

Eleanor Esser Gorski, AIA Director of Historic
Preservation Historic Preservation Division Bureau of
Zoning and Land Use

ends.

cc: Alderman James Cappleman, 46th Ward (without enclosure)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

ORDINANCE

Cairo Supper Club Building 4015-4017 North Sheridan Road

WHEREAS, pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), Sections 2-120-630 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the Cairo Supper Club Building, located at 4015-4017 North Sheridan Road, Chicago, Illinois (the "Building"), legally described in Exhibit A attached hereto and incorporated herein, satisfies three (3) criteria for landmark designation as set forth in Sections 2-120-620 (4), (5), and (7) of the Municipal Code; and

WHEREAS, the Building is an Egyptian Revival-style building, a rare and unusual architectural style in Chicago and one used by very few Chicago buildings; and

WHEREAS, the Building's Egyptian-inspired exterior exemplifies the interest in ancient Egyptian culture in Chicago in the late 1910s and early 1920s with the opening of the University of Chicago's Oriental Institute in 1919 under the direction Dr. James Henry Breasted, a pioneering scholar of Egyptian history; and

WHEREAS, the Building exhibits fine craftsmanship and detailing in multi-colored terra cotta with a variety of Egyptian-inspired decorative motives, including lotus columns, a "cavetto" cornice, and a winged-scarab medallion; and

WHEREAS, Paul Gerhardt, Sr., the architect of the Building, is a significant architect in the history of Chicago architecture, designing a variety of significant public, educational, commercial and other buildings; and

WHEREAS, Gerhardt was Cook County architect during the early 1910s and was the designer of the Cook County Hospital, a monumental Beaux-Arts building located on Chicago's West Side (listed on the National Register of Historic Places); and

WHEREAS, Gerhardt was Chicago Board of Education architect from 1929 to 1931, during which time he designed such noteworthy school buildings as Lane Technical High School, Von Steuben High School, and Du Sable High School (a designated Chicago Landmark); and

WHEREAS, the Building, with its unusual Egyptian Revival-style exterior, is visually distinctive and unusual within the context of the Uptown community area; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community,

architectural, or aesthetic interest or value; and

WHEREAS, on August 7, 2014, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the Building be designated a Chicago Landmark; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The above recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Building is hereby designated a Chicago Landmark in accordance with Section 2-120-700 of the Municipal Code.

SECTION 3. For purposes of Sections 2-120-740 and 2-120-770 of the Municipal Code governing permit review, except as specifically noted in Section 4 below, the significant historical and architectural features of the Building is identified as all exterior elevations, including rooflines, visible from the public right-of-way.

SECTION 4. For the purposes of Sections 2-120-740 and 2-120-770 of the Municipal Code governing permit review, and notwithstanding the generality of Section 3 above, in addition to the standards and guidelines of the Commission on Chicago Landmarks, the following additional guidelines shall apply to the Commission's review of permits for the Building:

a) Definitions.

For purposes of these additional guidelines, the Building is divided into two portions, referred to herein as the "Front Portion" and the "Rear Portion." Each portion of the Building is depicted on Exhibit B attached hereto and incorporated herein. The Front Portion consists of approximately 20 feet at the front of the Building facing North Sheridan Road. The Rear Portion consists of the approximately 115 remaining feet of the Building behind the Front Portion.

b) Additional Guidelines for Front Portion.

- i) The Front Portion of the Building shall be retained and preserved in situ. The retention and preservation of the Front Portion contemplates and permits the following improvements: base building rehabilitation (i.e., rehabilitation of the building envelope, new mechanical systems, repairs to meet code requirements, etc.), restoration of the North Sheridan Road facade (i.e., terra-cotta cleaning and repair, and, if necessary, replacement in kind), and repair of common-brick side walls, with all work to be consistent with the Commission on Chicago Landmarks' standards and guidelines.
- ii) The existing storefront set within the North Sheridan Road terra-cotta facade is not of historic significance and may be replaced with a historically appropriate storefront.
- iii) New construction on adjacent lots may be attached to and cover from view the common-brick walls of the Front Portion.
- iv) The existing roof of the Front Portion may be replaced with a new roof system as long as the new roof system is no higher than the existing roof and is no more visible from the North Sheridan Road public right-of-way than the existing roof.

No habitable roof-top additions shall be permitted on the Front Portion, and any roof-top mechanical equipment, decks or appurtenances shall not be visible from the public right-of-way.

(c) Additional Guidelines for Rear Portion.

