



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Katherine Groskreutz, Historic Preservation Specialist
Date: ~~April 21, 2021~~ **June 28, 2021**

Case No: 21-COA-0025
Classification: Committee Review

GENERAL INFORMATION

Property Address: 318 S. Ewing Ave.

Applicant: Charlie Williams
1626 Windsor Place
Louisville, KY 40204
502-459-1810
charliewilliamsdesign@gmail.com

Owner: Jade Ashley
318 S. Ewing Ave.
Louisville, KY 40206

Estimated Project Cost: \$30,000

Description of proposed exterior alteration:

The applicant initially sought approval to demolish an existing garage outbuilding and construct a new four car garage with a carport and covered porch on either side. The original proposal details were that the garage space would be 28' D x 40' W x 17'-5" H and have a 5:12 slope gable roof. A 28' D x 12' W x 18'-9.5" H open carport was to be attached to the left and have a transverse gable, 12:12 slope roof. A 20' D x 12' W open, covered porch area was going to be attached to the right of the garage space and will have a 3:12 shed roof with 8' of clearance from grade. The full dimension of the structure was to be 28' D x 66' W x 19'-9.5" H. The garage doors were proposed to be two, double car, 16' W x 8' H carriage style doors on the front elevation.

The updated proposal is for smaller structure with overall dimensions of 26' D x 50' W x 17' H. The roof has been changed to a hipped roof over the full structure with a 5:12 slope. The east elevation has a single person door and single double-

hung window with the porch structure removed. The carport is still on the west elevation but is under the hipped roof rather than a having a higher transverse gable as before. Three, individual, carriage style garage doors are now proposed rather than two double car garage doors. The proposed materials on the structure remain the same.

Communications with Applicant, Completion of Application

The application was received on February 15, 2021 and considered requiring committee level review on March 8, 2021. The case was scheduled to be heard by the Clifton Architectural Review Committee (ARC) on April 28, 2021 at 5:30 pm via WebEx web conference.

The Clifton Architectural Review Committee (ARC) met on April 28, 2021 at 5:30 pm via WebEx web conference to hear the case. Committee members in attendance were Chair Edie Nixon, Phil Samuel, Pam Vetter, Lori Stahlgren, Tamika Jackson, and Deputy Director for Develop Louisville Dave Marchal. Joseph Haberman, Cynthia Elmore, Brad Fister, and Kat Groskreutz, Landmarks Staff; Charlie Williams, the applicant/designer (1626 Windsor Pl.), and the owner, Jade Ashley (318 S. Ewing Ave.) were also present. The case was heard second on the agenda out of three total cases.

Ms. Groskreutz presented her staff report. Mr. Williams summarized the proposal and stated he had already spoken to the applicant about reducing the size of the structure to try to better meet the LDC requirement for private rear yard area. He stated he would prefer the new construction be allowed to be approved at a staff level once it is redesigned, and for the demolition of the existing garage to still be considered at this meeting.

Ms. Vetter opening the hearing for committee discussion. The committee deliberated the issues of the case, including the slope of the yard, location of the structure, the mass and scale of the new construction, and what the adjoining neighbor at 316 S. Ewing would see. Archeology was also discussed. The committee agreed they should be the reviewing party for the new construction based on the proposed size of the structure and that the demolition should not be voted on until updated new construction drawings are ready for a vote. The applicant asked to defer the case until he was able to provide updated designs.

Ms. Nixon opened the hearing for public comment. A written comment from the owners at 316 S. Ewing opposing the mass, scale, and height had been circulated prior to the meeting. Ms. Groskreutz stated she had received another written comment from David Wright at 326 S. Ewing in favor of the proposal. Brittney Donohue and Nick Lehey (316 S. Ewing) also spoke about their concerns regarding the project. Public comment was then closed.

The committee conducted final deliberations. The porch and roof design, difficulties and context of the site, and mass and scale was discussed. Ms. Vetter made a motion to defer the review of the demo and new construction until new design drawings are ready to present. Mr. Marchal seconded the motion. The committee voted unanimously (Nixon, Vetter, Samuel, Murphy, Jackson,

Stahgren, Marchal) to defer the case to a date uncertain. The meeting continued to the last case to be heard.

