

Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Johnson, Historic Preservation Officer *CH*
From: Becky Gorman, Historic Preservation Specialist
Date: June 22, 2018

Case No: 18COA1073
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2132 New Main St.

Applicant: Jackie Green
107 W. Market Street
Louisville, KY 40202
502.298.3341
bikecourierbikeshop@gmail.com

Owner: same as applicant

Architect: Rachel Harmon and Dan Spitler
Concept Architects
1623 Edgeland Ave.
Louisville, KY 40204
502.653.9972
info@conceptarcs.com

Estimated Project Cost: \$3,750,000

Description of proposed exterior alteration:

The applicant requests approval to construct an addition to the existing 1 story commercial structure that will add 3 stories of residential space above the existing building and 4 stories of mixed uses to the rear of the existing structure in place of the existing parking lot. The addition will set back from the front

façade of the existing structure and extend beyond the east wall of the existing structure approximately 10'-0" feet.

The overall resultant structure will be 4 stories high and approximately 53'-0" feet tall and extend nearly to the side and rear property lines. It will have approximately 28,000 sq. ft. of residential space containing 24 units, and 9,560 sq. ft. of commercial and utility space on the 1st floor. Parking spaces (7) will be provided in the existing parking area in front of the existing building. Spaces for parking bicycles are located in the 1st floor rear addition. Sidewalks are identified on the site plan leading from the building to the street.

The exterior finish materials for the new additions are proposed to be a combination of Nichiha fiber cement wall panel system as the primary finish, Boral TruExterior polymer siding with wood grain finish at the balconies, limestone at the 1st floor of the addition, and Kynar finished high-performance storefront window systems and casement windows. The roof will have solar panels, HVAC units with screens and a biodiverse green roof with hardy succulents, grasses, herbs, and wildflowers.

The front façade of the addition facing New Main Street (north elevation) will be set back 12'-0" from the front façade of the existing building. The front façade of the addition is patterned after the front façade of the existing building and will feature two vertical bays with storefront window systems with balconies at each floor. The wood grain Boral finish is used as an accent material around the balconies. The balconies on the 3rd floor will have glass railings. There will be a pair of casement windows between the bays on each floor. An intensive green roof system is proposed on the remaining roof of the original structure in front of the addition. The main residential entrance is set back on the east side of the building and has a storefront system with double doors and a canopy structure.

The side (east) elevation extends beyond the façade of the existing 1 story building 10'-0" feet, and has a limestone finish at the 1st story. The stories above are organized as 4 bays with similar features, balconies, finishes, and fenestration as the front façade. There is some variation in the Boral sided accent walls and there are double and triple ganged casement windows.

The side (west) elevation is similar in design to the east facade.

The south elevation or rear façade of the building is similar in design to the east facade.

Communications with Applicant, Completion of Application

Staff met with the applicant prior to submittal of application to review the applicable guidelines and review process. The application was received on April 13, 2018. The application was determined to be complete and classified as requiring Committee Review on April 16, 2018. Staff met with the applicant and architects on April 26, 2018 again to review applicable design guidelines. Updated renderings were submitted on May 18, 2018.

The case is scheduled for a hearing at the regular meeting of the Clifton Architectural Review Committee on June 27, 2018 at 5:30p.m., at Metro Development Center, 444 South Fifth Street in conference room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: Addition, New Construction-Residential, 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 located on the south side of the intersection of New Main Street, Frankfort Avenue, and the railroad. A public alley runs behind the building on the south property line. The building is zoned C2 and is located in a Traditional Marketplace Corridor form district. The physical context of structures and development varies significantly in the area surrounding the project site. Immediately adjacent to the site are residential 1 story, frame shotgun houses. To the rear is the St. Frances of Rome church complex which has brick and frame structures that are up to 3 stories tall. The surrounding structures on the same block include 1-2 story frame houses serving as residential structures. On Frankfort Avenue beyond New Main Street are a variety of commercial and residential structures ranging in material and size from 1-2 story retail shops and restaurants to newer, taller multi-family structures that are 3-4 stories.

