

## SECTION 3. RESIDENTIAL DESIGN



### SITE AND SETTING

The streetscape in Bowling Green is made up of a street bordered by concrete sidewalks. Numerous shade trees such as maples and oaks are planted close to the sidewalk. Front yards are bordered at the sidewalk by limestone curbing, hedges, or fences. The houses are zoned for both single-family dwellings and multifamily units. Sections 3.1 and 3.2, seen in italics, are not restricted but the recommendations are designed to help maintain an appropriate historic and aesthetic character in each district. Sections 3.3 and 3.4 are restricted.

### 3.1 LANDSCAPE (not restricted)

- 3.1.1 *Retain and protect mature shade trees.*
- 3.1.2 *If it becomes necessary to remove a mature tree, the stump should be cut to ground level.*
- 3.1.3 *New trees, not less than five feet (5') tall, should be planted to replace older trees that have been removed.*
- 3.1.4 *Trees that are diseased should be removed before they contaminate healthy trees.*
- 3.1.5 *Native plants, trees, and shrubs should be planted, and local historic landscape patterns should be preserved.*
- 3.1.6 *Plantings and sculptures which are not compatible with the historic landscape patterns of the neighborhood should not be planted in the front yard or a readily visible side yards.*
- 3.1.7 *Appropriate landscape features include azalea and holly shrubs, boxwood hedges, decorative dogwood, crabapple and magnolia trees, and beds of ivy or periwinkle.*

- 3.1.8 *Landscaping should not conceal or obscure the primary façade of an historic structure.*
- 3.1.9 *Regular and light pruning is recommended for older trees rather than severe periodical pruning.*

### **3.2 LIGHTING (not restricted)**

- 3.2.1 *Preserve and maintain existing original light fixtures.*
- 3.2.2 *New fixtures should be simple in design and mounted in the porch ceiling or adjacent to the primary entrance.*
- 3.2.3 *Lighting fixtures mounted directly to the porch ceiling or recessed into it are appropriate.*
- 3.2.4 *Fixtures mounted adjacent to the primary entrance are also acceptable.*
- 3.2.5 *New lighting designs should replicate fixtures appropriate for the style of the structure. Simple contemporary designs are also appropriate.*
- 3.2.6 *“Williamsburg” style carriage lights and other eighteenth century designs are not appropriate in the context of Bowling Green and Warren County’s late nineteenth and early twentieth century character.*
- 3.2.7 *Small footlights, simple and unobtrusive in design, are preferable to freestanding post-mounted lights for walks and drives. If used, post-mounted lights should not exceed ten feet (10’) in height.*
- 3.2.8 *Fixtures should be brass, copper, or painted metal on posts of wood, cast iron, or painted metal.*

3.2.9 *Security lighting is not prohibited but fixtures should be placed in the rear or side yard.*

### **3.3 FENCES**

3.3.1 Preserve and maintain historic fence materials and design.

3.3.2 Original limestone curbs should also be maintained and preserved wherever possible.

3.3.3 Historic retaining walls should be maintained.

3.3.4 New retaining walls should be of BRICK or STONE and not of poured concrete, concrete blocks, or railroad ties.

3.3.5 New fences in historic materials and designs are appropriate.

3.3.6 Only fences that are compatible with historic designs and materials should be constructed on front and exterior side lot lines.

3.3.7 Fences on primary facades should not exceed four feet in height, with posts no more than 5' in height and in no instance should fences or hedges obstruct a building's visibility.

3.3.8 Solid wooden board fences; solid wall fences, with the exception of retaining walls; and chain link or wire fences are not appropriate in front of historic structures.

3.3.9 Wood privacy fences and solid wall fences of wood, brick, or concrete may be built to a height of six feet on interior side and rear property lines.

3.3.10 It is recommended that such fences be recessed from the plane of the front façade of the house.



- 3.3.11 Chain link fences are not appropriate in front of an historic residence but are permissible along rear and interior side lot lines.
- 3.3.12 Wooden split rail fences are not appropriate designs in a nineteenth century urban landscape.
- 3.3.13 The use of ivy or other creeping cover is recommended to screen and soften the look of existing chain link or wire fences.
- 3.3.14 Plank fence designs may be appropriate in some districts.

#### **3.4 DRIVEWAYS & PARKING AREAS**

- 3.4.1 Driveways shall be located to the side of the house with garages and carports in the rear.
- 3.4.2 Parking areas in residential districts should not be constructed so that the main façade of the house is obscured.
- 3.4.3 Circular driveways should not be constructed unless they are part of the original landscape configuration.
- 3.4.4 Driveway materials of concrete, concrete aggregate, patterned concrete, or brick are encouraged in place of asphalt.
- 3.4.5 A bleaching or coloring agent may be helpful to create a lighter tone than the standard black hardtop.
- 3.4.6 Where possible, concrete “track” or “strip” driveways should be retained.

### 3.5 SIDING

Wood siding weathers and acquires a distinct appearance over time that defines the character of a house and establishes its age and style. Vinyl and aluminum siding is perceived as a cheaper, easily maintained alternative to original wood siding. The application of artificial siding however, can result not only in the loss of decorative details, but can actually trap moisture and accelerate the decay of the underlying wood siding, thus weakening the structure.

