



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Bradley Fister, Historic Preservation Specialist
Date: June 3, 2022

Case No: 22-COA-0112
Classification: Committee Review

GENERAL INFORMATION

Property Address: 141 Pope Street

Applicant: Ana R. Ajero
141 Pope, LLC
141 Pope Street
Louisville, KY 40206
213-422-4732
rowena@spacelosangeles.co

Owner: 141 Pope, LLC
3225 McLeod Drive
Suite 777
Las Vegas, NV 89121

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks after-the-fact approval to replace two one-over-one double-hung windows on the first level, front facade with six-over-six single-hung United 9600 Series vinyl composite windows. The applicant also seeks after-the-fact approval to replace one, one-over-one double-hung window on the first level, with a single-hung one-over-one United 9600 Series vinyl composite window.

The applicant seeks approval to replace two one-over-one double-hung windows on the second level front façade, with two one-over-one single-hung United 9600 Series vinyl composite windows.

Communications with Applicant, Completion of Application

The application was received originally on April 25, 2022 following a stop work order. The original application was incomplete. Staff worked with the applicant to

gather the needed information. On May 2, 2022 the application was accepted and considered complete and requiring Staff Review. Staff performed a site visit with a representative of the applicant on May 10, 2022 and determined at that time breaking the application into two parts would be the best course of action.

The Clifton ARC is scheduled to hear the case on June 8, 2022 at 5:30PM, in the Metro Development Center at 444 S. 5th St., Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Window**. 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 east side of Pope Street, four lots south of Arlington Avenue. It is zoned R5A within the Traditional Neighborhood Form District. The site contains a frame, camelback shotgun style residence.

22-COA-0103 was approved on May 11, 2022 at staff level, and included replacement of side and rear windows and replacement of wood siding with fiber cement siding.

Conclusions

The proposed after-the-fact front facing windows generally do not meet the Clifton design guidelines for **Window**. Two of the three after-the-fact replacement windows no longer have the same one-over-one muntin pattern as the original windows did. They are now six-over-six, which does not meet W1 or W2. All three after-the-fact windows have been replaced with United 9600 Series vinyl composite replacement windows. Vinyl windows do not have the same profiles or dimensions as historic wood windows. While the design guidelines allow for synthetic, they do still have to match the historic windows. Staff recommends a different material than vinyl for the front window replacement. Furthermore, the windows should be replaced with new ones that are one-over-one to match the historic configuration.

Staff cannot comment on the condition of the previous historic windows since they were removed prior to the site visit. The previous window sills did appear to have rot issues per the applicant provided photos. Staff did see the presence of rot around where the windows had been removed, and the siding was severely deteriorated to the point it all had to be removed and replaced.

The proposed replacement of the two second-story front facing windows generally does not meet the **Window** design guidelines. The proposed replacement windows are United 9600 Series vinyl composite replacement windows. Vinyl

windows do not have the same profiles or dimensions as historic wood windows. While the design guidelines allow for synthetic, they do still have to match the historic windows. Staff recommends a different material than vinyl for the front window replacement.

Recommendation

On the basis of the information furnished by the applicant, staff recommends a Certificate of Appropriateness be **denied** as the proposed vinyl replacement windows do not meet the design guidelines.

However, if the ARC determines that the proposed vinyl is an appropriate material, or if the applicant is willing to change replacement window material, then staff recommends a Certificate of Appropriateness be **approved with the following conditions**:

1. The three after-the-fact replacement windows shall be replaced with one-over-one replacement windows that closely match the dimensions of the historic wood windows.
2. The replacement windows for the two front facing second-story windows shall be one-over-one and shall closely match the dimensions of the historic wood windows..
3. All glass shall be clear and non-reflective.
4. The applicant shall not wrap the window trim or sills with vinyl or aluminum.
5. The applicant shall take precautions to preserve any existing wood elements to be reapplied to the building and shall submit photographs of all elements proposed to be reconstructed.
6. The applicant shall take appropriate precautions with the handling of potential lead paint.

Bradley Fister

Bradley Fister
Historic Preservation Specialist

6/01/2022

Date

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	-	Existing windows sills appear to be in poor condition, three of the 5 windows were removed and replaced prior.

