

Clifton Preservation District
Revised Design Guidelines
7-9-14
Review Version

Clifton Preservation District Revised Guidelines

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No change

Addition

A1 The design of any new addition or expansion should be compatible and in proportion with the mass and scale of the historic building, adjacent structures, and the district.

A1 Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.

A2 New additions should be designed in a manner that makes clear what is historic and what is new. Do not design additions to appear older than the original building.

A12 Do not design additions to appear older than the original building.

A3 Additions should be designed so there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.

A10 Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.

A4 Additions should be attached to side or rear elevations (façades) and should be set back from the street front façade, and should not damage or obscure character-defining features.

A3 Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.

A5 The design of the new addition should be subordinate to the original building. Rear and side additions should not exceed half of the original building's total floor area or building footprint.

A2 Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.

A6 The original street front orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade. (The side or the rear of the house should not become the front of the house.)

A7 Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.

A7 The new addition should be designed so the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.

A8 Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.

A8 The new addition should be designed with the intent to maintain the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion. The size and placement of doors and windows should be proportional to the number, size, and shape of the new wall elevation as compared to the mass and scale of the historic building. See Door and Entrance and Window guidelines for more details.

A9 Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.

A9 Full-floor additions on contributing residential structures (adding an additional full floor on top of a house) are not recommended unless the full-floor addition will be compatible with the existing streetscape and adjacent homes and structures and the impact on the character of the historic home is not totally transformed.

A6 Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).

A10 Materials should be used that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.

A4 Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.

A11 The original roof pitch, style, shape, and volume should be respected when designing an addition. The roof on the addition should complement the existing roof forms, not overwhelm them.

A5 Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.

A12 On commercial or institutional structures, the construction of new additions or additional stories should be as inconspicuous as possible when viewed from the street and should not damage or destroy character-defining features. New additions or additional stories should be set back from the historic wall plane.

A11 Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.

A13 New additions to structures may incorporate contemporary, energy efficient, and sustainable design and materials. However, do not imitate an historic style or period of architecture in new additions, especially for contemporary uses such as drive-in windows or garages.

A19 *With regard to any new construction within the Clifton Preservation District, these guidelines are not intended to prohibit new, contemporary works. While design for the new work may be contemporary or may reference design motifs from the historic context, each property shall be recognized as a physical record of its time, place and use*

New

A14 Sunrooms or screened porches that are compatible with the home may be constructed as a rear or side addition and built with a similar level of quality construction and design.

A15 Decks may be constructed on the rear or an inconspicuous side of the building. Do not construct a deck on the front façade. Decks should be of wood construction and be either painted or stained.

A16 Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.

A16 The rear deck design should not extend beyond the side walls of the house and should not be visible from the front façade or street.

A17 Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.

A17 When adding new exterior steps, stairways, fire escapes, or elevator shafts, do not radically change or damage a building's character-defining features. The new addition's construction scale and materials should be compatible with the materials and scale of the historic structure.

A14 Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure. *(In the Clifton Preservation District compatible is defined as relational.)*

A18 Exterior fire escape steps should be installed only on the side or rear façade of the building. Respect the locations of original doors and windows and do not cause undue damage to historic materials. The fire escape should be as inconspicuous as possible when viewed from the street.

A15 Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.

A19 Exterior fire escape steps constructed of wood should be painted or stained, oriented to the yard, and kept to a minimum functional size.

A18 Wood fire stairs should be painted or stained and should be kept to a minimum functional size.

Deleted

A13 Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.

No change

Archaeology

AR 1 For projects subject to Landmarks review, associated excavations or soil disturbances shall be considered for their effect on archaeological resources. Efforts should be made to either limit disturbances to archaeological resources, or to properly document them.

AR1 Notify the Landmarks Commission of any extensive excavation associated with landscaping, such as any plantings where a deep hole is required (large trees and shrubs) or stump removal.

AR2 Notify the Landmarks Commission of any excavations associated with new construction.

AR4 Notify the Landmarks Commission of excavations associated with the construction or placement of swimming pools or ornamental ponds.

AR6 Limit excavation and grading in archaeologically sensitive areas.

AR7 Limit the use of heavy machinery for excavation.

AR 2 Archaeological discoveries such as artifacts, features, and other archaeological deposits should be reported to the Landmarks Commission. Examples include Native American spear points and tools, historic objects, historic trash pits/dumps, privies (outhouse pits), cisterns, wells, and foundations.

AR5 Report archaeological discoveries, such as artifacts, features, and other archaeological deposits to the Landmarks Commission.

AR 3 Prior to excavating to replace or repair underground utilities, notify the Landmarks Commission as to when the work will be scheduled.

AR3 Notify the Landmarks Commission of any excavations associated with the placement or repair of utilities.

AR 4 A property owner must not willingly destroy or disturb archaeological resources, nor allow artifact collectors, amateur archaeologists, or others to do so.

AR13 Do not willingly destroy or disturb archaeological resources nor allow artifact collectors, amateur archaeologists, or others to destroy or disturb archaeological resources

AR 5 In the event that the collection of artifacts through excavation or an archaeological investigation is conducted, the work shall be conducted by a professional archaeologist as defined by the Kentucky Heritage Council.

AR8 Archaeological investigations shall be conducted by a professional archaeologist as defined by the standards for archaeological fieldwork.

AR 6 All archaeological investigations must have a research design and proposal that are reviewed and approved by Landmarks Commission staff. When qualified personnel are available, the Landmarks Commission may design research and conduct archaeological investigations.

AR9 All archaeological investigations must have a research design and proposal that is reviewed and approved by the Landmarks Commission.

AR 7 All archaeological investigations shall be conducted in accordance with the standards for archaeological fieldwork and the Commonwealth of Kentucky's Antiquities Act.

AR10 All archaeological investigations shall be conducted in accordance with the standards for archaeological fieldwork and the Commonwealth of Kentucky's Antiquities Act.

AR 8 Property owners who wish to retain ownership of artifacts shall provide sufficient time for the Landmarks Commission to properly document the materials. Artifacts recovered through excavation with the intent to collect artifacts or archaeological investigations should not be sold. It is recommended that artifacts be curated (stored) at an acceptable curation facility (museum).

AR11 It is recommended that artifacts be curated at an acceptable curation facility.

AR12 Property owners who wish to retain ownership of artifacts shall provide sufficient time for the Landmarks Commission to properly document the materials. Artifacts should not be sold.

No change

Cultural Landscape

Design Principles (P) and Guidelines (G)

No change

Land Use and Patterns:

No change

CL1(P) The *Clifton Neighborhood Plan* (current version), which stipulates the preferred zoning mix within the district (reflecting historical land patterns and usage), should be respected.

No change

CL2(P) Public open space and gathering places are essential features of the compact and densely settled district because they provide planned or unplanned opportunities to meet, visit, and recreate with neighbors and friends. Existing public open space and gathering places should be maintained and new areas created that are small in scale, informal in character, and of a design that sensitively incorporates historic components such as circulation patterns, vegetation, views and vistas, and site furnishings to preserve the integrity of the historic landscape and historic structures within the district.

No change

CL3(P) Although most of the district is a densely settled area characteristic of an urban environment, areas and attributes of the district remain that are distinctly rural or natural in character, including the wooded areas on the south side of the district and the prevalence of barns and other rural outbuildings in rear lots. These areas or attributes of a rural or natural feeling should be preserved and maintained.

No change

Views and Vistas:

No change

CL4(G) Key views and vistas within the district, and views identified as significant to the district from outside the boundaries, should be preserved. These views include both pedestrian- and vehicular-oriented vantage points. Key views include, but are not limited to, the following:

- 1) Views into and from Bingham Park, an Olmsted-designed landscape.
 - 2) Views into the campus of the Kentucky School for the Blind.
 - 3) Views into the swale and green space next to Sacred Heart Village.
3) Views into the swale and green space on the south side in the 2000 block of Payne St.
 - 4) Views from all directions, including from below and from above, into the green space and steep slopes along Brownsboro Rd. from State St. to N. Ewing Ave., the west side of N. Ewing Ave., Bickel Rd., and the area south of Payne St. overlooking I-64 from S. Ewing Ave. to Quarry St.
 - 5) Views of the earth berms along Payne St. and views of downtown Louisville from Payne St.
 - 6) Views into or from the quarry walls at the former Henry Bickel quarry.
 - 7) Views along and into the Frankfort Ave. corridor, where one- to two-story buildings predominate.
 - 8) Views along the rail line, including views into downtown Louisville.
 - 9) Views into the district from adjacent transportation corridors, where one- to two-story buildings and tree canopies predominate.
 - 10) Views into or from the Stevenson Ave. and Clifton Park area into downtown Louisville.
 - 11) Views into or along the Sycamore Ave. swale (the "dip").
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No change
Circulation:

No change
CL5(G) The integrity of character of original historic surface street arteries within and bordering Clifton—Frankfort Ave., Payne St., and Brownsboro Rd.—should be maintained and preserved. In particular, Frankfort Ave. should remain the primary west-east conduit within the district providing access for a commercial, institutional, and residential mix of facilities. It should also remain as a two-lane road, with one lane in each direction plus spaces for 24-hr. parking on each side. Payne St. should remain a primary west-east conduit within the district that is residential in character.

No change
CL6(G) The existing grid of streets, alleys, and highways into, within, bordering, and serving as the boundaries of the district should be maintained in its current configuration of street widths, lanes, and alignments. One-way streets are discouraged.

No change
CL7(P) Pedestrian, bicycle, and public transportation access to goods, services, and residences, an historic feature of the district, should be retained and enhanced along all surface streets in the district.

CL8(G) A special consideration in this district is the population of visually impaired residents - one of the largest in the U.S. - attributable to the educational and work institutions for the blind whose presence in the district dates to the mid 1800s. Safe and convenient pedestrian access for all residents while in route to work, home, school, worship, shopping, and recreation is paramount to increase safe passage and walkability of the area. Considerations include access to sidewalks that are unobstructed and in good repair, preservation of waypoints that provide tactile or physical guides for the use of visually impaired pedestrians, safe crossings of streets, minimal size and numbers of curb cuts for parking lots and driveways, and unimpeded access to and within structures. Businesses and residents shall maintain unobstructed and safe passage for pedestrians.

CL8(G) A special consideration in this district is the population of visually impaired residents - one of the largest in the U.S.—attributable to the educational and work institutions for the blind whose presence in the district dates to the mid 1800s. Safe and convenient pedestrian access for these residents while in route to work, home, school, worship, shopping, and recreation is paramount. Considerations include access to sidewalks that are unobstructed and in good repair, preservation of waypoints that provide tactile or physical guides to the location of visually impaired pedestrians, safe crossings of streets, minimal size and numbers of curb cuts for parking lots and driveways, and unimpeded access to and within structures.

CL9(G) Parking areas throughout the district should be small in scale, informal in character, and of a design that sensitively incorporates historic components such as circulation patterns, vegetation, views and vistas, and site furnishings to preserve the integrity of the historic landscape and historic structures within the district. To minimize the need to provide space for retention basins, which can adversely affect historic properties, the use of water-permeable paving materials that reduce runoff is desirable. All paving materials and associated parking area components should be selected to relate to the surrounding landscape.

CL9(G) Parking areas throughout the district should be small in scale, informal in character, and of a design that sensitively incorporates historic components such as circulation patterns, vegetation, views and vistas, and site furnishings to preserve the integrity of the historic landscape and historic structures within the district. To minimize the need to provide space for retention basins, which can adversely affect historic properties, the use of water-permeable paving materials that reduce runoff (e.g., paver tiles, compacted gravel surface paving materials) is desirable. All paving materials and associated parking area components should be selected to relate to the surrounding landscape.

No change

CL10(G) Structured parking, in lieu of large surface lots, should be limited in the number of decks and of a design and construction in keeping with the historic components of the district.

CL11(G) “Tear downs” of any structures for the purpose of providing new residential, commercial, industrial, or institutional parking lots or parking garages should be avoided.

CL11(G) “Tear downs” of contributing structures to the district for the purpose of providing new residential, commercial, industrial, or institutional parking lots or parking garages should be prohibited.

