



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
From: Bradley Fister, Historic Preservation Specialist

BF

Case No: 21-COA-0230
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2214 Patterson Avenue

Applicant: Joe Hohman
2214 Patterson Avenue
Louisville, KY 40204
502-931-9851
jhohman@umhomeloan.com

Owner: same as applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant requests approval to replace all windows on the first and second floors of the front façade with new wood windows.

Communications with Applicant, Completion of Application

The application was received on September 29, 2021. Staff worked with applicant extensively to explore alternatives to replacement windows prior to coming to the committee. It was then determined that this application would need a Committee-level review and is scheduled to be heard by the Cherokee Triangle ARC on Wednesday November 10, 2021 at 4:30pm, online via WebEx.

The Cherokee Triangle ARC met on November 10, 2021 at 4:30 pm via WebEx online video conference to discuss the case. Members present were Gail Morris, Jennifer Shultz, Pete Kirven, Tamika Jackson, David Morgan, and Committee Chair Dave Marchal, Deputy Director for Develop Louisville. Joe Haberman, Cynthia Elmore, and Brad Fister, Landmarks Staff, and Mr. Hohman, the property owner were in attendance.

Mr. Marchal opened the meeting. Mr. Fister then presented the case for the proposed windows to be replaced. He recommended denial of the project based on the window Design Guidelines. Mr. Marchal asked if any committee members had questions for Mr. Fister.

Mr. Morgan asked if the applicant had looked into repair of the windows rather than replacement. Mr. Morgan also asked if the applicant had pursued historic tax credits. The applicant stated that Mr. Fister had provided him with information on the historic tax credits, but he had not pursued them. The applicant responded that the cost difference between repair and replacement was significant and the cost of repair was on a sliding scale. Ms. Schultz stated that the replacement of the windows would likely not fix the issue that the applicant is having with heat loss and gain in their home. Mr. Kirven agreed, and suggested the use of storm windows on either the interior or the exterior.

Mr. Marchal then asked the applicant if they wished to present any further information to the committee. The applicant provided the committee with documentation from a window repair person. Ms. Morris asked if the case came before the committee because of the proposed replacement of the windows on the front façade. Mr. Fister confirmed that the windows on the sides and rear could be done at staff level. Mr. Morgan asked if the applicant knew the sizes of the existing windows and if the proposed new windows had the same profile. The applicant stated that the windows would look as they do now and be of the same size and profile.

Mr. Marchal asked if there had been any comments from the public in regard to the proposed window change. Mr. Fister stated that there had been no response from the public noticing for the case.

Ms. Schultz asked for clarification of the terms for the parts of the windows. Mr. Morgan clarified the terms for the parts of the windows and asked for more information from the applicant as to the replacement specifications. The applicant did not have further technical information to share with the committee. Mr. Morgan stated that since the applicant was unable to answer some of the questions the committee had maybe the meeting should be deferred. Ms. Schultz agreed that since there were more questions it would be helpful if the applicant could return with more information for the committee. Mr. Hohman's computer became disconnected from the meeting. Mr. Marchal asked if anyone would like to make a motion. Mr. Morgan made a motion to defer the case until there was more information. The motion was seconded by Ms. Schultz. Ms. Elmore took a roll call vote, and the motion passed unanimously.

The applicant has since worked with staff to have the side and rear windows approved at staff level (22-COA-0002). The applicant would still like to present his case to the ARC for replacement of the front windows. The Cherokee Triangle ARC is scheduled to hear the continued case on Wednesday March 2, 2022 at 4:30pm, online via WebEx.

Findings

The following additional findings are incorporated in this report:

The following design review guidelines, approved for the Cherokee Triangle 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 included in this report.

Site Context/ Background

The R5B zoned property in the Traditional Neighborhood Form District is located on the east side of Patterson Avenue, seven lots south of its intersection with Willow Ave. The home is a two-and-a-half-story Arts and Crafts-style lap sided home with a limestone foundation. The surrounding buildings are predominately homes in the same style and time period.

Conclusions

The existing front historic wood windows do not meet **W1** as they are not severely deteriorated. W1 is a heavily weighted design guideline because preservation of old growth wood windows is key. Historic wood windows are made to be repaired and undergo routine maintenance. Generally, no replacement window will last as long as maintained old growth wood windows. Furthermore, generally only 10-20% of a home's energy is lost through its windows. Thus, pairing a historic wood window with an interior or exterior storm window, the windows make up this efficiency.