Constructed in 1959, the existing building on site was originally built and used as a neighborhood post office. It has since been renovated over the years to for a variety of commercial uses but maintains basic integrity of size and appearance since original construction. The structure is a one-story, frame building with a flat roof capped with a concrete parapet and clad in brick veneer. The storefront has a contrasting permastone covering enframed with a poured concrete border. Characteristic of the simple Modern style and typical of post office buildings of the time, the building is devoid of extraneous ornamentation. Existing lighting is located along the cornice line of the façade and is directed downward. The front of the site is nearly entirely paved and used for vehicle access and parking. A paved drive extends along the east side of the site to a parking and delivery area in the rear, also accessed by an alley. The structure is not designated as a contributing historic structure to the significance of the Clifton district but has achieved 50 years in age, and is relatively unchanged and retains its integrity in size and appearance which can be considered in application of the Design Guidelines.

Conclusions

The proposed addition is a contemporary design of its time that uses modern materials differentiating it from the original building. Primary materials are to be fiber cement panels, with Boral siding accents, and storefront window systems.

As to volume and massing, the addition is set back from the plane of front façade and adds 3 stories on top of the original 1 story structure and 4 stories to the rear, and extends beyond the east façade of the existing structure resulting in a large volume on the site. The west façade of the addition is set back 5' from the west façade of the existing building resulting in a 10' setback from the west side property line. The east façade of the addition extends out past the existing east façade 10' to a point within 5' of the east property line. The east and west facades have a variety of offsets and insets associated with balconies and wood accent materials. The structures on either side immediately adjacent to the project are 1 story shotgun style residential structures. The impacts to these adjacent structures are significant, and are reflected in the findings of the guidelines. Efforts to minimize these impacts and improve compliance with noted guidelines should be considered such as increased setbacks from the side property lines, reduced building height, and/or revising the façade design to be more simple or relative to the existing styles in the immediate context.

The design incorporates environmentally sustainable elements such as green roofs, solar panels and additional landscaping. The resultant structure still faces New Main Street maintaining an established main entrance on the existing front façade and creates a new entrance for the residential spaces above that is set back from the front wall plane of the original structure.

This site fronts New Main Street where it intersects with Frankfort Avenue and the railroad crossing which is an expansive section of roadway where residential and commercial uses meet. The 1 story existing structure as built as a commercial building within a single family residential area. It is flanked by 1 story frame shotgun houses. The commercial structures across Frankfort Avenue are 1-2 stories in height. This is the common height of historic structures in the district. There are a few exceptions like the institutional structures associated with the St. Frances of Rome church complex, until recently also known as The Clifton Center, which are directly behind the subject site and the "new" multifamily developments of Clifton Lofts (approved prior to district designation) and AMP, further down Frankfort Avenue, which are 3-4 stories. The proposed addition is 2-3 stories taller than the immediately adjacent structures and most commercial structures located on Frankfort Avenue. The proposed building is comparable in height to the old school building of the St. Frances of Rome church complex and other multi-family buildings in the district. In conclusion the site exists in a rather varied context of building types and site adjacency conditions. The application of the guidelines should consider these various aspects with a priority on the most immediate context.

The applicable Design Guidelines are Addition, New Construction–Residential, and Site. Findings with respect to these guidelines are attached as part of this report.

The proposed addition generally meets Addition guidelines **A2, A3, A7, A6, A10, A11, and A13**. It is a contemporary design that incorporates modern day materials, green roofs, and solar panels. The front façade of the addition is setback from the plane of the front façade of the existing building. The reuse of

the existing structure keeps the street front orientation of the building. The design and fenestration of the addition facades relate to the existing building's storefront.

