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## Historic Landmarks and Preservation Districts Commission

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### Report to the Committee

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To: Cherokee Triangle Architectural Review Committee  
Thru: Cynthia Elmore, Historic Preservation Officer *CE*  
From: Becky Gorman, Historic Preservation Specialist  
Date: June 28, 2018

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**Case No:** 18COA1137  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address** 814-816 Cherokee Road

**Applicant:** Lindsey Stoughton  
LMS Design  
816 Franklin St.  
Louisville, KY 40206  
317.345.4398  
Stoughton@LMSdesignllc.com

**Owner:** FB 2011, LLC  
c/o Zelkova Strategic Partners  
333 E. Main Street Suite 401  
Louisville, KY 40202  
salbatys@zelkova-sp.com

**Architect:** same as applicant

**Estimated Project Cost:** \$450,000

#### Description of proposed exterior alteration

The applicant proposes to construct a 1,634 sf addition to the rear elevation of the existing historic building. The addition will be contemporary with minimal detail as to not detract from the historic structure. The western and southern portion of the addition will be clad with metal panels and have a shed roof sheathed with standing seam metal. Large glazed openings are used to break

up the metal façade. The south/eastern lower addition will be clad with dark painted 4" lap siding concrete board. This structure mimics the height of the lower, secondary structure, of the historic building. The existing wood deck and stair entry to the second floor residential area will be removed and an enclosed (open air), stair to upper deck, shielded by parapet wall, will be constructed. The deck and stair will not be street visible. A new entry into the 2<sup>nd</sup> floor residential area is proposed to help tie the new addition together with the second floor.

The proposed changes to the front façade include staining the existing permastone a dark color that will match the color of the original brick; replacing the existing storefront windows with the same size glass, spacing and frame structure; removing the existing double hung storm windows that cover the historic in-swing casement windows and installing new sliding storm windows with a vertical divide that align with the historic casement windows. A new mid-level cornice is proposed to restore the scale and proportions of the original structure. This design feature was inspired by the historic photographs. A new metal inframement is proposed to surround the front entry door to emphasize the entry and add depth to the front façade, as was the original character of the structure (per historic photographs). The original window frames were painted white, it is proposed to paint the existing window frames white again.

The applicant proposes to remove a portion of the large 18 ft. wide sidewalk and install a new grass verge with three street trees. The width of the grass verge will be 9' wide to match adjacent properties on either side of the building. It is proposed to include a small sign, approximately 4'-6" wide x 2'-2" tall, over the main entry door, the nomenclature of the sign is not known at this time, but will be submitted for review.

#### **Communications with Applicant, Completion of Application**

The application was received on June 15, 2018. The application was determined to be complete and classified as requiring Committee Review on June 18, 2018.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee on July 11, 2018 at 4:30 p.m. at Metro Development Center at 444 South Fifth Street, Conference Room 101.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: Addition, New Construction-Commercial, Site, and Storefront. 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 Cherokee Road across from Cave Hill Cemetery. It is surrounded by a mix of late nineteenth century housing stock with a variety of 2 and 2 ½ story eclectic styled homes, and the Church of the Advent. The property zoned C2 and C1 in the Traditional Market Place.

The 1 and 2 story circa 1876 commercial building was historically used by Miller & Marret Florist and had a series of greenhouses located behind the structure. The original greenhouses were demolished and a single story glass and concrete block greenhouse was built behind the 1 story portion of the building. In 1990, the Cherokee Triangle ARC approved a COA for demolition of approximately 68' of the greenhouse, retaining approximately 32' of the greenhouse structure to be reused; and the expansion of the rear parking lot.

Case #18COA1040 was approved by the Cherokee Triangle ARC, in March 2018, for the demolition of the existing attached greenhouse and cmu block structure located on the rear elevation of the existing buildings. The only other previous cases are for sign changes.

### **Conclusions**

The proposed changes to the subject property meet the design guidelines for Addition, New Construction-Commercial, Site, and Storefront. The proposed addition is contemporary in design and materials and is subordinate to the historic structure. The proposed treatments to the storefront will bring a more unified look to the structure. The new storm windows will reveal the historic casement windows. The proposed new mid-level cornice and door elements, which are based on historic photos, are not replicas but a modern application that will bring character and proportion back to the storefront.

### **RECOMMENDATION**

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

1. All glazing on the storefront shall be clear.
2. Exterior lighting shall be submitted for review and approval.
3. Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.
4. Make provisions for screening and storage of trash receptacles when designing new construction.
5. Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.
6. Any changes to the approved proposal or additional work shall be submitted to staff for review and approval.

