



Historic Landmarks and Preservation Districts Commission

Report of the Committee Certificate of Appropriateness

To: Alex Marks, Royal Investments, LLC
From: West Main Architectural Review Committee
Date: March 30, 2022

Case No: 21-COA-0262
Classification: Committee Review

GENERAL INFORMATION

Property Addresses: 811, 813, 815, 819, 821 and 823 W. Main St.

Applicant: Alex Marks
Royal Investments, LLC
2000 Mallory Ln., Suite 130-144
Franklin, TN 37067
alexmarks@royalinv.com

Owners: Dominick A. Pagano (811-819 W. Main St.)
C&P Real Estate
PO Box 83
Harrods Creek, KY 40027

Andy Treinen (821-823 W. Main St.)
Owsley Brown Frazier Historic Arms Museum Foundation
829 W. Main St.
Louisville, KY 40202
502-753-1692
atreinen@fraziermuseum.org

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant requests approval to demolish the rear portions of six buildings located over six contiguous parcels, addressed 811 through 823 W. Main Street, to construct a new 169 key hotel with interior courtyard and rear tower. Approximately 58'-2" of the front of the buildings will be retained, including the outer walls and multiple portions of the interior party walls. The full length of the party wall shared with 809 W. Main Street will be fully retained.

The applicant is also proposing the new construction of a 169-key hotel with first floor commercial restaurant and/or bar space, a rooftop pool and event space, interior courtyard, and basement level parking garage accessed from W. Washington Street. The new construction will occur immediately behind the retained front 1/3 of the buildings and will be integrated with the fronts.

The front third of the buildings will maintain the existing height and will not be altered in form. The middle third will be five stories on the east side (81'-10") and will be open to a street level interior courtyard on the west side. On the back third, the building will be 9- to 10-stories tall (133'-10" and 156'-10") where it is adjacent to the elevated highway (I-64).

A proposed rooftop pool, open bar with pergola, and seating area has been moved from the front of the building on the fifth floor to the middle 1/3 of the building on the sixth floor, over a portion of new construction. The exposed side walls of the fifth floor of 815 W. Main are no longer to be open and will remain intact. The cladding for the new construction is proposed to be a mix of black metal panels, a drainable stucco system, Equitone fiber cement panels, and accents of Barkhouse poplar bark shingle siding tiles. Windows are proposed to be black aluminum with insulating glass. Sections of the upper floors of the tower will utilize architectural ribbed glass and a butt glazed curtain wall system.

The new north rear elevation along W. Washington St. will incorporate salvaged cast iron storefront sections currently located on that elevation. The street level will have three person doors and two roll up doors for access to valet parking spaces and the trash room.

The applicant is proposing to maintain all existing front facade openings. The existing windows, which are a mix of deteriorated wood, replacements of varying materials, and openings devoid of any remaining sashes, are proposed to be replaced with black, aluminum, single-hung windows with clear glass and muntins to match the historic patterning and opening size. The cast iron storefronts and architectural details will be retained and repaired where necessary.

The storefront configurations are proposed as follows:

811 W. Main St. – Cast iron surrounds to remain; remove other portions of existing storefront to accommodate a new deeply recessed main entry to the hotel and commercial space; install a flat, metal, 25'-10" L x 15' D canopy over entry with 12' of clearance from grade.

813 W. Main St. – Cast iron surrounds to remain; existing wood storefront to remain and be restored; painted black with clear glass; one middle entry door to commercial space with flanking storefront windows; transoms to remain.

815 W. Main St. – Cast iron surrounds to remain; existing wood storefront to remain and be restored; painted black with clear glass; five sets of double doors

opening to commercial space and hotel; transoms to remain; install a flat, metal, 23'-6" L x 9' D canopy over the left side entries with 12' of clearance from grade.

819 – 821 W. Main St. – Cast iron surrounds to remain; existing, non-historic storefronts to be replaced with new wood storefronts similar in character to 813 and 815 W. Main; painted black with clear glass; install three retractable 23'-6" L x 9' D canopy over entries at 817 W Main St with 9' of clearance from grade.

823 W. Main St. – Cast iron surrounds to remain; existing, non-historic storefront to be replaced with new wood storefronts similar in character to 813 and 815 W. Main; painted black with clear glass.

Communications with Applicant, Completion of Application

Landmarks staff meet with the applicant team to review the preliminary proposal on September 13, 2021 and provided initial feedback. The applicant met with Landmarks staff and other Metro departments multiple times over the next few months. A site visit to view the buildings and interiors was conducted with PDS staff and the Historic Preservation Officer on November 16, 2021.

The COA application package was submitted on November 22, 2021 and was determined to require ARC level review. Staff requested further documentation on December 14, 2021. Some of those documents were provided on December 23, 2021 at which time the application was considered complete. Staff requested additional documentation and clarification on January 11, 2022, which was provided same day and on January 12, 2022.