The applicant submitted new drawings for review by ARC on June 25, 2021. The case is scheduled to be heard again by the Clifton Architectural Review Committee (ARC) on July 7, 2021 at 5:30 pm via WebEx web conference.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Demolition, Garage, and New Construction - Residential**. 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 located on the west side of S. Ewing Avenue six lots south of the intersection with Bickel Road. The main portion of the property is zoned R3, with the norther rear yard leg zoned R5B. It is within the Traditional Neighborhood Form District. The site contains the two-story, siding clad, Victorian style home with a full hipped front porch with stone columns and a front facing gable roof with shake detailing. It is surrounded by mix of historic homes and more modern residential units and is backed by a large cliff along the rear yard. A large, modern condominium complex is to the west beyond the cliff.

Conclusions

The proposed garage demolition somewhat meets the Clifton design guidelines for **Demolition**, which stipulate, "Any structure in part or in whole 50 years old or older within the Clifton boundary should be preserved." The Clifton Demolition Guidelines refer to the Standard Design Guidelines, *Economic Hardship Exemption and Demolition Guidelines* for guidance to evaluate a proposed loss of an historic building. Historic Preservation Officer Cynthia Elmore reviewed the building to see if it still maintained its historic integrity. She found that multiple changes over time had removed almost all the exterior historic fabric, and that its historic integrity has been significantly compromised. No original person door, window, siding, roofing, or other exterior materials remain. The hay hood door in the loft appears to be the only element remaining to suggest the history of the structure. The foundation and pad are damaged and do not appear to be original to the time period of the main house. There is significant damage to the wood frame and roof sheathing.

The location and size of the outbuilding shown on the 1928 – 1951 Sanborn map (attached below) does not appear to fully align with the current size and location, and as the applicant suggested in his garage condition description, this may show

it was moved or changed from its original location and form. Based on its current condition, the applicant feels it is not stable enough for secure usage of the space.

This is a modest structure characteristic of the construction of accessory structures during the time period. Given that the building was constructed in an accessory structure location, the overall Clifton Preservation District would still be intact and retain its distinctive characteristics. Staff feels the building has been altered to a degree where demolition would be acceptable. Additionally, the proposed redevelopment of an accessory structure on the site will add to the overall vitality of the district.

Per **DE1** and **DE8** the applicant shall complete the Kentucky Historic Properties Survey Forms and provide them to staff and the SHPO, along with photographic documentation (including interior) prior to demolition. Per **DE2** the applicant shall take precautions on removal of the historic structure to prevent damage to neighboring resources. Staff also asks to be notified of an excavation schedule for the site and if archaeological discoveries such as artifacts, features, and other archaeological deposits are found during demolition and new construction.

(Note: Applicant responded to staff and ARC recommendations in the updated proposal in terms of removing the front porch and a garage bay, reducing the depth, reducing the roof massing and height, and changing from double garage doors to single. Findings for the updated proposal are substantially similar to the prior report with the exception of the design now meeting more of the guidelines for Garage. The building is still somewhat larger than directly adjacent secondary structures, but is more in line with larger ones on the street and in the neighborhood.)

The proposed new construction somewhat meets the Clifton design guidelines for **Garage**. It partially meets Garage design guidelines **G2**, **G4** and **G7**.

Design Guideline **G2** pertains to design and scale, which states:

“New garages or other secondary structures should be designed so they complement the scale, mass, roof form, setback, and materials of adjacent secondary structures. They should also be subordinate to the primary structure.”

While the roof form and materials complement adjacent structures, the scale is larger than adjacent secondary structures and only slightly subordinate in footprint to the primary structure. A secondary structure located at 326 S. Ewing is a similarly larger scaled building. The height of the proposed garage is subordinate to the primary structure and similar to or lower than the existing outbuilding and the outbuilding at 326 S. Ewing. Additionally, the Sanborn map shows a large scale accessory building existed onsite that is no longer located on the property. While the orientation and location on the property is different, the general footprint appears to be larger than what is being proposed, so there is prior context for a large secondary structure on site.