Repair and replacement of original wood elements should be done with wood and should match the original in profile and design. This includes repair done to siding, shingles, cornices, eaves, sills, molding, and other decorative features. **HINT: Repair holes and cracks in siding with caulking to avoid having to replace an entire section. If the overall appearance and condition of the wood is sound, then its replacement should be avoided**

- 3.5.1 Preserve and maintain wood siding.
- 3.5.2 Repair and paint every five to ten years as necessary.
- 3.5.3 Always paint exterior walls. Do not stain them unless they were originally stained.
- 3.5.4 Do not use a latex paint over an oil-based paint because this will cause the paint to peel.
- 3.5.5 The use of shingles on Queen Anne and Bungalow style houses is an integral decorative element that should be preserved.
- 3.5.6 If new paint does not adhere, stripping the original paint may be necessary. Paint may be stripped through scraping or the application of chemicals. Abrasive stripping methods, such as sandblasting, should not be used.
- 3.5.7 Original wood siding should not be covered or replaced.
- 3.5.8 Original wood siding should be preserved



Here, a latex top coat was applied directly over old oil paint, resulting in intercoat peeling. The latex was unable to adhere. If latex is used over oil, an oil-base primer should be applied first. Photo: Mary L. Oehrlein, AIA.

**HINT:** Extreme caution should be exercised when using heat guns or heat plates in order to avoid lighting debris which may be present within the walls.



When aluminum was installed on the house on the right, the barge boards, scrollwork, columns, and railings were removed. The distinctive shingled gable and attic vent were covered, further compromising the building's architectural integrity. Photo: NPS files.

and maintained and not be concealed with synthetic siding materials like aluminum, vinyl, rolled asphalt, composition shingles, or any type of brick or stone veneer.

3.5.9 Original details, such as soffits, eaves, and porch ceilings, should not be concealed with artificial or synthetic materials.

3.5.10 New wood siding that is used to repair or replace original siding should be of the same material, profile, and design as the original.

3.5.11 Repair of original siding is preferred to replacement with new wood siding.

3.5.12 Complete removal of wood siding should not be done unless the original siding has deteriorated beyond repair. Removal should be kept to a minimum.



The eaves of this home have been covered with vinyl siding, creating a sharp contrast between the original wood dentil molding and the synthetic material.



Extensively deteriorated paint needs to be removed to bare wood, then primed and re-painted. Photo: NPS files.

### 3.6 MASONRY



Bowling Green and Warren County contain exterior masonry examples of limestone, brick, stone, concrete, and terra cotta. Limestone is also used for sills, lintels, quoins, belt courses, and foundations for brick houses. It is also a decorative landscape element used for curbing, coping, and retaining walls. Brick is most commonly used for wall construction and for foundations of frame houses. Nineteenth century masonry residences were constructed of load bearing brick or stone walls. Brick and stone veneers were not used until the early twentieth century. Brick veneer walls consist of a single brick course laid up in front of a frame support system. This type of wall became popular in the 1920s in the bungalow style. An original brick surface, whether load bearing or veneer, defines the character and the style of a house and should not be removed or concealed. The most prevalent masonry used in Bowling Green and Warren County is limestone and brick. Masonry is used primarily for wall surfaces, but can also be used for cornices, pediments, columns, window

lintels and sills, and other decorative building elements. The color, texture, and patterns of the masonry and mortar joints help define the character of the building. The mortar that bonds the bricks is just as important as the color and texture of the bricks themselves. The mortar used to bond bricks in the late nineteenth and early twentieth centuries is a blend of sand or aggregate and lime. Mortar joints are white or off-white and recessed or slightly raked from the surface of the brick. Sometimes color was mixed into the mortar to provide colorful joints.

- 3.6.1 Original masonry should be preserved and maintained.
- 3.6.2 Exterior masonry elements should not be removed or concealed.
- 3.6.3 Repair masonry instead of replacing it. In the case of necessary replacement, new masonry should match the old in color, texture, profile, bond, and size. Brick bonds should not be mixed.
- 3.6.4 Masonry that has not been previously painted should not be painted. Masonry walls may be painted if extensive repairs have led to a patchwork of masonry surfaces and mismatched mortar.
- 3.6.5 Abrasive methods shall not be used to clean exterior masonry surfaces. The cleaning of unpainted brick should be undertaken only if the need for cleaning is clearly demonstrated. The weathering and light staining of brick over time helps to create its characteristic texture, color, and appearance. Efflorescent staining that results from salt leaching can be harmful and should be cleaned. Before undertaking the wholesale cleaning of a brick façade, there should be careful consideration as to whether or not the expected results are worth the trouble and expense. If brick cleaning is undertaken it should be done by the least abrasive method available. Clean a small test area with any proposed cleaning technique to determine its effectiveness and ensure that the method



This late 19th century granite has recently been repointed with the joint profile and mortar color carefully matched to the original. Photo: NPS files.

**HINT:** The function of mortar is to join irregular surfaces of masonry units and to expel water. Info: *Caring for Your Historic House*

**HINT:** “Waterproofing” applications are almost always unnecessary if other repairs are properly done. Most masonry does not need water repellants for protection. Info: *Caring for Your Historic House*

will not damage the brick. Simple detergent cleaning with water and brushes is recommended for removing light layers of dirt and soot. Low pressure rinsing with a pressure head below 500 to 600 pounds per square inch is acceptable. Anything above that could damage the brick and erode the mortar. Steam cleaning is another acceptable method of cleaning brick surfaces. The use of chemicals to remove stains on exterior brick surfaces has recently become a popular and effective cleaning method. Chemicals are applied directly to the brick surface and then washed off after they react with surface materials. Chemical cleaning can be effective, but it is costly and must be done only by professionals. If mishandled, this method can be harmful not only to the brick but to the immediate environment.

