



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Butchertown Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Bradley Fister, Planning & Design Coordinator
Date: May 26, 2023 *SDarr*

Case No: 22-COA-0173
Classification: Committee Review

GENERAL INFORMATION

Property Address: 927 E. Main St.

Applicant: Scott Huff
Eldridge Company
931 E. Main St.
Louisville, KY 40206
502-656-4971
scott@eldridgecompany.com

Owner: Barrett Goff
Goff Primary, LLC
P.O. Box 6951
Louisville, KY 40206
502-905-2653
mbgrellc@gmail.com

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant proposes to construct an approximately 20' W x 93'-7" D x 31'-6" H, 7,244 sf, 3-story on top of a full basement, mixed use building. There will be office space on the basement and ground levels, one four-bedroom apartment unit on the second level, and one three-bedroom apartment unit on the third level. Additionally, there is an approximately 15' W x 29' D x 10' H glass enclosed rooftop room with an approximately 5' W x 29' D open air deck. The rooftop room is setback approximately 54' from the front façade, making the rear third of the building 4-stories, for a total height of approximately 41'-3".

The new structure is proposed to be clad primarily with brick and painted CMU. There are proposed to be aluminum-clad glazed bump-outs, along the north, and east facing façades. The west facing façade is proposed to be a solid CMU wall, painted fully with a mural, as it abuts another commercial building.

The primary entrance to the office space on the south facing façade (E. Main elevation), has an open vestibule clad with cedar tongue-and-groove siding, around a full lite door. The proposed new construction would be built to the existing public sidewalk and generally match the site line of the neighboring commercial buildings. The rear (north facing) façade is the location of the rear stair case, that is constructed of painted CMU, and clad with fiber cement siding panels with aluminum channels. These panels will be in a uniformed patterned size, and alternating color scheme to help break up the massing of the code required solid walls.

The applicant also proposes to install a new treated horizontal wood privacy fence along the east property line with a matching gate facing the south. Lastly, there is to be a brushed concrete walk along the east property line and brushed concrete pad at rear for stair tower. The walk will connect with the existing public sidewalk along E. Main Street.

Communications with Applicant, Completion of Application

The application was received on July 20, 2022 and was determined to be complete and classified as requiring Committee Review on July 25, 2022. Staff performed a site visit with the applicant prior to submittal of the application.

A Butchertown Architectural Review Committee (ARC) meeting was scheduled for review of the proposed demolition of the historic residential building and the new construction on Wednesday, January 18, 2023 at 5:30pm in the Old Jail Auditorium, located at 514 W. Liberty Street. This meeting was canceled after a fire occurred in the building. On January 30, 2023, staff, the applicant team, and a building inspector toured the building, and it was declared an emergency demolition.

The revised new construction proposal was received on May 11, 2023, and a Butchertown ARC meeting was scheduled for Wednesday, May 31, 2023 at 4:30PM in room 101 of the Metro Development Center, located at 444 S. 5th St.

FINDINGS

Guidelines

The following design review guidelines, approved for the Butchertown Preservation District, are applicable to the proposed exterior alteration: **New Construction Commercial, Storefront, and Site**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is included in this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The site is located on the northwest side of E. Main St., five lots east of N. Campbell St., and seven lots west of N. Wenzel St. The site historically had a one-and-a-half-story, frame bungalow style home with a rear two-story addition. The house had a masonry foundation and was clad in vinyl siding. The exact construction date of the house was not known. The 1892 Sanborn Fire Insurance Map shows a one-story, shotgun style house located at this property with two additions. The property was addressed 933 E. Main Street until 1909 when the entire city underwent an address change. The 1905 Sanborn Fire Insurance Map shows the same building (**Figure 1**). The next Sanborn Fire Insurance Map is from 1941, which shows the footprint and configuration of the current bungalow style building on the site (**Figure 2**). From these maps, these appear to be two different buildings.