A hearing of the West Main Street Architectural Review Committee was scheduled for 5:30pm on January 19, 2022. On January 18, 2022 the applicant requested a continuance for their case prior to the hearing. The meeting was rescheduled and held on Wednesday, February 2, 2022 via WebEx videoconference, with in person public comment opportunity available at 444 S. 5th St. - Conference Room 101. Committee members in attendance were Committee Chair Chris Fuller, Carrye Jones, Rhonda Lawson, Amin Omidy, Jeana Dunlap, and Deputy Director for Develop Louisville Dave Marchal. Joseph Haberman, Savannah Darr, and Kat Groskreutz, Landmarks staff; the applicant team of Alex Marks, Cash Moter, Tanner Nicholas, Jonas Wilson, Aline Antunes, Greg Buccola, Jonathan Cardello, Robert Mallia, and Ann Richard; and building owners Andy Treinen and Dominick Pagano were also in attendance.

Mr. Fuller opened the meeting. Ms. Groskreutz presented the staff report which recommended denial of the request based on the level of demolition being proposed. The applicant presented their case. Mr. Fuller opened the meeting for committee questions of Ms. Groskreutz and the applicant team. There was discussion regarding the level of demolition, if more extensive portions of the building could be retained, details regarding the current condition of the building, if there are any outstanding enforcement issues, and how the level of demolition may affect the overall district.

The hearing was opened for public comment. Ms. Groskreutz had already sent approximately 60 written public comments to the Committee for review prior to the meeting: 22 in favor of the proposal and 38 opposed. Three people spoke to provide neutral comments, which generally asked for a greater compromise between preservation and new construction, a request for a bond to be in place, and asking the applicant team to revise the proposal to retain more of the existing structures and to seek tax credits.

Neutral Speakers

- Steve Wiser, 2862 Riedling Dr.
- Heath Seymour, 1306 Oak Hill Rd.
- Charles Cash, 500 Upland Rd.

Four people spoke in support of the project, generally stating it would revitalize a large section of vacant street.

Speakers in Support

- John Hillerich, 800 W. Main St.
- Earl Winebrenner, 10602 Timberwood Cir., Suite 13
- Mac Brown, no address given
- Mo Deljoo, 624 W. Main St.

Six people spoke in opposition to the project. The concerns echoed those raised by staff and the Committee, mostly regarding the level of demolition, potential use of tax credits, the proposed use of the structures that requires the extensive renovations, possible damage to surrounding structures, and potential abandonment of the project after demolition occurs.

Speakers Opposed

- Steve Porter, 2406 Tucker Station Rd.
- Anthony Schneider, 2025 Sampson St., Pittsburg, PA
- Mike O'Leary, 1963 Payne St.
- Becky Gorman, 927 Texas Ave.
- Martina Kunnecke, 311 Northwestern Parkway
- Alice Gunnison, 7849 Wolf Pen Branch Rd.

Public comment was closed and the hearing was open again to Committee questions and deliberation. The Committee asked further questions regarding the ability to save more of the structures.

Based on the feedback from public comment, the intended quality of the project, and the importance of preserving the historic district and building, Mr. Omidy felt the application was not yet ready for a decision and made a motion to defer a vote to allow the applicant to work with staff to better understand the qualifying attributes that would allow the historic district to maintain its integrity. Ms. Jones seconded the motion. There was discussion on the motion for staff to research the National Register standing and how demolition may impact the district, for the applicant team to research saving more of the front massing of the buildings, and providing a more definitive structural report analyzing the different costs. A

question of a defined time period for the applicant to return was discussed, but it was decided set goals of research for the applicant was preferable to deferring to a date certain. The hearing was open to a vote and the motion passed unanimously (Jones, Omidy, Dunlap, Lawson, Marchal, and Fuller). The hearing was paused for the evening at 8:45pm to be continued at a date to be determined.

Staff met with the applicant team on March 1, 2022 to review draft revised drawings that proposed to preserve slightly over 58' of the front of the subject properties. Staff asked the applicant team to provide all final revised documents by March 14 to allow time to review and update the staff report. Revised documents were provided on March 14, 2022, but were missing some information and staff identified discrepancies between pages that needed clarification. An updated revised drawing set was provided to staff on March 23rd, 2022.

The continued hearing of the West Main Street Architectural Review Committee met at 5:30pm on March 30, 2022 via WebEx videoconference, with in person public comment opportunity available at 444 S. 5th St. - Conference Room 101. Committee members in attendance were Committee Chair Chris Fuller, Carrye Jones, Rhonda Lawson, Amin Omidy, Jeana Dunlap, Lindsey Stouhngton, and Deputy Director for Develop Louisville Dave Marchal. Joseph Haberman, Savannah Darr, and Kat Groskreutz, Landmarks staff; the applicant team of Alex Marks, Cash Moter, Tanner Nicholas, Jonas Wilson, Aline Antunes, Greg Buccola, Jonathan Cardello, Robert Mallia, and Ann Richard; and building owners Andy Treinen and Dominick Pagano were also in attendance.