3.6.6 Sandblasting and other abrasive cleaning methods are not appropriate for brick surfaces and should not be done under any circumstances. Abrasive methods remove the weathered outer patina of the brick and expose the soft inner core to the elements. This can lead to spalling and cracking of bricks and erosion of the mortar joints.

3.6.7 The use of detergents and steam cleaners is preferred over the use of chemicals. Sandblasting and other equally abrasive methods are *not recommended*.

3.6.8 Mortar used to repoint masonry walls should match the original in composition and appearance. New joints should be raked to match the profile of the original.

3.6.9 Mortar joints should be hand raked and the use of electric saws or other power tools for mortar removal should only take place by qualified professionals.



Sandblasting has permanently damaged this brick wall. Photo: NPS files



Before the Rose-Daughtry house came under the care of Warren County Parks it was inappropriately patched with concrete.

3.6.10 Most residences have flush or concave joints and repointing should follow these original profiles. Mortar should not extend to cover any part of the brick or masonry surface.

3.6.11 The use of Portland cement may be acceptable for some buildings constructed in the early twentieth century if the original mortar is Portland cement. The use of Portland cement in quantities greater than 20% of the mortar is not appropriate for pre 1920 masonry buildings because it does not allow for expansion or contraction as does historic lime mortar.



Before 1920, most mortar was composed of a mixture of lime and sand. This composition allows for expansion and contraction of the joints in hot and cold weather. Mortar used to repoint buildings built prior to 1920 should be of similar composition and should match the original color. **This early 19th century building is being repointed with lime mortar. Photo: Travis McDonald.**

### 3.7 FOUNDATIONS

Most of the houses in Bowling Green and Warren County have solid brick and stone foundation walls. These original foundations should be preserved and maintained and changes should be as unobtrusive as possible.

3.7.1 Original brick and stone foundations should not be altered or concealed. It is inappropriate to cover a foundation with a new stone or brick veneer, rolled asphalt, or a stamped metal screen.

3.7.2 Foundations of poured concrete or hollow core concrete blocks should be retained and preserved.

3.7.3 Concrete foundations should be painted or stuccoed.



### 3.8 PORCHES

The porch is one of the major defining elements of a residence's style, age, and character. Basic components of porches include the porch floor, columns, railings, decorative trim, and ceilings. Porches are used not only as sheltered outdoor space but also serve to provide a transition between the exterior and the interior of a house. While the overall plan and form of porches remained much the same, porch treatments changed often between 1880 and 1940. The preservation of porch elements on residences is one of the primary guidelines for historic neighborhoods. Porches are one of the most significant defining features of a house and original forms, designs, and details should not be altered.

- 3.8.1 An original porch should not be removed from its original location. The removal of a porch from its original location on the house is inappropriate and results in the loss of the building's integrity.
- 3.8.2 Original porch elements, such as columns, floors, and rails should not be removed or concealed.
- 3.8.3 Porch elements that have become deteriorated should be repaired rather than replaced. When the severity of deterioration requires replacement, the new feature should match the original in design, color, texture, and where possible, materials.
- 3.8.4 Porches may be enclosed with screen panels as long as the screens are adequately supported by framing members to prevent sagging. Screen panels should be recessed behind existing porch columns. Framing members should be wood, not metal.



This front porch on State Street has been enclosed with wood framed screens—an appropriate method for enclosing a front porch.

3.8.5 Porches located on primary facades should not be enclosed to create interior living space. Porches on secondary elevations may be enclosed with glass set behind the original columns. The number of framing elements should be minimal.

3.8.6 Porch reconstruction may be allowed, if there is architectural or documented historical evidence that supports the previous existence of a porch.

3.8.7 Porches and decks may be added to rear elevations as long as they are not easily visible from the street.



The porch of this home was enclosed to create additional living space but in doing so completely destroyed the personality of the house. A rear addition would have been more appropriate. *Since this photograph was taken, new owners have constructed a historically appropriate porch.*

### Floors

The most common type of wood floor is made of narrow tongue and groove boards that are interlocked and laid in one direction over a structural framework. Porch floors require frequent maintenance because they are exposed to extreme outdoor conditions. Poured concrete floors became common after 1910 and require periodic maintenance.

3.8.8 Original porch floors of wood or concrete should be preserved and maintained.

3.8.9 Original wood floors should not be replaced with concrete or brick.

3.8.10 Repair deteriorated floors with matching materials.

3.8.11 Cracks in concrete floors should be repaired and the surface should be painted a uniform color.



## Columns & Posts

- 3.8.12 Deteriorated columns should be repaired rather than replaced. Preserve as much of the original column as possible when doing repair work. For example, if the base is all that is damaged, then replace only the base.
- 3.8.13 Substitute materials should not be used when repairing deteriorated columns. Original porch columns are usually of wood and should not be repaired with or replaced by metal or synthetic materials.
- 3.8.14 If replacement is necessary, use wood columns that match the original wood columns on primary facades.
- 3.8.15 Aluminum or metal columns may be used to repair porches on secondary and rear elevations but are discouraged on primary porches.
- 3.8.16 Original wood or brick columns or piers should not be replaced with decorative wrought iron supports.



