Historic Landmarks and Preservation Districts Commission

Report to the Committee

To:	**Clifton Architectural Review Committee**
Thru:	Cynthia Elmore, Historic Preservation Officer
From:	Bradley Fister, Historic Preservation Specialist
Date:	September 17, 2020

Case No: **20-COA-0157**
Classification: Committee Review

GENERAL INFORMATION

Property Address: 215 Saunders Avenue

Applicant: Sierra Baumle & Cody Rupsch
2258 Payne St.
Louisville, Kentucky 40206
(323) 875-2044
sierrabaumle@buffaloconstruction.com

Owner: Same as Applicant

Architect: Jay Copley
Necto Architecture
310 Old Vine St. Suite 100A
Lexington, KY 40507
(859) 338-4835
jay@nectoarchitecture.com

Estimated Project Cost: $100,000.00

Description of proposed exterior alteration:
The applicant seeks approval for:

A. After-the-fact demolition of non-original rear, one-story, shed roof house addition at rear of main house (Space will be absorbed as part of new proposal).
B. Two-story 'camelback' addition to the rear of the existing shotgun house. The addition is proposed to inset approximately 1' from the existing rear left corner of the house and extend outward in line with the existing right rear corner of the house for a total width of

approximately 24'-7 1/4" (original addition was not offset). The addition would extend from the back wall of the house toward the rear of the property approximately 12'-11" (roughly 2' further than the original addition to be demolished). The addition will include space on the first floor for a master bath, utility room, powder room, staircase, and a door for egress to the back yard. The second story addition will include three bedrooms, a bonus-room, and a bathroom. The addition will be approximately 24'-10 9/16" in height with a 12/4 pitched gabled roof to be clad in shingles to match existing house. The existing square footage of the house is approximately 1431, and the proposal would add another approximately 622 square feet for a total of approximately 2,053 square feet.

The applicant also proposes to remove the vinyl siding and clad the entire house with a cementitious fiber lap siding. As well as to rehab the existing windows and doors where necessary, and if needed replace any windows and doors that are non-repairable with historically accurate wood windows and doors. These same style windows and doors would then be carried through the addition too.

Communications with Applicant, Completion of Application
The application was received on August 12, 2020. The application was determined to be complete and classified as requiring Committee Review on August 12, 2020.

The case was originally scheduled to be heard at the regular meeting of the Clifton Preservation District Review Committee on August 26, 2020, at 4:30 pm, via WebEx at 444 South 5th Street, Conference Room 101; notice mailed not less than seven days before the meeting to the applicant and abutting property owners. The case was continued by the Committee at the August 26 meeting in order to allow the applicant time to refine the design. The Committee proposed the new hearing date to be September 23, 2020, at 4:30 pm, via WebEx at 444 South 5th Street, Conference Room 101; reposting of the meeting event was not required.

FINDINGS

Guidelines
The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Addition, New Construction, Window, and Site.** The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

Please note that the 2019 amendments to the Landmarks Ordinance allow for demolition of non-contributing structures and additions may be exempt from Committee Review 32.256(C)(2).

The following additional findings are incorporated in this report:

Site Context/ Background

The site is zoned R5A, and is located within a Traditional Neighborhood form district. The site is located on the east side of Saunders Avenue between Payne Street and Interstate 64, with its rear property line butting up to S. Jane Street. The site is surrounded by other 1 story and 1 ½ story vinyl-sided shotgun frame houses. The site is situated on sloping topography with the highest elevation in the center of the site and slopes down and away at the front and rear property lines. There is a small accessory structure in the back yard facing Jane Street – which is the rear of subject property, and in line with other accessory buildings along the west side of the street (houses dot the other side of Jane Street, and topography drops off significantly. The applicant may need to apply for a Private Rear Yard variance per LDC, which requires the rear yard for this property to be 1,141 sf.

A previous case in 2013 dealt with an expanded 'camel' of an existing camelback shotgun house at 2242 Frankfort Avenue. And although that property already had a 2-story camelback section – that proposal expanded the camelback section back (the same as this proposal does).

There are examples of this type of modification on the east side grouping of houses on Saunders that have added a second story in a camelback form. Both 223 and 225 Saunders were approved by the Clifton ARC in 2013 and 2016, respectively.

Conclusions

Demolition of non-original rear, one-story, shed roof house addition at rear of main house has already occurred prior to this application. The shed addition likely dated to the 1940s or 1950s and had minimal architectural character. It was likely a porch that was enclosed. Since it was a non-contributing addition, it would have been exempt from Committee review due to the amended 2019 Landmarks Ordinance.

The project generally meets the Design Guidelines for **Addition and New Construction** for Clifton Preservation District. While this rear addition is two stories in height which is being added to a one-story house, the visual impact of the new addition is minimal to comply with **A5**. Due to the elevation of the yard, the pedestrian view is upward toward the front shotgun portion of the house which minimizes the view of the 2nd story addition. Additionally, the accessory structure largely blocking the rear yard, the visibility of the proposed exterior changes are minimized. The orientation of the front gable on the new addition replicates the roof form of the original section of the shotgun house. The existing vinyl siding proposed to be replaced with cementitious fiber siding which conforms to general maintenance guidelines as replacing synthetic material with another allowable synthetic material. Any street-facing windows proposed to be replaced require ARC approval.