CL12(G) To the extent possible, parking should be located in rear lots with alley access.

CL12(G) Parking should be provided in rear lots to the extent possible.

No change

Topography:

CL13(G) Steep yards, slopes, and cliffs, both natural and human made, should be retained, protected, and preserved, including their shape, slope, elevation, aspect, and contour.

CL13(G) Steep, slopes, and cliffs, both natural and human made, should be retained, protected, and preserved, including their shape, slope, elevation, aspect, and contour.

No change

CL14(G) Karst and sinkhole features should be retained, protected, and preserved, including their shape and contour.

No change

CL15(G) Swales and natural drainage areas should be retained, protected, and preserved, including their shape, flow patterns, slope, elevation, aspect, and contour.

No change

Small-Scale Features:

No change

CL16(G) The removal of existing billboards is encouraged.

CL17(G) Contributing human-made features, including, but not limited to, brick streets, alleys, sidewalks, limestone or granite curbs, iron fences, stone walls, horse watering trough, hitching post, and the “Chicken Steps,” should be retained in place, protected, and preserved.

CL17(G) Contributing human-made features, including, but not limited to, brick streets, alleys, and sidewalks, limestone or granite curbs, iron fences, stone walls, horse watering trough, hitching post, and the “Chicken Steps,” should be maintained, protected, and preserved.

No change

CL18(G) Historic nomenclature for streets, places, and areas should be maintained (e.g., Payne St., Angora Court) and new nomenclature selected to reflect historic usage or features (e.g., Franklin School Apartments).

No change

Vegetation:

No change

CL19(G) New landscape elements should be designed to relate to the historic character-defining elements of the district.

CL20(G) All mature trees, such as those on the campus of the Kentucky School for the Blind, other institutions, public areas and right-of-ways should be maintained, retained, protected, and preserved.

CL20(G) Mature native hardwood trees, such as those on the campus of the Kentucky School for the Blind, should be retained, protected, and preserved.

No change

CL21(G) Wooded areas should be retained, protected, and preserved.

No change

CL22(G) Proposed changes to vegetation and landscaping in Bingham Park should be coordinated between Louisville Metro Parks Department, the Landmarks Commission, and the Louisville Olmsted Parks Conservancy.

CL23(G) Greenery and tree canopies in the Vernon Ave. right-of-way (the “Chicken Steps”) and in all other undeveloped street and alley right-of-ways should be retained, protected, and preserved.

CL23(G) Greenery in the Vernon Ave. right of way (the “Chicken Steps”) should be retained, protected, and preserved.

No change

CL24(G) The *Clifton Neighborhood Plan* (current version) list of major projects includes a green space inventory. This inventory, which will identify plant species native to the district, should be consulted when planning and planting new or replacement landscaping.

No change

Demolition

Deleted

Introduction

Unless the City has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark.

Demolition by Neglect

The deteriorated condition of a historic building attributable to the owner's failure to provide proper maintenance over an extended period of time will not be considered a mitigating circumstance in evaluations of economic hardship. Hardship that is attributable to a building's being allowed to deteriorate will be considered self-imposed; restoration costs incurred to remediate such neglect shall not be considered.

New

The Metro Landmarks Standard Design Guidelines for Economic Hardship Exemption and Guidelines for Demolition also apply to an application for a Certificate of Appropriateness for demolition within the Clifton Preservation District, and associated application for an economic hardship exemption, with the following exception:

The Standard Design Guidelines for Demolition DE1-DE6 are replaced in their entirety with the following:

New

DE1 Any structure in part or in whole 50 years old or older within the Clifton boundary should be preserved. The Landmarks staff will evaluate the demolition request. All demolition proposals must include photographic documentation by the property owner as part of the application submitted to Landmarks. Historic elements cannot be removed until after approval has been obtained.

DE2 With approval, when demolishing a non-historic structure or addition, the existing non-historic building or addition should not be demolished in a manner that will threaten the structural integrity of any existing historic structure.

DE1 Do not demolish existing non-contributing buildings and additions in a manner that will threaten the integrity of existing contributing structures.

DE3 With approval, when demolishing an addition to an historic structure, be mindful that a wall of the existing structure will be left exposed visually, and to the deteriorating effects of weather. Take steps to insure the structural integrity of this newly exposed wall.

DE2 Do take steps to assure the integrity of a wall exposed to the elements by the removal of a non-historic addition.

DE4 With approval, when demolishing an addition to an historic structure, a wall that was once an interior wall may be exposed. Remove the interior finishes and make the wall suitable to be an exterior wall that matches the historic exterior of the structure.

DE3 Do remove non-historic interior finishes such as plaster, drywall, or paneling that may be exposed as a result of the removal of non-historic additions.

DE5 With approval, when demolishing an addition to an historic structure, interior openings (such as door openings) will be revealed to the exterior. Retain evidence of exterior door, window openings, or architectural features not incorporated into the interior of the addition. Leave the window or door frame intact. Compatible exterior construction materials should be used.

DE4 Do infill non-historic openings in historic walls, exposed as a result of the removal of the non-historic finishes.

DE6 The approved removal of a non-historic structure or an addition to an historic structure will create a new land area as a result of their demolition. Take steps to grade and landscape according to the existing topography and landscaping of the historic property and to be consistent with the slope and grade of adjacent properties.

DE5 Do landscape areas that are left vacant as the result of removals of non-contributing buildings and additions. Topography should be made consistent with that of adjacent properties. The slope and grades of land left vacant after demolition should continue and be consistent with those features on adjacent properties.

DE7 The approved removal of an addition to an historic structure may change the look of the street-facing façade of the existing historic structure. Take measures to re-establish the street-facing wall through the use of low fences, walls, and/or vegetation.

DE6 Do take measures to reestablish the street wall after demolition through the use of low fences, walls, and/or vegetation.

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- DE8** Where demolition of an historic structure has been approved, or in the event of an emergency Metro-ordered demolition, documentation of the structure to be demolished will be required. The staff or ARC may set the degree of documentation required according to several factors: primary vs. secondary structure, historic value, and historic contribution to the Clifton neighborhood. Documentation may be subject to the following requirements:
1. Measured floor plans for the first and each additional story, and drawings of exterior elevations showing views of the front and one side. These drawings shall be drawn at the standard architectural scale of 1/4 or 1/8 inch per foot. Measurements should be accurate to the nearest 1/4 inch and should indicate rough openings. Representative examples of original trim and other finish details shall also be measured. Drawing shall be on acid-free paper and indicated original vs. added construction. Additions 50 years old or older shall be shown by dashed lines for exterior walls only. If a primary structure has been approved for demolition, the ARC may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner supplied drawings, drawn by hand).
 2. Digital photographs showing: the physical relationship to surrounding resources (streetscape); each façade; typical exterior details (e.g., moldings, brackets, rafter ends, brick patterns); typical interior details (e.g., door/window surrounds, staircases, mantels); typical construction details where visible; exterior landscape features; and outbuildings. A contact sheet shall be printed from the digital files on archival paper and submitted (along with the digital files on acceptable electronic media) to the Metro Landmarks Staff. If a primary structure has been approved for demolition, the committee may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner generated digital photographs in an acceptable electronic media).
- DE7** Where demolition of a contributing structure is approved, documentation of the structure shall be required and shall include:
- A) Measured floor plans for the first and each additional story, and drawings of exterior elevations showing views of the front and one side. These drawings shall be drawn at the standard architectural scale of 1/4 or 1/8 inch per foot. Measurements should be accurate to the nearest 1/4 inch and should indicate rough openings. Representative examples of original trim and other finish details shall also be measured. Drawing shall be on acid free paper and indicated original vs. added construction. Historic (pre-1946) additions shall be shown by dashed lines for exterior walls only.
 - B) Black and white 35 mm photographs showing: the physical relationship to surrounding resources (streetscape); each façade; typical exterior details (e.g. moldings, brackets, rafter ends, brick patterns); typical interior details (e.g. door/window surrounds, staircases, mantels); typical construction details where visible; exterior landscape features and outbuildings. A contact sheet shall be printed from the negatives on archival paper and submitted along with the negatives to the Metro Landmarks Staff.
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No change

Door and Entrance

D1 Front-facing (i.e., street-address façade) doors proposed for replacement should be replaced with the same or in-kind materials. Many options exist for repairing or restoring historic doors and producing historically compatible and durable results. Some of these options may be more economical, in the long run, than replacement. All options should be reviewed with Landmarks staff before replacing historic doors. If replacement is necessary, there are many new products to choose from for economical, compatible replacement doors and building materials.

D5 Many options for repairing or restoring historic doors yield historically compatible and durable results. Some of these options may be more economical, in the long run, than replacement. All such options should be reviewed before considering the less preferred option of replacing historic doors. If replacement is necessary, then, again, many products exist for economical, compatible replacement doors. These options should be reviewed before a final decision. *[In the Clifton Preservation District, the Clifton ARC and Preservation staff will assist residents in reviewing these options.]*

D2 Replacing non-original, non-historic doors is recommended when the replacement doors are more appropriate to the period and style of the building, and match the size of the original opening.

D13 Replacement of non-original, non-historic doors with new doors that are appropriate to the period and style of the building and are the size of the original opening is recommended

D3 Replacement doors should – whenever possible – duplicate the design, proportion, and arrangement of paneling and glazing of the original door or period of architectural significance. Replacing a missing historic door with one that matches the historic door is preferable if physical, pictorial, or photographic evidence exists to document its appearance. Absent that, the door may be replaced with a new door that is compatible with the style and character of the historic building.

D4 Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original.

D4 The character of doors and entrances should be maintained by keeping decorative features and historic elements. Avoid the addition of elements for which there is no historic precedent.

D1 Do not alter the character of entrances by either removing historic elements or through the addition of elements for which there is no historic precedent.

D5 Creating new entrances on street-address or street-facing facades should be avoided.

D12 Do not create new entrances on facades that can be seen from a public way.

New

D6 Historically clear-finished (i.e., stained then lacquered or top-coated) doors should be refinished in the same manner and should not be painted. Leave historically clear-finished doors unpainted.

D7 Replacing historic double-entry (leaf) doors with a single door should be avoided.

D6 Do not replace historic double leaf doors with a single door.

D8 Original entrance or door openings should not be altered to accommodate stock doors. The historic entrance including the door, transom or fanlight, sidelights, pilasters, and entablature should be retained and repaired.

D7 Do not alter original openings to accommodate stock doors.

D9 Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.

D2 Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.

D10 When undertaking the reconstruction of a missing entrance or porch feature, historical, pictorial, and physical documentation should be used. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely historical designs are not appropriate.

D3 Use historical, pictorial, and physical documentation when undertaking the reconstruction of a missing entrance or porch feature. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely-historical designs are not appropriate.

D11 Screen doors, storm doors and security doors should be simple with a narrow-frame design that enables the inner door to be seen and does not obscure the architectural character of original doors or damage historic fabric.

D8 Install only screen doors or storm doors that are simple with a narrow-frame design that enables the inner door to be seen. Metal screen and storm doors should be painted or finished to match the inner door.

D12 Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Security bars should be painted an unobtrusive color.

D9 Install any security bars in such a way that they do not obscure the architectural character of original doors or damage historic fabric. Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Painting security bars an unobtrusive color is recommended.

Deleted

D10 Differentiate between primary and secondary doors, using the detailing of the doors or the articulation of the frame.

D13 Vestibules should not be added to the street-address or street-facing facade on commercial use or leased buildings unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.

D11 Do not add vestibules to primary facades unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.

Moved from New Construction – Commercial

D14 Character-defining features of an historic building should be retained when undertaking work required for ADA accessibility and code compliance.

NC19 Retain the character-defining features of a historic building when undertaking accessibility code-required work.

Moved from New Construction – Commercial

D15 ADA-accessibility ramps should be located 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.

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.

NC20 Investigate removable or portable ramps as options to providing barrier-free access.

