with steel columns supporting a wood roofing system. The western portion of the pavilion will contain a storage room, men's restroom, and women's restroom with custom stone aggregate walls. An 18" tall retaining wall will be installed on the north side of the pavilion with plantings, and a stabilized gravel patio will be located on the west side.

The applicant also seeks approval to modify the existing visitor's center building. These modifications include a new steel entry canopy that will provide cover to the sidewalk leading to the entry doors on the front (west) elevation. A dormer and windows will be added on to the southern portion of the front (west) elevation. The dormer will be clad in wood lap siding to match the rest of the building. Additionally, a 1,350 square foot addition will be constructed on the north elevation of the building to add storage space, a pantry, and a kitchen. The addition will have entry doors and wood lap siding to match the rest of the building. Lastly, an operable window wall will be installed on a south facing, inset portion of the rear (east) elevation of the building. The window wall will open classroom space to the rear patio.

Finally, the applicant seeks approval to reconfigure elements of the vehicular entry portion of the site. The footprint of the driveways and existing parking areas will not change, but the design of both will slightly to allow for more parking spaces and better flow. A drop-off area will be added to the north side of the parking lot to accommodate the new event pavilion. Teak wood decking will lead from the drop-off area to the pavilion. The existing walkway that leads from the parking area to the historic house (south of the visitor's center) will be paved with asphalt. Lastly, a new brick walkway will be installed around the historic house.

Communications with Applicant, Completion of Application
The application was received on May 15, 2019 and considered complete and requiring committee level review on May 20, 2019.

The case is scheduled to be heard by the Individual Landmarks Architectural Review Committee on June 19, 2019 at 5:30 pm, at 444 South Fifth Street, Conference Room 302.

FINDINGS

Guidelines
The following design review guidelines, approved for Individual Landmarks, are applicable to the proposed exterior alteration: **New Construction—Commercial and Institutional, Addition, Window, Door,** and **Site.** 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 R4 and is located within the Neighborhood Form District. Locust Grove was designated an Individual Landmark by the Landmarks Commission in 1980 and was placed on the National Register of Historic Places by the Keeper in 1971. The Locust Grove property is comprised of 55 acres with 13 buildings, gardens, stone walls, fields, a spring, and woods. The site is surrounded by numerous suburban developments of various ages.

Staff approved a COA (18COA1150) for the demolition of the restroom addition on the reconstructed stone smoke house building and the construction of a new addition for educational programming. In November 2016, staff approved a COA

(16COA1279) for the extension of the porch roof on one of the reconstructed outbuildings on the site. In April 2016, staff approved a COA (16COA1067) for the installation of a Tuff Shed.

Conclusions
The proposed event pavilion generally meets the Design Guidelines for **New Construction—Commercial and Institutional**. The Locust Grove site is pretty isolated from other buildings, so the design of the pavilion will not affect other historic properties. The proposed materials for the event pavilion are modern yet complementary of the buildings on the site. The building mass will be lighter than the other buildings on site, but it is appropriate for the open-air nature of the pavilion. Furthermore, the pavilion will not disrupt any viewsheds of the historic house. The pavilion roof will be a shed roof which is complementary of the various roof forms on the site.

The proposed changes to the visitor's center generally meet the Design Guidelines for **Addition, Window,** and **Door**. The visitor's center is a modern building, so changes to it are not as scrutinized as they would be for a historic structure. The proposed north addition is appropriate in design and scale and will be located on a side elevation. The new dormer is visible from the front, but the design is appropriate for the building. The proposed teak wood decking will not be connected to a structure. It is more of a walkway, which does not require it to be located on the rear of the property like a traditional deck. Lastly, the proposed entry canopy is a simple design that will not detract from the design of the building.

The proposed changes to the Locus Grove site generally meet the Design Guidelines for **Site**. Much of the parking area, driveways, and walkways are existing. The changes to them are for a better visitor experience. The new brick walkway around the historic house should not require any excavation that could harm the house.

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 proposed wood portions of the event pavilion and the teak decking shall be treated with the appropriate agent to prevent deterioration within 6 months of construction.**
2. **The applicant, owner, and/or their representative shall submit any proposed site lighting to staff for review and approval.**
3. **Mechanical systems shall be integrated into new construction in such a way that rooftops remain uncluttered.**
4. **Trash receptacles shall be screened from public view when designing new construction.**
5. **Storm-water management provisions shall be incorporated into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.**
6. **The changes to the parking areas shall meet Land Development Code requirements.**

7. **The applicant, owner, and/or their representative shall obtain any necessary building permits.**
8. **If the design changes, the applicant, owner, and/or their representative shall contact staff for review and approval.**

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
Planning & Design Coordinator

6/14/19
Date

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.	+	See conditions of approval
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.	+	
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 site is pretty isolated from other buildings. The new pavilion is appropriate for the site.
NC4	Make sure that the scale of new construction does not conflict with the historic character of the district.	+	
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 proposed materials for the event pavilion are modern yet complementary of the buildings on the site.

