



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Savannah Darr, Planning & Design Coordinator
Date: October 11, 2019

Case No: 19-COA-0087
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1151 S. 2nd Street

Applicant: Holly Jetter
1151 S. 2nd Street
Louisville, KY 40203
502-544-3775
hollyliter@bellsouth.net

Owner: same as applicant

Estimated Project Cost: \$26,000

Description of proposed exterior alteration:

The applicant seeks approval to replace the existing replacement windows on the second and third stories of the front façade. The second story windows will be aluminum clad wood windows made by Pella. The third story windows will be aluminum clad wood windows made by Andersen. Lastly, the applicant seeks approval to wrap all wood window trim on the second and third stories of the front façade with aluminum.

Communications with Applicant, Completion of Application

The application was received on September 20, 2019 and considered complete and requiring committee level review on September 23, 2019. Staff met with the applicant on site on October 4, 2019 to evaluate the windows.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on October 16, 2019 at 5:30 pm, at 444 S. 5th Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **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 S. 2nd Street, two lots south of the intersection with W. Oak Street. The site is zoned TNZD within the Traditional Neighborhood Form District. The site contains a two-and-a-half-story masonry house surrounded by mostly residential properties and Treyton Oak Towers across S. 2nd Street.

Conclusions

The proposed window replacement generally meets the design guidelines for **Window**. The historic wood windows have been previously replaced with wood windows that match the historic configuration. However, these windows are deteriorating. Thus, the new windows will be aluminum clad wood windows to match.

The applicant proposes to wrap the wood window trim around the second and third story windows, which does not meet **Window** design guideline W16. However, this building has a unique, site-specific situation. There is only one building across the street from the house, Treyton Oak Towers, which is set back at least 30' from the street. There are also no street trees along this portion of S. 2nd Street. The property contains one pine tree in the front yard, but this tree is not large enough to shield the west facing building from precipitation. The lack of street trees and buildings to the west do not shield the building from precipitation. The applicant has tuckpointed the entire building, replaced the roof, fixed the box gutters, and replaced the wood window trim with in-kind materials. However, less than a decade later, the trim is severely deteriorated and the windows are rotting. Staff conducted a site visit to examine the windows and trim. There appears to be no other issues with the building that can cause the wood rot. It's simply the precipitation itself. Furthermore, the window trim is basic and not character defining for the building. Because of this building's unique situation, the incapability of stopping the rot with other mitigation, and the simplicity of the windows trim, staff recommends approval.

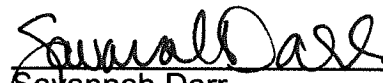
RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved** with the following conditions:

1. The new windows shall fit the historic window openings.
2. The new windows shall not have insulating film, smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.
3. If the design changes, the applicant, owner, and/or their representative shall contact staff for review and approval.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

10/11/19
Date


Savannah Darr
Planning & Design Coordinator

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 windows have been previously replaced with wood windows that matched. The new windows will match these as well.
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.	+	

W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NSI	
W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+	
W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	+	Aluminum clad wood windows
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.	+	
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.	NA	
W9	Do not apply reflective or insulating film to window glass.	+	See conditions of approval
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	See conditions of approval
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.	NA	
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.	-	While this does not meet the guidelines, this building has a unique, site-specific situation. See conclusions.
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.	+	