Garage

Garage

Residential Garages and Secondary Structures

Secondary structures should express their primary utilitarian function. Garages in particular should be simple structures, but of good quality materials. Buildings intended for residential or office use may be more elaborate. The design and siting of secondary structures must relate both to the primary structure, as well as to adjacent secondary structures. Secondary structures within Louisville’s residential preservation districts should reflect the variety and “custom” appearance of the primary structures. It is worth noting that carriage houses often shared many design features with their associated primary structure; a significant number have also been converted to living quarters. The table below provides guidelines for siting, materials selection, and design of secondary structures.

Design Element	Building Feature	Approved Solutions	Not Approved
Location		<ul style="list-style-type: none"> Rear-yard location Align with adjacent secondary structures Use to define and enclose rear yard Minimize paving 	
Materials*	Walls	<ul style="list-style-type: none"> Horizontal wood siding (3" or 4" exposure) Corner boards and trim around openings. Board and batten siding Brick Stucco over frame or concrete block Cast stone, molded concrete block Aluminum and vinyl siding (3" or 4" exposure) 	<ul style="list-style-type: none"> Painted concrete block. Un-painted concrete block. T-111 plywood.
	Roof	<ul style="list-style-type: none"> Asphalt, fiberglass, wood, vinyl, or slate shingles. Metal roofing Half-round or Ogee gutters Approved Gable-end element 	<ul style="list-style-type: none"> Membrane roofing on sloped roofs
Building Forms	Main Block	<ul style="list-style-type: none"> Simple, rectangular, prismatic volumes Ell-shaped buildings Slightly-projecting bays Cantilevered, second floors 	<ul style="list-style-type: none"> Overly-elaborate volumes
	Roof	<ul style="list-style-type: none"> Simple gable roofs (6-in-12 minimum slope) Hipped, shed, and flat roofs with parapets Intersecting gables Overhanging eaves Half-round gutters (Ogee gutters are acceptable) Gable end vent 	<ul style="list-style-type: none"> Low-pitched gable roofs (less than 6-in-12 slope) Flush eaves Roofs without gutters
Openings	Doors	<ul style="list-style-type: none"> Single-car openings Surface area of door broken up by articulated panels or stiles and rails to reduce scale 	<ul style="list-style-type: none"> Double and triple doors Flush garage doors (they accentuate the large size of the openings)
	Windows	<ul style="list-style-type: none"> Use window openings to break up wall surface Security grills installed on the inside face of the windows 	

*In the Clifton Preservation District, these materials and elements may be approved with ARC review.

Moved from New Construction – Residential (NC), NC2, and modified

G1 Contributing secondary structures should be preserved. However, when demolition is being requested to make way for a new secondary building, then Landmarks staff and/or the ARC will evaluate and review the demolition permit request based on the structure’s integrity, historical character and materials, functionality, and security concerns. All structures in the district will be identified as either contributing or non-contributing at the time of application. See the Demolition guidelines for more details.

NC2 Do not demolish contributing structures in a historic district to make way for new or large scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.

Moved from New Construction – Residential NC37 and modified

G2 New garages or other secondary structures should be designed so they complement the scale, mass, roof form, setback, and materials of adjacent secondary structures. They should also be subordinate to the primary structure.

NC37 Design new garages or other secondary structures so that they complement the scale, roof form, setback, and materials of adjacent secondary structures.

Moved from New Construction – Residential NC38 and modified

G3 **New garages should be sited adjacent to an alley where present. Review the garage prototype illustration that identifies styles appropriate to preservation districts when planning a garage construction project.**

NC38 Site new garages adjacent to alleys where present. Review the garage prototype insert that identifies styles appropriate to preservation districts when planning a garage construction project.

Moved from New Construction – Residential NC39 and modified

G4 **When no alley exists, garages should be sited at the rear of the property behind the main house. Landscape screening is encouraged along the driveway.**

NC39 Where no alleys exist, garages should be sited at the rear of the property behind the main house. Garage doors should not face the street, and access should be along the side yard. Landscape screening along the driveway is encouraged.

Moved from New Construction – Residential NC40 and modified

G5 **Single garage doors should be used rather than expansive double or triple doors.**

NC40 Use of smaller, single garage doors rather than expansive double or triple doors is preferred.

Moved from New Construction – Residential NC41 and modified

G6 **The roofline of a new garage should be oriented so it is parallel with the main house or follows the predominant pattern of existing secondary structures when a pattern exists.**

NC41 Orient the roofline of a new garage so that it is parallel with the main house or follow the predominant pattern of existing secondary structures where such a pattern exists.

Moved from New Construction – Residential NC42 and modified

G7 **Roof pitch should be no less than one in six. The roof form of the garage should match the roof form of the main house when it is a character-defining feature.**

NC42 Roof pitch should be no less than one in six. Where the roof form of the main house is character-defining, owners are encouraged to echo the form of the main house.

Moved from New Construction – Residential NC43 and modified

G8 **New garages should be designed so access to off-street parking is off alleys or secondary streets wherever possible.**

NC43 Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.

New

G9 **New garages should be located at the rear of the property, should define and enclose the rear yard, and should be aligned with adjacent secondary structures.**

New

G10 **The garage design should be simple and rectangular in shape. Ell-shaped floor plans, slightly-projecting bays, and cantilevered second floors are also permitted.**

New

G11 New garage walls should be constructed with any of these materials (1) Horizontal siding to match existing exposure of the primary structure (normally 3" or 4" exposure), (2) corner boards and trim around openings, (3) board and batten siding, (4) brick, (5) stucco over frame or concrete block, (6) painted concrete block with parged or flush joint finish, (7) cast stone, molded concrete block, or (8) wood, aluminum or vinyl siding, or fiber cement siding or board to match existing exposure of the primary structure. Do not use these materials: T-111, exposed uncoated concrete block, or painted concrete block unless parged or skim coated first.

New

G12 Approvable roof designs include simple gable roofs (6-in-12 minimum slope), hipped, shed, and flat roofs with parapets, intersecting gables, overhanging eaves, and gable end-vents. Not approvable are low-pitched gable roofs (less than 6-in-12 slope), flush eaves, and roofs without gutters.

New

G13 Asphalt, fiberglass, wood, tile, metal, slate or synthetic shingles are recommended roof materials. Half-round or ogee gutters, gable-end elements, and solar collectors are approvable. Do not use membrane or roll roofing on sloped roofs with 3-in-12 pitch or greater. See Roofing guidelines for additional details.

New

G14 Single-car garage doors or openings are preferred. Double- or triple-wide doors which convey the appearance of 2 or 3 single doors may be approved. Flush garage doors which accentuate the large size of the opening are prohibited.

New

G15 Garage window openings should be used that visually break up the wall's surface and may be placed at higher elevations for security. Security grills may be installed on the inside face of the windows.

No change

Masonry

- M1** Do not paint masonry, stucco, limestone walls, and masonry retaining walls that have never been painted. Painting unpainted surfaces creates an on-going maintenance issue. Paint is difficult to remove, accumulated layers will obscure decorative detail, and paint coatings (even "breathable" paints) will affect the wall's vapor transmission performance.
- M24** Do not paint masonry or stucco that has never been painted. While one layer of paint may not affect the appearance of the masonry or stucco, accumulated layers will eventually obscure decorative detail.
- M2** New masonry features shall not be constructed that are either falsely historical (characteristic of periods prior to the building's actual construction), or are incompatible with the building or historic district in terms of size, scale, material, or color.
- M1** Do not construct new masonry features that are either falsely historical (characteristic of periods prior to the building's actual construction) or are incompatible with the building or historic district in terms of size, scale, material, or color.
- M3** New openings shall not be cut into exterior walls that constitute the building's street-address or street-facing façade. (For example, do not create an opening in an exterior wall for the installation of an air conditioning unit on a street-address or street-facing façade including structures on a corner lot or sited diagonally.) For these purposes, an alley is not a street-facing façade.
- M2** Do not cut new openings into exterior walls on elevations that can be seen from a public way. Creating an opening for the installation of an air conditioning unit, for example, is not appropriate for a façade that is visible from a public way.
- M4** Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.
- M3** Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.
- M5** The existing bonding pattern, coursing, color, size, and strength of masonry should be matched when repairing a section of brick wall. Bricks should be toothed-in to historic brickwork to strengthen the joint between new and old, except where new construction (e.g., a room addition) meets old construction.
- M4** Match the existing bonding pattern, coursing, color, size, strength, and pointing mortar of masonry when replacing a section of brick wall. *Except in the Clifton Preservation District*, bricks should always be toothed-in to historic brickwork, to disguise the joint between new and old.
- M6** Substantial portions of exterior walls should not be removed or rebuilt if such an action would adversely impact a structure's historic integrity.
- M5** Do not remove or rebuild substantial portions of exterior walls if such an action would adversely impact a structure's historic integrity.
- M7** Exterior replacement bricks should be suited for exterior use. Do not replace sections of historic brick with brick that is substantially stronger. New brick is stronger than old brick.
- M6** Make sure that any exterior replacement bricks are suited for exterior use.
- M7** Do not replace sections of historic brick with brick that is substantially stronger.

M8 Re-point only those joints that are no longer sound. Do not remove all joints, sound and unsound, in an effort to achieve a uniform appearance when re-pointing. Large-scale removal of mortar joints often results in damage to historic masonry. Old mortar is softer than new mortar.

M8 Re-point only those joints that are no longer sound. Do not remove all joints, sound and unsound, in an effort to achieve a uniform appearance when re-pointing. Large-scale removal of mortar joints often results in damage to historic masonry.

M9 Unsound mortar joints should be carefully removed with hand tools that are narrower than the mortar joint. Power tools should not be used because they have the potential to scar adjacent masonry.

M9 Remove unsound mortar joints carefully with hand tools that are narrower than the mortar joint. Power tools should not be used, because they have the potential to scar adjacent masonry.

M10 Unsound mortar should be removed to a depth of two-and one-half the times the width of the joint or to sound mortar, whichever is greater.

M10 Remove unsound mortar to a depth of two-and one-half the times the width of the joint or to sound mortar, whichever is greater.

M11 Historic mortar joints should be matched in color, texture, joint size, and tooling when repairing or re-pointing.

M11 Match historic mortar joints in color, texture, joint size, and tooling when re-pointing.

M12 The mortar mix used for re-pointing should be compatible with the historic masonry. The re-pointing mortar should be equivalent to or softer than the original mortar. (When re-pointing mortar is harder than the surrounding masonry, as is the case with many modern mixtures, moisture cannot escape through the joints. Trapped moisture will freeze within the walls and fracture surrounding masonry.)

M12 Use a mortar mix that is compatible with historic masonry. Re-pointing mortar should be equivalent to or softer than the original mortar. When re-pointing mortar is harder than the surrounding masonry, as is the case with many modern mixtures, moisture cannot escape through the joints. Trapped moisture will crystallize within the walls and fragment surrounding brick and stone.

M13 The mortar should be analyzed to determine the chemical composition of the mortar mix for the specific application at the historic structure. If possible, send a sample of the original mortar to a lab for analysis. If this is not feasible, a high lime and low Portland cement content mortar mix (1 part cement, 1 part lime, 6 parts sand) is often acceptable.

M13 If possible, have your mortar analyzed. In order to determine an appropriate mortar mix for individual historic structures, it is recommended that property owners have a sample of the original mortar sent to a lab for analysis. If this is not feasible, a high lime and low Portland cement content mortar mix (1 part cement, 1 part lime, and 6 parts sand) is frequently acceptable.

M14 Joints that have been re-pointed using a very hard mortar – or in an un-workmanlike manner – should not be removed until natural weathering has begun to weaken and crack them. Removal prior to that time would likely damage the adjoining brick, block, or stone.

M14 Do not attempt to remove joints that have been re-pointed using a very hard mortar or in an unworkmanlike manner until natural weathering has begun to weaken and crack them. Removal prior to that time would likely damage the masonry units.

M15 Synthetic caulking should not be used to re-point historic masonry.

M15 Do not use synthetic caulking to re-point historic masonry.

M16 **Masonry surfaces should not be cleaned with harsh chemicals, abrasive brushes or high pressure power tools. It is better to under clean than over clean. A "like new" appearance is rarely desirable.**

M16 Have realistic expectations of how the cleaned masonry surface will appear. Remember, it is better to under clean than over clean. A "like new" appearance is rarely desirable.