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.	+	
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.	NA	
NC9	Design new construction in such a way that it does not disrupt important public views and vistas.	+	
NC10	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	NA	
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.	+/-	The site is pretty isolated from other buildings. The new pavilion is appropriate for the site.
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.	NA	
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 building mass of the event pavilion will be lighter than the other buildings, but it is appropriate for this kind of building.
NC15	Maintain historic patterns of window and door proportion and placement in designs for new construction.	NA	
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.	NA	
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.	NA	
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.	+	
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.	NA	
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.	NA	
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.	NA	
NC28	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+/-	The pavilion roof will be a shed roof which is complementary of the various roof forms on the site.
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.	+/-	See comment above
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.	+	
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.	+	See conditions of approval
NC33	Make provisions for screening and storage of trash receptacles when designing new construction.	+	See conditions of approval
NC34	Use an exterior sheathing that is similar to those of other surrounding historic buildings.	NA	
NC35	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction.	+/-	The stone masonry proposed for the pavilion is more modern and different from that on site, but it is complementary.
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.	+	See conditions of approval
NC40	Generally speaking, parking should be located in the rear.	+/-	Parking is existing
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.	+	See conditions of approval
NC44	Do not create additional open space within the West Main Historic District.	NA	

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.	+	The visitor's center is a modern building and the new addition is appropriate in design and scale.
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.	+	
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.	+	Largest addition is attached to the side (north) elevation. The new dormer is visible from the front, but this is not a historic structure. The dormer is an appropriate design.
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.	+	Same materials proposed for the addition as those existing

A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+	
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.	+	
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	+/-	The north addition does not have many voids but this is appropriate for the building and function.
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.	+	See conditions of approval
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.	+/-	The proposed teak wood decking will not be connected to a structure. It is more of a walkway. See conditions of approval.
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	+/-	See comment above
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	NA	

WINDOW

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
W1	Replace severely deteriorated historic windows with new windows that convey the same visual appearance. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of vinyl- and aluminum-clad wood window systems on primary elevations may be permissible if the proportion and detail closely match the original.	NA	Adding an operable window wall on a south facing, inset portion of the rear (east) elevation of the building
W2	Select windows that match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features when repair of original windows is impossible.	NA	
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NA	
W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	NA	
W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	NA	
W7	Install replacement windows that operate in the same way as the original windows - double-hung windows are replaced with double-hung, and casement windows are replaced with casements.	NA	
W8	Do not replace multi-pane windows that have true divided lights with thermal glazing windows that have false "snap-in" or applied muntins on primary façade elevations.	NA	
W9	Do not apply reflective or insulating film to window glass.	NA	
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NA	
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
W12	Do not block-in or back-paint transoms or sidelights.	NA	
W13	Use surviving prototypes to reconstruct missing window elements, such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. The reconstructed element should be constructed of materials for which there is a historic precedent or a compatible substitute material if that is not possible.	NA	

W14	Do not alter the number, size, location, or shape of original windows seen from a public way by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.		
W15	Locate any new windows openings that may be required for a new use on a façade that cannot be seen from a public way. Newly-installed windows should be compatible with the overall design of the building.		
W16	Do not obscure historic window trim with metal or siding material.	NA	
W17	Do not install new floors or dropped ceilings that block the glazed area of historic windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.	NA	
W18	Install exterior storm windows that duplicate the shape of the original window. Storm windows should be painted to match the color of the window frame.	NA	
W19	Do not install exterior storm windows or screens that damage or obscure historic windows or frames. Mount storm windows on the blind stop within the window frame. Storm window or screen rails should always match the rails of the windows behind. They should have either wood or narrow, metal frames that are painted to match the color of the building trim.	NA	
W20	Do not install window air conditioning units on a primary façade if installation on a secondary façade can address the same need. If this is not an option, do not alter the window sash to accommodate the air-conditioning unit.	NA	
W21	Install any security bars in such a way that they do not obscure the architectural character of original windows or damage historic fabric. Commercial security grills should retract out of sight during business hours.	NA	
W22	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
W23	Install awnings made of weather-proofed canvas of a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	NA	
W24	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	
W25	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	
W26	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 and building scale allows.	NA	
W27	Install awnings so that the valance is no lower than 7' above the sidewalk.	NA	
W28	Repair shutters with in-kind materials. If damage is so extensive that they cannot be repaired, replacement shutters should match the visual appearance of the originals.	NA	

W29	Install shutters only where there is historic evidence for them. Replacement shutters should be or appear to be operable, measure the full height and width of the windows, and be constructed of a historically-appropriate material. Solid shutters are appropriate for the ground floor, and solid or louvered shutters are appropriate for upper floors.	NA	
W30	Mount replacement shutters so that they partially cover the vertical trim of the window frame. This gives shutters the appearance that they are indeed operable, even if in truth they are not. Shutters should not be applied to the masonry or cladding on either side of the window.	NA	
W31	Do not install aluminum or vinyl shutters.	NA	
W32	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	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.	NA	Constructing an entry canopy to the non-historic visitor's center
D2	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric	NA	
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.	NA	
D4	Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original.	NA	
D5	Do not replace historic double leaf doors with a single door.	NA	
D6	Do not alter original openings to accommodate stock doors.	NA	
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	NA	

	should retract out of sight during business hours and preferably be mounted inside the glass. Painting security bars an unobtrusive color is recommended.		
D9	Differentiate between primary and secondary doors, using the detailing of the doors or the articulation of the frame.	NA	
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.	+/-	The proposed canopy will be installed on a non-historic building. It is a simple design that will not detract from the design of the building.
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.	NA	

SITE

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
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+	
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	NA	
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	+	The parking area is already paved. The new brick walkway around the historic structure uses a material that is compatible with the site.
ST4	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	NA	
ST5	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	NA	

ST6	Do not harm historic resources through road widening or underground utility repair.	NA	
ST7	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	+/-	Driveways and parking areas are existing.
ST8	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	NA	
ST9	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	+	The excavation for the pavilion is not near a historic structure. The new brick walkway around the historic house should not require any excavation that could harm the house.
ST10	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	+	The proposed retaining wall north of the pavilion will not be very visible.
ST11	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST12	Use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	
ST15	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	NA	
ST16	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	NA	
ST17	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	+	See conditions of approval
ST18	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	+	See conditions of approval
ST19	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	+	See conditions of approval
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	+	See conditions of approval

ST21	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	+/-	See conditions of approval
ST22	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	+	Many of the trees on site will be preserved
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	NA	