## Railings

- 3.8.17 Original porch rails and balusters should be maintained and preserved.
- 3.8.18 Repair of original porch rails and balusters is preferable to replacement
- 3.8.19 Replacement materials should match the original materials.
- 3.8.20 Porch railings should not be added where one had not previously existed. If safety considerations require the addition of a porch rail; the design should be simple with square balusters.



This wrought-iron porch railing is not original and should not have been added to this 1906 house. New owners have since removed it.

## Stairs

- 3.8.21 Original concrete, brick, or wood stairs that lead to an exterior entrance should be preserved and maintained whenever possible. Replacement stairs should be similar in design and materials to the original stair.
- 3.8.22 Pre cast concrete stairs should not be placed on the primary façade.
- 3.8.23 Metal or wrought iron railings or handrails, if required for safety, should be simple in design with square balusters. The use of scroll or corkscrew decorative railings or balusters should be avoided.
- 3.8.24 Handicapped ramps should be located at a secondary or rear entrance where they do not detract from the visual impact of the primary façade.
- 3.8.25 New ramps should be constructed of wood in simple design that compliments the structure or detracts the least from the integrity of the house.



This property on State Street appropriately added their handicap ramp to a side entrance.

## 3.9 ENTRANCES

The location and configuration of original entrance openings is important in defining the character and style of a residence.

- 3.9.1 All original entrance features are significant and should be preserved and maintained.
- 3.9.2 Original entrances on primary or readily visible secondary elevations should not be altered, enlarged, downsized, or enclosed.
- 3.9.3 New entrance openings should not be added on primary facades or readily visible secondary elevations.



- 3.9.4 The alteration or removal of original entrances on rear or secondary elevations is discouraged but may be allowed. Original doors that have been removed should be saved.
- 3.9.5 New entrances for multi family dwellings should be added only to rear elevations or to elevations not readily visible from the street. If new entrances are added to these elevations, it is recommended that window openings be enlarged to accommodate the new entrance rather than have extensive removal of original materials.
- 3.9.6 Maintain and preserve original entrance elements.
- 3.9.7 Stylistic components of the entrance should be preserved. This includes original doors, transoms, sidelights, and surrounds. Original hardware locks, and doorknobs should also be retained.

## **Doors**

Doors have always been considered one of the main focal points of the house and often have been embellished with decorative panels and moldings. The houses in Bowling Green and Warren County's historic areas display a wide variety of entrances on the main and side elevations.

Italianate and Queen Anne styles often display four panel doors of elaborate wood panels and raised moldings. Many excellent examples of Queen Anne style doors exist with such detailing as incised panels, stained glass lights, or milled decoration. Sidelights, transoms, and milled surrounds are also common historic elements.

- 3.9.8 Replacement of original doors, as well as decorative features should be done only in cases of significant deterioration. Replacement materials should match original doors and decorative feature materials where possible.

- 3.9.9 New or replacement doors on primary and visible secondary elevations should be of appropriate design. For residences built between 1880 and 1915 this may include single light glass and wood doors with four or five recessed panels. Doors with multiple glass light designs or single light designs are appropriate for residences built between 1915 and 1940.
- 3.9.10 Original doors should not be replaced with modern solid core wood doors or other similar variations.
- 3.9.11 The original appearance of entrance doors should be preserved. Doors which have not been previously painted should be left in their natural condition. The painting of doors which have a grained or stained finish should only take place if the finish is severely weathered.
- 3.9.12 It is acceptable to replace an original door on a primary façade with an original door from a rear or secondary façade.
- 3.9.13 Screen doors with wood framing members and large screened areas are most appropriate. Framing should be minimal. Screen doors that match the framing arrangement on doors are especially appropriate.
- 3.9.14 Screen and storm doors shall match the proportions and designs of the entrance.
- 3.9.15 Original wood screen doors should be preserved and maintained.
- 3.9.16 New screen doors should be constructed of wood in simple designs, which match the framing design on the original door. Doors with ornate designs of wrought iron or similar metals should not be installed.



Original door and transom of 1303  
College Street

- 3.9.17 Screen doors should be painted with colors to match the entrance.
- 3.9.18 New storm doors added to entrances on primary facades or visible secondary elevations should provide a full view of the original entrance.
- 3.9.19 Storm doors should be of wood or anodized aluminum in dark colors. Aluminum storm doors may also be installed as long as the door is primed and painted and the raw aluminum surface is concealed.
- 3.9.20 Storm doors added to rear entrances or entrances on elevations not readily visible from the street should be of plain, full view design. Doors of varying types of metal and glass panels are also acceptable.
- 3.9.21 Security doors should have minimal metal framing and be as full view as possible. Security doors with extensive metal grillwork should not be installed on primary facades but may be installed on rear entrances or entrances not readily visible from the street.
- 3.9.22 The use of screen, security or storm doors on primary entrances is acceptable and appropriate as long as the design allows visibility of the original door.



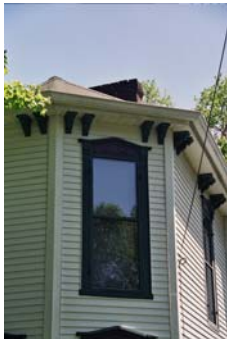
The house at 1149 State Street retains its original screen doors. It has been painted to match the colors of the entrance.

### 3.10 STAIRCASES

Several large residences in Bowling Green's historic neighborhoods have been subdivided into multi family dwellings in recent decades. To access upper floor apartments and meet code requirements, it has been necessary to install exterior staircases.