Mr. Fuller opened the meeting. Ms. Groskreutz presented the updated staff report which recommended approval of the request based on the revised drawings presented by the applicant after the February 2nd portion of the hearing, which now proposed to retain the front 58' of the buildings, including multiple interior party walls. The applicant presented their updated proposal. Mr. Fuller opened the meeting for committee questions of Ms. Groskreutz and the applicant team.

There was discussion regarding how the applicant team achieved the proposed depth of buildings to retain. Mr. Cardello and Mr. Moter spoke about multiple driving factors, including the depth of two standard hotel rooms with hallway, a logical place where a structural expansion joist could be constructed to secure the front portion of the building while meeting required fire and building codes, where foundations can be functionally poured in place, the depth where the rear of the buildings lower in massing stories from the front facades, structural conditions of the existing joists, and adding the courtyard for window access and providing connected activity to the Frasier building's adjoining courtyard space. The applicant team was questioned about referencing historic photos for the recreation of design details, and that they had identified some from the 1970s.

The hearing was reopened for additional public comment. Ms. Groskreutz had already sent five written public comments to the Committee for review prior to the

meeting: three in favor of the proposal and two opposed. Two people spoke to provide a comment in support of the proposal, and generally felt it was a compromise between preservation and new construction, would provide 24-hour activity and tourism close to Waterfront Park and West Louisville.

Speakers in Support

- Andy Treinen, 1826 Tyler Parkway
- Phil Boyle, 809 W. Main St.

Three people spoke as neutral parties to the proposal, generally stating it would aid in economic development of Downtown, that more building mass could be saved to allow the utilization of tax credits, alternative design possibilities, and the potential impact on the district.

Neutral Speakers

- Steve Wiser, 2862 Riedling Dr.
- Heath Seymour, 1306 Oak Hill Rd.
- Charles Cash, 500 Upland Rd.

One person spoke in opposition to the project regarding the Kentucky legislator's recent raising of the tax credit project cap, and questioned verbiage in the report, who determines what historic fabric can be saved, and how the Secretary of the Interior Standards, Landmark's bylaws, CLG status, and potential TIF districts or tax credits are used in determination of the recommendation and decision.

Speakers Opposed

- Betsey Hatfield, 452 Dean Taylor Ct., Simpsonville, KY

Ms. Dunlap raised a point of order regarding this portion of the meeting as being used for public comment, opposed to a question-and-answer session with the public, and whether it was expected for the questions to be answered at this time. Chairperson Fuller stated they would attempt to address the points raised. Ms. Groskreutz addressed the questions directed to staff, explaining the clarification on the specific verbiage was in the published staff report that was also shared with all previous commentors prior to the meeting. She stated the applicant would repair architectural details were necessary and that staff does not participate in that level of construction but that as the applicant moves through the approval process with other required permits, there will be additional reviews as the project proceeds. She explained that while West Main Street Historic Preservation District utilized the Secretary of Interior Standards as a basis for the design guidelines, that all projects are reviewed against those local design guidelines for each associated preservation district, and not against the SOI Standards. Ms. Groskreutz also stated that staff had reached out to the SHPO and was not able to receive feedback from them on the potential impact on the district without a formal filing for the SHPO to review. She explained that it would require months of survey work from Landmark's staff, which was not feasible given their current workload and staffing levels. Staff did review the district's nomination forms from 1974 and 1980, which did not include a contributing or non-contributing building map, and that the main features

mentioned as significant historic features of the district were the cast iron storefronts, the details on the front facades facing West Main Street, the load bearing interior party walls, some of which are being retained in the revised plans, and that the West Washington facades were not mentioned in either the 1974 nomination or 1980 update. Therefore, staff felt that the current proposal was still meeting the significant attributes mentioned in the 1974/1980 nominations for the district.

Mr. Marks addressed the process the applicant team conducted regarding the potential for tax credits and reviewing alternative design proposals created by outside parties. He discussed how his team was initially trying to retain the building in whole and receive tax credits, but there were barriers to every iteration for feasibly attaining funding, receiving tax credits, while also achieving the level of product they were wanting to create, and that the alternative design options as proposed did not meet that desired threshold of finished product.

Public comment was closed and the hearing was open again to Committee questions and deliberation.

There was discussion regarding the rear massing and how the proposed height is not currently found in the district, and concern regarding precedent. It was discussed that some historic context had already been lost on the north rear side through the construction of the flood wall and highway, and that the context in that specific area of the district could support a different scale than other parts of the District, even on the south side of same block, especially given the likelihood of the flood wall or highway being removed is small. It was felt that if the height had been proposed tall enough to be clearly visible from West Main Street it may be too large, but as currently proposed, should not significantly impact the district visually from West Main. It was determined that the proposed design treatment along the rear also helped echo some of the existing design elements along West Washington.

The committee discussed the 1974/1980 nominations for the district and how it helps inform the question of how much building is enough to save. The committee touched on how the current proposal is retaining those items specifically called out in the nominations, and coupled with the explanation from the applicant team regarding the logic behind where the break is proposed, that the level of proposed retention seemed rational given all information provided. There was discussion regarding somehow creating accurate thresholds for demolition for future projects, concern about the protection of the adjacent buildings during construction, and whether or not the demolition would create precedent. It was stated that proposals are always on a case-by-case basis, and what may be allowed in one location and under specific circumstances will not apply to all sites and circumstances, and that each application is reviewed on its own merits, context, and level of adherence to the guidelines.