G4 requests a garage to be located behind the primary structure. The existing and other adjacent outbuildings are visible from the street and not fully behind the primary structures. The proposed building will be sited almost fully behind the adjacent garage to the north and will be less visible from the street than the existing outbuilding. These lots also do not have alley access unlike much of Clifton, so drive access must be from the side of the primary structure.

G7 requests that roof pitches for garages be no less than 6:12 in slope. The proposed pitch is 5:12, which is still sufficient to appropriately shed water but helps to reduce the overall height and mass.

All other applicable garage guidelines are met.

The proposed new construction generally meets the Clifton design guidelines for **New Construction – Residential**. It partially meets guidelines **NCR1, NCR2, NCR3, NCR4, and NCR31**.

For **NCR1**, the applicant was going to be required to apply for variances and/or waivers required for private yard area (LDC 5.4.1.D.2); building footprint size (LDC 5.4.1.E.4); and accessory structure use area length (LDC 5.4.1.E.1). *Staff is unclear if the new designs have negated the need for some of these.* **NCR2** deals with demolition and **NCR3** and **NCR4** deal with scale, which have been discussed above. **NCR31** requests foundations to be raised to a similar degree as surrounding structures. The proposed foundation is concrete block that is not raised. This may be considered to apply more to primary structure new construction rather than secondary buildings. Other adjacent secondary structures do not have a raised foundation. All other applicable NCR design guidelines are met.

The proposal generally meets the requirements set forth by the Clifton design guidelines. The overall scale and massing were the most divergent guideline issues in the original proposal, but this has been better addressed in the new drawings with shortening the width, depth and height, removing the street facing porch, and making the roof a continuous hip style which reduces the massing considerably. Clifton does have a mix of secondary structure sizes, and the height and materials are complementary to surrounding structures. These are particularly long lots compared to most within Clifton and are backed by a 65' drop to the rear east yard rather than other homes. The garage will be sited mostly behind the garage located at 316 S. Ewing so will be less visible from the street than the existing outbuilding. The open portions of the carport help to break up the massing, and the orientation of a short side facing the street with a person door and window help tie it to the smaller homes and secondary structures along the street.

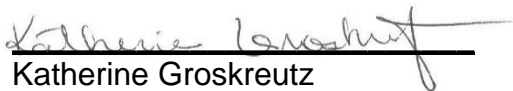
RECOMMENDATION

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

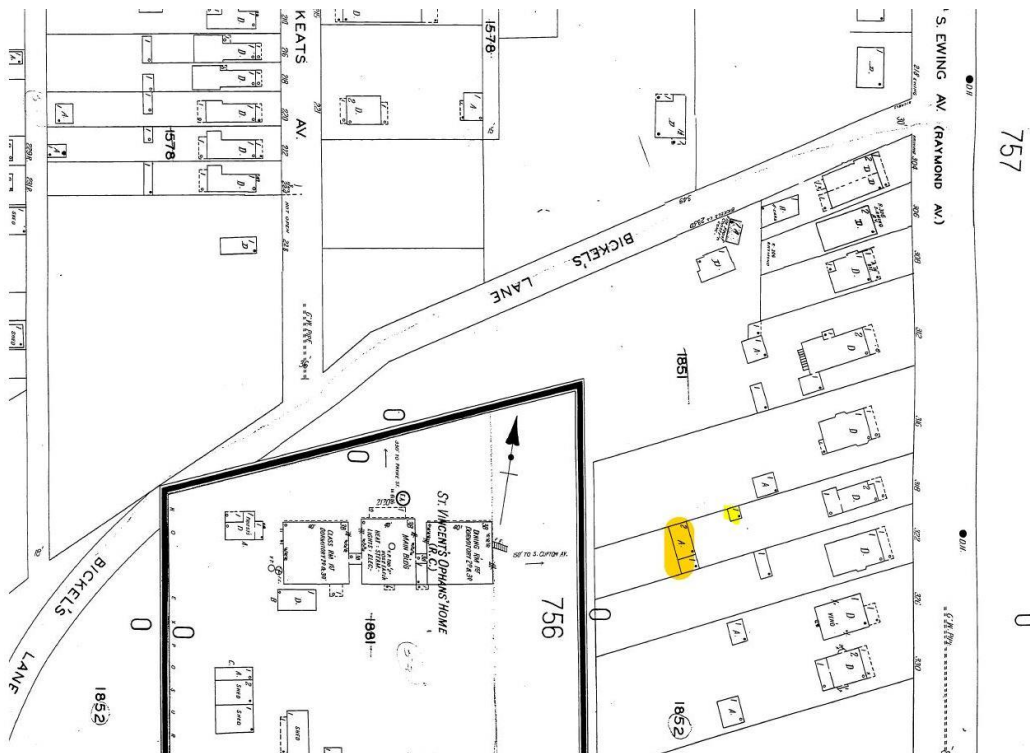
1. The existing building shall not be demolished in a manner that will threaten the structural integrity of any historic structure.
2. Per DE1 and DE8 the applicant shall complete the Kentucky Historic Properties Survey Forms and provide them to staff and the SHPO, along with photographic documentation (including interior) prior to demolition.
3. Staff shall be notified of an excavation schedule for the site and if archaeological discoveries such as artifacts, features, and other archaeological deposits are found during demolition.
4. All required demolition permits shall be acquired prior to demolition.