M17 **The physical and chemical properties of the masonry should be known before proposing or testing any chemical cleaning treatments. If improperly applied, chemical treatments may cause permanent damage that significantly outweighs any benefits of cleaning. Contractors and homeowners may wish to consult the Landmarks staff for the best practices and techniques for cleaning masonry surfaces.**

M17 Make sure that your contractor has a clear understanding of the physical and chemical properties of your masonry before proposing or testing any chemical cleaning treatments. Such treatments, if improperly applied, can result in permanent damage that significantly outweighs any benefits of cleaning.

M18 **Cleaning treatments should be tested in an inconspicuous area of the building to evaluate potential adverse effects to the masonry. Observation over a complete seasonal cycle is preferred so any long-term effects may be ascertained. For any proven acceptable chemical cleaning treatments, be sure to follow all manufacturer's instructions.**

M18 Test proposed cleaning treatments in an inconspicuous area of the building to evaluate potential adverse effects to the masonry. Observation over a complete seasonal cycle is preferable, so that long-term effects may be ascertained. If chemical treatments are found to be acceptable, be sure that those applying the treatment follow all manufacturers' instructions.

M19 **Sandblasting or high-pressure water treatments should not be used to clean historic masonry. Both sandblasting and high-pressure water (greater than 300 psi) remove the tough, outer-protective surface of the brick and loosen mortar joints, accelerating deterioration.**

M19 Do not use sandblasting or high-pressure water to clean historic masonry. The process of sandblasting or cleaning buildings using water pressure greater than 300 psi removes the tough, outer-protective surface of the brick and loosens mortar joints, accelerating deterioration.

M20 **The masonry on buildings with deteriorated mortar joints should not be cleaned. Such masonry should be properly re-pointed prior to cleaning to ensure water does not penetrate the wall during the cleaning process.**

M20 Do not clean masonry on buildings with deteriorated mortar joints. Such masonry should be properly re-pointed prior to cleaning to ensure that water does not penetrate the wall during the cleaning process.

M21 **Water- or chemical-based cleaning systems should not be used when there is a chance of freezing temperatures. Masonry cleaning should not commence until the temperature will remain above 50 degrees for 72 hours after cleaning.**

M21 Do not use any type of water- or chemical-based cleaning systems when a possibility for freezing temperatures exists. Masonry cleaning should not be undertaken until the temperature will remain above 50 degrees for 72 hours after cleaning.

M22 **Graffiti should be removed as soon as possible, beginning with the gentlest means possible and taking care not to inadvertently etch an outline of the graffiti onto the wall.**

M22 Remove graffiti as soon as possible, beginning with the gentlest means possible and taking care not to inadvertently etch an outline of the graffiti onto the wall.

M23 When removing paint from previously-painted masonry, use gentle treatments that have been tested in an inconspicuous location. Do not sandblast, pressure wash or use acid-based cleaners (consult with Landmarks for recommended products). Solvent-based chemical strippers are preferred over sandblasting or pressure washing the masonry surface.

M23 Use solvent-based chemical strippers to remove paint from previously-painted masonry only after testing its effectiveness and evaluating its potential to damage brickwork. Testing should be carried out in an inconspicuous location.

Deleted

M25 Paint previously-painted masonry a color that is close to its existing color, approximates a natural masonry color as approved, or is recommended by staff. Staff is available to consult with you on appropriate colors. *M25 does not apply in the Clifton Preservation District.*

M24 When painting is applicable, a "breathable" masonry coating that is compatible with – and can create a strong bond with – existing paint should be used.

M26 Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint.

M25 Repaired or patched stucco areas should match the strength, composition, color, and texture of the original to the greatest degree possible.

M27 Make sure that areas of patched stucco match the strength, composition, color, and texture of the original to the greatest degree possible.

M26 When patching stucco, cut back the successive layers to provide a key for the new layers to prevent new cracking.

M28 When patching stucco, cut back the successive layers to provide a key for the new layers to prevent new cracking.

M27 Stucco repairs should result in the same or unchanged dimension between the surface of the stucco and adjacent finishes.

M29 Carry out stucco repairs so that the dimension between the surface of the stucco and adjacent finishes remains unchanged.

M28 Stucco, any synthetic stucco treatment, or a permastone-type cladding should not be installed over historic masonry or wood siding.

M30 Do not install stucco, Dryvit, or permastone-type cladding over historic masonry or wood siding.

M29 Do not resurface historic masonry with exterior insulation.

M31 Do not resurface historic masonry with exterior insulation.

M30 Masonry and terra cotta chimney caps proposed for reconstruction or replacement should be replaced only after approval is obtained with caps of similar material and design whenever possible. Otherwise, a metal cap historically appropriate to the roof's design and materials is acceptable. Salvaged or historical reproductions are locally available.

M32 Use a masonry or terra cotta chimney cap if needed. Metal chimney caps are not historically appropriate.

No change

Metal

MT1 Metal features should be cleaned only when cleaning will not damage historic metal color, texture, or patina. Any cleaning treatment should use the gentlest means possible and be tested in an inconspicuous location to determine potential adverse effects.

MT3 Clean metal features only where such cleaning will not damage historic color, texture, or patina. Any cleaning treatment should use the gentlest means possible and first be tested in an inconspicuous location to determine potential adverse effects.

MT2 Cleaning treatments should be used that are appropriate to the type of metal being cleaned.

MT4 Use only those cleaning treatments that are appropriate to the type of metal being cleaned.

MT3 Soft metals, such as tin, lead, copper, tern plate, and zinc, should be cleaned using appropriate chemical methods since blasting methods damage and pit their surfaces.

MT5 Clean soft metals, such as tin, lead, copper, tern plate, and zinc, using appropriate chemical methods, since blasting methods damage and pit their surfaces.

MT4 Hard metals such as cast iron, wrought iron, and steel should be cleaned with hand scraping or wire brushing to remove corrosion and paint buildup. Low-pressure grit blasting may be used only if additional cleaning is required.

MT6 Clean hard metals such as cast iron, wrought iron, and steel, with hand scraping or wire brushing to remove corrosion and paint buildup. Low-pressure grit blasting may be used only if additional cleaning is required.

MT5 Cleaning treatments should be in compliance with EPA and Metro air pollution control regulations.

MT7 Make sure that cleaning treatments are in compliance with Louisville's municipal air pollution controls.

MT6 Do not apply paint or similar coatings to metals like copper, bronze, or stainless steel that are historically meant to be exposed. Do apply paint or other coatings to other metals that will corrode without protection from the elements, such as wrought iron and cast iron.

MT8 Do not expose metal types that require protection from the elements or apply paint or other coatings to metals that were historically meant to be exposed, such as copper, bronze, or stainless steel.

MT7 Clean previously painted metal features before reapplying an appropriate paint or other coating system. Failure to do so will result in accelerated corrosion of the metal or alloys.

MT9 Reapply an appropriate paint or other coating system to previously painted metal features after cleaning. Failure to do so will result in accelerated corrosion of the metal or alloys.

MT8 Incompatible hard and soft metals should not be placed together without applying a protective barrier between them since this can result in galvanic corrosion.

MT10 Do not place incompatible metals together without a protective barrier since this can result in galvanic corrosion, such as copper corroding cast iron, steel, tin or aluminum

MT9 If deteriorated metal features must be removed, always replace them with elements that convey the same visual appearance. Never remove such a feature without replacing it.

MT1 Do not remove deteriorated metal features and replace them with elements that do not convey the same visual appearance. Do not remove such a feature and not replace it at all.

MT10 Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.

MT2 Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.

New Construction - Non-Residential

New Construction – Commercial and Institutional

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.

NC1 Make sure that new designs conform to all other applicable regulations including the Jefferson County Development Code and Zoning District Regulations.

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.

NC2 Do not demolish contributing structures in a historic district to make way for new or large scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.

NC3 Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.

NC3 Design new construction so that the building height, scale, massing, volume, directional emphasis, and setback reflects the architectural context established by surrounding structures.

NC4 The scale of new construction should not conflict with the historic character of the district.

NC4 Make sure that the scale of new construction does 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.

NC5 Select materials and design elements for new construction that are 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.

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.

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.

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.

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.

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.

NC9 Important public views and vistas should not be disrupted in new construction design. See the Cultural Landscape guidelines for more details.

NC9 Design new construction in such a way that it does not disrupt important public views and vistas.

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.

NC10 Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.

NC11 Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.

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.

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.

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.

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.

NC13 Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Cornice lines, columns, and storefronts are other important character-defining facade elements. *In the Clifton Preservation District, NC 13 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3. and 9.1.*

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).

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). *In the Preservation District, NC 14 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3 and 9 (see fn1.)*

The Secretary of Interior Standards Item 3 provides that "All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged." Item 9 provides that "Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."

NC15 Historic patterns of window and door proportion and placement should be maintained in new construction design.

NC15 Maintain historic patterns of window and door proportion and placement in designs for new construction. *In the Clifton Preservation District, NC 15 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3 and 9 (see fn1).*

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.

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. *In the Preservation District, NC 16 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3 and 9 (see fn1).*

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.

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. *In the Clifton Preservation District, NC 17 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3 and 9 (see fn1).*

NC18 The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.

NC18 Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street.

Moved NC19, NC20, NC21 to Doors and Entrances D13 and D14, which refer to ramps and ADA compliance entrances

NC19 Retain the character-defining features of a historic building when undertaking accessibility code-required work.

NC20 Investigate removable or portable ramps as options to providing barrier-free access.

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.

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.**

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.

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.**

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.

NC21 **Set back upper stories that exceed the established cornice line into new construction design.**

NC24 Incorporate set-back upper stories into designs for new construction that exceed the established cornice line.

NC22 **The historic rhythm of the streetscape should be maintained.**

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.

NC23 **Commercial buildings on corner lots should be built to the corner with an entrance oriented to the corner.**

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.

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.**

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.

NC25 **Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.**

NC28 Ensure that the roofs of new buildings relate to those of 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.

NC29 Follow the precedent set by adjacent buildings when designing rooflines for infill construction. 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. *In the Clifton Preservation District, NC 29 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3 and 9 (see fn1).*

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.

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.

NC28 The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.

NC31 Design new construction to emphasize the existing cornice line on each block 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.

NC32 Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.

NC30 Trash receptacles should be screened from public view with a four-sided enclosure.

NC33 Make provisions for screening and storage of trash receptacles when designing new construction.

Deleted

NC34 Use an exterior sheathing that is similar to those of other surrounding historic buildings.

Deleted

NC35 Use masonry types and mortars that are similar to surrounding buildings in designs for new construction.

NC36 Do not use modern "antiqued" brick in new construction.

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).

NC37 Design parking garages so that they relate closely to adjacent structures.

NC32 Off-street parking should be located in rear lots and accessed from alleys or secondary streets wherever possible.

NC38 Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.

NC40 Generally speaking, parking should be located in the rear.

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.

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.

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.

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.

Deleted

NC42 Do not build additional surface parking lots within the West Main Preservation District.

NC44 Do not create additional open space within the West Main Historic District

NC35 Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.

NC43 Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.

No change

New Construction – Residential

(Note that the numbering system below is proposed to be changed to “NCR” rather than “NC” to distinguish these guidelines from the New Construction – Non-Residential numbering system (NC))

NCR1 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.

NC1 Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.

NCR2 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.

NC2 Do not demolish contributing structures in a historic district to make way for new or large scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.

NCR3 Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.

NC3 Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.

NCR4 The scale of new construction should not conflict with the historic character of the district.

NC4 Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.

NCR5 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.

NC5 Incorporate materials that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.

NCR6 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.

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.

NCR7 New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.

NC7 Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.

NCR8 Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.

NC8 Design new construction in such a way that it does not disrupt important public views and vistas.

NCR9 Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.

NC9 Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.

NCR10 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.

NC10 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.

NCR11 The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines and columns are other important character-defining façade elements. Imitating an historic style or period of architecture in new construction is not recommended.

NC11 Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Cornice lines, columns, and storefronts are other important character-defining facade elements. *In the Clifton Preservation District, NC11 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3 and 9.1*

NCR12 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).