There was discussion about the proposed awnings and how West Main does not typically have awnings of these type. The reasoning was shared as allowing more comfortable outdoor seating, but that some would be retractable for

flexibility, and that they will be more highly styled than a basic awning. A historic photo was shown dated to the early 1900s that showed a cloth over a door and tied to the wall, resembling a historic type of “retractable” awning.

Materials of the building were discussed, specifically the bark siding. It was clarified by the applicant that the bark siding would not be used on the main skin of the building due to fire code, but may be used as accents in small portions of the facades. Potential additional conditions of approval were discussed, including that window replacement details will come back to staff and signage will be approved through a separate application.

The Committee considered the proposed conditions of approval in the staff report, how conditions will be enforced, and what other processes are required or in place as checks and balances throughout those process. Staff explained the other steps and departments that would be required, include the full Planning and Design Services review, construction review, and zoning enforcement. Periodic site visits by staff were also requested and discussed, and that the applicant should report out to staff as any potential changes in the approach or design takes place. There was also discussion about the current deteriorating state of the buildings and that these buildings have been mostly vacant for many decades.

Mr. Fuller entertained a motion. Ms. Stoughton made a motion to approve the request for demolition and new construction with the addition of condition 9: that staff is to review all window and door detail and trim, 10: that staff is to review all signage and awning details, and 11: that there be in progress communication with staff during demolition and construction with at least one site visit by staff during demolition. Ms. Dunlap seconded the motion. Chariperson Fuller opened the motion for discussion. Mr. Omidy asked if the window openings that are currently blocked in would be reviewed. Ms. Groskreutz felt that would be covered under the addition of condition 9. Mr. Marchal mentioned the motion should state that the Committee accepts the revised staff report as the report of the committee with its findings and conclusions. Ms. Stoughton restated her motion to adopt the staff report with all findings, conclusions, and recommendation based on the revised design presented at the March 30, 2022 meeting, with the additional conditions 9, 10, and 11 as previously stated. Ms. Dunlap’s second to the motion stood. The motion passed unanimously (Jones, Omidy, Dunlap, Lawson, Stoughton, Marchal, and Fuller). The hearing adjourned at 7:43 pm with no other items on the agenda.

FINDINGS

Guidelines

The following design review guidelines, approved for the West Main Street Preservation District, are applicable to the proposed project: **Demolition, New Construction – Commercial, Storefront, Streetscape, and Window**. The report of the staff’s findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The six parcels are zoned C3 and within the Downtown Form District between N. 8th and 9th Streets. The six buildings are considered contributing structures not only within the West Main Street Historic Preservation District, but also the West Main Street National Register District (both established in 1974), and the Downtown Development Review Overlay District. West Main Street, particularly the sections between 6th and 9th Streets, are also nationally recognized by the American Planners Association as a “Great Places in America – Street” for its level of historic structures, cast iron storefronts, and the West Main Street Cultural Arts District.

<https://www.planning.org/greatplaces/streets/2008/westmainstreet.htm>

811-813 W. Main Street: Constructed circa 1865, these two, four-story, stone façade Italianate style buildings have cast iron storefronts. 811 still retains a simple, one-story, cast iron storefront surround on the rear facing Washington Street. The buildings were used to store iron for river trade. In 1881, they became home to the Todd-Donigan Iron Company, which remained in the buildings for decades, which at the time also included 809 W. Main Street.

815 W. Main Street: Constructed circa 1890, this five-story, masonry Richardsonian Romanesque style building has a cast iron storefront on the front, and retains two simple, one-story, cast iron storefront surrounds on the rear facing Washington Street. A later addition to the block, it was constructed for the jeans clothing manufacturing firm of Tapp, Leathers and Company. Three small spires extend above the roof. The left one notes the building’s construction start year of 1888. The center one says, “Tapp” for the building owner, and the right one notes the construction end year of 1890.

819-823 W. Main Street: Constructed circa 1865, these three, almost identical, four-story, stone façade Italianate style buildings have cast iron storefronts. All three still retain decorative, two-story tall cast iron storefront surrounds on the rear facing Washington Street. The buildings were owned by John Bull, a prominent patent medicine manufacturer. By the 1880s, 823 W. Main Street housed a store that still sold Bull’s medicines, while the other two were occupied by J.W. Morrill and Company, dealers in wholesale saddlery and saddlery hardware, and Ingall's and Company, boot wholesalers.

These historic buildings are surrounded by a mix of other 19th century commercial buildings and some modern infill to the south across Main Street, and an elevated highway (I-64) to the north. This section of the West Main Preservation District currently remains one of the most contiguously intact blocks of historic commercial buildings within the District, with very little demolition, modern infill, or modifications as seen in other blocks along West Main Street.

