



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Anthony Schneider, Historic Preservation Specialist
Date: May 14, 2019

Case No: 19COA1127
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1731 Payne Street

Applicant: Matthew Duncan
Louisville Window Company
6638 River Birch Court
Pee Wee Valley, KY 40056
502-931-0648
502-403-0472
matt@louisvillewindowcompany.com

Owner: Veena Reddy
1731 Payne Street
Louisville, KY 40206
502-443-3339
[Veena c reddy@hotmail.com](mailto:Veena_c_reddy@hotmail.com)

Estimated Project Cost: \$20,000.00

Description of proposed exterior alteration:

The applicant is requesting to removal all historic wood windows on all facades and install new vinyl windows to match the historic muntin configuration and original operation. The windows on the sides and rear of structure are approvable at staff level; however, the applicant is also seeking approval for the front four windows which require a committee review.

Communications with Applicant, Completion of Application

The application was received on April 29, 2019 and was considered complete and requiring committee review on May 6, 2019. Staff met with the applicant on the date of submittal and informed him of the potential for a committee review to

replace front windows. Staff also discussed the application with the applicant before and after submittal about the requirements of the guidelines and that replacing the historic front windows would need a committee review.

This case is scheduled to be heard by the Clifton Architectural Review Committee on Wednesday May 22, 2019 at 6:30pm in Conference Room 101, 444 S 5th Street Metro Development Center.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton 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 R-6 zoned property within a Traditional Neighborhood Form District is located midblock on the north side of Payne Street between Stoll Avenue and S Charlton Street. This home is a 1 ½ story masonry and frame bungalow with a stucco exterior. The structure is a craftsman bungalow with a front gable roof and a structure-width porch.

Staff did not find previous COA's issued for this site.

Conclusions

The proposal to replace windows on the side and rear of the structure generally meets the Clifton design guidelines for **Window**. The proposed replacement window will fit the historic openings, operate the same as their historic counterparts, and will have the same muntin configuration. Staff encourages the use of a simulated divided light; however, muntins between the glass are acceptable. The existing window trim is currently clad in aluminum. Replacement with new aluminum cladding is general maintenance. Staff strongly recommends the applicant expose the wood trim to expose and highlight historic fabric. All windows on all facades have a three-over-one muntin configuration except for the two casements on the west façade which are single casements with the three individual lights.

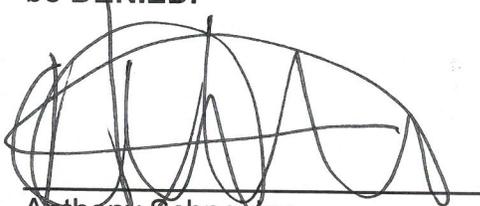
The proposal to replace windows on the front of the structure partially meets the Clifton design guidelines for **Window**. The set of two windows in the gable of the upper half-story are missing the lower sashes. The window's overall integrity has been compromised. Staff recommends that the window be replaced with a wood or a clad wood window with a three-over-one configuration and a true divided light. The set of two windows under the porch are not severely deteriorated and are in a state in which reasonable repairs should be expected and would not meet the requirements of Guideline **W1**.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends that the replacement of side, second floor front façade, and rear windows be approved for a be approved with the following conditions:

1. The applicant shall obtain any necessary building permits.
2. Historic window openings shall not be modified to accommodate replacement windows.
3. New windows shall be consistent in operation to that of their historic counterparts, double-hung for double-hung and casement for casement.
4. New double-hung windows shall have a three-over-one muntin configuration.
5. Any exposed historic window trim shall not be covered or obscured with aluminum flashing.
6. Windows in the front gable shall be replaced with new wood or clad wood windows.
7. Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.
8. If design changes are necessary, the applicant shall contact staff for review and approval.

On the basis of the information furnished by the applicant, staff recommends that the request to replace the two historic wood windows on the first-floor, front façade be **DENIED**.



Anthony Schneider
Historic Preservation Specialist

5 / 15 / 19
Date

Attached Documents / Information

1. Staff Guideline Checklist

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	+/-	Upper Story: The windows are missing the lower sashes. The overall integrity of the window is lost and replacement with a wood or a clad wood window is recommended.

	Guideline	Finding	Comment
	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.		First Floor: The front windows on the first floor are in a state in which repair of the historic fabric is within reason. New glazing and repairs to the operations systems would be necessary for the windows longevity.
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.	+	Historic windows being replaced on ALL facades should have a three-over-one configuration and be double-hung except for the two casements on the west side. The casements are three individual lights. Staff recommends that the window recommended for replacement of the front façade in the gable be a wood or a clad wood window, double-hung, and with a three-over-one configuration.
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.	+	See Conditions.
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.	+	See Conditions.
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.	+	Windows on the front should have a true divided light. Windows on the sides and rear can have the interior muntins.
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	+	
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	+	See conditions.
W8	Transoms or sidelights shall not be blocked-in or back-painted.	NSI	
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.	+	
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.	+/-	Flashing is already installed but the removal is encouraged.

	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.	NSI	
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.	NSI	
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.	NSI	