

New Construction - Non-Residential

- NC1** 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.
- NC2** 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.
- NC3** Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.
- NC4** The scale of new construction should not conflict with the historic character of the district.
- NC5** 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.
- NC6** 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.
- NC7** New construction design should reflect and reinforce the human scale of the neighborhood by emphasizing the first floor or pedestrian level of the building.
- NC8** The pedestrian-oriented character of historic commercial districts should be enhanced in infill construction design. Commercial buildings should have a well-defined base at the pedestrian level with details conveying a sense of horizontality and progression along the sidewalk.
- NC9** Important public views and vistas should not be disrupted in new construction design. See the Cultural Landscape guidelines for more details.
- NC10** Appropriate tree species should be planted in front of new construction buildings to provide a visual sense of consistency along the streetscape. See the Frankfort Avenue Street Tree Master Plan for more details.
- NC11** Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.
- NC12** The spatial organization established by surrounding buildings should be reinforced in infill construction design. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly designed façades.
- NC13** The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines, columns, and storefronts are other important character-defining facade elements. Imitating an historic style or period of architecture in new construction is not recommended, especially for contemporary uses such as drive-in banks or garages.
- NC14** 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).
- NC15** Historic patterns of window and door proportion and placement should be maintained in new construction design.
- NC16** Window design should be sympathetic to the window patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and muntin configuration is encouraged.

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- NC17** 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.
- NC18** The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.
- NC19** Infill construction design should be compatible with the average height and width of surrounding buildings. The rhythm of the façade should reflect the characteristic rhythm of existing buildings on the street. Vertical elements such as doors, columns, and storefronts will reinforce the pattern.
- NC20** 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.
- NC21** Set back upper stories that exceed the established cornice line into new construction design.
- NC22** The historic rhythm of the streetscape should be maintained.
- NC23** Commercial buildings on corner lots should be built to the corner with an entrance oriented to the corner.
- NC24** 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.
- NC25** Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.
- NC26** 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.
- NC27** 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.
- NC28** The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.
- NC29** Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.
- NC30** Trash receptacles should be screened from public view with a four-sided enclosure.
- NC31** Parking garages should be designed to relate closely to adjacent structures. Ramps should be hidden from view. Vehicles should be screened on upper floors. See Cultural Landscape guidelines for more details (CL9 - CL12).
- NC32** Off-street parking should be located in rear lots and accessed from alleys or secondary streets wherever possible.
- NC33** At least 20 percent of a parking lot's property area should remain unpaved and planted. Perimeter landscaping, fencing, colonnades, or other construction that visually continues the building line along open sidewalks is encouraged.
- NC34** New parking should be designed to be as unobtrusive as possible and minimize the impact on the historic setting. Shared parking areas among groups of businesses are encouraged.
- NC35** Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.