CONCLUSIONS - Demolition

The proposed project calls for partial demolition of roughly two-thirds of the rear of six 19th century historic commercial buildings. The National Park Service,

which oversees national-level historic preservation, has a Technical Preservation Services area that publishes guidance on preservation work. Preservation Brief 14 “New Exterior Additions to Historic Buildings: Preservation Concerns” (<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm#additions>), which is the most applicable in this instance, states that for projects to meet the *Secretary of the Interior’s Standards for Rehabilitation*, “a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.” It also states “...preservation of historic buildings inherently implies minimal change to primary or “public” elevations and, of course, interior features as well.” This Preservation Brief provides context in overall preservation principles and serves as a tool from which some of the local Design Guidelines were derived, such as the Demolition and New Construction.

As such, the ARC determined the revised proposal somewhat meets the intent of the applicable Design Guidelines and NPS Brief 14. While the rear portions of the buildings are still proposed for demolition, it is now occurring almost 60 feet behind the primary Main Street façade, which includes maintaining those sections of exposed outer walls and significant portions of interior party walls. This will retain a significant portion of the original form, massing, and historic fabric of the principal facades which are visible from Main Street.

The rear (north) elevations of the buildings have been altered over time and do not maintain the same level of integrity as the front facades. With the 20th century construction of the floodwall and elevated I-64 highway, the context along W. Washington has also been significantly altered, making this portion of Washington Street more of a service street than a pedestrian oriented commercial area as if found in other sections of Washington Street. Therefore, the demolition of the rear portions of the buildings will not have the same negative impact on the integrity of the district as the initial proposal that only retained the front façade walls.

CONCLUSIONS – New Construction - Commercial

The proposal for new construction and rear tower addition generally meets the applicable design guidelines for **New Construction – Commercial**. The new construction is generally sympathetic to the forms of the historic buildings, and the proposed cladding and window materials are compatible while allowing clarity on which portions of the building are old or new. Overall, the existing setbacks are primarily maintained on all sides. The scale of the rear tower is much taller than any building within the district and will change the spatial organization of buildings along Washington Street. However, it is deeply setback from Main Street, will only be partially visible from that street, and will not negatively impact any established views or vistas. The tower elevation is directly adjacent to the flood wall and elevated I-64 highway, and this section of Washington Street does not experience high pedestrian traffic. Thus, the tower is an appropriate addition on this portion of W. Washington Street. The pool has also been relocated from the front of the buildings to the middle portion over new construction, which provides privacy and screening for the patrons, reduces the weight needing

support to allow for the retention of some interior walls, and limits the non-historic roof use and visibility from Main Street.

Maintaining the existing heights of the front facades, the deep front setback of the new tower, and modern design elements that make it easily discernible between what is historic and what is new are creative design features and do generally follow preservation best practices.

CONCLUSIONS – Storefront, Streetscape, and Windows

The proposal for the front façade and streetscape generally meets the applicable design guidelines for **Storefront, Streetscape, and Windows**. The overall configurations of the storefronts are being maintained, with all cast iron surrounds and historic detailing being retained and repaired. Non-historic storefronts from 819 to 823 W. Main Street will be removed and restored to mimic the historic appearance of the existing storefronts of 813 and 815 W. Main Street. While the wooden portions of the storefront of 811 W. Main Street will be removed, the cast iron columns and surround will remain for the continuity of the blockface. Context for inset entrances is found elsewhere in the West Main Street district, such as the Kentucky Science Center at 727 W. Main, and currently at 815 W. Main. The canopies and awnings are flat or retractable to limit visual impact and are of a material and simple design that is appropriate for the commercial nature of the district.

All front façade windows and glass along W. Main Street are proposed to be clear with no tinting, frosting, or pattern. While the windows are all proposed to be replaced, the analysis of the existing windows shows a mix of wood windows in poor condition, various materials of replacement windows, or openings completely devoid of any sashes. As such, the ARC determined that given this context and the proposed use that aluminum, single-hung windows that maintain the existing dimensions, depths, and muntin configurations are appropriate.

The only significant change to the existing streetscape is the addition of decorative planters between storefronts and raised planter boxes in front of 821 and 823 to delineate outdoor dining space. This will further activate the street and is pedestrian oriented. The existing pavers will not be changed, and the existing tree wells and public art are being reworked by Louisville Metro Government, with new trees being planted by LMG once the work is complete.

CONCLUSIONS – Overall

In summary, the West Main Street Architectural Review Committee has determined that the revised plan is an acceptable compromise that properly accounts for the previous Committee, public, and staff feedback, and generally meets the applicable design guidelines. The revisions, which also include retention of the front 58 feet of buildings and partial interior party walls, helps create a story of changes to the buildings over time, rather than almost wholesale demolition and reconstruction, and is not likely to significantly impact the historic integrity of the district based on the features listed in the nomination forms.