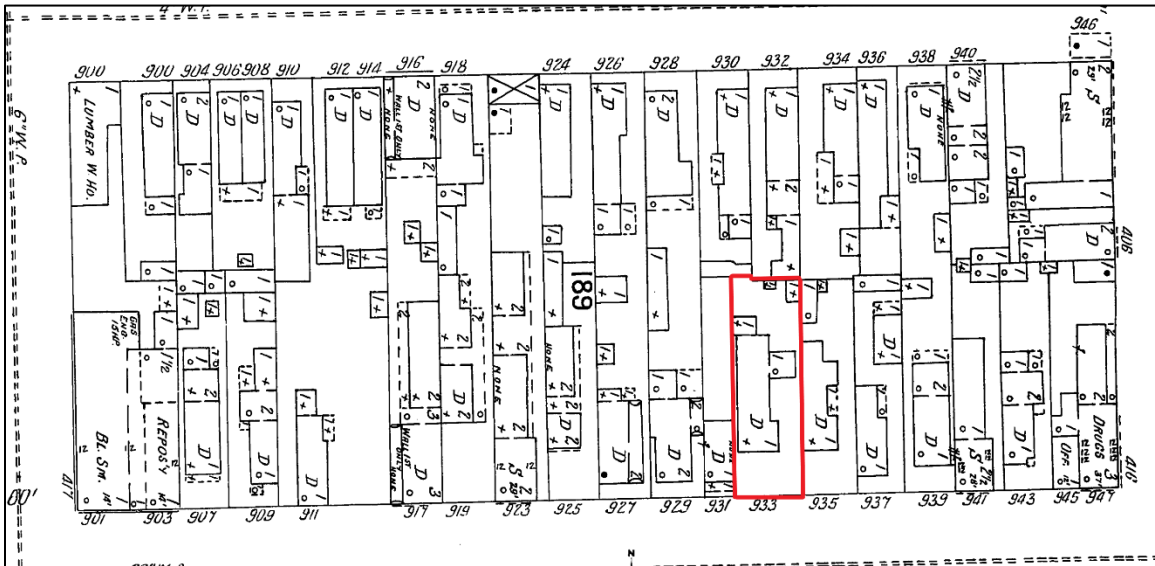


Figure 1. 1905 Sanborn Fire Insurance Map (Vol. 2, Sheet 184), showing the location of 933 E. Main Street—now known as 927 E. Main Street.

