



Historic Landmarks and Preservation Districts Commission

Report to Committee

To: Elmwood Management
Thru: Savannah Darr, Historic Preservation Officer
From: Iná Nakao, Historic Preservation Specialist
Date: March 22, 2023

Case No: 23-COA-0018
Classification: Committee Review

GENERAL INFORMATION

Property Address: 285 Pope St.

Applicant: Elmwood Management
4025 Elmwood
Louisville, Kentucky 40207
(502)269-4763
matt@elmwoodky.com

Owner: Daisy Holdings LLC

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks after-the fact approval to paint the previously unpainted brick on all facades of the house, as well as the garage, located in the rear side yard of the property that fronts Brownsboro Rd. with C&M Primer White LX02W0050-LXN C&M Primer White, and Duration Coating Exterior Latex Satin Extra White K33W00251.

The applicant also seeks after-the-fact approval for the replacement of approximately 29 historic wood windows, with vinyl replacement windows (Energy Source2 Dual Low-E 60A/U4 tinted glass by American Window):

West front façade (Pope St.):

- Six, 6/1, double-hung, historic wood windows, three flanking each side of the front door on the first level covered porch - replaced with 4/1, double-hung, vinyl windows.
- Five (configuration unknown) historic wood windows in the front dormer - replaced with five sliding vinyl windows. Two historic wood windows in the rear dormer are still intact and appear to be 4-lite casement windows.

North street-facing side façade (Brownsboro Rd.):

- Two, 6/1, double-hung, historic wood windows and a gang of three, 6/1, double hung, historic wood windows located in a first level bay projection - replaced with 4/1, double-hung, vinyl windows.
- One, 8-lite, casement style, historic wood window to the left of the chimney on the first level - replaced with a vinyl sliding window. One previously removed window to the right of the chimney housed an air conditioning unit and currently has plywood over it. The applicant has not communicated their plans for this window.
- A sliding window was installed in the basement level where an air conditioning unit was installed in 2015 (per Google Maps) without a COA.
- One historic window opening recessed on the first level end of the building is shown covered by wood in the designation photos and the applicant has not communicated their plans for this window.
- Two, 6/1, double-hung, historic wood windows are still intact on the second level; the applicant has not communicated their plans for these windows.

South side façade:

- Three, 6/1, double-hung, historic wood windows located in first level bay projection - replaced with 4/1, double-hung, vinyl windows.
- A 16-lite fixed historic wood picture window was flanked on both sides by 6/1, double-hung, historic wood windows - replaced with a central single-lite picture window flanked on both sides by 4/1, double-hung, vinyl windows.
- Two windows with undetermined configuration located towards the rear of the building on the first level - replaced with 4/1, double-hung, vinyl windows.
- One window located on the rear porch of undetermined configuration - replaced with a 4/1, double-hung, vinyl window.
- Two, 6/1, double-hung, historic wood windows are still intact on the second level and have not yet been replaced. The applicant has not communicated their plans for these windows.

East rear façade:

- One, 6/1, double hung, historic wood window was replaced with a 4/1, double-hung, vinyl window.
- One window located in the basement level, likely a casement or hopper style - replaced with a vinyl sliding window.
- Two 4-lite historic wood casement windows in the rear dormer are still intact. The applicant has not communicated their plans for these windows.
- One historic window opening on the right side of the rear porch is shown covered by wood in existing Google Maps photos. The applicant has not communicated their plans for this window.

The following changes made by the applicant fall under general maintenance and do not require a COA:

1. Removal of storm windows.
2. Removal of window awnings.
3. Removal of front porch enclosure.

4. Repainting of the previously painted stucco-clad foundation, porch parapet walls, porch columns, chimney, and first level bay projections on the north and south facades.

Communications with Applicant, Completion of Application

The COA application was received on February 2, 2023 following a stop-work order (ENF-BLD-22-09854). Staff performed a site visit with a representative of the applicant on February 6, 2023 to assess the work that had been completed without an approved COA. Staff determined that separating the work into two applications would be the best course of action.

