



**Historic King Drive New Construction  
Standards (for 1940-1948 North Dr.  
Martin Luther King Jr. Drive & 227  
West Brown Street.)**

### **BUILDING PLACEMENT**

1. The building shall be built close to or at the edge of the sidewalk and should extend along the entire street frontage as far as is practical.
2. The facade shall be oriented to King Drive with the primary entrances and storefronts facing that street.
3. There shall be no porch or covered open area between the front building wall and the sidewalk.
4. Parking shall be located off the rear alley unless otherwise waived in whole or in part to achieve better site utilization and building design.

### **SCALE AND MASSING**

1. The building shall be a minimum of two full stories and be compatible with the other buildings in the historic district. Floor-to-floor heights will be 14 feet on the first story and 9 to 10 feet on the upper floors. Portions of the building taller than three stories shall be setback a minimum of 15' from all property lines.
2. The facade design and fenestral patterns shall reflect and be compatible with that of the existing buildings. The design emphasis shall be vertical rather than horizontal.
3. The King Drive façade of the building should have an entry door approximately every 25 feet. Entrances shall be recessed within the facade.
4. The required windows on the upper story facade shall be double-hung, tall and narrow in proportion, and evenly spaced.
5. The first floor facade facing the street shall be designed as a traditional storefront with large areas of glass, wood paneled bulkheads, fully glazed entrance doors and other traditional features.
6. Signage, if installed, shall be located above the storefront in the sign zone and be mounted parallel to the face of the building. If illuminated, it shall be externally lit. No internally illuminated box signs are permitted.
7. The roof shall be flat or gabled with the gable facing the street.
8. The roofline shall be defined by a gable, parapet or projecting cornice.
9. The materials used on the elevations visible from the street shall be traditional materials such as clapboards or brick of a size, dimension, type and color similar to that used in the historic buildings on King Drive. No cultured stone, metal panels, faux wood panels or factory-finished painted wood or metal or composite panels are permitted.
10. The color schemes of exterior building surfaces shall be harmonious with one another and with adjacent structures.
11. Some thought shall be given to the placement and storage of dumpsters and waste, preferably in a spot recessed into the back wall of the building and not exposed at the exterior of the building. No mechanicals are to be placed at the front façade. Mechanicals should be arranged to be out of sight lines, either at the rear of the roof, the rear of the side elevations or at the rear wall.
12. Glazing should be maximized along the King Drive façade. The goal for this site would be a minimum of 90% of the frontage along King Drive should consist of transparent glass windows or doors at least 6 feet in height and not more than 2 feet 6 inches above the interior floor level.

## **PARKING/FENCING AND LANDSCAPING**

1. No curb cuts or vehicular access is to be provided from King Drive.
2. Surface parking lots shall not be visible from King Drive.
3. Structured parking is not permitted within 15' of King Drive and must be screened from King Drive with active uses at least 15' deep on all floors.