



Historic Landmarks and Preservation Districts Commission

MEMORANDUM

To: Cherokee Triangle Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Drake Watson, Planner I – Urban Design
Date: August 7, 2026 *SDarr*

Case No: 26-COA-0068
Address: 1139 Cherokee Rd

Case History

April 15, 2026: The case was heard by the Cherokee Triangle Architectural Review Committee (ARC) on Wednesday, April 15, 2026 at 4:30 p.m. in Room 101, of the Metro Development Building located at 444 S. 5th Street, Louisville KY. Members present were Carri Andrews, Kate Meador, Andrea Lauago, Ashlyn Ackerman, and Pete Kirven. Landmarks staff present were Drake Watson and Iná Nakao. Tom Ehrbar, the applicant, was present for the meeting. During the meeting, the Committee asked the applicant about the existing conditions of the historic windows and the extent of the research conducted on contractors for potential repair of the windows. Mr. Ehrbar clarified that he had not reached out to many contractors prior regarding repairs for the historic wooden windows. After discussion, the Committee asked Mr. Ehrbar if he would be willing to reach out to additional contractors in attempt to repair the windows rather than replace them, to which Mr. Ehrbar agreed. Ms. Meador made a motion to continue the case to a date unknown, where the applicant was to reach out to additional contractors on the possibility of repairing the historic windows, and to potentially reconvene within the next two months. The motion was seconded by Ms. Lauago. Mr. Watson took a roll call vote, and the motion was passed unanimously (5-yes, 0-no).

July 11, 2026: The applicant reached out and stated that he had contacted a number of contractors and received quotes for repairing the historic windows.

July 21, 2026: After reviewing the window repair quotes, the applicant would like to propose repair of the three 1/1 historic wood windows on the front façade, which will include repairing and replacing broken and damaged wooden pieces of the framework, repairing broken glazing, repairing broken chains and weights, and adding a second pane of glazing. The applicant now requests approval for the replacement of only the two 1/1 historic wood windows on the front facing side bay.

Staff Conclusions - Updated

The updated proposal for the replacement of the two 1/1 historic wood windows one located on first- and one located on the second-story of the side bay still generally does

not meet the standard design guidelines for **Window**. Although the windows do require maintenance, they still do not meet the severely deteriorated threshold, thus still not meeting guidelines **W.1** and **W.4**.

The proposed replacement windows are fiberglass windows that would fit into the historic openings and match the historic configurations. The windows would generally be an appropriate replacement if the historic wood windows were severely deteriorated. Because they are not, Staff must still recommend denial.

RECOMMENDATION- Updated

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

However, if the ARC determines that the window replacement meets the Standard Design Guidelines for **Window**, staff recommends the following conditions of approval:

1. **This approval only applies to the street-facing first and second-story windows on the front facing bays. If the applicant should want to replace other windows beyond this scope, they shall be submitted for and reviewed under a subsequent COA application.**
2. **The windows shall be replaced with a wood, clad wood, or synthetic window that mimics the mortis and tenon construction of a historic wood window. Vinyl is not permitted.**
3. **A cut sheet showing the specific window replacement shall be submitted to staff for review and approval prior to work taking place.**
4. **The windows shall have the same configurations and operation style as the historic windows being replaced.**
5. **All replacement windows shall fit in the historic openings without alterations made to them.**
6. **The historic window trim shall not be removed or obscured with metal or siding materials.**
7. **All glazing shall be clear, not tinted, smoked, reflective, or other films applied. Neutral low-E is permissible with staff review and approval of a glazing sample prior to ordering.**
8. **If the design, materials, color, or scope of work should change, the applicant shall contact staff for review and approval before work takes place.**

Drake Watson

Drake Watson
Planner I – Urban Design

8/7/2026

Date