The Clifton Architectural Review Committee is scheduled to hear the case on March 29, 2023 at 4:30 PM in the Metro Development Center, located at 444 S. 5th Street, Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Masonry, Paint and Coatings**, 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 southeast corner of Brownsboro Road and Pope Street, and it is zoned R-5A within the Traditional Neighborhood Form District. The single-family residence is a 1 ½ -story masonry Bungalow style building. Character defining features include the elevated parged foundation, a full front porch enclosed with masonry parapet walls, a side gable roof with front and rear facing shed style dormer, side bump outs with windows, a masonry chimney, exposed soffits, and the previously unpainted rough textured brown brick, tinted dark red mortar, and rough textured red brick accents. The building is surrounded by structures of the same massing, age, and style, particularly the neighboring house which has the same textured brick with an opposite color pattern.

COA application 23-COA-0033 contains the after-the-fact items that can be approved at staff level: rebuilding of a side deck, replacement of the roof, removal of non-historic metal canopy over the front porch steps, and replacement of siding on the front and rear dormers.

Conclusions

The project generally does not meet the Clifton Preservation District design guidelines for **Paint and Coatings** and **Masonry**. The brick on the house and garage had never been painted (**Figure 1 and 2 below**), with the exception of the porch parapet walls, porch columns, chimney, and first level bay projections. Thus its painting does not conform with guidelines **P1** and **M1** (**Figure 3 below**).

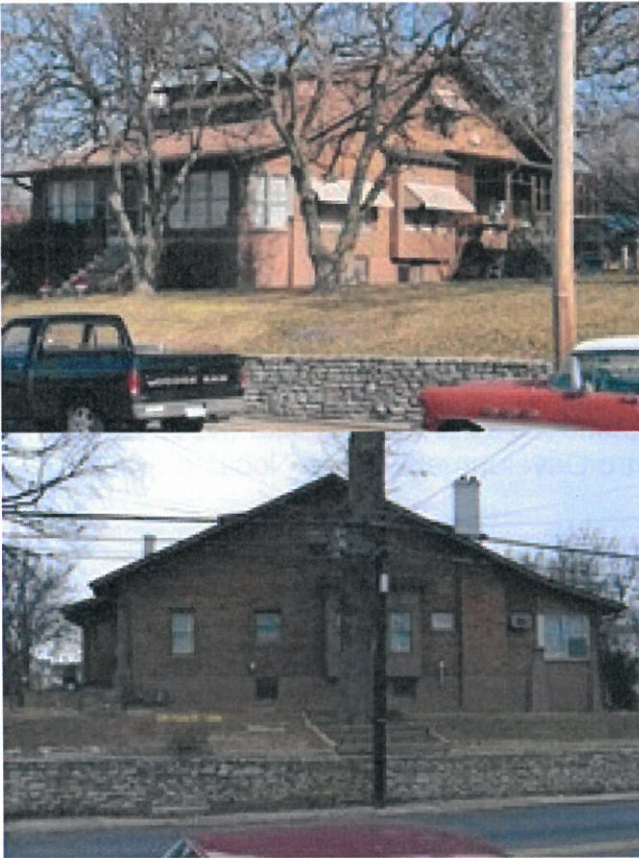


Figure 1 and 2. Designation Photos of 285 Pope St.



Figure 3. View of 285 Pope St. from Brownsboro Rd.

The project generally does not meet the Clifton Preservation District design guidelines for **Windows**. Approximately 29 historic wood windows have been replaced without a COA, and of those approximately 18 are street facing. Their conditions were not able to be assessed by staff, or reviewed by the Clifton ARC prior to their replacement, which does not conform with **W1**. The vinyl replacement windows that have been installed do not convey the same visual appearance as the historic wood windows. Their glass is tinted, their muntins are internal instead of external, their muntin patterns do not match those of the historic wood windows, they have different reveal depths than the historic wood windows, and at least 8 of them do not function in the same way as the historic wood windows (**Figure 4 and 5 below**). They do not conform with guidelines **W2, W4, W5 or W7**.



Figure 4 and 5. Replacement Windows.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends a Certificate of Appropriateness is **denied** as it does not meet the design guidelines.