3.10.1 Staircases that lead to upper floor entrances should be constructed on rear or secondary elevations, not on primary facades or secondary elevations readily visible from the street.

3.10.2 Exterior staircases constructed of wood are more appropriate than those of wrought iron or other metal.



### 3.11 WINDOWS

The location and size of original window openings are definitive features of a residence. Historic window openings generally emphasize the vertical with the height at least double the width. Window alterations on the rear façade are discouraged but may be allowed as long as these alterations are not readily visible.

Window design is an integral part of a residence's character and alterations and replacement should be with materials and designs to match the original. Many turn of the century residences have rectangular one-over-one wood sash windows. These windows are often simply designed with minimal decoration in the moldings or surrounds. Stained, leaded, or etched glass are also often found as small decorative windows in the main façade or on secondary elevations to illuminate stairwells.

Windows on Colonial Revival residences are also one-over-one wood sash but windows based on colonial designs such as six-over-six wood sash can also be found. Bungalow style windows were generally divided into smaller lights or with the upper sash divided into narrow vertical lights.

- 3.11.1 The original window pattern should be maintained.
- 3.11.2 Original window openings should not be enclosed, reduced, expanded, or concealed.
- 3.11.3 New window openings should not be added to the primary facade or readily visible secondary elevations.
- 3.11.4 Maintain and preserve original window details.
- 3.11.5 The configuration of the original window sash should not be altered.
- 3.11.6 Fixed single light window, picture windows, and modern metal windows should not be added on primary or readily visible secondary elevations.
- 3.11.7 Original windows should be maintained and repaired with matching materials. Original windows should be replaced only if there has been demonstrable deterioration. Replacement windows should match the original in dimension and design.
- 3.11.8 Original decorative surrounds, sills, lintels, and moldings should be preserved when original sashes are replaced.
- 3.11.9 Original stained glass, leaded glass, and other decorative glass details should not be removed from window openings. Conversely, elaborate stained glass or other decorative glass lights shall not be added to a residence's primary or readily visible secondary elevations if there is no evidence that such window features were ever present.

**HINT:** Most windows found in older homes have not deteriorated to the point where they need replacement. Peeling Paint, cracked glazing putty, and cold drafts of air are all conditions that are routinely addressed through scheduled maintenance. Properly maintained, windows can last for hundreds of year.  
Info: *Caring for Your Historic House*



**This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: NPS files.**

**HINT:** Whether you do the work or employ an experienced contractor, the better the quality of work, the longer the windows will last. Given the quality of the original construction with the availability of much better lumber in the past for use in millwork, and the importance of windows in the overall preservation of a building, good window maintenance makes good sense. Info: *Caring for Your Historic House.*

- 3.11.10 Snap in muntins should not be added to an original window sash.
- 3.11.11 Broken glass lights, should be replaced with glass lights identical to the original. Replacement glass lights should be of clear glass on primary and readily visible secondary elevations. Tinted glass may only be installed on rear or secondary elevations not visible from the street.
- 3.11.12 Window sash and frames may be painted to contrast the color of the house to provide depth to the window openings.

### **Storm windows**

- 3.11.13 The design of the storm windows should not interfere with the design of original windows. Meeting rails between the sashes should match up so that the storm window becomes virtually invisible against the original sash. Single light storm windows are most appropriate for small openings.
- 3.11.14 The installation of aluminum or metal storm windows is acceptable if the metal surface is primed and painted. Dark colors like brown and gray are appropriate as is white depending on the overall color of the building.
- 3.11.15 Appropriate finishes for storm windows are baked enamel or anodized aluminum.
- 3.11.16 Interior storm windows may be installed if they match the original window opening.
- 3.11.17 Although addition of new storm windows is allowed, much energy savings can be achieved through careful caulking and sash maintenance of the original windows, without adding storm windows.

## Shutters

Shutters and blinds were originally placed at window openings to protect windows from the weather and to block sunlight from entering a house in the summer. Interior shutters were also common, making exterior shutters or blinds unnecessary. Original shutters and blinds are important components of window designs and should be maintained and preserved.

- 3.11.18 Original wood shutters should be preserved and maintained.
- 3.11.19 Any repairs should be made with materials and designs that match the original as closely as possible. If the need for replacement of original shutters is demonstrated, replacement should be with materials and proportions to match the original shutters.
- 3.11.20 New shutters should be of the size necessary to cover the window opening when closed.
- 3.11.21 Replacement shutters should be of wood construction and be of louvered design rather than solid or raised panel. Metal or vinyl shutters are inappropriate.
- 3.11.22 Window openings that have never had shutters or blinds should be left in this condition.
- 3.11.23 Shutters and blinds should be painted to contrast the color of the house and should match the color of the window trim.



This is an example of inappropriate shutters since they clearly would not cover the entire window, if they were closed and, in addition, are made of a synthetic material.



### 3.12 ROOFS

Roof forms in Bowling Green and Warren County are primarily variations of gable and hipped designs. Other roof forms such as mansard, flat, or shed roofs are rare or do not exist. The original roof forms and pitch are important to the character of the district and no major alteration to roofs should take place.

Roofing materials at the turn of the century included slate, standing seam metal, metal shingles, clay tile, and wood shingles. After 1900, the use of asbestos or composition roofs became popular for their economy and fire protection. Slate, clay tiles, and metal standing seam roofs are the most common historic roofing materials in Bowling Green and Warren County.

