



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: West Main Street Preservation District
Thru: Cynthia Elmore, Historic Preservation Officer
From: Bradley Fister, Historic Preservation Specialist
Date: November 23, 2020

Case No: 20-COA-0226
Classification: Committee Review

GENERAL INFORMATION

Property Address: 639 W. Main St

Applicant: Benjamin Brainard
Hollyhock Rentals
321 S. Peterson Ave.
Louisville, KY 40206
(502) 817-7034
benjaminbrainard@gmail.com

Owner: Same as Applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

Part 1:

The applicant seeks approval to install two full glass windows stacked on top of one another in each of the existing window openings to create the appearance of a central sash. The goal is to simulate the look of a double hung window at a lower price point. These vinyl windows are proposed for both the front and rear facades.

Part 2:

1. Painting and color change for the existing front and rear façade that has been previously painted. The proposed color is to be Noir 4009-2 (a warm black) for the storefront level iron façade as well as the trim color for all the windows. The remaining iron façade above the storefront on the front façade, as well as the entire

rear façade is proposed to be Greek Villa SW7551 (a light cream, mimicking light colors of stone).

2. Sign permit for the front façade for letters spelling out “Hollyhock on Main” in painted wood letters cut to fit within the confines of the frieze between the first and second floors.

Communications with Applicant, Completion of Application:

The application was received on October 14, 2020. The application was classified as requiring Committee Review on October 19, 2020 and staff emailed applicant to advise them their application had been assigned to a case manager. Staff contacted the applicant via phone and email to request additional information to assist in their understanding of the project. Applicant was made aware that since the new window proposal did not meet the design guidelines, that the project would require a committee level review. The applicant will also have a window installer on hand for any questions the committee may have on the functionality and longevity of the proposal. The case is scheduled to be heard by the West Main Street Architectural Review Committee (ARC) on December 2, 2020 at 4:30 pm, via a WebEx meeting at 444 S. 5th Street, Conference Room 101.

The West Main ARC met on December 2, 2020 at 4:30 pm, via WebEx video conference to discuss the case. Members present were acting Committee Chair David Marchal, Deputy Director for Develop Louisville. Committee Members David Morgan, Christopher Fuller, Carrye Jones, Emily Liu, Director of Planning and Design Services; Joe Haberman, Cynthia Elmore, and Brad Fister, Landmarks Staff; Keith Monsour window installer; Benjamin Brainard, the applicant, was also present.

Mr. Marchal opened the meeting, and asked Mr. Fister to present the case for the proposed changes to the property. Mr. Fister recommended denial of the project with conditions listed in the staff report. Mr. Marchal asked if the applicants had anything to add to the presentation.

Mr. Brainard asked for Mr. Monsour to explain the windows that had been chosen for the project. Mr. Monsour explained that the windows would be mulled together and stacked on top of one another. Mr. Brainard explained that this option was chosen based on the affordability of the windows due to their large size. Mr. Brainard pointed out the modern windows of the building across the street. Mr. Fuller explained that the adjacent building was new construction not historic.

Mr. Morgan asked if the applicant was looking into tax credits. Mr. Brainard stated that he was interested in tax credits but was unsure of how to go about the process. Mr. Brainard explained he had spoken to a tax attorney but not a representative from the Kentucky Heritage Council. Mr. Morgan suggested that Mr. Brainard may want to look further into tax credits before asking the committee to decide on the windows.

Ms. Liu asked for Mr. Fister to put Mr. Brainard in contact with the Kentucky Heritage Council (KHC). Mr. Morgan said that having a conversation with the KHC would help Mr. Brainard greatly in deciding on how to move forward with the project.

Mr. Morgan asked if the committee could continue the meeting to allow for the applicant to have time to speak with the KHC. Mr. Marchal said that could be an option, and asked if anyone from the community had commented on the project. Mr. Fister said that there had not been anyone from the public reach out and none were present at the meeting.