- i) Additions to the Rear Portion of the Building are permitted, provided the Front Portion of the Building is retained and preserved in accordance with these guidelines. Demolition and replacement of the Rear Portion as part of a larger development project is also permitted, provided the Front Portion is retained and preserved in accordance with these guidelines.
- ii) The height of additions and new construction in the Rear Portion of the Building may exceed the existing height of the Front Portion and may be visible from the public right-of-way. It is anticipated that new development on adjacent properties to the north and south of the Building may further limit visibility of the Rear Portion from the public right-of-way. As a result, it will be presumed that any addition or new construction in the Rear Portion will not have an adverse effect on the rooflines of the Building. Notwithstanding the above, the owner of the Building is encouraged to make best efforts to set back any addition or new construction in the Rear Portion, if visible from the public right-of-way, to further reduce its visibility; and

SECTION 5. The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago Landmark.

SECTION 6. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 7. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. This ordinance shall take effect upon its passage and approval.

EXHIBIT A

Cairo Supper Club Building 4015-4017 North Sheridan Road Property Description

Legal Description:

Lot 2 in Owner's Subdivision of Lot D, of Block 2, in J.M.W. Jones" Subdivision of the East V₂ of the Southeast $\frac{1}{4}$ of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN:

14-17-417-002-0000

Commonly known as:

4015-4017 North Sheridan Road Chicago, Illinois

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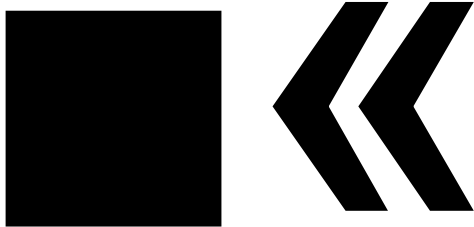
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**CITY OF CHICAGO COMMISSION ON CHICAGO
LANDMARKS**

August 7, 2014

RECOMMENDATION TO THE CITY COUNCIL OF CHICAGO THAT CHICAGO

LANDMARK DESIGNATION BE ADOPTED FOR THE

CAIRO SUPPER CLUB BUILDING 4015-4017 North
Sheridan Road

Docket No. 2014-06

To the Mayor and Members of the City Council of the City of Chicago:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the Cairo Supper Club Building (the "Building"), located at 4015-4017 North Sheridan Road, is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three (3) criteria set forth in Section 2-120-620 of the Municipal Code:

4. *Its exemplification of an architectural type or style distinguished, by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*
7. *Its unique location or distinctive physical appearance or presence representing an established and familiar physical feature of a neighborhood, community, or City of Chicago.*

I. BACKGROUND

The formal landmark designation process for the Building began on December 5, 2013, when the Commission received a "preliminary summary of information" at the Commission's regular meeting of December 5th from the Department of Housing and Economic Development, now known as the Department of Planning and Development ("DPD"), summarizing the historical and architectural background of the Building. At said meeting, the Commission voted to approve a "preliminary landmark recommendation" for the Building, based on its finding that it appeared to meet three of the seven criteria for designation set forth in Section 2-120-620 of the Municipal Code, as well as the integrity criterion set forth in Section 2-120-630(ii) of the Municipal Code.

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WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections 1 and II hereof as the findings of the Commission; and
2. Adopts the Final Designation Report, as revised, and dated as of this 7th day of August 2014; and
3. Finds, based on the Final Designation Report, DPD Report and the entire record before the Commission,

that the Building meets the three (3) criteria for landmark designation set forth in Sections 2-120-620 (4), (5) and (7) of the Municipal Code; and

4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as all exterior elevations, including rooflines, visible from the public right-of-way, subject to and except as provided in the additional guidelines set forth below; and
6. Finds that, in addition to the standards and guidelines of the Commission on Chicago Landmarks, the following additional guidelines shall apply to the Commission's review of permits for the Building pursuant to Section 2-120-740:

a) Definitions.

For purposes of these additional guidelines, the Building is divided into two portions, referred to herein as the "Front Portion" and the "Rear Portion." Each portion of the Building is depicted on Exhibit C attached hereto and incorporated herein. The Front Portion consists of approximately 20 feet at the front of the Building facing North Sheridan Road. The Rear Portion consists of the approximately 115 remaining feet of the Building behind the Front Portion.

b) Additional Guidelines for Front Portion.

- (i) The Front Portion of the Building shall be retained and preserved in situ. The retention and preservation of the Front Portion contemplates and permits the following improvements: base building rehabilitation (i.e., rehabilitation of the building envelope, new mechanical systems, repairs to meet code requirements, etc.), restoration of the North Sheridan Road facade (i.e., terra-cotta cleaning and repair, and, if necessary, replacement in kind), and repair of common-brick side walls, with all work to be consistent with the Commission on Chicago Landmarks' standards and guidelines.