Recommendation

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

1. The main house and addition will feature smooth cementitious fiber siding; maintaining the existing 4” exposure.
2. New roofing materials match the existing roofing material and shingle design and guttering.
3. That above-ground exterior foundation material is smooth-face, poured concrete.
4. Selected windows will be all wood or clad wood with glass muntin dividers, to match configuration of existing house windows. Windows will also (preferably) have simulated divided lite, glass muntin dividers.
5. That there is at least 4” trim casing around all windows and doors of new addition.
6. That construction is executed according to drawings submitted and any changes shall be approved by staff prior to implementation.
7. That the applicant receive all necessary building permits and variances necessary prior to beginning construction.

Bradley Fister

Bradley Fister
Historic Preservation Specialist

09-17-2020
Date

Demolition

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
	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: The Standard Design Guidelines for Demolition DE1-DE6 are replaced in their entirety with the following:		
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.	+/-	The addition was demolished prior to the COA request, though would have likely been approved by staff.
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.	+	The demolition appears to have been done in such a way it preserves the remaining historic elements to the house.
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 deteriorating effects of weather. Take steps to insure the structural integrity of this newly exposed wall.	+	The applicant appears to have enclosed the open wall to the historic structure in an attempt to preserve its integrity.
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.	+	The applicant proposes to add a new addition on at the same location, which will allow for the exposed wall to remain an interior wall.
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.	+	Any exposed interior elements will be enclosed with new addition.
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.	+	The applicant intends to place a new addition in place of the original, grade is not proposed to change.
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.	+	New addition will be going back in the place of the already demolished addition.
DE8	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:	+/-	The applicant demolished the addition prior to COA approval. This was a later addition that was non-contributing.

	Guideline	Finding	Comment
	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 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).		

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**.**	+	Buildings with Camelback additions have been approved on this section of Saunders.
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.	+	Contemporary form
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.	+	Contemporary form
A4	Additions should be attached to side or rear elevations (façades) and should be set back from the street front	+	This is a rear two-story addition that creates a

	Guideline	Finding	Comment
	façade, and should not damage or obscure character-defining features.		Camelback appearance from the street.
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.	+/-	This a two-story addition on a one-story house. Camelback houses however are characteristic in the neighborhood.
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.	NA	
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.	+	
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 compatible with the existing streetscape and adjacent homes and structures and the impact on the character of the historic home is not totally transformed.	+	This is a rear addition that is not fully visible from the street due to the topography. The Camelback addition is similar to other approved projects along the street.
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.	+	Fiber cement proposed.
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.	+	Front gable proposed which reflects the gable form on the front portion of the house.
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.	NA	
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.	+	
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	NA	

	Guideline	Finding	Comment
	construction scale and materials should be compatible with the materials and scale of the historic structure.		
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.	+/NSI	See conditions. A Private Rear Yard variance may be required.
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.	NA	
NCR3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+	
NCR4	The scale of new construction should not conflict with the historic character of 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.	+	Fiber cement siding is proposed.
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.	NA	
NCR7	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	+	
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 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	NA	

	Guideline	Finding	Comment
	visual continuity established by the repetition of similarly designed façades.		
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.	NA	
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).	NA	
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).	+	Match existing.
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.	NA	
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	NA	
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.	+	The roof form will front-gable which reflects the form of the historic house.
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.	NA	
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.	+	Fiber cement is proposed.
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.	NA	
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.	+	

WINDOW-CL,

Revised December 2010

Design Guideline Checklist

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

	Guideline	Finding	Comment

W1	The maintenance and repair of historic windows are essential to preserving the historic character and fabric of Clifton structures and the overall Clifton historic district. For that reason historic windows on street-address facades and street-facing facades shall not be replaced with new windows unless the Clifton ARC determines that the condition of existing windows, safety or energy efficiency considerations, or other relevant factors support window replacement.	NSI	-Windows replaced only if needed by new construction proposal.
W2	If historic windows on facades other than street-address facades or street-facing facades are replaced, or the owner is authorized to replace windows on street-address façade or street-facing façade pursuant to W1, the new windows shall convey the same visual appearance as the historic windows. The visual appearance of a window is based on details such as sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and other decorative features. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of wood, metal, or synthetic window systems for authorized window replacement is permissible.	+/-	-See conditions page -NEW WINDOW units shall match historic house window configuration.

SITE-CL,

Clifton Design Guideline Checklist

+Meets Guidelines
-Does Not Meet Guidelines
+/-Meets Guidelines with Conditions

NA Not Applicable
NSI Not Sufficient Information

	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.	+	
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.	+	
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.	+	
ST4	Paving companies and utility contractors shall not harm historic resources during road or underground utility repair projects.	+	
ST5	Driveways, parking areas, and loading docks should be constructed or located to the side and rear of properties. Alley access is preferred.	+	
ST6	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties.	+	

	Guideline	Finding	Comment
	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.		
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.	+	
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 of a similar height where there is a demonstrable historic precedent.	NA	
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.	NA	
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.	NA	
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.	+	
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.	NA	

	Guideline	Finding	Comment
	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.		
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.	+	
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.	+	