Mr. Marchal asked if anyone would like to make a motion. Mr. Morgan made a motion to continue the meeting to allow the applicant time to research tax credits. The motion was seconded by Mr. Fuller. Ms. Elmore took a roll call vote, and the motion passed unanimously. The committee decided to set the date for the next meeting to be Wednesday January 6, 2021 at 4:30 pm. The meeting was adjourned at 5:20pm.

The case is scheduled to be heard again by the West Main Street Architectural Review Committee (ARC) on January 6, 2021 at 4:30 pm, via a WebEx meeting at 444 S. 5th Street, Conference Room 101.

20-COA-0072 was approved by staff on July 21, 2020 and allowed for the applicant to replace the existing storm windows on the front of the building. The historic windows were previously removed without approval by a previous owner. There were three 1 /1 double hung windows on the second story and three of the same on the third story. The replacement windows approved were Wojan 1600H Series aluminum double hung windows with a 1/1 configuration. The applicant also was approved to replace the severely deteriorated 6/6 double hung wood windows on the rear facade of the building too with Wojan 1600H Series aluminum double hung windows with a 6/6 configuration. The non-historic steel door at the rear of the property was approved to be replaced with an aluminum frame storefront glass door.

20-COA-0172 was approved by staff on September 2, 2020 and allowed for removal of the fire escape on rear elevation to allow for rebuilding, stabilizing, and tuckpointing of rear wall. Relocation of the rear door of the building from the center to the left side with a side lite, moving this door allowed for the reconfiguration of the window openings as well. Installation of aluminum panels below the first story windows as a bulkhead to mimic the façade facing West Main St. Reconfiguration and resizing of the windows on the second level to allow for raised aluminum panels beneath them to mimic those on the front façade of the building. Reconfiguration of the windows on the third floor, which allowed the windows to go back to their historic openings, by removing the transoms added by previous owners in order to use smaller double hung windows. Construction of a Penthouse for roof top access only, as is required per 2015 IBC 1009.13. There is no deck or associated deck railing.

Conclusions for Part 1

The window replacement proposal generally does not meet the **Storefront** and **Window Design Guidelines**. **SF1** and **W1** are met because the historic windows on the front façade were removed by a previous owner of the property. The rear windows also meet **W1** as they are severely deteriorated. The proposed replacement windows do not meet **W2**, which states that replacement windows match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions,

Conclusions for Part 2

The painting and signage proposal generally meets the **Sign** and **Paint** Design Guidelines. **SG1** states that signs be designed to complement their surroundings. Signs should be integrated into the architectural design of the building and should not dominate the façade or interfere with adjacent buildings. The proposed signage meets this guideline. **P4** states that when painting previously-painted masonry, the color either matches the existing color, approximates a natural masonry color as approved, or is recommended by the staff. The proposed paint for the previously-painted masonry and iron does meet the design guidelines.

Recommendation for Part 1

On the basis of the information furnished by the applicant and the Design Guidelines for the West Main Preservation District, staff recommends a Certificate of Appropriateness be **denied**.

Should the West Main Street ARC determine that the proposed replacement windows meet the Design Guidelines, then staff recommends the approval include the following conditions:

Staff recommends that windows that could be in compliance with the Design Guidelines should meet these conditions:

- 1. The front facade replacement windows shall be 1/1 double-hung windows that fit the historic window openings and contain no muntins.**
- 2. The front façade replacement windows shall be wood or wood clad windows.**
- 3. The rear elevation replacement windows shall fit the historic window openings and contain a 6/6 muntin pattern.**
- 4. Any new transom windows shall fit the historic window openings and match the historic transom windows.**
- 5. The glass shall not be smoked, tinted, low-E, or reflective. Clear low-E glass is permissible.**
- 6. If the design or materials change, the applicant shall contact staff for review and approval.**
- 7. The applicant and/or their representative shall obtain any permits necessary prior to beginning the work.**

Recommendation for Part 2

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

- 1. If the design or materials change, the applicant shall contact staff for review and approval prior to work taking place.**
- 2. The applicant and/or their representative shall obtain any permits necessary prior to beginning the work, including a sign permit for any signage.**

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, their successors, heirs or assigns. This

Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

Bradley Fister
Historic Preservation Specialist

Date

Store Front

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, glass, ceramic tile, and brick contribute significantly to a storefront's architectural character.	+/-	Historic windows were already removed on the front façade prior to the applicant purchasing the property.
SF2	Use historic materials where historic storefronts must be replaced in part or in whole. Cast iron, limestone, or wood are appropriate materials for storefront replacement.	+/-	The proposed replacement windows do not meet the design guidelines.
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.	+/-	The building built in 1875 has images as far back as 1956, where the façade is the same.
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.	+	Applicant wishes to make the façade look similar to what is already there.
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.	+	Applicant wishes to make the façade look similar to what is existing.
SF6	Maintain the original scale, proportion, and organization of architectural elements (bulkheads, display windows, transoms, door, piers, and cornices) when renovating historic storefronts.	-	The applicant proposes to install windows that are not scaled appropriately for the window openings.
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.	-	Proposed windows do not meet the same detailing and visual appearance as what was original to the building.

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.	+	There are images of what the building looked like historically prior to the windows being removed.
SF9	Keep storefront designs within their original openings. Transitions from one façade to another should be clean and clearly defined.	NA	
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.	+	The applicant intends to keep the existent transparency even if reconfigured.
SF11	Do not apply reflective or insulating film to window glass.	+	Glass shall be clear
SF12	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	Glass shall be clear
SF13	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
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.	NA	
SF15	Do not change or reorient the location of the main entrance of a storefront.	NA	
SF16	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
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.	NA	
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.	NA	
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.	NA	
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.	NA	
SF21	Install awnings so that the valance is no lower than 7'-6" above the sidewalk.	NA	
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.	+	Applicant shall maintain the commercial character of the building
SF23	Design replacement storefronts that are compatible with and complementary to their historic neighbors, but are recognizable as being of their own era.	NA	
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.	-	The proposed windows are not to the scale and configuration of the original.
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.	-	Proposed windows do not meet the Design Guidelines
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.	+/-	Proposal does not appear to be appropriate materials for the period.
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.	NA	
SF31	Do not install inappropriately-scaled signs that obscure or damage surviving storefront features that convey a building's architectural character.	+	Proposed painted sign is in keeping with the period and the building.
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.	NA	
SF33	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	Photographs of anything to be changed shall be taken prior to changes.

WINDOW

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
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.	+	Previous owner removed front façade windows without approval. Only storm windows remained. Rear windows are in very poor condition.
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.	-	Proposed replacement does not match what was there historically on the front or on the rear.
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NSI	

W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+/-	Though proposed windows do fit the existing openings, but they are not the same muntin configuration on the rear of the building. The proposal is done to be able to install stock windows.
W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	-	Proposal is for installation of stacked picture windows.
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	-	Proposed material for replacement is vinyl.
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.	-	Proposed will be fixed windows.
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.	-	Proposal on rear façade is for 1/1 configuration, not the existing 6/6 muntin configuration.
W9	Do not apply reflective or insulating film to window glass.	+	Windows shall be clear.
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	Windows shall be clear.
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
W12	Do not block-in or back-paint transoms or sidelights.	+	Applicant shall not block-in or back-paint
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.	NA	
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.	+	Applicant shall not alter the number, size or location of widow openings.
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.	NA	
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.	NA	
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.	NA	
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.	NA	
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.	NA	
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.	NA	
W27	Install awnings so that the valance is no lower than 7' above the sidewalk.	NA	
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.	+	Applicant shall photograph all features slated for change.