Exhibit A

LANDMARK DESIGNATION REPORT

Cairo Supper Club Building

4015-4017 N. Sheridan Rd.

Final Landmark Recommendation adopted by the Commission on Chicago Landmarks,
August 7, 2014

CITY OF CHICAGO Rahm Emanuel, Mayor

Department of Planning and Development Andrew J.

Mooney, Commissioner

Cairo Supper Club Building

(ORIGINALLY WINSTON BUILDING)

4015-4017 N. Sheridan Rd.

Built: 1920

Architect: Paul Gerhardt, Sr.

Located in the Uptown community area, the Cairo Supper Club Building is an unusual building designed in the Egyptian Revival architectural style, rarely used for Chicago buildings. This one-story commercial building is clad with multi-colored terra cotta, created by the Northwestern Terra Cotta Company and ornamented with a variety of ancient Egyptian motifs, including lotus-decorated columns and a concave "cavetto" cornice with a winged-scarab medallion. The use of polychromatic ornament in such a visually-distinctive style has made the Cairo Supper Club Building a visual "landmark" in Uptown.

The use of this unusual architectural style reflects the interest in ancient Egyptian culture found in Chicago during the late 1910s and early 1920s, as the University of Chicago, led by internationally-famous Egyptologist and university professor James Henry Breasted, became an internationally-important center for the study of ancient Egyptian history with the opening of the Oriental Institute in 1919, a year before the construction of the Cairo Supper Club Building. Besides the Cairo Supper Club Building, the extremely small number of Chicago buildings designed in the Egyptian Revival include the Reebie Storage Warehouse at 2325-2333 N. Clark St. (1921-22), which is a designated Chicago Landmark.

The Cairo Supper Club Building is the work of Chicago architect Paul Gerhardt, Sr., whose significant practice included both public and private commissions. Gerhardt is best known for his work as Cook County Architect in the 1910s, which included the Cook County Hospital building (listed on the National Register of Historic Places). He also served as Architect to the Chicago Board of Education, designing, among other buildings, Lane Technical High School, Van Steuben High School,

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The Cairo Supper Club Building is a one-story, terra-cotta-clad commercial building located at 4015' 4017 N. Sheridan Rd. in the Uptown community area on Chicago's North Side.

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THE excellence of the performance of this Oakland Sensible Six Sedan results from extraordinary six-cylinder power plus light weight due to advanced design.

The flexible delivery of power enables the car to drift with traffic in high gear or spurt ahead instantly at the accelerator's touch.

A longer chassis is now, balanced by a deep frame which curves widely to fit exactly under a roomy body, stoutly built but devoid of needless weight.

The four-door arrangement permits the use of single-seat construction forward, bracing the body and enhancing the general stability of the car.

• This sedan's strong appeal to those who admire fine cars is also increased by its harmony of line, attractive upholstery and complete equipment.

Inspect the Oakland Sensible Six Sedan at our showroom and, while appraising its well-rounded virtues, bear in mind that these are enjoyed at surprisingly small cost.

OAKLAND

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Early tenants of the building were automobile dealers, including (clockwise, from top left): Oakland-Phillips, Marmon, and Hupmobile).

First Showing of
Tfie New Marmon Phaeton
with the Panorama Top

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Yes, youH pay more-ha first coat-for the Hupmobile than for tome other curt.
But you save more in after-cost -and that it the important thing.
Your Hupmobile will go farther -thousands of miles farther- without repairs and adjustments of the serious sort.
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The Egyptan;Reyyiararc styjeis a rare architectural style used for American buildings. ;It is based oh ancient temple and tomb architecture found in Egypt, such as (top left) the Gate of Ram-eses II, part of the Temple of Arnun in the ancient Egyptian city of Luxor. , ^y, . ,

In America, the earliest examples of the Egyptian Revival style, in the 1830s and 1840s, were typically jails and cemetery structures, top right: The New York Halls of Justice and House of Detention (commonly known as the "Tombs," built in 1838. Bottom: The Grove Street Cemetery Gate in New Haven, Connecticut, built between 1845 and 1848.

The 1920s saw much interest in Egyptian culture and design due to the discovery of the Pharoah Tutankamun's

tomb in 1922. Top left: archaeologist Howard Carter examining "King Tut's" sarcophagus.

A common building type influenced by the Egyptian Revival style in the 1920s was movie theaters. (Middle) Grauman's Egyptian Theater in Hollywood, built in 1922, was perhaps the most prominent. An Illinois example was (bottom left) the Egyptian Theater in DeKalb, built in 1929.