However, if the applicant is willing to remove the paint from the previously unpainted brick and replace the vinyl windows on the front and street-facing façades, then staff recommends a Certificate of appropriateness be **approved with the following conditions**:

1. The paint shall be removed from the bricks. The applicant shall test gentle treatments to remove the paint in an inconspicuous location.
2. Landmarks staff shall be consulted for recommended products. The applicant shall not sandblast, pressure wash or use acid-based cleaners to remove the paint. Solvent-based chemical strippers are preferred over sandblasting or pressure washing the masonry surface.
3. The windows facing Pope St. and Brownsboro Rd. shall be replaced with wood or wood clad windows that convey the same appearance and operate in the same way as the original historic wood windows that were removed.
4. Reflective or insulating film shall not be applied to window glass on street-facing façades.
5. Smoked, tinted, or reflective glass shall not be used on windows on street-facing façades.
6. The windows on the south side and east rear façades shall be replaced with windows that convey the same muntin configuration and operate in the same way as the original historic wood windows that were removed. Vinyl windows are acceptable on these façades.
7. The windows without a record of their visual appearance shall be replaced with the configuration of the similar size windows in the building. The north façade windows facing Brownsboro Rd. shall be wood or wood clad. Vinyl is acceptable for the east rear and south side façade windows.

M7	Exterior replacement bricks should be suited for exterior use. Do not replace sections of historic brick with brick that is substantially stronger. New brick is stronger than old brick.	NA	
M8	Re-point only those joints that are no longer sound. Do not remove all joints, sound and unsound, in an effort to achieve a uniform appearance when re-pointing. Large-scale removal of mortar joints often results in damage to historic masonry. Old mortar is softer than new mortar.	NA	
M9	Unsound mortar joints should be carefully removed with hand tools that are narrower than the mortar joint. Power tools should not be used because they have the potential to scar adjacent masonry.	NA	
M10	Unsound mortar should be removed to a depth of two-and one-half the times the width of the joint or to sound mortar, whichever is greater.	NA	
M11	Historic mortar joints should be matched in color, texture, joint size, and tooling when repairing or re-pointing.	NA	
M12	The mortar mix used for re-pointing should be compatible with the historic masonry. The re-pointing mortar should be equivalent to or softer than the original mortar. (When re-pointing mortar is harder than the surrounding masonry, as is the case with many modern mixtures, moisture cannot escape through the joints. Trapped moisture will freeze within the walls and fracture surrounding masonry.)	NA	
M13	The mortar should be analyzed to determine the chemical composition of the mortar mix for the specific application at the historic structure. If possible, send a sample of the original mortar to a lab for analysis. If this is not feasible, a high lime and low Portland cement content mortar mix (1 part cement, 1 part lime, 6 parts sand) is often acceptable.	NA	
M14	Joints that have been re-pointed using a very hard mortar – or in an un-workmanlike manner – should not be removed until natural weathering has begun to weaken and crack them. Removal prior to that time would likely damage the adjoining brick, block, or stone.	NA	
M15	Synthetic caulking should not be used to re-point historic masonry.	NA	
M16	Masonry surfaces should not be cleaned with harsh chemicals, abrasive brushes or high pressure power tools. It is better to under clean than over clean. A "like new" appearance is rarely desirable.	NA	
M17	The physical and chemical properties of the masonry should be known before proposing or testing any chemical cleaning treatments. If improperly applied, chemical treatments may cause permanent damage that significantly outweighs any benefits of cleaning. Contractors and homeowners may wish to consult the Landmarks staff for the best practices and techniques for cleaning masonry surfaces.	NA	
M18	Cleaning treatments should be tested in an inconspicuous area of the building to evaluate potential adverse effects to the masonry. Observation over a complete seasonal cycle is preferred so any long-term effects may be ascertained. For any proven acceptable chemical cleaning treatments, be sure to follow all manufacturer's instructions.	NA	
M19	Sandblasting or high-pressure water treatments should not be used to clean historic masonry. Both sandblasting and high-pressure water (greater than 300 psi) remove the tough, outer-protective surface of the brick and loosen mortar joints, accelerating deterioration.	NA	
M20	The masonry on buildings with deteriorated mortar joints should not be cleaned. Such masonry should be properly re-pointed prior to cleaning to ensure water does not penetrate the wall during the cleaning process.	NA	