- 3.12.1 Neither the form nor the pitch of the roof should be altered on primary or readily visible secondary elevations.
- 3.12.2 Original dormers and their decorative elements should be preserved and maintained.
- 3.12.3 Original roofs should not be raised to allow for additional stories.
- 3.12.4 The addition of new dormers or gables is discouraged. However dormers and gables maybe added if they are in proportion to the building and are on a secondary façade, not readily visible from the street or sidewalk.
- 3.12.5 Skylights may also be added to rear roof slopes if they are not readily visible from the street. Flush or flat skylights are preferred over raised or bubble lights.
- 3.12.6 Original roof materials should be preserved.
- 3.12.7 Original roofs of metal, slate, and tile should be maintained and preserved, unless significant deterioration has been demonstrated.

**HINT:** Avoid the temptation to smear on roofing tar, caulk or other visible coatings. These types of repairs are not only unsightly but also are only temporary fixes. When applied over certain metals, they can cause excessive corrosion and necessitate future complete replacement. Info: *Caring for Your Historic House.*

HINT: Metal roofs will last indefinitely, if properly installed and maintained. As with other roofs, the secret is to keep the roof surface as clean and dry as possible. Info: *Caring for Your Historic House.*

- 3.12.8 If sections of original roofs are deteriorated they should be replaced with materials that match the original as closely as possible.
- 3.12.9 Decorative ornamentation, like finials and balustrades, should not be altered or removed.
- 3.12.10 Asphalt, asbestos, or composition roofs may be replaced with new asphalt roofs.
- 3.12.11 Residences which have had wood shingle roofs may be re-roofed with replacement wood shingles, if desired. The shingles should match those used for the original roof. Residences that have never had wood shingle roofs should not be re-roofed with wood shingles.
- 3.12.12 Dark colors for asphalt roofs are preferred over lighter colors. Black, dark red, brown, and dark green are acceptable colors.

**DEFINITION:** A "finial" is an ornament that caps a gable, hip, pinnacle, or other architectural feature. Info: *Old House Dictionary*.

### **Gutter & Downspouts**

- 3.12.13 Concealed or box gutters should be preserved and repaired whenever possible. If concealed gutters cannot be repaired feasibly, they should be sealed and covered to match existing roof and replaced with a hanging gutter as necessary.
- 3.12.14 Exposed gutters or downspouts should be painted to match the trim color or house body color, whichever is appropriate. To prevent paint from peeling, new metal should be thoroughly cleaned and painted with galvanized steel primer before applying finish coats of paint.

**HINT:** Organic matter left in gutters creates mild acids that contribute to the corrosion of metal gutters and flashings. Info: *Caring for Your Historic House*.

## Chimneys

Brick chimneys are common features of buildings in the historic areas of Bowling Green and Warren County. Chimneys are still, in many cases, functioning parts of a house's heating system as well as a significant architectural features. A number of older houses in Bowling Green and Warren County have decorative exterior chimneys featuring corbelled brickwork and inset panels. Residences often feature interior as well as exterior brick chimneys. Chimneys of stone or stone veneer are much less common.

Exposure to the weather elements and pollutants often results in the deterioration of a chimney's brick and mortar. Improper care of the flashing around the chimney can result in deterioration and water leakage.

For safety purposes, chimneys should be maintained and inspected regularly and repaired in accordance with the following masonry guidelines.

3.12.15 Preserve and maintain original chimneys.

3.12.16 Masonry chimneys should not be removed above the roofline.

3.12.17 Repair and repointing of brick chimneys should be done with brick and mortar that match the original. If a match proves unfeasible, painting of chimneys is acceptable in shades of dark red or burgundy.

3.12.18 If a chimney is in poor condition or has been extensively patched and repointed, it is acceptable to cover the exterior surface with stucco. Stucco should only be used where a chimney's appearance detracts from the appearance of a residence.

3.12.19 Decorative brick corbelling and clay chimney caps should not be removed.



DEFINITION: "Stucco" is an exterior wall covering consisting of a mixture of Portland cement, sand lime, and water or a mixture of Portland cement, sand hair (or fiber), and sometimes crushed stone for texture. Info: *Old House Dictionary*

3.12.20 Clay, slate, or stone chimney caps are preferable to metal chimney caps. Chimney caps are often used to deter sparks from roofs and act as a barrier against rain and small animals. Clay and metal chimney caps are most appropriate for older houses in Bowling Green. Removal of brick chimneys or the replacement of chimneys with metal or other material should not occur.



### 3.13 ARCHITECTURAL ORNAMENTATION

Late nineteenth century homes were often embellished with such decorative milled wood elements as brackets, spindles, and vergeboards. These elements are essential to the character of a residence and should not be removed or obscured. Colonial Revival designs were decorated with modillions, dentils, and other designs in the frieze and on porches. Large brackets and exposed eave rafters are popular forms of ornamentation on Bungalows.

3.13.1 Ornamentation which should be maintained and preserved includes brackets, braces, dentils, cornices, molding, and decorative siding that often appears in gable fields.

3.13.2 Architectural ornamentation that is not based on photographic or physical evidence should not be added to the residence. The addition of such ornamentation would not be accurate and would create a misleading appearance not in accordance with the original design and style.

3.13.3 Elements that are deteriorated should be repaired or replaced if necessary with materials and profiles to match the original.



The architectural detail from this gable was removed for the addition of synthetic siding. Compare to the home below that retains its architectural detail. See how the removal changes the personality of the house?