(Bottom right) The Pythian Temple in New York, built in 1927, exemplifies the combination of Egyptian and Art Deco motives characteristic in the 1920s.

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Interest in the Egyptian Revival style in Chicago in the late 1910s and 1920s can be traced to the work of Egyptologist James Henry Breasted of the University of Chicago (top left, with wife and son in Egypt) and the opening of the University's Oriental Institute in 1919, a year before the construction of the Cairo Supper Club Building. Extant Egyptian Revival-style buildings in Chicago include (top right) the Egyptian Lacquer Manufacturing Company Building at 3052 W. Carroll (1926) and (bottom left and right) the Reebie Storage Building at 2325-2333 N. Clark St., built in 1921-22 (a designated Chicago Landmark).

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Paul Gerhardt, Sr. designed the Cook County Hospital building (1913) while Cook County Architect.

In the late 1920s and 1930s, Gerhardt was Chicago Board of Education Architect. Two of his best-known school buildings are (middle) the Lane Technical High School (1930) and (bottom) the Von Steuben High School (1931).

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buildings Gerhardt designed in Chicago during this time period include the Three Links Temple (now the Dank-Haus German cultural center) at 4740-48 N. Western Ave.; Schlake Dye Works Plant, 4203 W. Grand Avenue (1921); Fraternal Order of Eagles Building (c. 1921, demolished), Carpenters' District Council Building, and the Edgewater Athletic Club (c. 1928, demolished).

Although Paul Gerhardt, Sr., is best known for his municipal and school designs, he was a pioneer in industrial architecture for his efforts to increase the glazed wall area of reinforced concrete buildings. In 1917, Gerhardt patented a new type of industrial reinforced-concrete loft design, noteworthy for introducing continuous sash or window walls to industrial buildings. Patent # 1,243,281, dated October 16, 1917, called for illuminating interior spaces through continuous window "curtain walls" made possible through the placement of interior support columns in back of the window sash line. Gerhardt's Winston Building (1917, demolished), located at 341-349 E. Ohio St., was a seven-story industrial building of flat slab construction that is considered the first structure to use this construction method-

The Cairo Supper Club and the Building's Later Years

In the post-World War II era, the building at 4015-17 N. Sheridan Rd. was the location of the Cairo Supper Club. From at least 1949 until 1964, the Cairo Supper Club (first known as the Cairo Lounge) combined dining with nightclub entertainment. The club took its name and interior decor (said by a Chicago Tribune article to resemble a Middle-Eastern-inspired tent) from the building's exotic, Egyptian Revival-style exterior.

Along with a resident band, the Cairo Supper Club featured a variety of acts over the years, including singing groups such as the "Bachelors" and the "Personalities," exotic dancers such as Emilia Greca and Kismet, and magicians such as Giiili Giuli, touted in club ads as "straight from Cairo, Egypt." Perhaps the best-known entertainer to play the Cairo Supper Club was hypnotist Marshall Brodih, who was a regular at the club for several years in the early 1960s. Brodien later became locally prominent on Chicago television as "Wizzo the Wizard" on WGN-TV's The Bozo Show and Bozo's Circus.

The Cairo Supper Club closed, suddenly on May 11, 1964, when the building was firebombed. Subsequent investigation indicated that the firebombing was in connection with a nationwide crime spree against restaurants by organized crime:

The Cairo Supper Club Building* is located in the Buena Park Historic District, listed on the National Register of Historic Places. It is included in the district nomination's "List of Significant Buildings." The building is also "recognized" in the Chicago Historic Resources Survey. Recently, the building housed the Nick's Uptown bar. In September 2013, the building was bought by neighboring Thbrek Hospital, and Nick's subsequently closed.

Criteria for Designation

According to the Municipal Code of Chicago (Sect 2-120-690), the Commission on Chicago Landmarks has the authority to make a final recommendation of landmark designation for an area, district, place, building, structure, work of art or other object with the City of Chicago if the Commission determines it meets two or more of the stated "criteria for designation," as well as possesses sufficient historic design integrity to convey its significance.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Cairo Supper Club Building be designated as a Chicago Landmark.

Criterion 4: Exemplary Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.

- The Cairo Supper Club Building is an Egyptian Revival-style building, a rare and unusual architectural style in Chicago used by very few Chicago buildings.
- The building's Egyptian-inspired exterior exemplifies the interest in ancient Egyptian culture in Chicago in the late 1910s and early 1920s- with the opening of the University of Chicago's Oriental Institute in 1919 under the direction Dr. James Henry Breasted, a pioneering scholar of Egyptian history.
- The building exhibits fine, craftsmanship and detailing in multi-colored terra cotta with a variety of Egyptian-inspired decorative motives, including lotus columns, a "cavetto" cornice, and a winged-scarab medallion.