NC12 Design new construction so that the building mass has a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solids (walls) to voids (window and door openings). Historic window proportions are generally two-and-one-half (height) by one (width). *In the Clifton Preservation District, NC 12 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3 and 9 (see fn1).*

NCR13 Window patterns should be sympathetic with those of surrounding buildings. Compatible frame dimensions, proportion, panel and light, and muntin configurations are encouraged. Historic window proportions are generally two-and-one half (height) by one (width).

NC13 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. *In the Clifton Preservation District, NC 13 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3 and 9 (see fn1).*

NCR14 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.

NC14 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. *In the Clifton Preservation District, NC 13 is subordinate to the Secretary of Interior's Standards for Rehabilitation, items 3 and 9 (see fn1). 1* The Secretary of Interior Standards Item 3 provides that "All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged." Item 9 provides that "Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."

NCR15 The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.

NC15 Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street.

NCR16 Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.

NC16 Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character defining feature.

Moved to Door and Entrance D14

NC17 Retain the character-defining features of a historic building when undertaking accessibility code-required work.

NCR17 Handicapped access ramps should be located on secondary elevations (side or rear) wherever possible. If the only option is to install the ramp on the street address façade, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible. Removable or portable ramps may also be used.

NC18 Investigate removable or portable ramps as options to providing barrier-free access.

NC19 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 manner that does not damage historic fabric and is as unobtrusive as possible.

NCR18 Infill construction design should be compatible with the average height and width of surrounding buildings.

NC20 Design infill construction so that it is compatible with the average height and width of surrounding buildings.

NCR19 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 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.

NCR20 The historic rhythm of the streetscape should be maintained.

NC22 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.

NCR21 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.

NC23 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.

NCR22 Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.

NC24 Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.

NCR23 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.

NC25 Follow the precedent set by adjacent buildings when designing rooflines for infill construction. 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.

NCR24 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.

NC26 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.

NCR25 The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.

NC27 Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.

NCR26 Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.

NC28 Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.

NCR27 Trash receptacles should be screened from public view with a four-sided enclosure.

NC29 Make provisions for screening and storing trash receptacles when designing new construction.

NCR28 Exterior sheathing should be compatible with surrounding historic buildings. Painted wood siding or fiber cement board is preferred. Vinyl siding may be used for new construction on streets where the predominant historic construction material is wood. See Siding and Trim guidelines for additional details.

NC30 Use an exterior sheathing that is similar to those of other surrounding historic buildings. While use of wood siding is preferred, vinyl siding may be used for new construction, but only in areas where the predominant historic construction material is wood.

NCR29 Masonry types and mortars should be compatible with surrounding buildings. Red brick is the most common masonry material found in the district. See Masonry guidelines for additional details.

NC31 Use masonry types and mortars that are similar to surrounding buildings in designs for new construction. Red brick is the most common masonry material found throughout the city's historic districts.

NCR30 Stone or cast-stone sills and lintels should be incorporated into new construction design on streets where these elements are character-defining features.

NC32 Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features.

Deleted, in NCR6

NC33 Do not use modern "antiqued" brick in new construction.

NCR31 Raised masonry foundations which are compatible in proportion and height with surrounding buildings should be used. Foundation materials may be of a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.

NC34 Design new construction to have a raised masonry foundation, which is compatible in proportion and height with surrounding buildings. Foundation materials may be of a warm-toned poured concrete, split-face concrete block, or stuccoed concrete block that has a uniform, textured appearance.

NCR32 New front porches should be built on streets where they are a predominant character-defining feature, and are allowed on other streets, and should be compatible with the form, scale, and detailing of surrounding buildings. New columns should consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.

NC35 Incorporate front porches on blocks where they are character-defining features. Design of new porches should be compatible with the form, scale, and detailing of surrounding buildings. On blocks where porch columns are prevalent, new columns should always consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.

NCR33 Porches on newly constructed buildings should be designed so the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the façade's pattern of solids and voids, and the porch fascia board matches the height of the window head.

NC36 Design porches on newly-constructed buildings so that the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the facade's pattern of solids and voids, and the porch fascia board matches the height of the window head.

NCR34 Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.

NC44 Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.

Deleted here and moved to Garage G2- G8

- NC37** Design new garages or other secondary structures so that they complement the scale, roof form, setback, and materials of adjacent secondary structures.
 - NC38** Site new garages adjacent to alleys where present. Review the garage prototype insert that identifies styles appropriate to preservation districts when planning a garage construction project.
 - NC39** Where no alleys exist, garages should be sited at the rear of the property behind the main house. Garage doors should not face the street, and access should be along the side yard. Landscape screening along the driveway is encouraged.
 - NC40** Use of smaller, single garage doors rather than expansive double or triple doors is preferred.
 - NC41** Orient the roofline of a new garage so that it is parallel with the main house or follow the predominant pattern of existing secondary structures where such a pattern exists.
 - NC42** Roof pitch should be no less than one in six. Where the roof form of the main house is character-defining, owners are encouraged to echo the form of the main house.
 - NC43** Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.
-

No change

Paint and Coatings

P1 Do not paint masonry, stucco, limestone walls, and masonry-retaining walls that have never been painted. Painting unpainted surfaces creates an on-going maintenance issue. Paint is difficult to remove, accumulated layers will obscure decorative detail, and paint coatings (even "breathable" paints) will affect the wall's vapor transmission performance. A masonry surface colored with a wash (lead oxide, white or lime wash) is considered as unpainted and should not be painted. CMU (concrete block) should be skim coated then painted.

P1 Painting masonry or stucco that has never been painted is not recommended. Paint is difficult to remove, accumulated layers will obscure decorative detail, and paint coatings (even "breathable" paints) will affect the wall's vapor transmission performance. The presence of a lead oxide wash does not constitute a precedent for painting a building.

P2 When removing paint from previously-painted masonry, use gentle treatments that have been tested in an inconspicuous location. Do not sandblast, pressure wash, or use acid-based cleaners (consult with Landmarks for recommended products).

P2 When removing paint from previously-painted masonry, use gentle treatments that have been previously tested in an inconspicuous location. Do not sandblast or use acid-based cleaners.

P3 On previously-painted masonry, use a "breathable" masonry paint that is compatible with – and can create a strong bond with – existing paint. Portland cement joints may be painted as the mortar mix is stronger. Do not paint over lime mortar mix joints since lime mortar mix is soft.

P3 Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint, only on previously-painted masonry.

P4 Paints and coatings manufactured before 1978 contained lead. Historic structures often contain hazardous substances, such as lead paint and asbestos. Since June 2010, the EPA regulations require contractors to be certified and follow specific work practices to prevent lead contamination. For additional lead paint information, contact the Metro Health Department and see the Appendix at the end of this section. For asbestos removal and disposal methods, contact Metro Air Pollution Control.

P8 Be aware that historic structures often contain hazardous substances, such as lead paint and asbestos. Contact the Board of Health regarding proper methods of removal and disposal.

Deleted

P4 If painting previously-painted masonry, select a color that matches the existing color, approximates a natural masonry color as approved, or is recommended by the staff. Staff is available to consult with you on appropriate colors. *(P4 Does not apply in the Clifton Preservation District.)*

Deleted

P5 Have paint samples analyzed when possible. Paint seriation studies can determine historic pigments and appropriate colors for repainting, by analyzing a paint sample under special lighting conditions to ascertain specific color, hue, and value of paint layers.

Deleted

P6 Do not expose metal types that require protection from the elements or apply paint or other coatings to metals that were historically meant to be exposed, such as copper, bronze, or stainless steel.

Deleted

P7 Paint replacement gutters, downspouts, metal frame screen and storm windows, roof-vent assemblies, and fire escapes to match wall, trim, cornice, or roof color of the house, whichever is most effective in reducing the visibility of these elements.

No change

Porch

PO1 Reconstructed entrance or porch features should be replaced with in-kind materials. If not economically or technically feasible, a compatible substitute material may be used including composite or other synthetic materials, columns, or trim designed to reflect the appropriate style of the house. Design elements should match the proportion, detailing, and size of the original style.

PO1 Replace reconstructed entrance or porch features with in-kind materials. If that is not economically or technically feasible, a compatible substitute material may be considered. Composition and plastic moldings, however, should not be used due to their unproven longevity (*does not apply in the Clifton Preservation District*).

PO2 Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.

PO2 Photographically document architectural porch features that are slated for reconstruction prior to the removal of any historic fabric.

PO3 Replacement porch railings and balusters should match the originals as closely as possible. If it is technically or economically unfeasible to accomplish this, then pre-fab wood or synthetic materials may be purchased that are similar to the originals. Wood railings should be finished with paint or an opaque stain.

PO3 Design replacement porch railings and balusters to match the originals as closely as possible. If it is technically or economically unfeasible to accomplish this, a simplified porch rail and baluster design may be used of 2" x 4" rails and 2" x 2" pickets, set between top and bottom rails, and nailed to the inside face of the rail. Railings should be finished with paint or an opaque stain. Plans are available from the Landmarks Commission.

PO4 Cast or wrought iron columns, railings, or balusters should not be used as a replacement for brick or wood porch elements.

PO4 Do not use cast- or wrought-iron columns, railings, or balusters as a replacement for brick or wood porch elements. Columns should match the proportion, detailing, and size of the original.

PO5 When installing a new code-required handrail or railing to porch steps or from the street where not originally installed, select a design that is simple and stylistically appropriate or artistic.

PO5 When installing a new code-required handrail or railing, select a design that is simple and stylistically appropriate. Generally, metal is appropriate for masonry buildings and wood for frame buildings.

PO6 Conjectural porch ornament should not be added; often its style conflicts with the style of the house. For example, do not add gingerbread spindles or Corinthian columns to a Craftsman-style house.

PO6 Do not add conjectural porch ornament; often its style conflicts with the style of the house.

PO7 Over-sized boards (2" thick) should not be used for porch floors. 3/4" to 1" tongue-and-groove boards are generally appropriate. Deck boards are not appropriate for street façade porch floors.

PO7 Do not use over-sized boards (2" thick) for porch floors. 3/4" to 1" tongue-and-groove boards are generally appropriate.

PO8 Replacement porch flooring should be installed that closely matches the original tongue-and groove flooring dimensions. The proper installation of tongue and groove for outdoor flooring provides for a maximum gap of 1/16" between boards to allow for expansion. Wood edging should be applied to the exposed ends of floorboards to prevent moisture infiltration into the grain.

PO8 Install replacement porch flooring that closely matches the original tongue-and groove flooring dimensions. A maximum gap of 1/16" should be left between boards to allow for expansion. Wood edging should be applied to the exposed ends of floorboards to prevent moisture infiltration into the grain.

PO9 Porch or cornice elements or any architectural-defining feature on the street façade should not be covered with vinyl or aluminum siding.

PO9 Do not cover porch or cornice elements with vinyl or aluminum siding.

PO10 Porch ceilings should not be installed, nor exposed eaves enclosed, where no such covering existed previously. Exposed rafters and roof decks are character-defining features for certain architectural styles, such as the Craftsman style.

PO10 Do not install porch ceilings or close in exposed eaves where none existed previously. Exposed rafters and roof decks are character-defining features for certain architectural styles.

PO11 Deteriorated porch steps should be replaced with in-kind materials. Replacement steps should be of the same scale and dimensions as the original. 5/4" deck boards should not be used for stair treads. Stone steps may be patched with concrete that is tinted a visually compatible color.

PO11 Replace deteriorated porch steps with in-kind materials. Replacement steps should be of the same scale and dimensions as the original. Stone steps may be patched with concrete that is tinted a visually compatible color.

PO12 Historic stone steps should not be replaced unless the stone itself is unsafe or no longer useable. Resetting stones on a firm foundation and re-pointing or applying appropriate sealant can address most problems (contact Landmarks for advice on sealant product choices).

PO12 Do not replace historic stone steps unless the stone itself is no longer useable. Resetting stones on a firm foundation and re-pointing or applying sealant can address most problems.

PO13 Front porches can be enclosed with screen panels (not glass panels) provided the construction is reversible and no alterations are made to the original façade. Screen panels that can be removed seasonally when they are set behind porch elements are preferred. The porch enclosure shall not be made into a conditioned living space.