DECISION

On the basis of the information furnished by the applicant, staff, analysis of the Design Guidelines and West Main Street district nominations, and the revised level of proposed demolition, the West Main Street Architectural Review Committee has determined the request for a Certificate of Appropriateness for demolition of the rear portions of the buildings from 811 W. Main St. through 823 W. Main St. and the proposed new construction be **approved with the following conditions:**

1. **All front facade details, including window trim, historic doors, and other historic materials, shall be retained and repaired where necessary.**
2. **No demolition shall occur, nor shall any wrecking permits be issued until the new construction has been fully approved and permits issued for its construction.**
3. **The applicant shall provide a detailed structural plan demonstrating how the existing facades will be supported and maintained throughout the demolition and construction process.**
4. **Any reclaimed brick used in rebuilding of exterior walls shall be brick made specifically to be exposed to the outdoors, rather than reclaimed from interior brick walls which may not have the same composition and strength for exterior exposure.**
5. **The retractable awnings shall be made of matte-finish, weather-proofed fabric or a traditional form.**
6. **Awnings and canopies shall be installed in a way that does not harm the building. Hardware installation shall be limited to that which is required for structural stability and should be driven into mortar joints rather than into masonry.**
7. **The applicant shall photographically document and provide to Staff any architectural features that are slated for reconstruction prior to the removal of any historic fabric.**
8. **Adjacent buildings shall be protected from damage during demolition and all new construction activities. Newly exposed walls of buildings to remain shall be protected and stabilized as necessary.**
9. **The applicant shall provide all window, door, awning, and trim details to Staff for final review prior to installation.**
10. **The applicant shall submit all signage to Staff for separate review prior to installation.**
11. **The applicant shall maintain in progress communication with Staff during demolition and construction, inform Staff of any changes to the proposed plan, and Staff shall conduct at least one site visit during the demolition phase.**



Christopher Fuller
West Main Street ARC Chair

03/30/2021

Date

DEMOLITION

Design Guideline Checklist From Economic Hardship Exemption

- + Meets Guidelines
 - Does Not Meet Guidelines
 - +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
NSI Not Sufficient Information

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 will not be considered.

	Guideline	Finding	Comment
DE1	Do not demolish existing non-contributing buildings and additions in a manner that will threaten the integrity of existing contributing structures.	+/-	The rear portions of the contributing buildings will be demolished; however the front 58' and associated historic fabric will be maintained which is the bulk of the visible primary facades
DE2	Do take steps to assure the integrity of a wall exposed to the elements by the removal of a non-historic addition.	NA	This application is for demolition of portions of contributing buildings
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.	NA	This application is for demolition of portions of contributing buildings; some interior walls will be retained
DE4	Do infill non-historic openings in historic walls, exposed as a result of the removal of the non-historic finishes.	+	New construction will connect and infill any exposed openings in historic walls
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.	+	The interior courtyard that will be exposed is to be landscaped
DE6	Do take measures to reestablish the street wall after demolition through the use of low fences, walls, and/or vegetation.	+	While this is not applicable to the Main Street side, the Washington Street side will be reestablished through new building construction

NEW CONSTRUCTION

COMMERCIAL AND INSTITUTIONAL DESIGN GUIDELINES

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions as Noted		

	Guideline	Finding	Comment
NC1	Make sure that new designs conform to all other applicable regulations including the Jefferson County Development Code and Zoning District Regulations.	+	The new construction appears to meet all provisions provided within the Louisville Metro LDC.
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.	+/-	The rear portions of the contributing buildings will be demolished; however the front 58' and associated historic fabric will be maintained which is the bulk of the visible primary facades
NC3	Design new construction so that the building height, scale, massing, volume, directional emphasis, and setback reflects the architectural context established by surrounding structures.	+/-	The W. Main Street side will be similar as the front 58' will be retained. The height of the rear tower significantly exceeds the average height found throughout the district; however, it is deeply setback and located adjacent to an elevated highway. For these reasons the tower is appropriate for this location.
NC4	Make sure that the scale of new construction does not conflict with the historic character of the district.	+	The height of the rear tower significantly exceeds the average height found throughout the district; however, it is deeply setback and located adjacent to a floodwall and elevated highway; it is not likely to significantly visually impact the district from W. Main Street.
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.	+	The materials for the new construction are sympathetic and complementary to the historic fabric and help differentiate old from new
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.	+	The materials for the new construction are visually compatible with surrounding historic buildings within the district and help differentiate old from new
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.	NA	The human scale is not affected on W. Main, and is not a character defining feature of W. Washington given the current context of that street
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.	NA	The pedestrian-oriented character is not affected on W. Main, and is not a character defining feature of W. Washington given the current context of that street

NC9	Design new construction in such a way that it does not disrupt important public views and vistas.	+	The deep setback of the tower is unlikely to disrupt views and vistas from street level, particularly from pedestrian vantages along W. Main Street
NC10	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	NA	Previous trees being replanted by LMG
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.	NA	The patterns of open space is not affected on W. Main, and will remain the same through new construction on W. Washington
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.	+	The retention of the front 58' and associated historic fabric will be maintained which is the bulk of the visible primary facades
NC13	Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, columns, and storefronts are other important character-defining facade elements.	+	Will be maintained as is on W. Main which is the primary facade
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).	+	The proposed tower addition will have more voids and appear lighter than the surrounding masonry buildings; however, this distinguishes it as new construction.
NC15	Maintain historic patterns of window and door proportion and placement in designs for new construction.	+	Will be maintained as is on W. Main which is the primary facade
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.	+	Will be maintained as is on W. Main which is the primary façade; new construction will be sympathetic
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.	+	Will be maintained partially as is on W. Main which is the primary façade; new storefront components will mimic existing historic doors
NC18	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street.	+	Will be maintained as is on W. Main which is the primary façade
NC19	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
NC20	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
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.	NA	
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.	+	The rhythm of the W. Main Street facades will remain the same as they are to be retained. While the Washington Street side will be new and taller than the surrounding buildings, it is appropriate for this location.