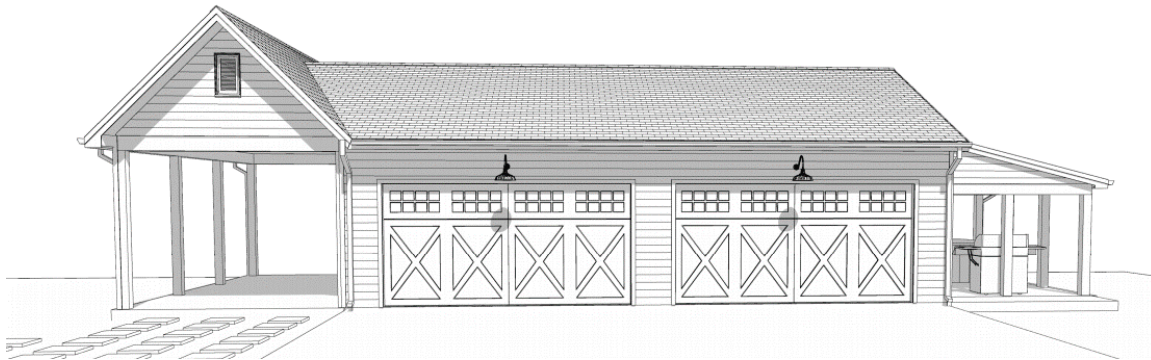
On the basis of the updated information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness for the new construction be **approved with the following conditions:**

1. Staff shall be notified if archaeological discoveries such as artifacts, features, and other archaeological deposits are found during construction.
2. If CMU foundation is visible above grade, it shall be parged.
3. All other required permits and approvals shall be acquired prior to construction.
4. If the design or materials change, Staff shall be contacted for review and approval.

