



Louisville-Jefferson County Metro Government

OFFICE OF PLANNING

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: louisvilleky.gov/government/planning-design

Certificate of Appropriateness Application

Case Number: 26-COA-0144

Submittal Date: 06/24/2026

Intake Staff: Victoria Nugent

Application Information

Primary Address: 1815 ARLINGTON AVE, LOUISVILLE, KY 40206

Primary Parcel Id: 069J01610000

Project Description: A Certificate of Appropriateness to install new windows to replace the existing windows. The proposed windows match the existing in scale, profile, and appearance.

Project Name: Clifton - Window Replacement

GENERAL INFORMATION

Acres	0.4577
Dwelling Units	12
Historic Preservation District	Clifton
New Building Square Feet	11756
Number of Meeting Notification Postcards	0
Project Cost	1000000
PVA Assessed Value	480000
Rooms	0

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Owner Information

Name: FRANKLIN SCHOOL PARTNERS LTD

Address: 333 GUTHRIE GRN STE 412, LOUISVILLE

Contact Information

Type: Applicant

Name: Becky Roehrig

Address:

Phone:

Email: BeckyR@RiverCityHousing.org

Type: Attorney

Name: Joseph Pierson

Address: 223 S. 5th Street, Ste 351

Louisville KY 40204

Phone: 5178627333

Email: JPierson@PinionAdvisors.com

Owner Certification Statement

Application Submitted By: Joseph Pierson

hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property. I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Clad Architectural Double Hung



The Clad Architectural Double Hung is our premier double hung window. It is designed with historically accurate details, making it ideal for restoration and new construction projects alike.

A Double Hung is the traditional sash-over-sash, raise and lower window. The two sashes overlap to form a check rail where they lock together. One or two cam-action locks, depending on the size of the window, secure the sashes. A pair of finger-release tilt latches provide for tilting in the sash for cleaning or other access. Locking-when-tilted balance shoes help hold the sash in place when tilted.

Traditional Block and Tackle balances assist in raising, lowering, and holding the sashes in place when operating. A Hybrid balance system is available on oversized units. Vinyl Jamb Tracks that house the balance system are concealed within each side jamb.

Configurations include standard 50/50 sash split as well as 40/60 Cottage and 60/40 Oriel proportions. Double Hung windows can be mullied together for multi-wide units or with compatible sized Fixed Lites.

The standard jamb depth is 4-9/16". A jamb depth of 6-9/16" is achieved with 2" extensions.

Several grille systems are available to add lite division to the glass area. See the Grille Options section later in this guide for more information.

Exterior mounted screens are available to help keep out insects when the sash is open.

Other options include exterior colors, exterior trim, interior finishes, and additional jamb options. More information is detailed later in this guide.

Hardware Finishes

- Standard Finishes: White, Tan, Brown, Dark Bronze, Black

- Upgrade Finishes: Brushed Chrome, Brushed Nickel, Antique Brass, Polished Brass

Upgrade finishes available at additional cost.

Sizes

- Widths: 20", 24", 28", 32", 36", 40", 44", 48"

- Heights: 35-1/2", 39-1/2", 47-1/2", 51-1/2", 55-1/2", 61-1/2", 63-1/2", 71-1/2", 75-1/2", 77-1/2"

- Monumental sizing is available.

See website for additional details and information.



White Tan Brown Dark Bronze Black



Brushed Chrome, Antique Brass, Polished Brass

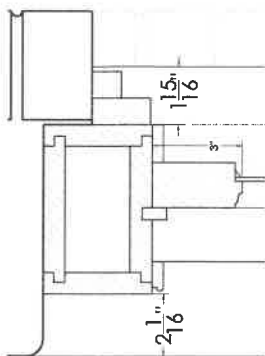
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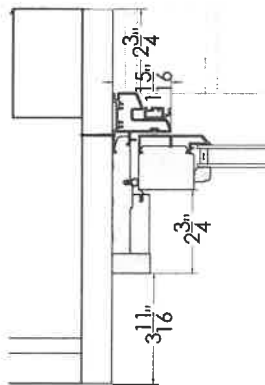
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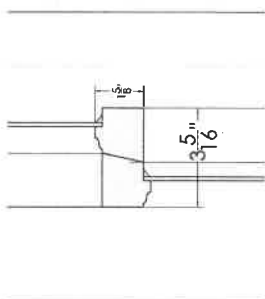
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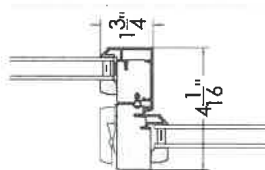
(A) Typical Lintel
3" = 1'-0"