### 3.14 PAINT & STAIN

#### Paint--Restricted

3.14.1 Paint should not be removed from wood or brick surface by sandblasting or other abrasive methods.

3.14.2 Masonry which has not been painted shall remain unpainted except in the cases where the brick or mortar has been patched, repointed, or repaired with significantly contrasting materials, colors, and textures.



The brick on this house was inappropriately patched. The current owners might choose to repair the patch with more appropriate mortar and brick or they may choose to paint the house.

#### Paint--Non-restricted

While a COA is not required for painting the following is offered in order to provide assistance to property owners. Historically, architectural ornamentation and the exterior siding of a residence were rarely painted the same color. Decorative elements were usually painted to highlight their designs. Paint manufacturing and color mixing processes greatly increased in the late nineteenth century which allowed a wide variety of colors to be available to homeowners. These developments coincided with the application of millwork decoration in the Italianate and Queen Anne styles which resulted in a shift toward a larger variety of colors applied to the houses. Most houses from the 1870s to the early 1900s displayed a wide variety of shades and contrasting colors. Tans, greens, reds, and grays were all widely used. After 1900, residences with Colonial Revival influences such as Foursquares were generally painted in shades of white or yellow. Bungalows were generally of darker colors such as browns and grays. The use of stained shingles on upper façade of Bungalows was also used to provide color. Many houses in Bowling Green's historic areas are of brick and stone construction and have been left unpainted over the years. Paint is found only at wood eaves, window and door surrounds, and roof dormers. Appropriate paint colors are an important defining feature of a building and an aid in highlighting details and trim. In addition to accenting decoration, paint is an excellent preservative and regular painting and maintenance can add years to the lifespan of a house's architectural ornamentation.

*3.14.3 Paint color for previously painted masonry, exterior wood siding and architectural features is a non-permanent addition to a structure and is not restricted.*

*3.14.4 Property owners are encouraged to select paint colors in keeping with the building's style and design. Many publications are available which illustrate and detail appropriate paint colors. Such publications should be referred to if historic paint colors are to be applied, especially to ornamentation.*

*3.14.5 Exterior paint colors should be in keeping with the building's style and time period.*

*3.14.6 Original color schemes based on historic evidence and research are encouraged. Several companies also specialize in providing appropriate historic color designs by mail.*

*3.14.7 Exterior surfaces of stained wood shingles should be re-stained as opposed to painted.*

*3.14.8 The exterior siding or body of a residence should be painted a dark or muted color. Contrasting colors should be used to highlight architectural trim and ornamentation.*

*3.14.9 Accent colors generally should be limited to two in addition to the background color.*



This 1894 Queen Anne House appropriately has multiple colors to highlight its architectural detail while the 1910 house below, which has bungalow influenced details, appropriately uses only two paint colors.



### 3.15 HVAC AND AIR CONDITIONING UNITS

The most common types of visible HVAC units are exterior air conditioning condensers and heat pumps placed directly adjacent to a building and air conditioning units placed in windows. Heating and cooling units such as these shall not be restricted, but their situation and screening is a primary concern.

- 3.15.1 The installation of window air conditioning units should not result in the removal or replacement of original window sash or the alteration of window framing or surrounds.
- 3.15.2 Window air conditioners should be installed in windows on secondary or rear elevations rather than on primary facades.
- 3.15.3 Exterior HVAC units should be installed at rear elevations or non-visible areas of secondary elevations.
- 3.15.4 All readily visible exterior HVAC units that are located at grade should be screened with wood or brick fencing, lattice panels, and/or landscaping.
- 3.15.5 HVAC units adjacent to façades not readily visible or placed below grade do not require screening.
- 3.15.6 HVAC units should not be placed on the roofs of residential buildings.



A more appropriate location for the HVAC unit below this front window would have been the rear or the side of the house.

### 3.16 AWNINGS

The use of awnings in residential areas is believed to have been less common than in commercial areas in the late nineteenth and early twentieth centuries but was still fairly widespread. Historic photographs of residential areas from this era often show residences with canvas awnings over the main entrance, over windows, or placed at the eaves of porches. The awnings were used to block sunlight and cool the interior.

Canvas awnings gradually fell from favor because of their short life span, the widespread use of air conditioning, and the introduction of new materials. Awnings extensively marketed in the 1950s and into the 1970s were primarily of aluminum or vinyl and are still found on many residences in Bowling Green. Awnings are now used not only to help lower energy costs but are often added as decorative features to homes. The use of awnings on residences is appropriate within the guidelines listed below.

- 3.16.1 Canvas, vinyl-coated canvas, and acrylic are appropriate awning materials for pre-1940 residences and may be used on primary and visible secondary elevations.
- 3.16.2 The application of metal awnings, vinyl awnings, and other similar materials is discouraged. The only exception to this guideline would be the application of a metal or vinyl awning with a canvas overlay. This awning combination should have the appearance of a canvas awning from the street or sidewalk.
- 3.16.3 Canvas awnings should fully cover window, door, or porch openings. Awnings should not be oversized and should not obscure areas of the façade or decorative details.
- 3.16.4 The most appropriate awning designs for pre-1940 dwellings are standard or shed awnings. Also acceptable are circular or accordion designs. Box or casement awnings are less traditional and less desirable, however, these may be installed if requested. Valances should be in keeping with traditional patterns such as scalloped, wave, or saw-tooth designs.

### 3.17 SOLAR PANELS

3.17.1 Solar energy panels are acceptable as freestanding structures in rear yards or attached to the rear slope of the roof. Solar panels should not be placed on primary facades or on readily visible secondary elevations.