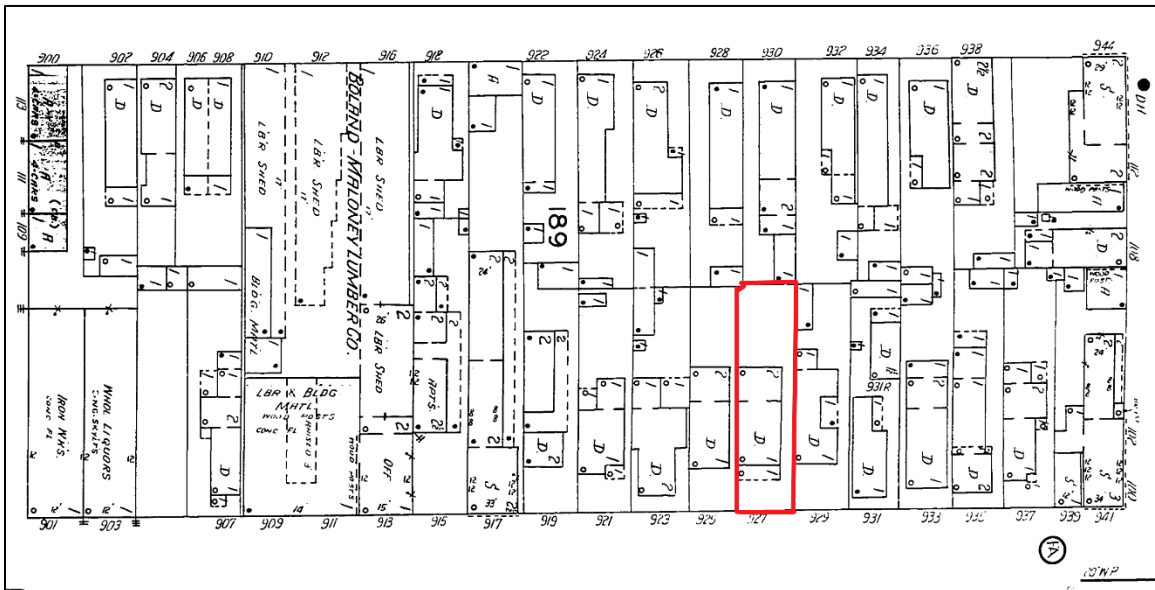


Figure 2. 1941 Sanborn Fire Insurance Map (Vol. 2E, Sheet 10E), showing the location of 927 E. Main Street.

A building permit notice in the *Courier-Journal* from June 27, 1912, notes that C.A. Ewald received a building permit for a frame dwelling at 927 E. Main Street (**Figure 3**). Based on the change in building footprint as seen on the Sanborn maps, the architecture and bungalow form of the house, and the building permit notice, staff believes this is when the most recent house was likely constructed. No other maps or historic photographs could be found in further research.

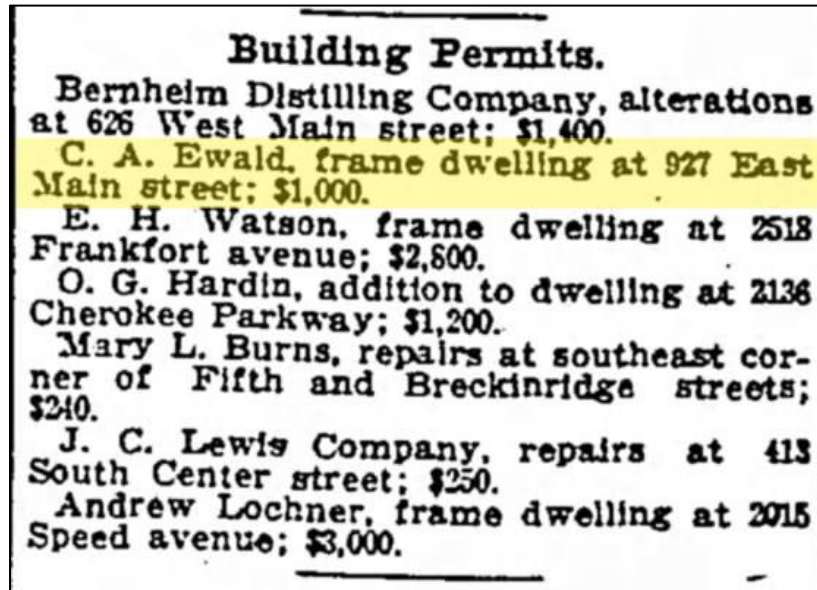


Figure 3. June 27, 1912 *Courier-Journal* notice.

Conclusions

The application for New Construction generally meets the design guidelines for **New Construction Commercial**, more information is needed in regard to **NC10** which discusses landscaping, **NC33** which discusses incorporating screening for waste receptacles, and **NC41** which discusses parking.

The proposed new construction design generally maintains the same general height, scale, massing, volume, directional emphasis, and setbacks that are seen in surrounding structures. It is generally not in conflict with the existing adjacent buildings and others along the commercial corridor. The placement and design of the infill project is organized in close relation to the surrounding buildings. The proposed brick veneer and proposed mural painted on the west CMU wall relate to the neighboring structures as well. This helps reinforce existing design patterns of open space and enclosure as well as circulation patterns historically on the site.