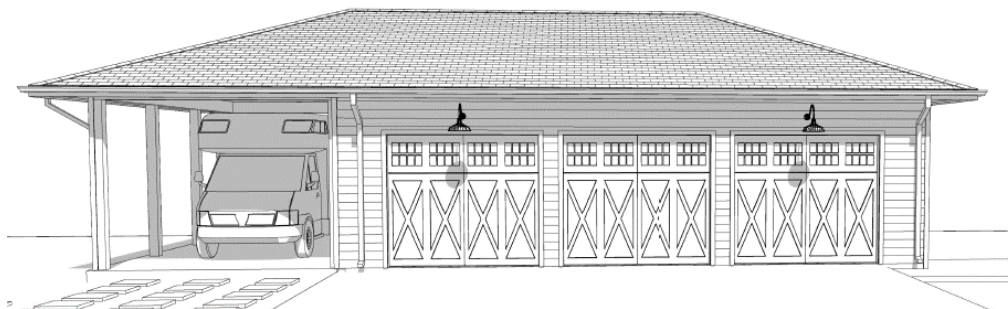

 Katherine Groskreutz
 Historic Preservation Specialist

06/28/2021
 Date





Original Proposal



Updated Proposal

Demolition

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
	<p>The Metro Landmarks Standard Design Guidelines for Economic Hardship Exemption and Guidelines for Demolition also apply to an application for a Certificate of Appropriateness for demolition within the Clifton Preservation District, and associated application for an economic hardship exemption, with the following exception:</p> <p>The Standard Design Guidelines for Demolition DE1-DE6 are replaced in their entirety with the following:</p>		
DE1	Any structure in part or in whole 50 years old or older within the Clifton boundary should be preserved. The Landmarks staff will evaluate the demolition request. All demolition proposals must include photographic documentation by the property owner as part of the application submitted to Landmarks. Historic elements cannot be removed until after approval has been obtained.	+/-	While the structure is likely 50 years or older, Landmarks staff believes it has lost its historic integrity and demolition may be acceptable
DE2	With approval, when demolishing a non-historic structure or addition, the existing non-historic building or addition should not be demolished in a manner that will threaten the structural integrity of any existing historic structure.	NSI	See Conditions of Approval
DE3	With approval, when demolishing an addition to an historic structure, be mindful that a wall of the existing structure will be left exposed visually, and to the	NA	

	Guideline	Finding	Comment
	deteriorating effects of weather. Take steps to insure the structural integrity of this newly exposed wall.		
DE4	With approval, when demolishing an addition to an historic structure, a wall that was once an interior wall may be exposed. Remove the interior finishes and make the wall suitable to be an exterior wall that matches the historic exterior of the structure.	NA	
DE5	With approval, when demolishing an addition to an historic structure, interior openings (such as door openings) will be revealed to the exterior. Retain evidence of exterior door, window openings, or architectural features not incorporated into the interior of the addition. Leave the window or door frame intact. Compatible exterior construction materials should be used.	NA	
DE6	The approved removal of a non-historic structure or an addition to an historic structure will create a new land area as a result of their demolition. Take steps to grade and landscape according to the existing topography and landscaping of the historic property and to be consistent with the slope and grade of adjacent properties.	NA	
DE7	The approved removal of an addition to an historic structure may change the look of the street-facing façade of the existing historic structure. Take measures to re-establish the street-facing wall through the use of low fences, walls, and/or vegetation.	NA	
DE8	<p>Where demolition of an historic structure has been approved, or in the event of an emergency Metro-ordered demolition, documentation of the structure to be demolished will be required. The staff or ARC may set the degree of documentation required according to several factors: primary vs. secondary structure, historic value, and historic contribution to the Clifton neighborhood. Documentation may be subject to the following requirements:</p> <ol style="list-style-type: none"> 1. Measured floor plans for the first and each additional story, and drawings of exterior elevations showing views of the front and one side. These drawings shall be drawn at the standard architectural scale of 1/4 or 1/8 inch per foot. Measurements should be accurate to the nearest 1/4 inch and should indicate rough openings. Representative examples of original trim and other finish details shall also be measured. Drawing shall be on acid-free paper and indicated original vs. added construction. Additions 50 years old or older shall be shown by dashed lines for exterior walls only. If a primary structure has been approved for demolition, the ARC may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner supplied drawings, drawn by hand). 2. Digital photographs showing: the physical relationship to surrounding resources (streetscape); each façade; typical exterior details (e.g., moldings, brackets, rafter ends, brick patterns); typical interior details (e.g., door/window surrounds, staircases, mantels); typical construction details where visible; exterior landscape features; and outbuildings. A contact sheet shall be printed from the digital files on archival paper and submitted (along with the digital files on acceptable electronic media) to the Metro 	+	See Conditions of Approval

	Guideline	Finding	Comment
	Landmarks Staff. If a primary structure has been approved for demolition, the committee may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner generated digital photographs in an acceptable electronic media).		