3.17.2 Solar panels on roofs should be installed flush with the roof and follow the slope of the roof.

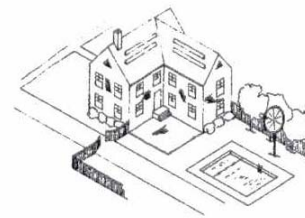


This solar panel is inappropriate but would be allowed on the opposite rear slope of the roof.

### 3.18 RECREATIONAL STRUCTURES AND FACILITIES

3.18.1 Swimming pools, tennis courts, and other recreational structures and facilities shall be located in rear yards.

3.18.2 Recreational structures shall be screened or landscaped from public view with appropriate fencing.



Example of site solar panels and recreational structures on rear elevation.

### 3.19 SATELLITE DISHES

3.19.1 Satellite dishes, radio antennae, and other signal receiving devices should not be constructed in front of readily visible side yards. Buildings on corner lots should not have these devices placed in the side yard adjacent to the street. Rear yards are the only appropriate location for satellite dishes and similar devices.

3.19.2 Satellite dishes should be screened from public view with landscaping or a fence.



### 3.20 OUTBUILDINGS

Bowling Green and Warren County residences in the late nineteenth century had a variety of outbuildings located to the rear or adjacent to alleys. The majority of these were stables, storage sheds, servant's quarters, or privies mostly of frame construction. Most of these nineteenth

century outbuildings have been demolished or razed to make way for automobile garages in the early part of the twentieth century. Most of these garages were built of frame construction, but the use of hollow core concrete block was also popular. In addition, many downtown Bowling Green residences have cottages constructed behind the main residence for rental purposes. Most of these early to mid-twentieth century buildings are of frame construction with stone, wood or brick veneers and are one to two stories.

Outbuildings pre-dating 1900 are rare and every effort should be made to preserve them. These outbuildings comprise a valuable collection of simple architectural designs which complement the historic residences.

3.20.1 Original outbuildings such as sheds and garages should be maintained and preserved.

3.20.2 Repair and replacement of original elements and details should follow residential guidelines.

3.20.3 Replacement of outbuildings should be of frame construction simple clapboard siding, gable roofs, and multi-light sash windows. New brick or stone outbuildings are also acceptable as long as they are located in the rear yard or along an alley.

3.20.4 Demolition of wood outbuildings which require extensive repair of at least half of the exterior siding and have badly deteriorated roof structures is permitted.



This outbuilding and the one above are a part of the Hughes Farmstead on Louisville Road.

### 3.21 RESIDENTIAL SIGNAGE

Businesses and churches were often located in residential areas so signs are appropriate for these districts.

#### Types & Locations

- 3.21.1 The following types of signs are appropriate: signs on glass elements, hanging signs, freestanding signs, awning signs and plaques. Please see following regulations for more information about each.
- 3.21.2 The following are some examples of the types of signs that are not appropriate: roof-top signs, plastic, over-scaled, back-lit, internally-lit fluorescent signs or awnings, signs that flash or move, holographic, LED, billboards, and reader boards.
- 3.21.3 Signs may be on glass windows, glass doors or glass transoms and should be painted; silk screened, gilded or may be vinyl lettering and should utilize traditional fonts.
- 3.21.4 Hanging signs should hang from the porch fascia board and be no taller than 24". Lettering should be raised and be of traditional fonts. Mounting brackets should be simple in design and mounting methods should not damage the historic building.
- 3.21.5 Freestanding signs in the yard are appropriate. They should be simple in design and be made of masonry, wood, metal or glass or a combination thereof. They should be no taller than four feet (4') and no wider than six feet (8').

- 3.21.6 Graphics on awnings may be painted, silk screened or sewn into the material. Graphics may be on the valance or the sloping surface of the awning. (See also Awnings, section 3.16.)
- 3.21.7 Wall mounted plaques of metal, wood or metal frame acrylic are the most appropriate type of signage for businesses and offices located in residential districts. Mounted on the wall near the entry or in a recessed vestibule. The size should be appropriate to the building and not exceed six square feet.
- 3.21.8 Temporary signs that do not meet the *Guidelines* are permitted as long as they are not affixed to the building in a permanent manner and remain up no more than 30 days and are used no more than three times a year. This regulation is intended for new businesses and to allow business owners to advertise sales and promotions.

### **General Design**

- 3.21.9 Design of signs should complement their surrounding and be pedestrian oriented. Signs should be integrated into the architectural design of the building and should not dominate the façade or interfere with adjacent buildings.
- 3.21.10 Signs should not have bare or untrimmed edges.
- 3.21.11 The number of graphic elements shall be held to the minimum needed to convey the sign's major message, generally the name of the business and any identifying logo or symbol.

- 3.21.12 Signs should be of a style appropriate to the period of the building. For example, Colonial Williamsburg or New England type would not be appropriate for a nineteenth century Bowling Green or Warren County building.
- 3.21.13 Backgrounds should be a dark color.
- 3.21.14 Signs should be limited to no more than two (2) or three (3) colors, with colors coordinated with the overall building colors; however in the case of company colors, they may be used for the company logo, which may or may not be the entire sign. Fluorescent, day-glo, holographic and photo printed letters and backgrounds are not allowed.
- 3.21.15 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 recommend. Internally-lit, plastic box signs, bare spot lights, or high-wattage metal halide lights are inappropriate and should not be used.

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