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## Historic Landmarks and Preservation Districts Commission

### Report to the Committee

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To: Clifton Architectural Review Committee  
Thru: Joe Haberman, Planning Manager *JH*  
From: Savannah Darr, Historic Preservation Specialist  
Date: August 25, 2017

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**Case No:** 17COA1187  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 2102 New Main Street

**Applicant:** Elizabeth Whitaker  
CAP Venture Group  
14007 Harbour Place  
Prospect, KY 40059  
765-318-9072  
[libby@lstproperties.com](mailto:libby@lstproperties.com)

**Owner:** same as applicant

**Plan Prepared By:** Don Underwood  
Don Underwood Design  
3502 Frankfort Avenue  
Louisville, KY 40207  
502-893-6600  
[blueprintman@bellsouth.net](mailto:blueprintman@bellsouth.net)

**Estimated Project Cost:** \$30,000 +/-

#### Description of proposed exterior alteration:

The applicant seeks approval to do the following

- Construct a wood deck on the rear elevation of the house. The deck will measure 21'-8" by 12'-0" and be constructed of wood. The bottom portion of the deck will be wrapped with horizontal wood rather than lattice. The guardrail and handrail will also be constructed of wood.
- Replace the existing replacement door with a new ¼ lite fiberglass door. The ¼ lite contains muntins that create the appearance of six individual panes.

- Install a sliding fiberglass patio door on the rear elevation that will lead to the proposed deck.
- Construct a 6'-0" tall wooden privacy fence with dog-ear pickets. The new fence will enclose the rear yard utilizing an existing fence on the east side of the yard. There will be a gate on the west side of the house set back near the rear addition and facing New Main Street.
- Install new vinyl siding to replace the existing vinyl siding. The applicant proposes to install the siding all the way to the ground.
- Replace all existing wood windows. The front elevation windows are 2/2 double hung wood windows while the side and rear windows are 6/6 double hung wood windows. The new windows will be 1/1 double hung vinyl windows.
- Reconfigure the window openings on the side and rear elevations. One new window will be installed on the east elevation near the rear of the building for a bathroom. The two existing windows on the rear elevation will be removed for bathroom and closet. The two southernmost existing windows on the west elevation will remain. However, the third existing window will be removed. Four new window openings are proposed for the west elevation.

### **Communications with Applicant, Completion of Application**

The application was received on August 10, 2017 and considered complete and requiring committee level review on August 14, 2017. The case is scheduled to be heard by the Clifton Architectural Review Committee on August 30, 2017 at 5:30 pm, at 444 South Fifth Street, Conference Room 101.

### **FINDINGS**

#### **Guidelines**

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Addition, Door & Entrance, Siding & Trim, Site, and Windows**. The report of the Commission 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 property is located on the south side of New Main Street, midblock between Frankfort Avenue and S. Bellaire Avenue. The site is zoned R5A within the Traditional Neighborhood Form District. The frame shotgun house is surrounded by other frame shotgun houses and faces the railroad tracks.

There are no previous COAs for this property.

#### **Conclusions**

The proposed new deck and fencing generally meet the Clifton design guidelines for **Addition and Site**. The proposed front door generally meets the Clifton design guidelines for **Door & Entrance**. While the proposed door better fits the

architectural character of the shotgun house than the existing door, this house would have likely had a  $\frac{3}{4}$  lite door. Staff recommends that the applicant consider a  $\frac{3}{4}$  lite door rather than a  $\frac{1}{4}$  lite door. The proposed sliding patio door is a standard change for the rear of the house.

The proposed siding replacement generally meets the Clifton design guidelines for **Siding & Trim** because there is existing vinyl siding and it is being replaced in-kind. Staff noted insul-brick under the existing vinyl siding. Per **Siding & Trim** guideline SD8, the insul-brick material must be removed and house wrap applied before applying the new vinyl siding. The applicant is proposing to install vinyl siding to the ground. Typically, staff does not recommend this treatment as most historic structures have continuous foundations that should be left exposed. However, this house appears to be on piers and thus does not have a continuous foundation. Therefore, staff recommends approval of vinyl siding to the ground.

The proposed window opening reconfiguration on the side and rear elevations generally meets the Clifton design guidelines for **Windows**. However, the proposed window replacement does not generally meet those guidelines, specifically design guidelines W2 and W5. The applicant proposed 1/1 double hung windows for the entire house, which contains 6/6 double hung windows on the side and rear elevations and 2/2 double hung windows on the front elevation. Staff is still waiting for the dimensions of the proposed replacement windows to determine if they will fit the historic window openings. Thus, design guideline W3 is NSI, or not sufficient information.

## **RECOMMENDATION**

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved** with the following conditions:

1. **The new front door shall match the size of the original opening.**
2. **The front transom window shall be replaced with a window that fits the historic window opening.**
3. **The installation of vinyl siding shall not obscure or damage historic ornamental details such as fish-scale shingles, moldings, window casings, sills, hoods, brackets, and corner boards. The windows and trim shall not be wrapped with metal.**
4. **The front windows shall be repaired and maintained.**
5. **The new side windows shall fit the historic window openings. No historic openings shall be modified to fit stock windows.**
6. **The new side windows shall be 6/6 double hung windows to match the historic windows.**
7. **All elements of the deck and fencing shall be opaque stained or painted.**
8. **The finished side of the fencing shall face out toward the adjoining properties.**
9. **Any new exterior lights shall meet Site design guidelines ST15 and ST16.**
10. **If the design or materials change, the applicant shall contact staff for review and approval.**



	Guideline	Finding	Comment
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.	NA	
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.	+/-	House is wrapped with vinyl siding and the new deck is wood.
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.	NA	
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.	NA	
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.	NA	
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.	NA	
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	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	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.	NA	
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.	NA	
A19	Exterior fire escape steps constructed of wood should be painted or stained, oriented to the yard, and kept to a minimum functional size.	NA	