PO13 Front porches can be enclosed provided that the construction is reversible and that no alterations are made to the original façade. Screen panels that can be removed seasonally, are set behind porch elements, and do not damage historic fabric may be permitted.

PO14 When undertaking a non-street front-facing or rear porch enclosure project, do not obscure the design or detailing of original porch elements. The enclosure shall not become a room addition. See the Addition guidelines if a room addition is desired.

PO14 Do not obscure the design or detailing of original porch elements when undertaking a side or rear porch enclosure project. Large sheets of glass recessed behind original porch features should be used rather than solid materials such as wood, stucco, or masonry.

PO15 A porch may be added to a structure's primary façade only if the porch design is appropriate to the style of the house.

PO15 Do not add porches to the primary façades of structures that never had porches. *PO15 does not apply in the Clifton Preservation District.*

No change

Roofing

R1 Replacement roofing materials should closely match the original roofing material in texture and profile. Some substitute materials including asphalt shingles, dimensional shingles, or cement tiles may be considered. Contact the Landmarks staff for any new emerging roof technologies.

R1 Encourage the use of replacement materials that closely match the original roofing material in color, texture, and profile. Possible substitute materials include asphalt shingles, dimensional shingles, or cement tiles.

R2 Metal roofing materials like lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper. While copper roofs may be left unpainted, terne-metal roofs should be painted a traditional roof color. Repair and replacement with in-kind materials is recommended in order to preserve the visual appearance of the original. Contact the Landmarks staff for any new emerging metal roof technologies.

R2 Use copper, lead-coated copper, terne coated stainless steel, or terne metal when replacing a historic metal roof with in-kind materials. While copper roofs may be left unpainted, terne-metal roofs should be painted respectful of traditional roof colors. Replacement with in-kind materials is recommended in order to preserve the visual appearance of the original.

R3 When replacing metal roofing on residential roofs, the proportion and spacing of the seams and trim should match the original. Commercial-grade architectural metal roofing systems should not be used on residential architecture because the scale is inappropriate.

R3 Make sure that the proportion of the seams and trim on replacement metal roofing matches that of the original. Commercial grade architectural metal roofing systems should not be used on residential architecture, because the scale is inappropriate.

R4 On historic terra cotta clay tile roofs, ridge and hip tiles should be retained. Field tiles may be replaced with a compatible substitute material, such as a dimensional shingle in a color approximating the original. Ridge and hip tiles should be reinstalled to maintain the roof's historic profile. Reinstallation of sound roof tiles and slates on smaller, secondary roof forms (porches, bay windows, etc.) is encouraged wherever possible.

R4 Retain ridge and hip tiles on historic tile roofs. Field tiles may be replaced with a compatible substitute material, such as a dimensional shingle in a color approximating the original. Ridge and hip tiles, however, should be reinstalled to maintain the roof's historic profile. Reinstallation of sound roof tiles and slates on smaller, secondary roof forms (porches, bay windows, etc.) is encouraged wherever possible.

Deleted

R5 Remove existing roofing material when replacing non-repairable or non-historic roofing. Removing these underlying layers will prolong the life of the roof and help restore the original profile of the roof edge.

R6 Do not apply asphalt shingles over wood shingles. This will trap moisture and cause deterioration of the roof structure.

R5 On slate roofs, historic roof details, such as decorative cresting and finials and metal ridge caps, should be replaced with in-kind materials or materials that are visually compatible.

R21 Replace historic roof details, such as decorative cresting and finials and metal ridge caps on slate roofs with in-kind materials or materials that are visually compatible.

R6 The reconstruction of any missing roof feature should be based on historical, pictorial, and physical evidence. If the evidence is insufficient, the roof feature should be of a compatible new design rather than a falsely historical or conjectural reconstruction.

R7 Base the reconstruction of any missing roof feature on historical, pictorial, and physical evidence. If such evidence is insufficient, the feature should be of a compatible new design rather than a falsely-historical or conjectural reconstruction.

R7 On additions or new construction, new roof designs should be similar or compatible with the shape, size, scale, and materials of the historic building and other buildings within the district.

R8 New roof designs for additions or new construction should be respectful of size, scale, material, and color with the historic building and within the district.

R8 For major decaying or deteriorated roof features – like cupolas, dormers, or chimneys – the form and detailing of the features should be used to create appropriate replicas. Smaller irreparable historic roof details – such as decorative cresting, finials, or metal roof caps for slate roofs – should be replaced with in-kind or visually compatible materials.

R9 Use the form and detailing of severely deteriorated roof features, such as cupolas and dormers, or chimneys, to create appropriate replicas.

R9 Extensive areas of flashing should not be visible and should be avoided. Portions of metal flashing may be covered by mortar or stucco.

R10 Avoid having extensive areas of flashing visible. In some cases, portions of metal flashing may be covered by mortar or stucco.

R10 When installing replacement gutters, do not destroy the historic roof detail.

R11 Do not destroy historic detail when installing replacement gutters. If synthetic materials are used, they should be painted to match the trim color.

R11 When replacing gutters, use half-round replacement gutters or ogee profile gutters that have a simple design and do not alter the character of the trim. When it is not possible to repair or replace the original box gutters, the box gutters should be roofed over and the replacement gutters attached.

R12 Half-round replacement gutters that are of a simple design and do not alter the character of the trim, or in limited cases ogee profile gutters, are preferred. Synthetic materials painted to match the trim color are acceptable. When replacement of original box gutters is not possible, the original gutters should be roofed over and the replacement gutters attached.

R12 Unpainted galvanized steel gutters or downspouts are not preferred as they will rust and stain adjacent materials. Galvanized gutters should be appropriately primed and painted after a period of weathering. Vinyl gutters and downspouts should be avoided due to their short life expectancy.

R13 Do not use unpainted galvanized steel gutters or downspouts, which rust and stain adjacent materials. These gutters should be painted after a period of weathering. Vinyl gutters and downspouts should be avoided due to their short life expectancy.

R13 Historically exposed rafter ends and eaves should remain and be preserved.

R14 Leave historically-exposed rafter ends and eaves open and uncovered.

R14 New roof-top additions should not compromise the structural integrity of the building.

R15 Make sure that any new roof-top additions do not compromise the structural integrity of the building.

R15 Any new roof-top mechanical or service equipment should be installed in a manner as to not damage the historic elements or fabric; examples include: cupola, weathervane, and chimney.

R16 Install any new roof-top mechanical or service equipment in such a way that historic fabric is not damaged.

R16 Mechanical equipment or systems (examples: HVAC or water) should not be installed on roofs where they may overload and compromise a historic building's existing structural system. Additional support systems may need to be constructed to support the additional weight load.

R18 Do not introduce mechanical equipment or systems that may overload and compromise a historic building's existing structural system.

R17 Antennae, satellite dishes, skylights, vents, roof-top mechanical units, decks, terraces, dormers, or high-profile solar panels should not be installed where they can be seen from a building's street address façade or primary elevation. Skylights should be flush (not the "bubble" type) with curbs painted to match the color of the roof material. Consolidate antennae wherever possible.

R17 Do not attach antennae, satellite transmitters, skylights, vents, air conditioning units, decks, terraces, dormers, or solar panels that can be seen from a building's primary elevation. Skylights should be flush (not the "bubble" type) with curbs painted to match the color of the roof material. Consolidate antennae wherever possible.

Deleted

R19 Paint all roof vent assemblies to match the color of the roofing material.

Deleted

R20 Do not install ridge vents on historic structures. They are non-historic approaches to attic ventilation. *R20 does not apply in the Clifton Preservation District.*

No change

Siding and Trim

SD1 Missing wood features should not be replaced with conjectural or falsely historic reconstructions or with newly designed elements that are incompatible with the building's size, scale, or materials.

SD1 Do not replace missing wood features with conjectural or falsely-historic reconstructions or with newly-designed elements that are incompatible with the building's size, scale, material, or color.

SD2 Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.

SD2 Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.

SD3 Contemporary wood siding or fiber cement board, which conveys the visual appearance of historic siding, should be used when replacing sections of deteriorated wood. Other materials which expand and contract like wood may be used when approved by staff or ARC review.

SD3 Consider using contemporary wood siding, which conveys the visual appearance of historic siding, when replacement of such materials is required.

SD4 Structurally inappropriate materials such as textured plywood (e.g., T-111) or similar soft wood products that shed water poorly should not be used on primary structures. Architecturally and historically inappropriate materials should not repair, replace, or be placed over historic wood siding.

SD4 Do not use textured plywood (T-111) vertical siding. It is not an appropriate substitute material.

SD5 Exterior veneers shall not be installed over wood siding or as a replacement for exterior siding. Some examples of historically inappropriate exterior veneers not to be used are artificial stone or other masonry, EIFS (synthetic stucco), asbestos shingles, or asphalt shingles.

SD5 Do not install artificial stone, asbestos shingles, or asphalt shingles over or as a replacement for exterior siding.

New

SD6 Replace or repair damaged or deteriorated wood siding with wood or wood-like materials. Undamaged, intact historic wood siding should be preserved and not removed and/or replaced.

SD7 Replacement siding should be installed horizontally unless there is valid historic documentation for a different original orientation.

SD6 Orient all replacement siding horizontally, unless there is sound, historic documentation for a different original orientation.

SD8 Retaining and preserving the original wood siding and trim with paint is encouraged, especially on the street-address façade. The application of fiber cement board matching the original existing exposure is preferred over vinyl or aluminum siding and may be approved by staff without ARC review. Vinyl or aluminum siding may be applied to street address façades, side, and rear elevations with ARC approval. The installation of any type of siding should not obscure or damage historic ornamental details such as fish-scale shingles, moldings, window casings, sills, hoods, brackets, and corner boards. Do not install siding of any type over rotten wood. Do not wrap windows and trim with metal. If applied, remove insul-brick material and apply house wrap before applying siding.

SD7 Do not install vinyl or aluminum siding on primary elevations on historic buildings. Retention of exposed original wood siding is always preferred; however, if a decision is made to apply siding, to side and rear elevations, it should be done in a way that does not obscure or damage historic ornament, such as fish scale shingles, window casings, sills, hoods, brackets, and corner boards. *[Note: The prohibition against vinyl or aluminum siding on primary elevations does not apply in the Clifton Preservation District.]*

SD9 Fiber cement, vinyl or aluminum siding should match the profile and dimensions of the original wood siding. A smooth-faced, narrow profile siding (3” or 4” reveal) is acceptable for installation. Historic fabric, trim, or corner boards should project slightly beyond the vinyl siding, wherever possible without causing damage.

SD8 Use only vinyl or aluminum siding that matches the dimensions of the original siding. Generally, smooth-faced, narrow profile siding (3” or 4” depending on the character of the existing siding) is acceptable for installation on secondary elevations (*on all elevations in the Clifton Preservation District*). Wherever possible without causing damage to historic fabric, trim, such as corner boards, should project slightly beyond the vinyl siding.

SD10 Paints and coatings manufactured before 1978 contained lead. Historic structures often contain hazardous substances, such as lead paint and asbestos. Since June, 2010, the EPA regulations require contractors to be certified and follow specific work practices to prevent lead contamination. For additional lead paint information, contact the Metro Health Department. For asbestos removal and disposal methods, contact Metro Air Pollution Control.

SD9 Make sure that removal, handling, and disposal of lead- and asbestos-containing paint complies with all local, state, and federal standards.

SD11 Installation of insulation with a proper vapor barrier should be done from the interior. Do not remove exterior siding to install insulation within the exterior walls of historic wood frame construction. This can result in damage to historic fabric by locking in mold and moisture and will rot wood from within. Houses need to be breathable.

SD10 Do not remove exterior siding to install insulation within the exterior walls of historic wood frame construction. This can result in damage to historic fabric. Installation of insulation with a proper vapor barrier should be done from the interior.

No change

Sign

SG1 Sign design should take into account its size, shape, and materials; where it will be positioned on the building; if and how it will be illuminated; and what style of lettering or typeface will be used.