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Becky Gorman  
Historic Preservation Specialist

6/28/18  
Date

### Attached Documents / Information

1. Staff Guideline Checklists

## 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.	NA	
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	



<b>ST7</b>	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	+	Parking is located behind the building.
<b>ST8</b>	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	
<b>ST9</b>	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.	NA	
<b>ST10</b>	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.	NA	
<b>ST11</b>	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	
<b>ST12</b>	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.		
<b>ST13</b>	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
<b>ST14</b>	Do not install front-yard fencing where there is no historic precedent.	NA	
<b>ST15</b>	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	
<b>ST16</b>	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	
<b>ST17</b>	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.	NSI	
<b>ST18</b>	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.	NSI	
<b>ST19</b>	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.	NA	
<b>ST20</b>	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
<b>ST21</b>	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.	NSI	

<b>ST22</b>	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.	+	The project includes installation of a new grass verge 9' wide to match the grass verge of the adjacent properties on either side of the building. Three trees will be planted.
<b>ST23</b>	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
<b>ST24</b>	Install utility lines underground whenever possible.	NA	

## ADDITION

### Design Guideline Checklist

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

	<b>Guideline</b>	<b>Finding</b>	<b>Comment</b>
<b>A1</b>	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+	
<b>A2</b>	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.	+	
<b>A3</b>	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.	+	
<b>A4</b>	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.	+	The proposed metal panels and cement board are subordinate to the brick structure.
<b>A5</b>	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+	A shed roof is proposed for the addition which does not detract from the historic structure.
<b>A6</b>	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	+	
<b>A7</b>	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.	+	



<b>A8</b>	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.	+	
<b>A9</b>	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.		
<b>A10</b>	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.	+	The addition has a contemporary design of its time easily distinguishable from the historic structure.
<b>A11</b>	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	
<b>A12</b>	Do not design additions to appear older than the original building.	+	The addition has a contemporary design of its time easily distinguishable from the historic structure.
<b>A13</b>	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	NA	
<b>A14</b>	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	
<b>A15</b>	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	
<b>A16</b>	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.	+	
<b>A17</b>	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	+	
<b>A18</b>	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	NA	

# STOREFRONT

## Design Guideline Checklist

+ Meets Guidelines

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

	Guideline	Finding	Comment
SF1	Do not remove historic materials from storefronts. Such materials as wood, cast iron, terra cotta, carrara glass, ceramic tile, and brick contribute significantly to a storefront's architectural character.	+	
SF2	Use historic materials where historic storefronts must be replaced in part or in whole. Cast iron, limestone, or wood are appropriate materials for storefront replacement.	+	
SF3	Retain all historic storefront elements, including later alterations that are historic in their own right. An example is a late nineteenth-century storefront with Art Deco features added during the 1930s.	+	The existing permastone will be stained to match the original brick color and bring a more unified look to the structure.
SF4	Respect façade alterations that have attained historic or architectural significance in their own right. Work to incorporate such elements into any new storefront design or renovation. Do not attempt to recreate a conjectural historic design if there is insufficient physical or documentary evidence.	+	
SF5	Do not remove later historically-significant material to restore a building to an earlier period. For example, a 1910 storefront should not be taken back to a conjectural 1850s appearance.	+	
SF6	Maintain the original scale, proportion, and organization of architectural elements (bulkheads, display windows, transoms, door, piers, and cornices) when renovating historic storefronts.	+	
SF7	Use the original form and detailing of a storefront as a model, if extensive deterioration requires complete reconstruction. The reconstruction should convey the same visual appearance and use the same material as the original. Under no circumstances should a historic storefront be removed and not replaced.	NA	
SF8	Use historic, pictorial, and physical documentation to construct a historic storefront when the original is missing. The design may be an accurate restoration, if sufficient evidence exists, or a new design that is compatible with the size, scale, material, and color of the historic building and district.	+	A door element and cornice are proposed based on historic photos.
SF9	Keep storefront designs within their original openings. Transitions from one façade to another should be clean and clearly defined.	+	
SF10	Emphasize the transparent character of storefronts when implementing new designs or renovations. Generally, 60 percent of the wall surface at the sidewalk level should be transparent. Historically, merchandise seen in storefront displays was emphasized to a much greater extent than any ornament on the storefront itself.	+	
SF11	Do not apply reflective or insulating film to window glass.	+	
SF12	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	



<b>SF13</b>	Use large sheets of clear glass when replacement of storefront display windows is required.	+	
<b>SF14</b>	Select replacement doors that reflect the storefront's original character. Doors should have large glass panels and be made of wood or painted steel or aluminum. They should not be overly-decorated or possess inappropriate historic features.	NA	
<b>SF15</b>	Do not change or reorient the location of the main entrance of a storefront.	+	
<b>SF16</b>	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
<b>SF17</b>	Install awnings made out of matte-finish weather-proofed fabric or a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	NA	
<b>SF18</b>	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	
<b>SF19</b>	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	
<b>SF20</b>	Attach awnings between the window display area and the signboard or second-floor window sills. Awnings should be attached below the transom line where historic prism glass is present.	NA	
<b>SF21</b>	Install awnings so that the valance is no lower than 7'-6" above the sidewalk.	NA	
<b>SF22</b>	Maintain the commercial character of storefronts, even if they have changed use. Blinds or insulating curtains may be added for privacy and thermal performance.	+	
<b>SF23</b>	Design replacement storefronts that are compatible with and complementary to their historic neighbors, but are recognizable as being of their own era.	NA	
<b>SF24</b>	Do not add elements to storefronts that have no historic precedent. Common examples of inappropriate alterations include the installation of coach lanterns, false mansard designs, small-paned windows, and inoperable shutters.	+	A door element and cornice are proposed based on historic photos.
<b>SF25</b>	Do not add false fronts, false stories, or pent eaves to the roofs of commercial buildings.	NA	
<b>SF26</b>	Do not use storefront design elements that are historically inappropriate, such as small-pane windows or colonial doors on late-nineteenth and twentieth-century buildings.	NA	
<b>SF27</b>	Do not use materials in storefront renovations that were not available at the time of original construction, such as vinyl or aluminum siding, stainless steel, uncoated anodized aluminum, tinted glass, or artificial stone.	+	The new cornice is metal.
<b>SF28</b>	Use historic materials when replacement of bulkheads is required in part or in whole. Wood or stone panels are most appropriate.	NA	
<b>SF29</b>	Do not use rough-textured wood siding or simulated masonry, such as permastone, on storefronts.	NA	
<b>SF30</b>	Use historic materials when cornice replacement is required in part or in whole. Cast iron, wood, or sheet metal are appropriate materials.	+	The new cornice is metal.
<b>SF31</b>	Do not install inappropriately-scaled signs that obscure or damage surviving storefront features that convey a building's architectural character.	+	