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.	+	
NC24	Incorporate set-back upper stories into designs for new construction that exceed the established cornice line.	+	
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.	+	The historic rhythm of W. Main will not change
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.	NA	This is not a corner lot.
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.	+	
NC28	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	Flat
NC29	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominate form is flat, built-up roofs are preferred. Where the predominate 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.	+	Flat
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.	+	
NC31	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	+	Will be maintained as is on W. Main which is the primary façade
NC32	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	+	Internal or not visible from the street
NC33	Make provisions for screening and storage of trash receptacles when designing new construction.	+	Trash room accessed from Washington
NC34	Use an exterior sheathing that is similar to those of other surrounding historic buildings.	+/-	The proposed sheathing materials are contemporary but compatible with the historic materials and fitting for the commercial nature of the district
NC35	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction.	NA	
NC36	Do not use modern "antiqued" brick in new construction.	NSI	See conditions of approval
NC37	Design parking garages so that they relate closely to adjacent structures. Their facades should reflect the hierarchical organization and design elements seen on surrounding buildings.	+	30 valet parking spots located on the basement level accessed from W. Washington St.
NC38	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+	30 valet parking spots located on the basement level accessed from W. Washington St.

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.	NA	Underground parking garage
NC40	Generally speaking, parking should be located in the rear.	+	
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.	+	
NC42	Do not build additional surface parking lots within the West Main Preservation District.	+	
NC43	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	NSI	
NC44	Do not create additional open space within the West Main Historic District.	+	Interior open courtyard where building space is currently located; however, it is not street facing and interior courtyards are not uncommon in historic commercial buildings

STOREFRONT

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
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.	+	Main Street facades to remain; cast iron on Washington to be salvaged as able
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.	+	
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.	+	Main Street facades to remain; cast iron on Washington to be salvaged as able
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.	NA	
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.	NA	
SF6	Maintain the original scale, proportion, and organization of architectural elements (bulkheads, display windows, transoms, door, piers, and cornices) when renovating historic storefronts.	+	Main Street facades to remain

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.	+/-	Portions of non-historic storefront will be rebuilt to mimic remaining historic sections; portions of 811 are to be removed, but are deteriorated and context exists for inset entrances elsewhere in 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.	+	Portions of non-historic storefront will be rebuilt to mimic remaining historic sections
SF9	Keep storefront designs within their original openings. Transitions from one façade to another should be clean and clearly defined.	+	
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.	+	
SF11	Do not apply reflective or insulating film to window glass.	+	Clear glass
SF12	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	Clear glass
SF13	Use large sheets of clear glass when replacement of storefront display windows is required.	+	
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.	+	
SF15	Do not change or reorient the location of the main entrance of a storefront.	+/-	The existing main entrance of 811 is to be removed, but is deteriorated and context exists for inset entrances elsewhere in the district
SF16	Design awnings to complement existing architectural features. They should not overwhelm the façade.	+	
SF17	Install awnings made out of matte-finish weather-proofed fabric or a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	+/NSI	Canopies to be flat metal which is not visually intrusive; retractable awning material is not determined at this time; see conditions of approval
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.	+	Black
SF19	Install awnings in a way that does not harm the building. Hardware installation should be limited to that which is required for structural stability and should be driven into mortar joints rather than into masonry.	NSI	See conditions of approval
SF20	Attach awnings between the window display area and the signboard or second-floor window sills. Awnings should be attached below the transom line where historic prism glass is present.	+	
SF21	Install awnings so that the valance is no lower than 7'-6" above the sidewalk.	+	
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.	+	

SF23	Design replacement storefronts that are compatible with and complementary to their historic neighbors, but are recognizable as being of their own era.	+	
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.	NA	
SF25	Do not add false fronts, false stories, or pent eaves to the roofs of commercial buildings.	NA	
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.	NA	
SF27	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.	NA	
SF28	Use historic materials when replacement of bulkheads is required in part or in whole. Wood or stone panels are most appropriate.	NA	
SF29	Do not use rough-textured wood siding or simulated masonry, such as permastone, on storefronts.	NA	
SF30	Use historic materials when cornice replacement is required in part of in whole. Cast iron, wood, or sheet metal area appropriate materials.	+	
SF31	Do not install inappropriately-scaled signs that obscure or damage surviving storefront features that convey a building's architectural character.	NA	Signage not being reviewed at this time
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.	+	
SF33	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	See conditions of approval