	Guideline	Finding	Comment
	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.		
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.	-	Two of the windows are no longer one-over-one windows. Vinyl windows do not have the same profiles or dimensions as historic wood windows. While the design guidelines allow for synthetic, they do still have to match the historic windows. Staff recommends a different material than vinyl for the front window replacement.
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.	+	Proposed windows shall fit the historic window openings, windows openings shall not be altered to accommodate stock-sized windows.
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 proposed replacement windows are single hung, rather than double-hung. However, this is standard.
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.	NA	
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	+	See conditions of approval
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	+	See conditions for approval
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.	+	See conditions for approval
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.	+	See conditions for approval

	Guideline	Finding	Comment
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	



West Elevation 1st level original front facing windows



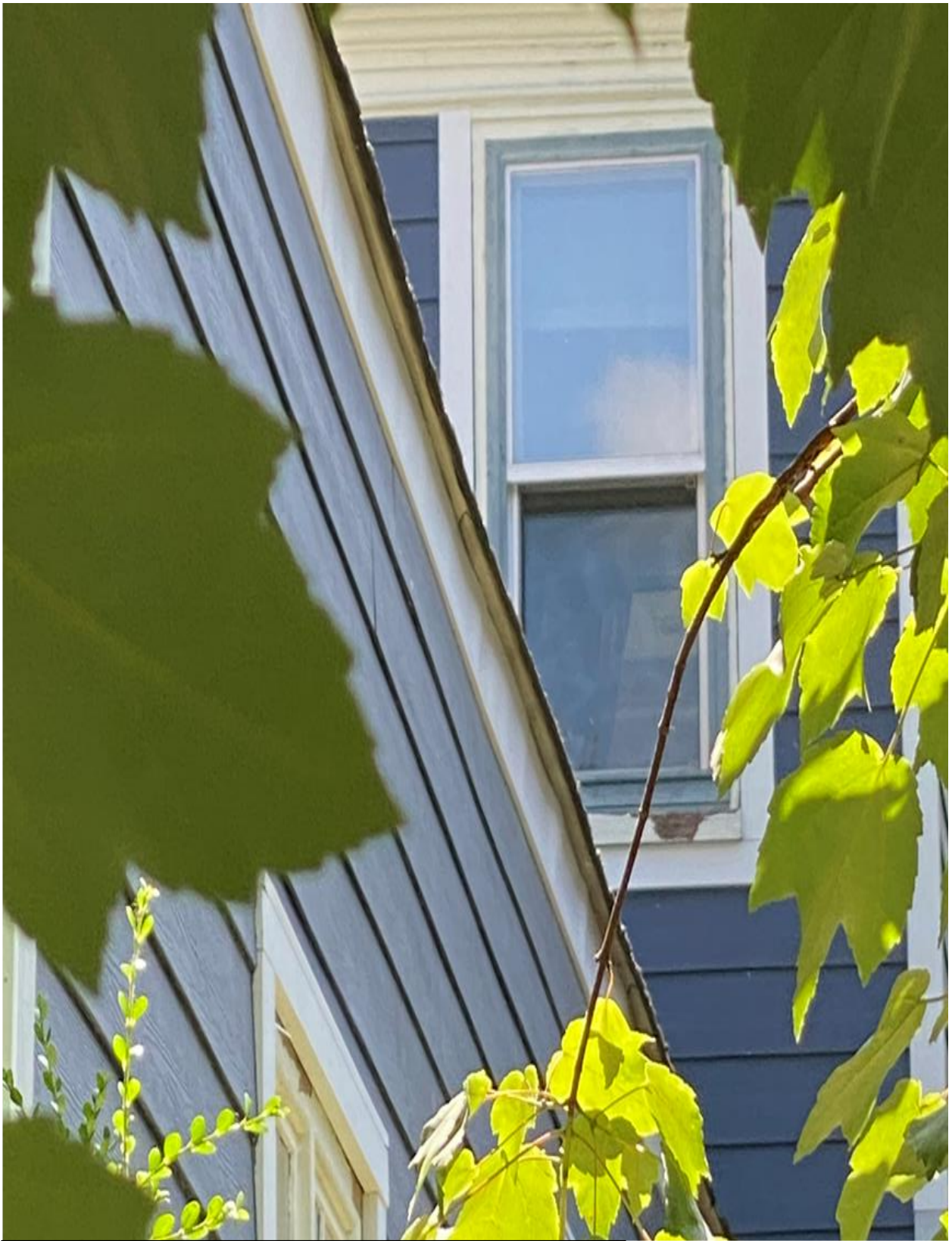
West Elevation 1st level new front facing windows



West Elevation 1st level original front facing side window



West Elevation 1st level new front facing side window



West Elevation 2nd level existing south side front facing window



West Elevation 2nd level existing north side front facing window