Criterion 5: Work of Significant Architect or Designer

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.

- Paul Gerhardt, Sr., the architect of the Cairo Supper Club Building, is a significant architect in
- the history of Chicago architecture, designing a variety of significant public, educational, commercial and other buildings. ■ ; ■ .. ■
- Gerhardt was Cook County architect during the early 1910s and was the designer of the Cook County Hospital, a monumental Beaux-Arts building located on Chicago's West Side (listed on the National Register of Historic Places).
- Gerhardt was Chicago Board of Education architect from 1929 to 1931, during which time he designed such noteworthy school buildings as Lane Technical High School, Von Steuben High School, and Du Sable High School (a designated Chicago Landmark)...

Criterion 7: Unique or Distinctive Visual Feature

Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or City of Chicago.

- The Cairo Supper Club Building, with its unusual Egyptian Revival-style exterior, is visually distinctive and unusual within the context of the Uptown community area.

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting; materials, workmanship and ability to express its historic community, architecture or aesthetic value.

The Cairo Supper Club Building retains very good physical integrity on its exterior, displayed, through its location, overall design, historic materials, details and ornamentation. The building retains its historic multicolored terra-cotta front facade and common-brick side and rear walls.

Changes to the Cairo Supper Club are relatively minor and do not impact the building's historic and architectural significance. The most important change to the building's exterior is a newer storefront, slightly recessed within the historic terra-cotta facade, which "frames" it. It should be noted that storefronts of historic commercial buildings in Chicago are typically altered over time due to changes in design, taste and retail practice.

Despite these changes, the Cairo Supper Club Building retains its ability to express its architectural and historical values as a finely-crafted Egyptian Revival-style commercial building, designed by Paul Gerhardt, Sr. The building is a rare example of this unusual architectural style. Its historic integrity is preserved in light of its location, design, setting, materials, workmanship and ability to express such values.

Significant Historical

and Architectural Features

When a building, structure, object, or district is under consideration for landmark designation, the Commission is required to identify the "significant historical and architectural" elements. This is done to enable the owners and the public to understand which elements are considered significant to preserve the historical and architectural character of the proposed landmark. The Commission has identified the significant features for the building, and these are defined in the Commission's "Recommendation to the City Council of Chicago that Chicago Landmark Designation be adopted for the Cairo Supper Club Building," dated August 7, 2014.

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er three elevations are clad with plainly-detailed common brick.
Top: A view of the west (street-facing) terra cotta facade of the building. Middle and bottom: Views of the south (side) and east (rear) common-brick walls of the building. The north (side) common-brick wall of the building is concealed by an adjacent building.

Exhibit B

Department of Housing and Economic Development
CITY OF CHICAGO

January 9, 2014 Report to the Commission on Chicago

Landmarks on the

**Cairo Supper Club Building 4015-4017
N. Sheridan Rd.**

The Department of Planning and Development finds that the proposed designation of the Cairo Supper Club Building as a Chicago Landmark supports the City's overall planning goals for the surrounding Uptown and Lake View community areas and is consistent with the City's governing policies and plans.

Constructed in 1920, the 1-story Cairo Supper Club Building is an Egyptian Revival-style building, an extremely rare architectural style in the context of Chicago architecture. Its front, street-facing facade is clad with multi-colored terra cotta and finely detailed with Egyptian motives, including lotus-capital columns, a curved "cavetto" cornice and a winged-scarab medallion. Due to its unusual design, the subject property has long been a visual landmark along North Sheridan Road. It was designed by Paul Gerhardt, Sr., a significant Chicago architect who designed, among other buildings, the former Cook County Hospital, Lane Technical High School, Du Sable High School (a designated Chicago Landmark), and the Lindemann & Hoverson Company Showroom and Warehouse Building (a designated Chicago Landmark). Originally housing an automobile showroom, the subject property housed the popular night club of that name from the late 1940s to the early 1960s.

The subject property is located in at the southern end of the Uptown community area, near its boundary with the Lake View community area. It is zoned B3-5. B3 districts accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the BI and B2 districts. In addition to accommodating development with a different physical form than found in BI and B2 districts, the B3 district is also intended to accommodate some types of uses that are not allowed in BI and B2 districts.

Properties that are near the subject property have a variety of zoning classifications. Immediately to the east is PD 243, which consists of properties owned by Thorek Hospital, who bought the subject property in September 2013. Properties immediately to the north, south and west of the subject property, also facing N. Sheridan Rd., are zoned B1-5, a classification that is meant to accommodate a broad range of small-scale retail and service uses. Farther to the

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