<b>SF32</b>	Include the following storefront elements when redesigning or renovating a historic storefront: large display windows and doors, transoms, relatively thin framing elements, a cornice element separating the storefront from the upper façade, low bulkheads, and tile entry flooring.	+	
<b>SF33</b>	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	NA	

## 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
<b>NC1</b>	Make sure that new designs conform to all other applicable regulations including the Jefferson County Development Code and Zoning District Regulations.	NSI	
<b>NC2</b>	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.	NA	
<b>NC3</b>	Design new construction so that the building height, scale, massing, volume, directional emphasis, and setback reflects the architectural context established by surrounding structures.	+	The addition is of a contemporary design that is subordinate to the historic structure. The addition's height, scale, massing, volume, reflect that of other additions in the area.
<b>NC4</b>	Make sure that the scale of new construction does not conflict with the historic character of the district.	+	
<b>NC5</b>	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.	+	
<b>NC6</b>	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.	+	
<b>NC7</b>	Have new construction reinforce the human scale of historic districts by emphasizing the base of the building where this is a character-defining feature.	+	



<b>NC8</b>	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	
<b>NC9</b>	Design new construction in such a way that it does not disrupt important public views and vistas.	NA	
<b>NC10</b>	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	+	The applicant is restoring the grass verge and planting new trees.
<b>NC11</b>	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	NA	
<b>NC12</b>	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.	NA	
<b>NC13</b>	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	
<b>NC14</b>	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 contemporary design and proposed window and door openings reflect that of the historic storefront.
<b>NC15</b>	Maintain historic patterns of window and door proportion and placement in designs for new construction.	+/-	
<b>NC16</b>	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.	+	The contemporary design and proposed window and door openings reflect that of the historic storefront.
<b>NC17</b>	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	
<b>NC18</b>	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street.	NA	
<b>NC19</b>	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
<b>NC20</b>	Investigate removable or portable ramps as options to providing barrier-free access.		
<b>NC21</b>	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	
<b>NC22</b>	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.	NA	
<b>NC23</b>	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.	+	



<b>NC24</b>	Incorporate set-back upper stories into designs for new construction that exceed the established cornice line.	NA	
<b>NC25</b>	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	
<b>NC26</b>	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	
<b>NC27</b>	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	
<b>NC28</b>	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	
<b>NC29</b>	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominate form is flat, built-up roofs are preferred. Where the predominate form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	NA	
<b>NC30</b>	Design new construction so that the orientation of the main roof form is parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.	NA	
<b>NC31</b>	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	+	A new mid-level cornice is proposed that is reflective of an original cornice in this location.
<b>NC32</b>	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	NSI	See conditions
<b>NC33</b>	Make provisions for screening and storage of trash receptacles when designing new construction.	NSI	See conditions
<b>NC34</b>	Use an exterior sheathing that is similar to those of other surrounding historic buildings.	+/-	The rear addition is proposed to be sheathed with metal panels and fiber cement lap siding.
<b>NC35</b>	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction.	NA	
<b>NC36</b>	Do not use modern "antiqued" brick in new construction.	NA	
<b>NC37</b>	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	
<b>NC38</b>	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+	Reuse of the existing parking area.
<b>NC39</b>	Generally, leave at least 20 percent of a parking lot's surface area unpaved and planted. All parking lots must meet the minimum requirements of the city's Development Code. Perimeter landscaping, fencing, colonnades, or other construction that visually continues the building line along open sidewalks is encouraged.	NA	Reuse of the existing parking area.
<b>NC40</b>	Generally speaking, parking should be located in the rear.	+	Reuse of the existing parking area.



<b>NC41</b>	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	
<b>NC42</b>	Do not build additional surface parking lots within the West Main Preservation District.	NA	
<b>NC43</b>	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	NSI	
<b>NC44</b>	Do not create additional open space within the West Main Historic District.	NA	