The proposed addition exhibits some nonconformance to guidelines **A1, A4, A8, and A12** and does not meet guideline **A5**. Nonconformance with the guidelines is commonly based in the building's relationship to its surrounding context, which is varied. There are also references to the addition's relationship to the existing building. The existing building has retained some integrity unto itself and achieved a level of historic significance; however, it was not considered as historic or contributing to the district at the time of district designation. The proposed addition, as it relates to the existing building and immediately adjacent buildings, is large and not in proportion with the mass and scale of those buildings. The height of the structure at 4 stories will be 2-3 stories taller than the immediately adjacent structures. The proposed addition is not subordinate to the original building or inconspicuous as viewed from the street. However, in the larger context of the district, including the St. Frances of Rome church complex and the new multifamily developments further down Frankfort Avenue, are 3-4 stories, the proposed addition/building is comparable in size and scale.

Given the large scale of the proposed project as an addition to an existing building which could be considered to be beyond the scope intent of the Addition guidelines, staff also evaluated the project in a more holistic fashion using the New Construction-Residential guidelines. The proposal generally meets New Construction-Residential guidelines **NCR6, NCR9, NCR13, NCR14, NCR15, NCR16, NCR22, NCR24, NCR26, NCR27, NCR29, and NCR31**. The proposed new construction is a contemporary design that incorporates modern day materials, green roofs, and solar panels. Primary materials are to be fiber cement panels, synthetic wood siding and storefront window systems which are compatible with the district. A flat roof is proposed which is replicating the existing roof form. HVAC units are proposed to be screened and a biodiverse green roof is proposed.

The proposed project exhibits some non-conformance to guidelines **NCR1, NCR3, NCR4, NCR5, NCR7, NCR10, NCR11, NCR12, NCR18, and NCR20**. Similar to the findings with regard to the Addition guidelines, nonconformance with the New Construction guidelines is commonly based in the building's relationship to its surrounding context, which is varied. The subject structure is a commercial scale building within a single family residential scaled area in the immediate context. The context then quickly expands to commercially and institutionally scaled buildings beyond. The proposed design most closely relates to the existing building. It is a contemporary design that incorporates modern day materials, green roofs, and solar panels. The proposed height of the new construction is not in proportion with the mass and scale of immediately surrounding historic buildings and makes it less sympathetic to the historic structures, but does begin to relate to larger commercial and institutionally scaled structures further out from the site. The reuse of the existing building maintains the existing relationship of the 1st floor to the pedestrian and human scale of the neighborhood, as well as, to the streetscape. The addition of sidewalks from the building to the street actually improves the building's relationship to the street and sidewalk environment. However, the height of the structure at 4 stories will

be 2-3 stories taller than the adjacent structures and does not match the height of the historic rhythm of the New Main residentially scaled streetscape. The height can be seen to relate to the denser, commercial streetscape nearby.

The proposed project generally meets the guidelines for Site. Parking is located at the front of the existing building; however, a parking waiver is needed to reduce the number of required spaces per the Land Development Code. There is alley access for bicycles and for entry into the rear of the building. New sidewalks are proposed, and shall use historic concrete mix.

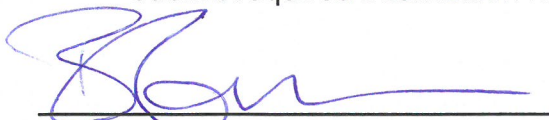
Overall the project generally meets the design guidelines when considering its impacts and relationship to the district as a whole, but is weakest in its volume and massing relationship and impacts to structures immediately adjacent.

To improve compliance with the Addition and New Construction guidelines and impacts to structures immediately adjacent, Staff recommends continued work on the design to improve the volume and massing relationships with the adjacent structures. Efforts to minimize these impacts and improve compliance with noted guidelines should be considered such as increased setbacks from the side property lines, reduced building height, and/or revising the façade design to be more simple or relative to the existing styles in the immediate context.