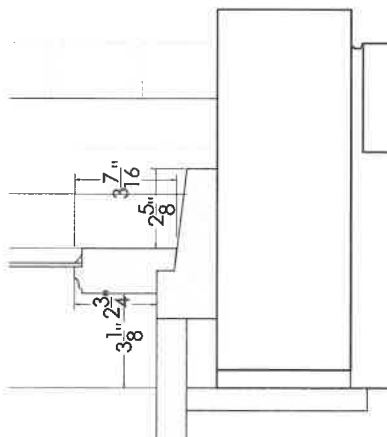
(D) Proposed Lintel
3" = 1'-0"



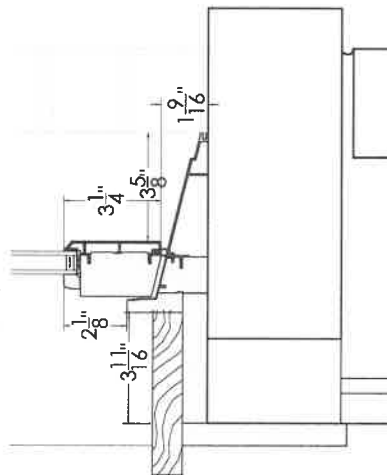
(B) Typical Meeting Rail
3" = 1'-0"



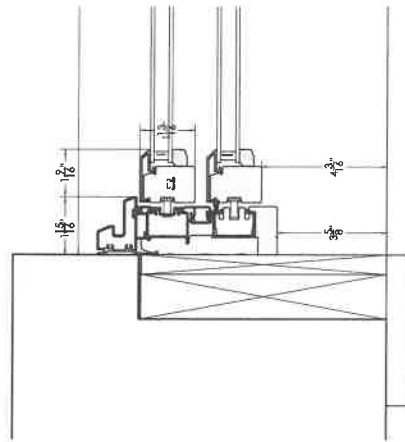
(E) Proposed Meeting Rail
3" = 1'-0"



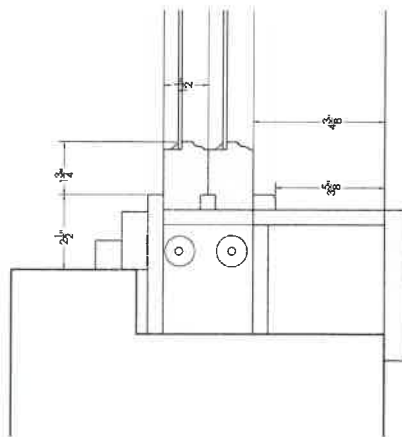
(C) Typical Window Sill
3" = 1'-0"



(F) Proposed Window Sill
3" = 1'-0"



(G) Proposed Jamb
3" = 1'-0"