Staff recommends that the front facing historic windows be repaired, and storms installed on the interior or exterior to assist with weatherization and energy efficiency. When staff visited the home to look at the windows, many of the windows were found to be inoperable for a variety of reasons. Some of the upper sashes were slightly open and would not close, some had cracks in the glass. Though these are all issues with the windows, they are issues that can be easily repaired.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends a Certificate of Appropriateness be **denied**.

Bradley Fister

Bradley Fister
Historic Preservation Specialist

02-22-22

Date

WINDOW

Design Guideline Checklist

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

	Guideline	Finding	Comment
W1	Replace severely deteriorated historic windows with new windows that convey the same visual appearance. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of vinyl- and aluminum-clad wood window systems on primary elevations may be permissible if the proportion and detail closely match the original.	-	The historic wood windows are not severely deteriorated, per the standards for replacement in the Design Guidelines(-). The windows are in need of repair and weatherization
W2	Select windows that match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features when repair of original windows is impossible.	+	Proposed replacement windows will fit existing window openings and match the muntin configuration.
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NA	
W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+	Proposed windows will fit existing window openings.
W5	Do not install contemporary picture, glass block, or lousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	NA	
W7	Install replacement windows that operate in the same way as the original windows - double-hung windows are replaced with double-hung, and casement windows are replaced with casements.	+	The proposed replacement windows will operate the same as the original historic windows would have.
W8	Do not replace multi-pane windows that have true divided lights with thermal glazing windows that have false "snap-in" or applied muntins on primary façade elevations.	+	The proposed replacement windows are will have the same configuration as the existing.
W9	Do not apply reflective or insulating film to window glass.	+	
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
W12	Do not block-in or back-paint transoms or sidelights.	NA	
W13	Use surviving prototypes to reconstruct missing window elements, such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. The reconstructed element should be constructed of materials for which there is a historic precedent or a compatible substitute material if that is not possible.	NA	

W14	Do not alter the number, size, location, or shape of original windows seen from a public way by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.	+	
W15	Locate any new windows openings that may be required for a new use on a façade that cannot be seen from a public way. Newly-installed windows should be compatible with the overall design of the building.	NA	
W16	Do not obscure historic window trim with metal or siding material.	NA	
W17	Do not install new floors or dropped ceilings that block the glazed area of historic windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.	NA	
W18	Install exterior storm windows that duplicate the shape of the original window. Storm windows should be painted to match the color of the window frame.	NA	
W19	Do not install exterior storm windows or screens that damage or obscure historic windows or frames. Mount storm windows on the blind stop within the window frame. Storm window or screen rails should always match the rails of the windows behind. They should have either wood or narrow, metal frames that are painted to match the color of the building trim.	NA	
W20	Do not install window air conditioning units on a primary façade if installation on a secondary façade can address the same need. If this is not an option, do not alter the window sash to accommodate the air-conditioning unit.	NA	
W21	Install any security bars in such a way that they do not obscure the architectural character of original windows or damage historic fabric. Commercial security grills should retract out of sight during business hours.	NA	
W22	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
W23	Install awnings made of weather-proofed canvas of a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	NA	
W24	Select an awning color that complements the building, with solid colors and narrow or wide stripes running perpendicular to the building being the preferred patterns.	NA	
W25	Install awnings in a way that does not harm the building. Hardware installation should be limited to that which is required for structural stability and should be driven into mortar joints rather than into masonry.	NA	
W26	Attach awnings between the window display area and the signboard or second-floor window sills. Awnings should be attached below the transom line where historic prism glass is present and building scale allows.	NA	
W27	Install awnings so that the valance is no lower than 7' above the sidewalk.	NA	
W28	Repair shutters with in-kind materials. If damage is so extensive that they cannot be repaired, replacement shutters should match the visual appearance of the originals.	NA	
W29	Install shutters only where there is historic evidence for them. Replacement shutters should be or appear to be operable, measure the full height and width of the windows, and be constructed of a historically-appropriate material. Solid shutters are appropriate for the ground floor, and solid or louvered shutters are appropriate for upper floors.	NA	

W30	Mount replacement shutters so that they partially cover the vertical trim of the window frame. This gives shutters the appearance that they are indeed operable, even if in truth they are not. Shutters should not be applied to the masonry or cladding on either side of the window.	NA	
W31	Do not install aluminum or vinyl shutters.	NA	
W32	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	Photos submitted with application