RECOMMENDATION

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

- To improve compliance with Design Guidelines and lessen impacts to adjacent structures the applicant shall continue to improve the design for a more sympathetic approach to the surrounding historic structures by reducing the height, increasing side setbacks, and/or simplifying or making the side façade designs relate more to the structures in the nearby context. The final design, including drawings of each elevation, shall be submitted for review and approval by the Clifton Architectural Review Committee.
- For those Design guidelines with findings of NSI, the applicant shall submit required information for review and approval by staff



Becky Gorman
Historic Preservation Specialist

6/22/18
Date

Attached Documents / Information

1. Staff Guideline Checklist

Addition

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
A1	The design of any new addition or expansion should be compatible and in proportion with the mass and scale of the historic building, adjacent structures, and the district.	+/-	The proposed addition relative to the existing building and adjacent buildings is large and not in proportion with the mass and scale of those buildings. The height of the structure at 4 stories will be 2-3 stories taller than the adjacent structures. However, the St. Frances of Rome church complex and nearby "new" multifamily developments are 3-4 stories.
A2	New additions should be designed in a manner that makes clear what is historic and what is new. Do not design additions to appear older than the original building.	+	The proposed addition is a contemporary design that uses modern materials.
A3	Additions should be designed so there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.	+	The proposed structure is a contemporary design that uses modern materials.
A4	Additions should be attached to side or rear elevations (façades) and should be set back from the street front façade, and should not damage or obscure character-defining features.	+/-	The proposed addition is above and to the rear of the existing building. The addition is set back from the plane of the front façade and keeps the character defining features of the front.
A5	The design of the new addition should be subordinate to the original building. Rear and side additions should not exceed half of the original building's total floor area or building footprint.	-	The proposed addition is not subordinate to the original building.
A6	The original street front orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade. (The side or the rear of the house should not become the front of the house.)	+	
A7	The new addition should be designed so 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.	+	The first floor height of the rear addition is equal to that of the existing building.
A8	The new addition should be designed with the intent to maintain the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion. The size and placement of doors and windows should be proportional to the number, size, and shape of the new wall elevation as compared to the mass and scale of the historic building. See Door and Entrance and Window guidelines for more details.	+/-	While the fenestration of the addition is similar to the existing building, due to the mass and scale of the addition relative to the existing building, it is not a strong relationship.
A9	Full-floor additions on contributing residential structures (adding an additional full floor on top of a house) are not recommended unless the full-floor addition will be	NA	This guideline refers to contributing residential structures.

	Guideline	Finding	Comment
	compatible with the existing streetscape and adjacent homes and structures and the impact on the character of the historic home is not totally transformed.		
A10	Materials should be used 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.	+	Primary materials are to be fiber cement panels, Boral siding, and storefront window systems that are subordinate to brick.
A11	The original roof pitch, style, shape, and volume should be respected when designing an addition. The roof on the addition should complement the existing roof forms, not overwhelm them.	+	
A12	On commercial or institutional structures, the construction of new additions or additional stories should be as inconspicuous as possible when viewed from the street and should not damage or destroy character-defining features. New additions or additional stories should be set back from the historic wall plane.	+/-	As viewed from the street, the addition is not inconspicuous. It is 2-3 stories taller than the adjacent structures. The addition is set back from the historic front façade and does not damage character defining features.
A13	New additions to structures may incorporate contemporary, energy efficient, and sustainable design and materials. However, do not imitate an historic style or period of architecture in new additions, especially for contemporary uses such as drive-in windows or garages.	+	The proposed addition is a contemporary design that incorporates modern day materials, green roofs, and solar panels.
A14	Sunrooms or screened porches that are compatible with the home may be constructed as a rear or side addition and built with a similar level of quality construction and design.	NA	
A15	Decks may be constructed on the rear or an inconspicuous side of the building. Do not construct a deck on the front façade. Decks should be of wood construction and be either painted or stained.	NA	
A16	The rear deck design should not extend beyond the side walls of the house and should not be visible from the front façade or street.	NA	
A17	When adding new exterior steps, stairways, fire escapes, or elevator shafts, do not radically change or damage a building's character-defining features. The new addition's construction scale and materials should be compatible with the materials and scale of the historic structure.	NA	
A18	Exterior fire escape steps should be installed only on the side or rear façade of the building. Respect the locations of original doors and windows and do not cause undue damage to historic materials. The fire escape should be as inconspicuous as possible when viewed from the street.	NA	
A19	Exterior fire escape steps constructed of wood should be painted or stained, oriented to the yard, and kept to a minimum functional size.	NA	