SG4 Consider the following issues when installing a sign; its size, shape, and materials; where it will be positioned on the building; if and how it will be illuminated; and what typeface will be used.

SG2 Sign design should complement its surroundings, be integrated into the architectural design of the building, should not dominate the façade, should not obstruct architectural details, and should not interfere with adjacent buildings or existing trees and shrubs.

SG1 Design signs to complement their surroundings. Signs should be integrated into the architectural design of the building and should not dominate the façade or interfere with adjacent buildings. Installation must comply with all other applicable city sign regulations.

SG3 Sign design should be simple and easy to read, use a limited number of lettering styles and colors, and reflect the character of the business and/or the building.

SG2 Keep sign designs simple and easy to read. Use a limited number of lettering styles and colors, which reflect the character or the business and/or the building.

SG4 Commercial flush-mounted signs should be designed equal to or less than 2.5 feet in height. Lettering should be between 8 and 18 inches high and occupy around 65 percent of the sign board.

Current SG6 divided into new SG4 and new SG14.

SG6 Keep flush-mounted signs under 2.5 feet in height. They should be installed above the display windows and below the second-story window sills. Lettering should be between 8 and 18 inches high and occupy around 65 percent of the sign board.

SG5 Storefront-level signs should be scaled and oriented to pedestrians.

SG3 Design storefront-level signs that are primarily oriented to pedestrians and scaled appropriately.

SG6 Creative sign design may be accommodated with review and approval through the Clifton ARC review process.

SG20 *Within the Clifton Preservation District, creative signage can be accommodated provided there is Clifton ARC review.*

SG7 Signs should be designed using, but not limited to, the following materials: painted or carved wood signs, painted wall signs, signs applied to canvas awnings, smooth-surface sheet metal signs, wrought iron signs, and lettering applied to glass using gold leaf, paint, or etching.

SG11 Use appropriate materials for signage, including painted or carved wood signs, painted wall signs, signs applied to canvas awnings, smooth-surface sheet metal signs, and lettering applied to glass using gold leaf, paint, or etching.

SG8 Commercial signs may be designed using neon or neon-like technology, but its use shall be limited in scale and size so as not to divert the attention of motorists.

SG13 When using neon, use it sparingly and judiciously.

SG9 Marquee signs may be used on any building that has been or is currently operating as a theater or hotel.

SG17 Do not install marquees on any building other than an operating theater or hotel.

SG10 Free-standing or monument signs should be low to the ground and landscaped. Signs attached to a building are preferred in lieu of a free-standing sign.

SG14 Do not install a free-standing sign where an attached sign will accomplish the same end. They should be low to the ground and appropriately landscaped.

SG11 Signs shall be limited to no more than two signs per building or one sign per tenant.

SG9 Generally, do not install more than two signs on any storefront.

SG12 Billboards shall not be installed within the preservation district and existing billboards shall be removed whenever possible.

SG15 Do not install billboards within a historic district.

SG13 Commercial attached wall signs should be placed over the unadorned frieze of a cornice or along the top of the storefront below the sill of the second-story windows. For residences, attach signs near existing doorways or on porches.

SG5 Place attached wall signs over the unadorned frieze of a cornice or along the top of the storefront below the sill of the second-story windows. For residences, attach signs near doorways or on porches, where such features exist.

SG14 Commercial flush-mounted signs should be placed above the display windows and below the second-story window sills.

Current SG6 divided into new SG4 and new SG14.

SG6 Keep flush-mounted signs under 2.5 feet in height. They should be installed above the display windows and below the second-story window sills. Lettering should be between 8 and 18 inches high and occupy around 65 percent of the sign board.

Deleted

SG7 Install window signs in such a way that lettering does not obscure the display area. The color of the letters should contrast with the interior space.

SG15 Commercial hanging signs mounted perpendicular to the building's façade should project no more than 5 feet from the building or half the width of the sidewalk, whichever is less.

SG8 Generally, signs should project no more than 5 feet or half the width of the sidewalk, whichever is less. Consult the Department of Public Works for any licensing requirements for projecting signs.

SG16 Signs shall not be installed on roof-tops, along the roof ridge line, or above the cornice of buildings in the Frankfort Ave. commercial corridor.

SG10 Do not install roof-top signs.

Deleted

SG19 Place signage in a location that benefits from existing interior lighting and street lighting.

SG17 Plastic, over-scaled, or internally illuminated fluorescent signs or awnings are prohibited. Individual lettering and small logos may be illuminated within an opaque background. Reader board signs or signs that flash, move, or have inappropriately scaled graphics are prohibited.

SG12 Do not install plastic, over-scaled, or back-lit or internally-lit fluorescent signs or awnings. Individual lettering and small logos may be illuminated within an opaque background. Signs that flash, move, or have inappropriately-scaled graphics should not be use. Reader boards are generally not appropriate.

SG18 Concealed lighting is recommended. Internally illuminated plastic box signs, bare spot lights, or high-wattage metal halide lights are prohibited.

SG18 Do not light signs in a harsh manner. Lighting should enable the sign to be easily read, but should not be overdone. Concealed incandescent lighting is recommended. Internally-lit, plastic box signs, bare spot lights, or high-wattage metal halide lights are inappropriate and should not be used.

Deleted

SG16 Use of portable signs may be approved with certain restrictions; however, such a sign is subject to a licensing agreement from the Department of Public Works.

No change

Site

Deleted

- 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.
- ST2** Retain established property line patterns and street and alley widths. Any re-platting should be consistent with original development patterns.
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- ST1** **Paving materials (concrete, brick, paver stones, cobblestones, asphalt, gravel, stone, permeable or pervious materials) that are compatible with adjacent sites and architectural character should be used for private sidewalks, drives, and roadways.**
- ST3** Use paving materials that are compatible with adjacent sites and architectural character.
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- ST2** **Historic paving materials for streets, alleys, sidewalks, and curbing (brick, hexagonal pavers, cobblestones, limestone, granite, or natural stone) should be protected, maintained, restored, and reused. The historic relationship between the road surface and edging should be preserved. Replacement with historic materials is encouraged. 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. See Masonry M13 guideline for cement mortar mix recipe.**
- 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.
-
- ST3** **Steps on private property made of brick, stone, or poured concrete should be maintained wherever present. If replacement is required, original materials should be used. New construction should incorporate steps where they are a character-defining feature.**
- 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.
-
- ST4** **Paving companies and utility contractors shall not harm historic resources during road or underground utility repair projects.**
- ST6** Do not harm historic resources through road widening or underground utility repair.
-
- ST5** **Driveways, parking areas, and loading docks should be constructed or located to the side and rear of properties. Alley access is preferred.**
- ST7** Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.
-
- ST6** **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 re-contour front yard berms into stepped terraces. Do not use railroad ties, landscape timbers, or any other historically inappropriate material for retaining walls.**
- ST8** Original front yard topography, including grades, slopes, elevations, and earthen berms shall be maintained. Front yard slopes or berms shall not be re-contoured into stepped terraces. New construction should match the grade of adjacent properties. Retaining walls should be constructed of durable materials like brick, concrete, or natural stone.

ST7 Excavations, trenching or re-grading adjacent to a building or site should be performed cautiously so as not to cause the foundation to shift or destroy significant archeological resources. Every reasonable effort shall be made to protect and preserve architectural resources affected by, or adjacent to, any project.

ST9 Do not carry out excavations or regarding within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.

ST8 Masonry walls in street-visible locations should not be installed unless they are used to retain earth at changes in grade, screen service areas, or unless an historic precedent exists.

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.

ST9 Retaining wall and curbing should match the existing character of the original materials when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.

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.

ST10 Fencing should match existing sections of fencing in material, height, design, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.

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.

ST11 Iron fencing should be installed, historically compatible, and of a similar height where there is a demonstrable historic precedent.

ST13 Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.

ST12 Front yard fencing should not be installed where there is no historic precedent.

ST14 Do not install front-yard fencing where there is no historic precedent.

ST13 Rear yard or side yard privacy fencing should be installed with the finished side out and a side wall setback from the front of the house of at least two feet. Privacy fencing should be less than seven feet in height. Refer to the Land Development Code or contact the Department of Codes and Regulations regarding additional restrictions on fencing at corner properties.

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.

ST14 Chain-link fencing painted black or dark color may be installed in residential front yards or along commercial corridors at the street where there is an historic precedent. Split-rail, woven-wood fencing, opaque fencing, painted or stained pressure-treated wood fencing, or recycled or reclaimed materials may be permitted with appropriate design. Synthetic or composite fencing that is durable may be considered.

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. *[Note: The prohibition against chain-link fencing does not apply in the Clifton Preservation District.]*

ST15 Exterior lighting fixtures should not be falsely historical. The fixture should be attached to the exterior in a way as to not damage historic fabric.

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.

ST16 Exterior lighting for parking areas, architectural features, or other site areas should be directed down and away from neighboring properties. Energy-efficient lights should be used to create a soft illumination and to minimize the impact to adjacent properties. Reference the Land Development Code for illumination restrictions.

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.

Deleted

ST20 Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.

ST17 Parking lot design requires a portion of the parking area to be landscaped or buffered from adjoining properties. Reference the Land Development Code for specifics on parking lot design, maneuvering, landscaping, and buffering requirements.

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.

ST18 Auxiliary fixtures, such as air conditioning units, satellite dishes, rain barrels, greenhouse additions, and overhead wiring, should be located on secondary elevations (side or rear) so they do not detract from the street-address façade and the character of the site.

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.

ST19 Trees in front yards should be preserved. Established street tree patterns should be enhanced by planting additional trees along the public rights-of-way in the grass area between the street and sidewalk. Consult the city arborist or Frankfort Avenue Street Tree Master Plan to determine tree species that are suitable for placement near overhead wires. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review by Landmarks staff unless directed by the city arborist for emergency or public safety concerns.

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.

ST20 Cellular towers and associated fixtures should be strategically located to minimize the impact on historic view shed(s), screened from public view, and should not damage historic elements when attached to structures.

ST23 Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.

ST21 Utility lines should be installed underground whenever possible.

ST24 Install utility lines underground whenever possible.

New

ST22 The concrete mixture should match the existing or historic concrete mixture when repairing or replacing sidewalks or installing new sidewalks in the public right-of-way. Contact the Landmarks staff for the appropriate mixture and specifications.

No change

Storefront

SF1 When restoring or renovating an historic storefront include the following storefront elements if they previously existed: 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.

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.

SF2 Ornamental materials and features that contribute to the historic and architectural character of the building should not be removed from storefronts. Examples of these materials include wood, cast iron, terra cotta, Carrara glass, Vitrolite structural glass, ceramic tile, and brick.

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.

SF3 When historic storefronts must be replaced in part or in whole, historic materials should be used or replaced with like materials. Appropriate materials for storefront replacement may include cast iron, limestone, brick, wood, and some synthetic materials.

SF2 Use historic materials where historic storefronts must be replaced in part of in whole. Cast iron, limestone, or wood are appropriate materials for storefront replacement.

SF4 Rough-textured wood siding or simulated masonry, such as permastone, should not be used on storefronts.

SF29 Do not use rough-textured wood siding or simulated masonry, such as permastone, on storefronts.

SF5 When cornice replacement is required in part or in whole, historic materials should be used or replaced with like materials.

SF30 Use historic materials when cornice replacement is required in part of in whole. Cast iron, wood, or sheet metal are appropriate materials.

SF6 All historic storefront elements should be retained, including later alterations that are historically appropriate in their own right during the period of significance for the district. An example is a late 1900's storefront with Art Deco features or other ornamental details added during the 1930s.

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.

SF7 Façade alterations that have attained historic or architectural significance in their own right should be preserved. Such elements should be incorporated into any new storefront design or renovation. If there is insufficient physical or documentary evidence, do not attempt to recreate a falsely historic or conjectural historic design.

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.

SF8 Later historically significant materials should not be removed to restore a building to an earlier period. For example, a 1910 storefront should not be taken back to a conjectural 1850s appearance.

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.

SF9 When renovating historic storefronts, the original scale, proportion, and organization of architectural elements (bulkheads, display windows, transoms, door, piers, cornices, and other ornamental details) should be preserved.