M21	Water- or chemical-based cleaning systems should not be used when there is a chance of freezing temperatures. Masonry cleaning should not commence until the temperature will remain above 50 degrees for 72 hours after cleaning.	NA	
M22	Graffiti should be removed as soon as possible, beginning with the gentlest means possible and taking care not to inadvertently etch an outline of the graffiti onto the wall.	NA	
M23	When removing paint from previously-painted masonry, use gentle treatments that have been tested in an inconspicuous location. Do not sandblast, pressure wash or use acid-based cleaners (consult with Landmarks for recommended products). Solvent-based chemical strippers are preferred over sandblasting or pressure washing the masonry surface.	+/-	See conditions of approval.
M24	When painting is applicable, a "breathable" masonry coating that is compatible with – and can create a strong bond with – existing paint should be used.	NA	
M25	Repaired or patched stucco areas should match the strength, composition, color, and texture of the original to the greatest degree possible.	NA	
M26	When patching stucco, cut back the successive layers to provide a key for the new layers to prevent new cracking.	NA	
M27	Stucco repairs should result in the same or unchanged dimension between the surface of the stucco and adjacent finishes.	NA	
M28	Stucco, any synthetic stucco treatment, or a permastone-type cladding should not be installed over historic masonry or wood siding.	NA	
M29	Do not resurface historic masonry with exterior insulation.	NA	
M30	Masonry and terra cotta chimney caps proposed for reconstruction or replacement should be replaced only after approval is obtained with caps of similar material and design whenever possible. Otherwise, a metal cap historically appropriate to the roof's design and materials is acceptable. Salvaged or historical reproductions are locally available.	NA	

Paint and Coatings

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
P1	Do not paint masonry, stucco, limestone walls, and masonry-retaining walls that have never been painted. Painting unpainted surfaces creates an on-going maintenance issue. 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. A masonry surface colored with a wash (lead oxide, white or lime wash) is considered as unpainted and should not be painted. CMU (concrete block) should be skim coated then painted.	-	Unpainted brick was painted.
P2	When removing paint from previously-painted masonry, use gentle treatments that have been tested in an inconspicuous location. Do not sandblast, pressure wash, or use acid-based cleaners (consult with Landmarks for recommended products).	-/+	See conditions of approval.
P3	On previously-painted masonry, use a "breathable" masonry paint that is compatible with – and can create a strong bond with – existing paint. Portland cement joints may be painted as the mortar mix is stronger. Do not paint over lime mortar mix joints since lime mortar mix is soft.	NA	

P4	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 and see the Appendix at the end of this section. For asbestos removal and disposal methods, contact Metro Air Pollution Control.	NA	
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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.	-	Windows were replaced without Clifton ARC review.
W2	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 replacement windows do not convey the same visual appearance as the historic.
W3	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.	NA	
W4	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.	-	The replacement sliding windows do not operate in the same way as the original windows.

W5	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 replacement windows have internal dividers only.
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	NA	
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	-	The replacement windows have tinted glass.
W8	Transoms or sidelights shall not be blocked-in or back-painted.	NA	
W9	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.	NA	
W10	Any new window openings for a new use shall not be located on street-address façades or street-facing façades.	NA	
W11	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.	NA	
W12	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	
W13	If exterior storm windows are installed they should duplicate the shape of the original window.	NA	
W14	When installing exterior storm windows or screens do not damage or obscure historic windows or frames.	NA	
W15	Window sashes shall not be altered to accommodate window air-conditioning units.	NA	
W16	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	
W17	Awnings shall be designed to complement existing architectural features. They should not overwhelm the façade.	NA	
W18	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	
W19	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	
W20	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	
W21	Awnings shall be installed so that the valance is no lower than permissible by code (Building Code or Public Works).	NA	
W22	Replacement shutters should match the visual appearance, size, and location of the originals and may be constructed of wood, metal, or synthetic material.	NA	
W23	Shutters shall be installed only where there is historic evidence for them.	NA	