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.	TBD	Approval is needed for a parking waiver. The new construction shall conform to all other municipal regulations, including the Louisville Metro Land Development Code.
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.	+	The existing building will remain.
NCR3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+/-	The proposed addition relative to the existing building and adjacent buildings is large and not in proportion with the mass and scale of those buildings. The height of the structure at 4 stories will be 2-3 stories taller than the adjacent structures. The proposed building however does relate to other commercially scaled structures in the district such as the St. Frances of Rome church complex and nearby multifamily developments are 3-4 stories.
NCR4	The scale of new construction should not conflict with the historic character of the district.	+/-	(see NCR3)
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.	+/-	Primary materials are to be fiber cement panels, synthetic wood siding, and storefront window systems. However, the scale makes it less sympathetic to the historic structures.
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.	+	The proposed new construction is a contemporary design that incorporates modern day materials, green roofs, and solar panels.
NCR7	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	+/-	The relationship of the 1 st floor to the pedestrian and human scale of the neighborhood remains.
NCR8	Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.	NA	
NCR9	Existing spatial patterns created by circulation routes, fences, walls, lawns, and alleys of trees, should be reinforced in new construction design.	+	There is no change.
NCR10	The spatial organization established by surrounding buildings should be reinforced in infill construction design.	+/-	The project is an addition to an existing building which is a

	Guideline	Finding	Comment
	The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly designed façades.		commercial building on a residentially scaled block and is not of a similar design to other facades. The addition does, however, by its size and mass change the building's spatial relationship to surrounding buildings.
NCR11	The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines and columns are other important character-defining façade elements. Imitating an historic style or period of architecture in new construction is not recommended.	+/-	The subject structure is a commercial building zoned C2 within a single family residential area. The proposed design most closely relates to the existing building.
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 proposed design most closely relates to the existing building. Due to the proposed height the new construction is not in proportion with the mass and scale of surrounding historic buildings.
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).	+	The proposed storefront window systems are sympathetic to the existing storefront design.
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.	+	The entrances on the existing building will remain. A new entrance is set back on the side of the building and relates to the existing entrances.
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	+	
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	+	
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.	+/-	(See NCR3)
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.	NA	
NCR20	The historic rhythm of the streetscape should be maintained.	+/-	(See NCR10)
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.	+	Utilizing the existing structure. The proposed side setbacks differ from the existing structure.
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	The new roof is a flat roof which is the same as the existing commercial structure.

	Guideline	Finding	Comment
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.	NA	
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.	+	A flat roof is proposed which is replicating the existing roof form.
NCR25	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	The existing building does not relate to the cornice line of the residential structures on the block
NCR26	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	+	HVAC units are proposed to be screened and a biodiverse green roof is proposed.
NCR27	Trash receptacles should be screened from public view with a four-sided enclosure.	+	Located inside the building.
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.	+	Primary materials are to be fiber cement panels, synthetic wood siding and storefront window systems. These relate more with commercial structures in the context.
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.	+	Limestone is proposed for the 1 st story of the rear portion of the addition.
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.	NA	The proposed addition is an expansion of the existing commercial structure which does not have raised foundations like the adjacent residential structures. The 1 st floor of the rear portion of the addition is proposed to be limestone in an effort to better define the base of the building.
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.	NA	
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.	NA	
NCR34	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	NSI	A green roof system, garden walls, and additional landscaping are proposed.

