

# **ARCHITECTURAL REVIEW COMMITTEE RESOLUTION NO. 92-11**

## **Awning Policies**

The Monterey City Code in Section 38-188 requires Architectural Review Committee approval for new construction or exterior alterations in commercial and industrial zoning district. The City Code further indicates that the Architectural Review Committee shall consider building materials, color and detailing in evaluation of new construction or exterior alterations. Awning additions are exterior alterations and subject to architectural review. The following guidelines represent the standards that the Architectural Review Committee will use in evaluating awning proposals.

1. An awning is a roof-like structure, generally of canvas, that is stretched and/or supported by a metal or wood frame.
2. Awnings should generally be used to provide sun and rain protection.
3. Awnings should not be intended solely as a background for a sign or signs.
4. Awnings should compliment the building architecture. Awning shape, color, material, and location on the building shall be compatible with the building architecture, relate well to the dominant architectural features, and not cover up or hide handsome materials or important details.
5. Awnings in historic areas and on historic buildings should respect the history of the area and buildings. Historic colors, styles, and mounting locations based on research, old photographs, and historic records are encouraged.
6. Awnings should not impose a new or incompatible shape or style on a building. Awnings that are intended to dramatically alter the appearance of a building will be reviewed with great caution since the Architectural Review Committee most often finds the building structure to be the most important visual element and awnings to be secondary.
7. Awnings should generally be located to fit within window and/or door recesses. Installing awnings in this fashion is generally the least disruptive of the building architecture.
8. Awnings should avoid extending the full length of the building façade. The building structure should clearly wrap around and visually contain the awning. This design approach assures building continuity and reduces visual dominance of the awning.
9. A uniform shape, color, and placement should be used when multiple awnings are proposed for a single building. New awnings should generally match any existing awnings on the building. Existing inconsistent awning styles of a building do not justify approval of additional or new awning styles. Inconsistent awning styles are to be reduced - not increased with new awning approvals.
10. Individual awning proposals for multi-tenant buildings will be evaluated as to their acceptability as a model for use by all other similarly located tenants in the buildings. Approval of a single awning for a multi-tenant building generally establishes a precedent that encourages other awning proposals.
11. Individual awning proposals on multi-tenant buildings that are compatible in shape, color, and placement with the building architecture may be denied if it is determined that limiting use of awnings to the applicant's frontage disrupts building symmetry.
12. Awnings should not be installed under significant eave overhangs, cantilevers, or other prominent architectural projections.
13. Bright, highly saturated colors, reflective materials, and brightly illuminated back lighting of transparent materials should be avoided in awnings.
14. Solid colors and/or low contrast, non-jarring patterns are generally acceptable awning color treatments.

15. Awning signs are generally limited to placement on the vertical valance. Signs shall not be the dominant feature of an awning.
16. Awning colors should not be changed by painting over the awning. Rather, new awning fabric should be used.
17. Awnings shall be maintained in good repair and a clean and attractive condition as long as they are up and installed on the building. Torn or bent and/or faded awnings shall be repaired or replaced if they are to remain up and installed on the building. The ARC may request documentation from the manufacturer of color permanence before approving brightly colored awnings.
18. All applications for awning shall include a sample of the proposed awning material to show color, texture, and finish

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Chairperson

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Vice Chairperson

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Date

Original signed by Chair Allen Robinson and Vice Chair March 3, 1993