SIGN

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
SG1	Design signs to complement their surroundings. Signs should be integrated into the architectural design of the building and should not dominate the façade or interfere with adjacent buildings. Installation must comply with all other applicable city sign regulations.	+	Design is complementary
SG2	Keep sign designs simple and easy to read. Use a limited number of lettering styles and colors, which reflect the character or the business and/or the building.	+	Wording is simple and readable
SG3	Design storefront-level signs that are primarily oriented to pedestrians and scaled appropriately.	+	Scaled for pedestrians
SG4	Consider the following issues when installing a sign; its size, shape, and materials; where it will be positioned on the building; if and how it will be illuminated; and what typeface will be used.	+	Sign shall not be illuminated, sign is proposed to be painted wood letters.
SG5	Place attached wall signs over the unadorned frieze of a cornice or along the top of the storefront below the sill of the second-story windows. For residences, attach signs near doorways or on porches, where such features exist.	+	Placement proposed meets this guideline.
SG6	Keep flush-mounted signs under 2.5 feet in height. They should be installed above the display windows and below the second-story window sills. Lettering should be between 8 and 18 inches high and occupy around 65 percent of the sign board.	NA	
SG7	Install window signs in such a way that lettering does not obscure the display area. The color of the letters should contrast with the interior space.	NA	
SG8	Generally, signs should project no more than 5 feet or half the width of the sidewalk, whichever is less. Consult the Department of Public Works for any licensing requirements for projecting signs.	NA	
SG9	Generally, do not install more than two signs on any storefront.	+	The current proposal is for one sign.
SG10	Do not install roof-top signs.	NA	
SG11	Use appropriate materials for signage, including painted or carved wood signs, painted wall signs, signs applied to canvas awnings, smooth-surface sheet metal signs, and lettering applied to glass using gold leaf, paint, or etching.	+	Materials are appropriate.
SG12	Do not install plastic, over-scaled, or back-lit or internally-lit fluorescent signs or awnings. Individual lettering and small logos may be illuminated within an opaque background. Signs that flash, move, or have inappropriately-scaled graphics should not be use. Reader boards are generally not appropriate.	NA	
SG13	When using neon, use it sparingly and judiciously.	NA	
SG14	Do not install a free-standing sign where an attached sign will accomplish the same end. They should be low to the ground and appropriately landscaped.	NA	
SG15	Do not install billboards within a historic district.	NA	

SG16	Use of portable signs may be approved with certain restrictions; however, such a sign is subject to a licensing agreement from the Department of Public Works	NA	
SG17	Do not install marquees on any building other than an operating theater or hotel.	NA	
SG18	Do not light signs in a harsh manner. Lighting should enable the sign to be easily read, but should not be overdone. Concealed incandescent lighting is recommended. Internally-lit, plastic box signs, bare spot lights, or high-wattage metal halide lights are inappropriate and should not be used.	+	Lighting is not proposed for the sign at this time.
SG19	Place signage in a location that benefits from existing interior lighting and street lighting.	+	Signage will be lit based on placement by existing street lights.

PAINT

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
P1	Painting masonry or stucco that has never been painted is not recommended. Paint is difficult to remove, accumulated layers will obscure decorative detail, and paint coatings (even "breathable" paints) will affect the wall's vapor transmission performance. The presence of a lead oxide wash does not constitute a precedent for painting a building.	+	Surfaces have been previously painted.
P2	When removing paint from previously-painted masonry, use gentle treatments that have been previously tested in an inconspicuous location. Do not sandblast or use acid-based cleaners.	NA	
P3	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint, only on previously-painted masonry.	+	Applicant shall use a breathable appropriate paint for all surfaces.
P4	If painting previously-painted masonry, select a color that matches the existing color, approximates a natural masonry color as approved, or is recommended by the staff. Staff is available to consult with you on appropriate colors.	+	The proposed colors do meet the design guidelines and are approvable by staff.
P5	Have paint samples analyzed when possible. Paint seriation studies can determine historic pigments and appropriate colors for repainting, by analyzing a paint sample under special lighting conditions to ascertain specific color, hue, and value of paint layers.	NA	

P6	Do not expose metal types that require protection from the elements or apply paint or other coatings to metals that were historically meant to be exposed, such as copper, bronze, or stainless steel.	+	Proposal is to paint iron storefront.
P7	Paint replacement gutters, downspouts, metal frame screen and storm windows, roof-vent assemblies, and fire escapes to match wall, trim, cornice, or roof color of the house, whichever is most effective in reducing the visibility of these elements.	+	Painted surfaces shall match.
P8	Be aware that historic structures often contain hazardous substances, such as lead paint and asbestos. Contact the Board of Health regarding proper methods of removal and disposal.	+	Applicant shall take proper precautions for potential of hazards in the paint.