Site

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
ST1	Paving materials (concrete, brick, paver stones, cobblestones, asphalt, gravel, stone, permeable or pervious materials) that are compatible with adjacent sites and architectural character should be used for private sidewalks, drives, and roadways.	NSI	New sidewalks shall use historic concrete mix.
ST2	Historic paving materials for streets, alleys, sidewalks, and curbing (brick, hexagonal pavers, cobblestones, limestone, granite, or natural stone) should be protected, maintained, restored, and reused. The historic relationship between the road surface and edging should be preserved. Replacement with historic materials is encouraged. 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. See Masonry M13 guideline for cement mortar mix recipe.	NSI	New sidewalks shall use historic concrete mix.
ST3	Steps on private property made of brick, stone, or poured concrete should be maintained wherever present. If replacement is required, original materials should be used. New construction should incorporate steps where they are a character-defining feature.	NA	
ST4	Paving companies and utility contractors shall not harm historic resources during road or underground utility repair projects.	NA	
ST5	Driveways, parking areas, and loading docks should be constructed or located to the side and rear of properties. Alley access is preferred.	+/-	Parking is located at the front of the existing building. This area is already being used for parking. Reusing access from the alley for bicycles.
ST6	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 re-contour front yard berms into stepped terraces. Do not use railroad ties, landscape timbers, or any other historically inappropriate material for retaining walls.	NA	
ST7	Excavations, trenching or re-grading adjacent to a building or site should be performed cautiously so as not to cause the foundation to shift or destroy significant archeological resources. Every reasonable effort shall be made to protect and preserve architectural resources affected by, or adjacent to, any project.	NSI	
ST8	Masonry walls in street-visible locations should not be installed unless they are used to retain earth at changes in grade, screen service areas, or unless an historic precedent exists.	NA	
ST9	Retaining wall and curbing should match the existing character of the original materials when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST10	Fencing should match existing sections of fencing in material, height, design, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST11	Iron fencing should be installed, historically compatible, and	NA	

	Guideline	Finding	Comment
	of a similar height where there is a demonstrable historic precedent.		
ST12	Front yard fencing should not be installed where there is no historic precedent.	NA	
ST13	Rear yard or side yard privacy fencing should be installed with the finished side out and a side wall setback from the front of the house of at least two feet. Privacy fencing should be less than seven feet in height. Refer to the Land Development Code or contact the Department of Codes and Regulations regarding additional restrictions on fencing at corner properties.	NA	
ST14	Chain-link fencing painted black or dark color may be installed in residential front yards or along commercial corridors at the street where there is an historic precedent. Split-rail, woven-wood fencing, opaque fencing, painted or stained pressure-treated wood fencing, or recycled or reclaimed materials may be permitted with appropriate design. Synthetic or composite fencing that is durable may be considered.	NA	
ST15	Exterior lighting fixtures should not be falsely historical. The fixture should be attached to the exterior in a way as to not damage historic fabric.	NSI	
ST16	Exterior lighting for parking areas, architectural features, or other site areas should be directed down and away from neighboring properties. Energy-efficient lights should be used to create a soft illumination and to minimize the impact to adjacent properties. Reference the Land Development Code for illumination restrictions.	NSI	
ST17	Parking lot design requires a portion of the parking area to be landscaped or buffered from adjoining properties. Reference the Land Development Code for specifics on parking lot design, maneuvering, landscaping, and buffering requirements.	NA	
ST18	Auxiliary fixtures, such as air conditioning units, satellite dishes, rain barrels, greenhouse additions, and overhead wiring, should be located on secondary elevations (side or rear) so they do not detract from the street-address façade and the character of the site.	+	HVAC units are proposed to be on the roof and screened.
ST19	Trees in front yards should be preserved. Established street tree patterns should be enhanced by planting additional trees along the public rights-of-way in the grass area between the street and sidewalk. Consult the city arborist or Frankfort Avenue Street Tree Master Plan to determine tree species that are suitable for placement near overhead wires. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review by Landmarks staff unless directed by the city arborist for emergency or public safety concerns.	NA	
ST20	Cellular towers and associated fixtures should be strategically located to minimize the impact on historic view shed(s), screened from public view, and should not damage historic elements when attached to structures.	NA	
ST21	Utility lines should be installed underground whenever possible.	NA	
ST22	The concrete mixture should match the existing or historic concrete mixture when repairing or replacing sidewalks or installing new sidewalks in the public right-of-way. Contact the Landmarks staff for the appropriate mixture and specifications.	NSI	New sidewalks shall use historic concrete mix.