However, large picture windows are proposed for the third story of the front façade that is out of scale for the building and surrounding buildings. They place a heavy emphasis on the third floor, which is not seen on the other buildings. These windows do not meet **NC6**, **NC13**, **NC14**, and **NC16**. Staff recommends that the size of these windows be reduced to a scale similar to the first and second stories. There are also large expanses of wall with no openings, particularly on the west and north elevations. Staff recommends that these walls be treated with paint, murals, or further architectural detailing to break up the massing.

There is a storefront entrance that will front E. Main Street. The proposal generally adheres to the **Storefront** design guidelines, other than potentially **SF11** and **SF12** which does not allow for the use of reflective or tinted glass on storefront facades. The applicant mentioned possibly incorporating some form of window tinting to create privacy for the residential spaces. This would not meet the Storefront design guidelines, and alternative methods for privacy such as blinds, and drapes should be explored. **SF31** discusses signage, and since signage has not been proposed thus far, it will require review later.

The proposal generally meets the design guidelines for **Site** other than **ST15**. The proposed fencing along the side property line that starts at the sidewalk rather than 2' behind the front façade of the building as required by this guideline. **ST17** discusses lighting which has not been addressed by this application and will need to be reviewed by staff for approval prior to installation.

RECOMMENDATION

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

1. **The west elevation CMU wall shall be covered with a mural approved by Landmarks staff. The proposed mural should also be reviewed by Metro's Commission on Public Art (COPA).**
2. **The third story picture windows shall be reduced to a scale similar to the first and second story windows.**
3. **All window glazing shall be clear.**
4. **The fiber cement panels on the rear elevation shall be treated in a way that breaks up the massing. That can be further architectural detail, paint, etc.**
5. **Final landscaping details shall be submitted to staff for review and approval.**
6. **The applicant shall start the proposed privacy fencing a minimum of 2' behind the front corner of the building, with the finished side facing outward. The fencing shall be painted or stained within 6 months of construction.**
7. **Prior to installation, final exterior lighting fixture details shall be submitted to staff for review and approval and shall include cut sheets for all exterior lighting fixtures.**
8. **The applicant shall make provisions for storm water management on the site.**
9. **The applicant shall position fixtures, utilities, and mechanical equipment, such as HVAC equipment and units, satellite dishes, and overhead wiring, on secondary elevations where they do not detract from the character of the site.**
10. **The applicant shall provide a plan to staff for waste receptacles and their screening for approval prior to construction beginning.**
11. **Historic concrete mix shall be used for all sidewalks.**

NC6	Do not use materials in new construction that are visually incompatible with surrounding historic buildings within the district. Materials to be avoided include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, chain-link fencing, exterior carpeting, jalousie windows, glass block, picture windows, unpainted wood, and asphalt siding.	+/-	Materials proposed are generally visually compatible. However, large picture windows are proposed for the third story of the front façade that is out of scale for the building and surrounding buildings.
NC7	Have new construction reinforce the human scale of historic districts by emphasizing the base of the building where this is a character-defining feature.	+	The proposed plan reinforces the human scale through the use of materials, as well as the bump-outs, its relationship to the adjacent public sidewalk, and neighboring buildings.
NC8	Design infill construction that enhances the pedestrian-oriented character of historic commercial districts. Commercial buildings should have a well-defined base at the pedestrian level with details conveying a sense of horizontality and progression along the sidewalk.	+	The proposed infill project generally enhances the pedestrian-oriented character of the district.
NC9	Design new construction in such a way that it does not disrupt important public views and vistas.	+	The proposed design and scale generally will not disrupt any important public views or vistas. The properties from the rear already look onto other commercial properties of generally the same massing and scale.
NC10	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	NSI	Landscape plan has not yet been submitted.
NC11	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	The proposed new construction generally reinforces the existing patterns of circulation with the front walk extending to the pedestrian sidewalk.
NC12	Design infill construction that reinforces the spatial organization established by surrounding buildings. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly-designed facades.	+	The proposed new construction generally is sympathetic to the spatial organization of the surrounding buildings through its placement of windows, and doors. The portions of the building that are required by code not to have openings will be patterned and painted in such a way to break up the large expanse of one material.
NC13	Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, columns, and storefronts are other important character-defining facade elements.	+/-	Generally, proposed design relates in a positive way to the surrounding buildings. However, the very large picture windows on the third floor are not sympathetic to the surrounding buildings. They are out of scale and place a heavy emphasis on the third floor, which is not seen on the other buildings.
NC14	Design new construction so that the building mass has a similar sense of lightness or weightiness as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).	+/-	The use of glazing, and solid materials is similar to those buildings adjacent to this site. However, as noted in other guidelines, the third story glazing is much larger than the others. It places a heavy emphasis there.
NC15	Maintain historic patterns of window and door proportion and placement in designs for new construction.	NA	This particular strip is primarily new construction commercial and institutional