Garage

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
G1	Contributing secondary structures should be preserved. However, when demolition is being requested to make way for a new secondary building, then Landmarks staff and/or the ARC will evaluate and review the demolition permit request based on the structure's integrity, historical character and materials, functionality, and security concerns. All structures in the district will be identified as either contributing or non-contributing at the time of application. See the Demolition guidelines for more details.	+	Landmarks staff believes the existing materials are modern and the building has lost most historic context/integrity; see conclusions
G2	New garages or other secondary structures should be designed so they complement the scale, mass, roof form, setback, and materials of adjacent secondary structures. They should also be subordinate to the primary structure.	-	The scale is larger than the two secondary structures on adjacent properties and is only slightly subordinate to the footprint of the primary structure; another larger scaled secondary structure is found at 326 S. Ewing; the height is subordinate to the primary structure; the roof form complements the surrounding structures; the open ends of the carport and the hip roof lighten the massing
G3	New garages should be sited adjacent to an alley where present. Review the garage prototype illustration that identifies styles appropriate to preservation districts when planning a garage construction project.	NA	No alley present
G4	When no alley exists, garages should be sited at the rear of the property behind the main house. Landscape screening is encouraged along the driveway.	+/-	The new garage is in the rear yard but not behind the main house; It would be partially behind an existing secondary structure on the adjacent property and be less visible from the street than the existing outbuilding; other adjacent properties have secondary structures that are not fully behind the main

	Guideline	Finding	Comment
			house; there is no alley access to provide drive access from the rear so must come from the side of the home
G5	Single garage doors should be used rather than expansive double or triple doors.	+	
G6	The roofline of a new garage should be oriented so it is parallel with the main house or follows the predominant pattern of existing secondary structures when a pattern exists.	+	
G7	Roof pitch should be no less than one in six. The roof form of the garage should match the roof form of the main house when it is a character-defining feature.	+/-	5:12 to help reduce massing
G8	New garages should be designed so access to off-street parking is off alleys or secondary streets wherever possible.	NA	No alley access; five parking spaces will be provided
G9	New garages should be located at the rear of the property, should define and enclose the rear yard, and should be aligned with adjacent secondary structures.	+	Located in the rear yard; roughly aligned with adjacent secondary structures
G10	The garage design should be simple and rectangular in shape. Ell-shaped floor plans, slightly-projecting bays, and cantilevered second floors are also permitted.	+	Rectangle with transverse gable
G11	New garage walls should be constructed with any of these materials (1) Horizontal siding to match existing exposure of the primary structure (normally 3" or 4" exposure), (2) corner boards and trim around openings, (3) board and batten siding, (4) brick, (5) stucco over frame or concrete block, (6) painted concrete block with parged or flush joint finish, (7) cast stone, molded concrete block, or (8) wood, aluminum or vinyl siding, or fiber cement siding or board to match existing exposure of the primary structure. Do not use these materials: T-111, exposed uncoated concrete block, or painted concrete block unless parged or skim coated first.	+	4" reveal vinyl siding to match main house
G12	Approvable roof designs include simple gable roofs (6-in-12 minimum slope), hipped, shed, and flat roofs with parapets, intersecting gables, overhanging eaves, and gable end-vents. Not approvable are low-pitched gable roofs (less than 6-in-12 slope), flush eaves, and roofs without gutters.	+	5:12 hipped roof to help reduce massing
G13	Asphalt, fiberglass, wood, tile, metal, slate or synthetic shingles are recommended roof materials. Half-round or ogee gutters, gable-end elements, and solar collectors are approvable. Do not use membrane or roll roofing on sloped roofs with 3-in-12 pitch or greater. See Roofing guidelines for additional details.	+	Asphalt shingle to match the main house
G14	Single-car garage doors or openings are preferred. Double- or triple-wide doors which convey the appearance of 2 or 3 single doors may be approved. Flush garage doors which accentuate the large size of the opening are prohibited.	+	Two sets of double doors that convey the appearance to single doors
G15	Garage window openings should be used that visually break up the wall's surface and may be placed at higher elevations for security. Security grills may be installed on the inside face of the windows.	+	Two awning windows located on the north rear façade; three windows located on the east side façade