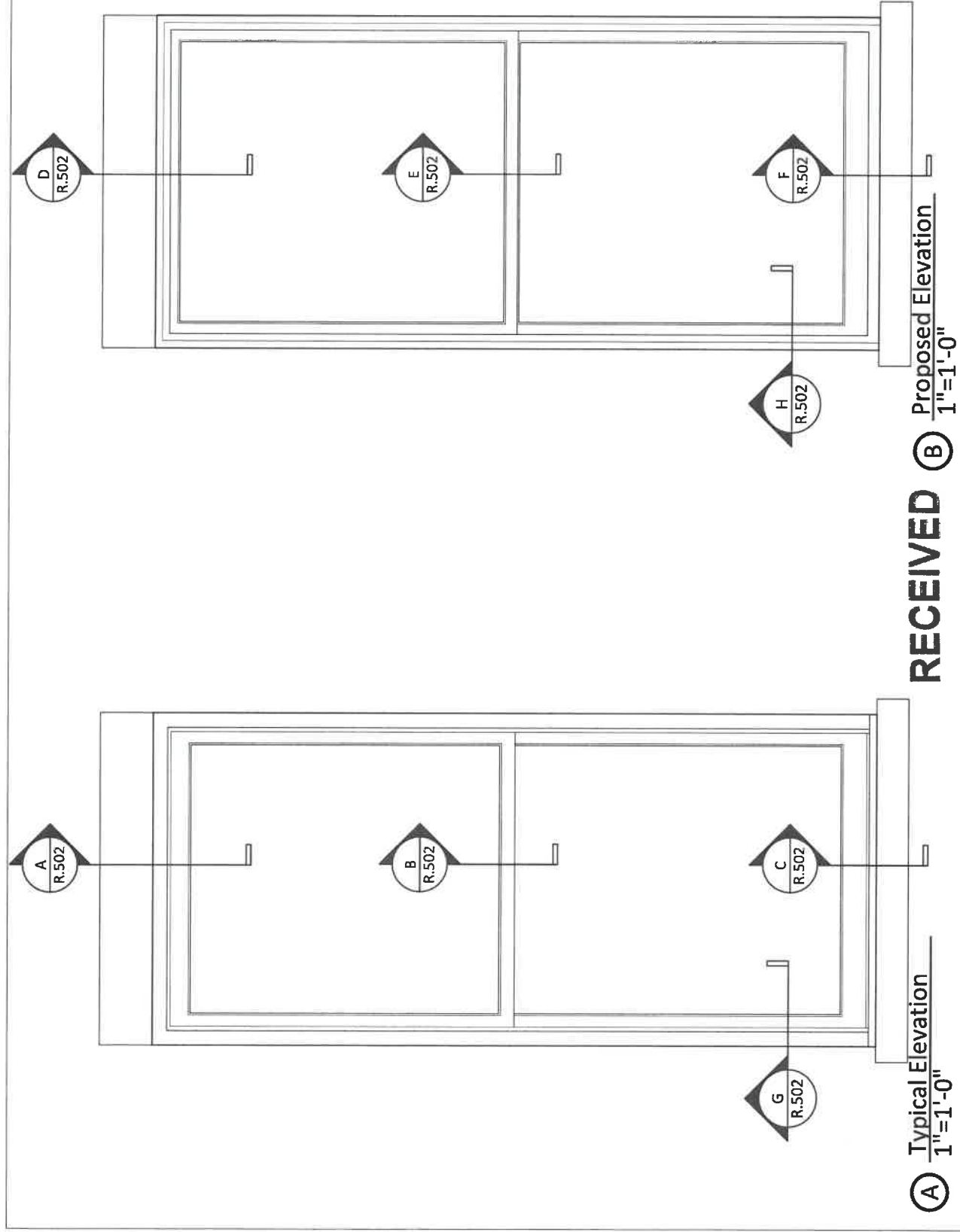


(H) Typical Jamb
3" = 1'-0"

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Photo # 1

Description: Close-up view of the south-facing primary entrance with arched transom window and entry steps, looking north from Arlington Avenue.

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Photo # 2

Description: Full view of the two-story brick south/front facade from Arlington Avenue, looking north, showing the principal entrance bay and flanking windows.



Photo # 3

Description: Close-up of the front entrance door and arched masonry surround from a low vantage point at the base of the entry steps, looking north.

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Photo # 4

Description: Mid-range view of the south front facade showing the full entrance bay and adjacent modern addition, looking northeast from Arlington Avenue.



Photo # 5

Description: View of the east facade displaying the 'Benjamin Franklin Elementary School' building signage, looking west.

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Photo # 6

Description: View of the northeast corner and secondary entrance of the modern masonry addition, looking southwest from the State Street side.



Photo # 7

Description: View of the rear alley area and west face of the building together with the outbuilding, looking southeast from the rear parking lot.



Photo # 8

Description: View of the rear parking lot and alley with the north face of the main building, looking south from the alley drive.



Photo # 9

Description: View of the rear/north facade from the side parking area, looking east/southeast, showing the two-story brick rear elevation.

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Photo # 11

Description: Close-up detail of an exterior window with masonry arch surround, stone sill, and painted wood sash on the brick facade, looking directly at the glazing.



Photo # 12

Description: Area to the south across Arlington Avenue from the building.



Photo # 13

Description: Area to the east of the school across State Street.

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Number 4. Feature: Windows

Date of feature: Varies

Photo no. 1-11,71-86

Drawing no. R.501

Description of existing feature and condition:

The building retains historic wood window openings that are regularly spaced along the exterior elevations, contributing to a consistent fenestration pattern. The windows appear to be vertically oriented, double-hung units with divided lights, set within wood frames and surrounded by simple painted wood trim. Deep masonry openings with projecting stone or concrete sills further define each opening, and the windows provide a strong rhythm along the façade. On the interior, the openings are characterized by deep jambs, wide sills, and simple casing, consistent with the building's historic character.

The windows are in a deteriorated condition. The wood frames and sashes exhibit extensive rot, splitting, and surface loss, particularly at the sill and lower jamb conditions. Paint failure is widespread, with peeling and exposed wood visible throughout. Many areas show signs of prolonged moisture infiltration, including staining, biological growth, and soft or punky wood. Gaps between the window units and surrounding masonry are evident, with failed or missing sealant and areas of separation. Some components appear loosely secured or patched with non-historic materials. Overall, the extent of deterioration has compromised the integrity and functionality of the windows, and they are beyond repair. Full replacement in kind, matching the historic configuration, proportions, and profiles, is required.

Proposed work and impact on feature:

The existing windows are in complete disrepair and are in need of full replacement. The windows will all be replaced with new wood-clad, double-hung windows. The proposed windows are Sun Architectural Traditional windows and feature a painted wood interior and an aluminum clad exterior. The proposed windows will completely fill the existing openings and will match the operation of the original windows. Drawings, comparing a typical historic double hung wood window and the proposed windows are included.

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