NC16	Develop designs for new construction using windows that are sympathetic to the window patterns of surrounding buildings. Use of comparable frame dimensions, proportions, and muntin configurations is encouraged.	+/-	Proposed windows are generally similar and sympathetic to the surrounding buildings. However, the very large picture windows on the third floor are not sympathetic to the surrounding buildings. They are out of scale.
NC17	Develop designs for new construction using front doors that are sympathetic to the door patterns of surrounding buildings. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	+	Proposed front entrance is similar and sympathetic to the surrounding buildings.
NC18	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street.	+	Front door orientation is generally the same as others along the street.
NC19	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
NC20	Investigate removable or portable ramps as options to providing barrier-free access.	NA	Proposed design appears to be barrier free at ground level.
NC21	Locate handicapped access ramps on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.	NA	Proposed design appears to be barrier free at ground level.
NC22	Design infill construction so that it is compatible with the average height and width of surrounding buildings. The rhythm of the façade should also reflect the characteristic rhythm of existing buildings on the street. Vertical elements (doors, columns, and storefronts) should be spaced approximately every 20 to 40 feet at the pedestrian level.	+	Generally is complementary in height to other buildings adjacent to it. The max height of the Transition Zone it is in is 45' and the 3-story portion is at 31' and the 4-story portion is at 41'
NC23	Design new construction to have a floor-to-floor height that is within 10 percent of adjacent historic construction where the floor-to-floor height is relatively consistent, and a character-defining feature.	NA	
NC24	Incorporate set-back upper stories into designs for new construction that exceed the established cornice line.	+	The proposed 4 th story glass room is located approximately 54' from the front façade and will generally not be visible from the street.
NC25	Maintain the historic rhythm of the streetscape. The space between new construction and existing structures should fall within 20 percent of the average spacing for the block. New construction should be built out to the property lines where this is a character-defining feature.	+	Though the proposed spacing is tighter than the previous, it is consistent with the neighboring buildings.
NC26	Historic commercial properties have long been anchors in Louisville's preservation districts. Construction of commercial properties on vacant corner lots should preferably be built to the corner with an entrance oriented to the corner.	NA	
NC27	Maintain historic setback patterns. In order to maintain the continuity of the streetscape, setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+	Proposed set back is in line with the adjacent buildings.
NC28	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	Roof design is low pitched similar to surrounding commercial buildings.