# Door and Entrance

## Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
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.	+/-	There is an existing replacement door. The new door will better fit the architectural character of the shotgun house. However, staff recommends a ¾ lite door.
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.	+	There is an existing replacement door. The new door will better fit the architectural character of the shotgun house. However, staff recommends a ¾ lite door.
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.	+/-	There is an existing replacement door. The new door will better fit the architectural character of the shotgun house. However, staff recommends a ¾ lite door.
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.	+	
D5	Creating new entrances on street-address or street-facing facades should be avoided.	NA	
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.	NA	
D7	Replacing historic double-entry (leaf) doors with a single door should be avoided.	NA	Single-entry 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.	+	The front transom window, which is missing, will be replaced.
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.	+	Photographs submitted with application.
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.	+/-	There is an existing replacement door. The new door will better fit the architectural character of the shotgun house. However, staff recommends a ¾ lite door.

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

## Siding and Trim

### Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
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.	NA	There is existing vinyl siding on all elevations of the house. The applicant proposes to replace in-kind.
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.	NA	There is existing vinyl siding on all elevations of the house. The applicant proposes to replace in-kind.
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.	+/-	There is existing vinyl siding on all elevations of the house. The applicant proposes to replace in-kind.
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.	NA	
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.	NA	
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.	+/-	There is existing vinyl siding on all elevations of the house. The applicant proposes to replace in-kind.
SD7	Replacement siding should be installed horizontally unless there is valid historic documentation for a different original	+	

	Guideline	Finding	Comment
	orientation.		
<b>SD8</b>	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.	+/-	There is existing vinyl siding on all elevations of the house. The applicant proposes to replace in-kind.  The existing insul-brick shall be removed prior to new siding being applied.
<b>SD9</b>	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.	+/-	There is existing vinyl siding on all elevations of the house. The applicant proposes to replace in-kind.
<b>SD10</b>	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.	+	
<b>SD11</b>	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.	NA	

## Site

### Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
<b>ST1</b>	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.	NA	Existing concrete stoop and walk remaining
<b>ST2</b>	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.	NA	
<b>ST3</b>	Steps on private property made of brick, stone, or poured concrete should be maintained wherever	NA	

	Guideline	Finding	Comment
	present. If replacement is required, original materials should be used. New construction should incorporate steps 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.	NA	
ST5	Driveways, parking areas, and loading docks should be constructed or located to the side and rear of properties. Alley access is preferred.	+	Existing parking is located in the rear
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.	NA	
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.	NA	
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.	NA	
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.	NA	
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.	NA	
ST11	Iron fencing should be installed, historically compatible, and of a similar height where there is a demonstrable historic precedent.	NA	
ST12	Front yard fencing should not be installed where there is no historic precedent.	NA	
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.	+	Fencing will start near the rear addition of the house and be 6' tall.
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.	+	Wooden, dog-ear, privacy fence
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.	NSI	See conditions of approval
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	NSI	See conditions of approval

	Guideline	Finding	Comment
	properties. Reference the Land Development Code for illumination restrictions.		
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.	NA	
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.	NA	
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.	NA	
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.	NA	
ST21	Utility lines should be installed underground whenever possible.	NA	
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.	NA	Existing concrete stoop and walk remaining

## Windows

### Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
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.	+	The applicant is aware of the Clifton design guidelines and procedures.  The applicant proposed 1/1 double hung vinyl windows for the front façade, which contains two 2/2 double hung wood windows.

	Guideline	Finding	Comment
<b>W2</b>	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.	-	The applicant proposed 1/1 double hung vinyl windows to replace 6/6 double hung wood windows on the side elevations.  The applicant proposed 1/1 double hung vinyl windows for the front façade, which contains two 2/2 double hung wood windows.
<b>W3</b>	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.	NSI	The applicant is gathering this information.
<b>W4</b>	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.	+	Double hung windows will be replaced with double hung windows.
<b>W5</b>	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.	-	The applicant proposed 1/1 double hung windows to replace 6/6 double hung windows.
<b>W6</b>	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	+	
<b>W7</b>	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	+	
<b>W8</b>	Transoms or sidelights shall not be blocked-in or back-painted.	+	The front transom window, which is missing, will be replaced.
<b>W9</b>	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.	+	The proposed window opening changes are on the side and rear elevations.
<b>W10</b>	Any new window openings for a new use shall not be located on street-address façades or street-facing façades.	+	The proposed window opening changes are on the side and rear elevations.
<b>W11</b>	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.	NSI	Staff has not discussed this specifically with the applicant yet. However, it is a condition of approval.

	Guideline	Finding	Comment
<b>W12</b>	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.	NA	
<b>W13</b>	If exterior storm windows are installed they should duplicate the shape of the original window.	NA	
<b>W14</b>	When installing exterior storm windows or screens do not damage or obscure historic windows or frames.	NA	
<b>W15</b>	Window sashes shall not be altered to accommodate window air-conditioning units.	NA	
<b>W16</b>	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.	NA	
<b>W17</b>	Awnings shall be designed to complement existing architectural features. They should not overwhelm the façade.	NA	
<b>W18</b>	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.	NA	
<b>W19</b>	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.	NA	
<b>W20</b>	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.	NA	
<b>W21</b>	Awnings shall be installed so that the valance is no lower than permissible by code (Building Code or Public Works).	NA	
<b>W22</b>	Replacement shutters should match the visual appearance, size, and location of the originals and may be constructed of wood, metal, or synthetic material.	NA	
<b>W23</b>	Shutters shall be installed only where there is historic evidence for them.	NA	