STREETSCAPE

AND PUBLIC OPEN SPACE

Design Guideline Checklist

- | | | | |
|-----|---|-----|----------------------------|
| + | Meets Guidelines | NA | Not Applicable |
| - | Does Not Meet Guidelines | NSI | Not Sufficient Information |
| +/- | Meets Guidelines with Conditions as Noted | | |

	Guideline	Finding	Comment
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.	NA	
SS2	Restore and reuse historic paving materials, such as brick and hexagonal pavers and limestone curbing, whenever possible.	NA	
SS3	Retain historic circulation patterns, gateways, entrances, artwork, and street furniture, wherever they are character-defining features, especially in pedestrian courts.	+	

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	Do not carry out excavations or regrading adjacent to a historic building or site, which could cause the foundation to shift or destroy significant archeological resources.	NA	
SS6	Use understated fixtures when installing any type of exterior lighting. Fixtures should not become a focal point.	NSI	See conditions of approval
SS7	Use high-pressure sodium or metal-halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
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.	NA	Metro to replant street trees
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.	NA	Metro to replant street trees
SS10	Take the health and shape of trees into account when pruning. Overpruning should be avoided.	NA	
SS11	Install public utility lines underground whenever possible.	NA	

WINDOW

Design Guideline Checklist

- + Meets Guidelines NA Not Applicable
- Does Not Meet Guidelines NSI Not Sufficient Information
- +/- Meets Guidelines with Conditions as Noted

	Guideline	Finding	Comment
W1	Replace severely deteriorated historic windows with new windows that convey the same visual appearance. 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 vinyl- and aluminum-clad wood window systems on primary elevations may be permissible if the proportion and detail closely match the original.	+	See conclusions
W2	Select windows that match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features when repair of original windows is impossible.	+	
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NA	
W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+	

W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	+/-	Replacement windows to be aluminum, which is appropriate for the commercial nature of the district
W7	Install replacement windows that operate in the same way as the original windows - double-hung windows are replaced with double-hung, and casement windows are replaced with casements.	+	
W8	Do not replace multi-pane windows that have true divided lights with thermal glazing windows that have false "snap-in" or applied muntins on primary façade elevations.	+	
W9	Do not apply reflective or insulating film to window glass.	+	
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	+	
W12	Do not block-in or back-paint transoms or sidelights.	NA	
W13	Use surviving prototypes to reconstruct missing window elements, such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. The reconstructed element should be constructed of materials for which there is a historic precedent or a compatible substitute material if that is not possible.	+	
W14	Do not alter the number, size, location, or shape of original windows seen from a public way 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.	NA	
W15	Locate any new windows openings that may be required for a new use on a façade that cannot be seen from a public way. Newly-installed windows should be compatible with the overall design of the building.	+	
W16	Do not obscure historic window trim with metal or siding material.	NA	
W17	Do not install new floors or dropped ceilings that block the glazed area of historic windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.	NA	
W18	Install exterior storm windows that duplicate the shape of the original window. Storm windows should be painted to match the color of the window frame.	NA	
W19	Do not install exterior storm windows or screens that damage or obscure historic windows or frames. Mount storm windows on the blind stop within the window frame. Storm window or screen rails should always match the rails of the windows behind. They should have either wood or narrow, metal frames that are painted to match the color of the building trim.	NA	
W20	Do not install window air conditioning units on a primary façade if installation on a secondary façade can address the same need. If this is not an option, do not alter the window sash to accommodate the air-conditioning unit.	NA	
W21	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.	NA	
W22	Design awnings to complement existing architectural features. They should not overwhelm the façade.	+	

W23	Install awnings made of weather-proofed canvas of a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	+/NSI	Canopies to be flat metal which is not visually intrusive; retractable awning material is not determined at this time; see conditions of approval
W24	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.	+	Black
W25	Install awnings in a way that does not harm the building. Hardware installation should be limited to that which is required for structural stability and should be driven into mortar joints rather than into masonry.	NSI	See conditions of approval
W26	Attach awnings between the window display area and the signboard or second-floor window sills. Awnings should be attached below the transom line where historic prism glass is present and building scale allows.	+	
W27	Install awnings so that the valance is no lower than 7' above the sidewalk.	+	
W28	Repair shutters with in-kind materials. If damage is so extensive that they cannot be repaired, replacement shutters should match the visual appearance of the originals.	NA	
W29	Install shutters only where there is historic evidence for them. Replacement shutters should be or appear to be operable, measure the full height and width of the windows, and be constructed of a historically-appropriate material. Solid shutters are appropriate for the ground floor, and solid or louvered shutters are appropriate for upper floors.	NA	
W30	Mount replacement shutters so that they partially cover the vertical trim of the window frame. This gives shutters the appearance that they are indeed operable, even if in truth they are not. Shutters should not be applied to the masonry or cladding on either side of the window.	NA	
W31	Do not install aluminum or vinyl shutters.	NA	
W32	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	See conditions of approval