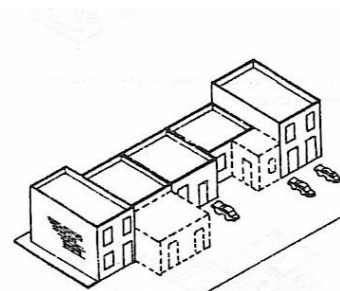


SECTION 6: COMMERCIAL—NEW CONSTRUCTION

Also see: Section 5: Commercial-Design

6.1 ADDITIONS

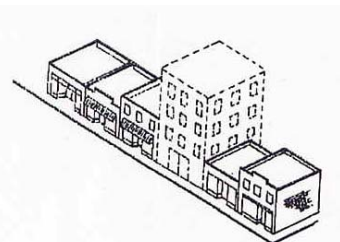
- 6.1.1 Rooftop additions should not be made unless it will not be readily visible from the street or other pedestrian viewpoints. Rooftop additions should be unobtrusive.
- 6.1.2 Roof additions should be set back from the main façade.
- 6.1.3 Additions at rear elevations are the most appropriate. The design for rear additions should be compatible with the original building in scale, proportion and rhythm of openings and size.
- 6.1.4 Rear additions may be of frame or brick construction. Metal sided or glass additions are less desirable.
- 6.1.5 Rear additions should be constructed to cause minimal damage or removal of original fabric from the original rear building façade.



Rear additions to buildings may be appropriate.

6.2 NEW CONSTRUCTION

- 6.2.1 Commercial new construction should be a contemporary representative of its district's period, not a reproduction.
- 6.2.2 New construction should be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement, and rhythm and proportion of openings.



New buildings should not exceed average heights along the street.

6.2.3 New construction should be compatible in height with adjacent buildings. For downtown Bowling Green two to three story buildings are most appropriate. New construction should not exceed four-stories in height.

6.2.4 New construction should be of masonry materials such as brick or stone. Concrete is acceptable although less desirable.

6.2.5 New buildings should be aligned with adjacent buildings along the street and not set back.

6.2.6 New construction should be of similar width and scale and have similar proportions as adjacent buildings.

6.2.7 New construction should be oriented towards the major street façade and have roof forms consistent with adjacent buildings. Flat or sloping roofs are most common in Bowling Green.

6.2.8 Window size and proportion of openings should be consistent with adjacent buildings.

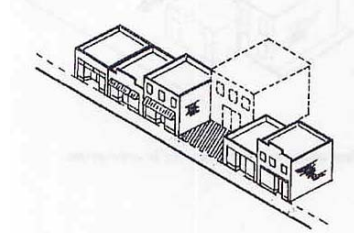
6.2.9 New buildings should maintain separate divisions between storefronts and upper facades. These divisions should be in alignment with adjacent buildings.

6.2.10 New buildings which are constructed over several lots should have vertical divisions to maintain the rhythm of the streetscape.

6.2.11 Burying of all utility lines is recommended.

6.3 DEMOLITION

6.3.1 Demolition should be avoided.



Uniform setbacks should be maintained. This image shows an inappropriate setback.



This grocery store has a zero setback, in keeping with the neighborhood, with parking in the rear. The rear entrance, off the parking lot is shown below.



- 6.3.2 Demolition of any building or part thereof which contributes to the historic or architectural character of Bowling Green should be avoided, unless it is so seriously structurally unsound or deteriorated (to be determined by a structural engineer or architect) that its renovation is not feasible.
- 6.3.3 Demolition may be allowed if denial of the demolition would result in an unreasonable economic hardship as determined by the Historic Preservation Board.
- 6.3.4 Demolition may be allowed if required in order to ensure public safety and well being.

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