NC29	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominate form is flat, built-up roofs are preferred. Where the predominate form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	+	Roof design is low pitched similar to surrounding commercial buildings.
NC30	Design new construction so that the orientation of the main roof form is parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.	+	Roof form is similar to other modern structures on the street.
NC31	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	NA	
NC32	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	+	Mechanical systems shall be placed in places that do not take away from the design of the building.
NC33	Make provisions for screening and storage of trash receptacles when designing new construction.	NSI	Applicant shall take into account and plan for trash receptacles.
NC34	Use an exterior sheathing that is similar to those of other surrounding historic buildings.	+	Use of brick, painted CMU, and aluminum is similar to surrounding buildings.
NC35	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction.	+	Brick is similar to surrounding buildings.
NC36	Do not use modern "antiqued" brick in new construction.	+	
NC37	Design parking garages so that they relate closely to adjacent structures. Their facades should reflect the hierarchical organization and design elements seen on surrounding buildings.	NA	
NC38	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	NA	Does not back up to an alley, property lines at rear and sides touch neighboring properties. No parking is proposed.
NC39	Generally, leave at least 20 percent of a parking lot's surface area unpaved and planted. All parking lots must meet the minimum requirements of the city's Development Code. Perimeter landscaping, fencing, colonnades, or other construction that visually continues the building line along open sidewalks is encouraged.	NA	No parking is proposed.
NC40	Generally speaking, parking should be located in the rear.	NA	No parking is proposed.
NC41	Design required new parking in such a way that it is as unobtrusive as possible and minimizes the impact on the historic setting. Shared parking areas among groups of businesses is encouraged.	NSI	Applicant shall work with a planner to determine required parking and how to address this.
NC42	Do not build additional surface parking lots within the West Main Preservation District.	NA	
NC43	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	+	Applicant shall take into account and plan for storm water management.
NC44	Do not create additional open space within the West Main Historic District.	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.	NA	New construction with new storefront windows.
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.	NA	
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.	NA	
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.	NA	
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.	NA	
SF6	Maintain the original scale, proportion, and organization of architectural elements (bulkheads, display windows, transoms, door, piers, and cornices) when renovating historic storefronts.	NA	
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.	NA	
SF9	Keep storefront designs within their original openings. Transitions from one façade to another should be clean and clearly defined.	NA	
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.	NSI	Applicant mentioned possibly incorporating some sort of window tinting for privacy, which generally does not meet the design guidelines
SF12	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NSI	Applicant mentioned possibly incorporating some sort of window tinting for privacy, which generally does not meet the design guidelines
SF13	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
SF14	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	
SF15	Do not change or reorient the location of the main entrance of a storefront.	NA	
SF16	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
SF17	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	
SF18	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	
SF19	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	
SF20	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	
SF21	Install awnings so that the valance is no lower than 7'-6" above the sidewalk.	NA	
SF22	Maintain the commercial character of storefronts, even if they have changed use. Blinds or insulating curtains may be added for privacy and thermal performance.	NA	
SF23	Design replacement storefronts that are compatible with and complementary to their historic neighbors, but are recognizable as being of their own era.	NA	
SF24	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.	NA	
SF25	Do not add false fronts, false stories, or pent eaves to the roofs of commercial buildings.	NA	
SF26	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	
SF27	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.	NA	
SF28	Use historic materials when replacement of bulkheads is required in part or in whole. Wood or stone panels are most appropriate.	NA	

SF29	Do not use rough-textured wood siding or simulated masonry, such as permastone, on storefronts.	NA	
SF30	Use historic materials when cornice replacement is required in part of in whole. Cast iron, wood, or sheet metal area appropriate materials.	NA	
SF31	Do not install inappropriately-scaled signs that obscure or damage surviving storefront features that convey a building's architectural character.	NSI	
SF32	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.	NA	
SF33	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	NA	

SITE

Design Guideline Checklist

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

	Guideline	Finding	Comment
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+	The relationship is generally complementary.
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.	+	Concrete shall be historic mix.
ST4	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	NA	
ST5	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	NA	
ST6	Do not harm historic resources through road widening or underground utility repair.	NA	

ST7	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	NA	
ST8	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	NA	
ST9	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	NA	
ST10	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	NA	
ST11	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST12	Use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	
ST15	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	-	Proposed horizontal fence and gate are to be set back a minimum of two feet per submitted site plan. The plans shows the side yard fence to start at the front façade which does not meet this guideline.
ST16	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	NA	
ST17	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	NSI	Applicant shall submit a comprehensive lighting plan to staff for approval prior to installation.
ST18	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	NA	
ST19	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	NA	
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
ST21	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	+	Applicant shall take efforts to place mechanical units not in view of the primary façade.

ST22	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	NA	
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	NA	