SF6 Maintain the original scale, proportion, and organization of architectural elements (bulkheads, display windows, transoms, door, piers, and cornices) when renovating historic storefronts.

SF10 If extensive deterioration requires complete reconstruction, the original form and detailing of a storefront should be used as a model. The reconstruction should convey the same visual appearance and use the same material as the original. An historic storefront should not be removed and not replaced. However, an adaptive reuse for a commercial use may be considered.

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.

SF11 When reconstructing an historic storefront, historic, pictorial, and physical documentation should be used. The design may be an accurate restoration, if sufficient evidence exists, or a new design that is compatible with the size, scale, materials, style, and character of the historic building and the district.

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.

SF12 Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.

SF33 Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.

SF13 Replacement storefront designs should be compatible with and complementary to adjacent historic buildings and the district, but be recognized as being of their own era.

SF23 Design replacement storefronts that are compatible with and complementary to their historic neighbors, but are recognizable as being of their own era.

SF14 The storefront design should retain its original openings. Transitions from one façade to another should be clean and clearly defined.

SF9 Keep storefront designs within their original openings. Transitions from one façade to another should be clean and clearly defined.

SF15 When implementing new designs or renovations, emphasize the transparent character of storefronts. Generally, 60 percent of the wall surface at the sidewalk level (first floor) should be transparent (window and door glass). Historically, merchandise seen in storefront displays was emphasized to a much greater extent than any ornament on the storefront itself.

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.

SF16 Reflective or insulating film should not be applied to window glass.

SF11 Do not apply reflective or insulating film to window glass.

SF17 Smoked, tinted, low-E, or reflective glass should not be used on building façades that can be seen from a public way. Spandrel glass, lightly tinted glass, or certain frosted glasses may be appropriate in certain design instances. Blinds or insulating curtains may be added for privacy and thermal performance.

SF12 Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.

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.

Deleted

SF13 Use large sheets of clear glass when replacement of storefront display windows is required.

SF18 Replacement doors should be selected 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 (example: no stained glass).

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.

SF19 The storefront main entrance location should not be changed or reoriented.

SF15 Do not change or reorient the location of the main entrance of a storefront.

SF20 Even if the use has changed, the storefront commercial character should be maintained.

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.

SF21 Historic architectural elements should not be added to storefronts that have no historic precedent. Common examples of inappropriate alterations include the installation of coach lanterns, false mansard designs, small-paned windows, inoperable shutters, or colonial doors on late-nineteenth and twentieth-century buildings.

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.

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.

SF22 False fronts, false stories, or pent eaves to roofs (false dormers) should not be added to commercial buildings.

SF25 Do not add false fronts, false stories, or pent eaves to the roofs of commercial buildings.

SF23 Awnings should be designed with solid colors or with stripes running perpendicular to the building.

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.

Deleted

SF27 *Except in the Clifton Preservation District, 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.*

Deleted

SF28 Use historic materials when replacement of bulkheads is required in part or in whole. Wood or stone panels are most appropriate.

Deleted

SF31 Signs should not be installed that are inappropriately-scaled and obscure or damage surviving storefront features that convey a building's architectural character.

The following guidelines, from Window, are intended to be included in Storefront (keeping the Window numbering) and modified as per the Window modifications, as shown

W17 Awnings shall be designed to complement existing architectural features. They should not overwhelm the façade.

W17 Design awnings to complement existing architectural features. They should not overwhelm the façade.

W18 Awnings shall be of a material and form compatible with the building's historic character. Contemporary designs may be considered if compatible with the design and character of the building.

W19 Awnings shall be installed in a way that does not harm the building. Limit hardware installation to that which is required for structural stability. Anchors shall be installed in mortar joints, not masonry units.

W19 Install awnings in a way that does not harm the building. Limit hardware installation to that which is required for structural stability. Anchors shall be installed in mortar joints, not masonry units.

W20 On commercial buildings attach awnings between the window display area and the signboard or second-floor window sills. Awnings shall be attached below the transom line where historic prism glass is present and building scale allows.

W21 Awnings shall be installed so that the valance is no lower than permissible by code (Building Code or Public Works).

W21 Install awnings so that the valance is no lower than 9' above the sidewalk.

No change

Streetscape and Public Open Space

SS1 Original street and alley limestone and granite curbing should be maintained whenever possible. If replacement is necessary, use historic materials or, if historic or original materials are not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.

SS1 Maintain original curbing whenever possible. 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.

SS2 Historic paving materials, such as brick, hexagonal pavers, cobblestones, or limestone curbing, should be protected, restored, and reused whenever possible. Street car rail lines should also be protected and restored.

SS2 Restore and reuse historic paving materials, such as brick and hexagonal pavers and limestone curbing, whenever possible.

SS3 Historic circulation patterns, gateways, entrances, artwork, and street furniture should be retained wherever they are character-defining features, especially public pedestrian walkways (example: the “Chicken Steps”).

SS3 Retain historic circulation patterns, gateways, entrances, artwork, and street furniture, wherever they are character defining features, especially in pedestrian courts.

SS4 Street furniture, including street lights, garbage cans, bus shelters, benches, and kiosks, should be minimized and clustered together. Placement should ensure safe pedestrian passage and traffic safety. Street furniture should be durable, easy to maintain, and of a simple traditional design that is not falsely historical. If reproduction fixtures are desired for elements, such as benches and street lights, their design should be based upon historic precedent as established by photographic or pictorial evidence.

SS4 Limit the installation of street furniture, such as street lights, garbage cans, bus shelters, telephone booths, and kiosks, to avoid overly-cluttered streetscapes. Street furniture should be durable, easy to maintain, and of a simple traditional design that is not falsely historical. If reproduction fixtures are desired for elements such as benches and streetlights, their design should be based upon historic precedent as established by photographic or pictorial evidence.

SS5 Excavations, trenching, or re-grading adjacent to a building or site should be performed cautiously so as not to cause the foundation to shift or destroy significant archeological resources. Every reasonable effort shall be made to protect and preserve architectural resources affected by, or adjacent to, any project (example: utility line replacement).

SS5 Do not carry out excavations or re-grading adjacent to a historic building or site, which could cause the foundation to shift or destroy significant archeological resources.

SS6 Street and alley lighting fixtures should be a simple traditional design that is not falsely historical and should not become a focal point.

SS6 Use understated fixtures when installing any type of exterior lighting. Fixtures should not become a focal point. *In the Clifton Preservation District, creative fixtures can be accommodated provided there is Clifton ARC review.*

SS7 Energy-efficient lights should be used to create a soft illumination where public street and alley lighting is desired.

SS7 Use high-pressure sodium or metal-halide lights to create a soft illumination where site or streetscape lighting is desired.

SS8 **Street trees help define the streetscape and should be planted, maintained and retained unless they pose a safety hazard. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires Landmarks staff review unless directed by the city arborist in cases of emergency or for other reasons of public safety.**

SS8 Canopy street trees help define the streetscape and should be retained unless they pose a safety hazard. 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 in cases of emergency or for other reasons of public safety.

SS9 **Street tree patterns should be enhanced by planting additional trees along public rights-of-way and on private property. Consult the 2012 Frankfort Avenue Street Tree Master Plan (or most current revision), Landmarks staff, and the city arborist to determine the right tree for the right place. Street trees should be selected and placed so as upon maturity they do not obscure historic storefronts.**

SS9 Enhance established street tree patterns by planting additional trees along public rights-of-way and on private property. Select native deciduous species as canopy trees or trees appropriate to the period and character of the district. Consult with the city forester to determine what tree species are suitable for placement near overhead wires.

SS12 *In the Clifton Preservation District, the Frankfort Avenue Streetscape Study (2003) should be adhered to.*

SS10 **The health and shape of trees should be taken into account when pruning. Consult the city arborist or reputable certified arborist for proper pruning guidelines to avoid over pruning and harmful pruning.**

SS10 Take the health and shape of trees into account when pruning. Over pruning should be avoided.

SS11 **Public utility lines should be installed underground whenever possible.**

SS11 Install public utility lines underground whenever possible.

No change

Window

No change

W1 The maintenance and repair of historic windows are essential to preserving the historic character and fabric of Clifton structures and the overall Clifton historic district. For that reason, historic windows on street-address façades and street-facing façades shall not be replaced with new windows unless the Clifton ARC determines that the condition of existing windows, safety or energy efficiency considerations, or other relevant factors support window replacement. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.

No change

W2 If historic windows on façades other than street-address façades or street-facing façades are replaced, or the owner is authorized to replace windows on street-address façade or street-facing façade pursuant to W1, the new windows shall convey the same visual appearance as the historic windows. The visual appearance of a window is based on details such as sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and other decorative features. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of wood, metal, or synthetic window systems for authorized window replacement is permissible. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.

W3 Replacement sash should not be used that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock-sized windows.

W3 Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows

No change

W4 Replacement windows proposed for façades other than street-address façades or street-facing façades, and those authorized pursuant to W1 for street-address façades and street-facing façades, shall operate in the same way as the original windows - double-hung windows are replaced with double hung, and casement windows are replaced with casements.

No change

W5 Thermal glazing windows that have muntins in accordance with W2 shall have such muntins permanently applied and may also incorporate internal dividers between the glass panes.

W6 Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.

W6 Do not apply reflective or insulating film to window glass on street-address facades or street-facing facades.

W7 Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.

W7 Do not use smoked, tinted, or reflective glass on windows on street-address facades or street-facing facades.

W8 Transoms or sidelights shall not be blocked-in or back-painted.

W8 Do not block-in or back-paint transoms or sidelights.

W9 The number, size, location, or shape of original windows shall not be altered on street-address façades or street-facing façades by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.

W9 Do not alter the number, size, location, or shape of original windows on street-address façades or street-facing facades by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.

W10 Any new window openings for a new use shall not be located on street-address façades or street-facing façades.

W10 Do not locate any new window openings for a new use on street-address façades or street-facing facades.

W11 The front face of historic window trim shall not be covered with metal or siding material. Siding may butt up to the side of historic window trim.

W11 Do not cover the front face of historic window trim with metal or siding material. Siding may butt up to the side of historic window trim.

W12 New floors or dropped ceilings shall not be installed that block the glazed area of windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.

W12 Do not install new floors or dropped ceilings that block the glazed area of windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.

No change

W13 If exterior storm windows are installed they should duplicate the shape of the original window.

W14 When installing exterior storm windows or screens do not damage or obscure historic windows or frames.

W14 Do not install exterior storm windows or screens that damage or obscure historic windows or frames.

W15 Window sashes shall not be altered to accommodate window air-conditioning units.

W15 Do not alter window sashes to accommodate window air-conditioning units.

W16 When installing security bars do not obscure the architectural character of original windows or damage historic fabric. Commercial security grills should retract out of sight during business hours.

W16 Install any security bars in such a way that they do not obscure the architectural character of original windows or damage historic fabric. Commercial security grills should retract out of sight during business hours.

W17 Awnings shall be designed to complement existing architectural features. They should not overwhelm the façade.

W17 Design awnings to complement existing architectural features. They should not overwhelm the façade.

No change

W18 Awnings shall be of a material and form compatible with the building's historic character. Contemporary designs may be considered if compatible with the design and character of the building.

W19 Awnings shall be installed in a way that does not harm the building. Limit hardware installation to that which is required for structural stability. Anchors shall be installed in mortar joints, not masonry units.

W19 Install awnings in a way that does not harm the building. Limit hardware installation to that which is required for structural stability. Anchors shall be installed in mortar joints, not masonry units.

No change

W20 On commercial buildings attach awnings between the window display area and the signboard or second-floor window sills. Awnings shall be attached below the transom line where historic prism glass is present and building scale allows.

W21 Awnings shall be installed so that the valance is no lower than permissible by code (Building Code or Public Works).

W21 Install awnings so that the valance is no lower than 9' above the sidewalk.

No change

W22 Replacement shutters should match the visual appearance, size, and location of the originals and may be constructed of wood, metal, or synthetic material.

W23 Shutters shall be installed only where there is historic evidence for them.

W23 Install shutters only where there is historic evidence for them.