New Construction - Residential

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
NCR1	New construction designs should conform to all applicable regulations including the Land Development Code, Zoning District Regulations, Building, and Fire and Safety codes, MSD, and any other regulatory agency. All new construction architectural designs will be reviewed by the Clifton ARC.	+/-	Variances/waivers may be required for private yard area 5.4.1.D.2; building footprint 5.4.1.E.4; and accessory structure use area length 5.4.1.E.1
NCR2	No structure should be demolished to make way for new or large-scale construction. All structures in the district will be identified as either contributing or non-contributing at time of application. The Landmarks staff and ARC will evaluate and review all demolition permit requests. See the Demolition guidelines for more details.	+/-	Proposing to demolish an existing historic secondary structure; Landmarks Staff assessment is that the building has lost its historic context and integrity; see conclusions
NCR3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+/-	The new construction is somewhat similar to surrounding structures but larger in scale
NCR4	The scale of new construction should not conflict with the historic character of the district.	+/-	Clifton has a range of secondary structure sizes throughout the district; the lots along this portion of S. Ewing are long lots and not as compact as others in the district
NCR5	Building materials and design elements in new construction design should be sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	+	
NCR6	Creative design is encouraged. Examples of materials to avoid include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, exterior carpeting, jalousie windows, glass block, picture windows, unfinished wood, and asphalt siding. Chain-link fences should not be installed where visually incompatible.	+	
NCR7	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	NA	Garage in rear yard
NCR8	Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.	+	
NCR9	Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.	NA	
NCR10	The spatial organization established by surrounding buildings should be reinforced in infill construction design. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly designed façades.	NA	
NCR11	The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines and columns are other important	NA	

	Guideline	Finding	Comment
	character-defining façade elements. Imitating an historic style or period of architecture in new construction is not recommended.		
NCR12	A new building's mass should have a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).	+	The open carport, doors and windows provide lightness and break up the massing of the structure
NCR13	Window patterns should be sympathetic with those of surrounding buildings. Compatible frame dimensions, proportion, panel and light, and muntin configurations are encouraged. Historic window proportions are generally two-and-one half (height) by one (width).	+	
NCR14	Front door design should be sympathetic to the door patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	+	Person door facing Ewing is sympathetic to surrounding structures
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	+	Faces Ewing
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	NA	
NCR17	Handicapped access ramps should be located on secondary elevations (side or rear) wherever possible. If the only option is to install the ramp on the street address façade, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible. Removable or portable ramps may also be used.	NA	
NCR18	Infill construction design should be compatible with the average height and width of surrounding buildings.	NA	
NCR19	Horizontal elements such as band boards, brick coursing, window sills or lintels in new construction design should be within 10 percent of adjacent historic construction where the similar height of the horizontal elements is relatively consistent, and a character-defining feature.		
NCR20	The historic rhythm of the streetscape should be maintained.	NA	
NCR21	Historic building setback patterns should be maintained. To maintain the continuity of the streetscape, front 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	
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	
NCR23	Rooflines for infill construction design should follow the precedent set by adjacent buildings. Where the predominant form is flat, built-up roofs are preferred. Where the predominant 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.	+	
NCR24	The orientation of the main roof form in new construction design should be parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.	+	
NCR25	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	

	Guideline	Finding	Comment
NCR26	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	NA	
NCR27	Trash receptacles should be screened from public view with a four-sided enclosure.	NA	
NCR28	Exterior sheathing should be compatible with surrounding historic buildings. Painted wood siding or fiber cement board is preferred. Vinyl siding may be used for new construction on streets where the predominant historic construction material is wood. See Siding and Trim guidelines for additional details.	+	Vinyl siding to match main house
NCR29	Masonry types and mortars should be compatible with surrounding buildings. Red brick is the most common masonry material found in the district. See Masonry guidelines for additional details.	NA	
NCR30	Stone or cast-stone sills and lintels should be incorporated into new construction design on streets where these elements are character-defining features.	NA	
NCR31	Raised masonry foundations which are compatible in proportion and height with surrounding buildings should be used. Foundation materials may be of a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.	+/-	Concrete block foundation wall; does not appear raised
NCR32	New front porches should be built on streets where they are a predominant character-defining feature, and are allowed on other streets, and should be compatible with the form, scale, and detailing of surrounding buildings. New columns should consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	+	East side porch facing Ewing; the surrounding main houses all have deep front porches
NCR33	Porches on newly constructed buildings should be designed so the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the façade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	+	
NCR34	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	NSI	See conditions of approval