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## Historic Landmarks and Preservation Districts Commission

### Report to the Committee

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To: Old Louisville Architectural Review Committee  
Thru: Robert Keesaer, AIA, NCARB- Urban Design Supervisor  
From: Savannah Darr, Historic Preservation Specialist  
Date: June 16, 2016

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*FDG*

**Case No:** 16COA1104  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1452 S. 6<sup>th</sup> Street

**Applicant:** Edward Reiss  
3408 Stonybrook Drive  
Louisville, KY 40299  
502-640-1254  
[edwardr121453@aol.com](mailto:edwardr121453@aol.com)

**Owner:** Patrick Payne  
201 Coralberry Road  
Louisville, KY 40207  
502-899-9246  
502-583-5556

**Architect/Design:** N/A

**Estimated Project Cost:** \$5,000

#### Description of proposed exterior alteration:

The applicant seeks after-the-fact approval all of the original 1/1 double hung wood windows except for three on the front façade. The large picture window and transom on the first story of the front elevation will remain as well as the two arched double hung windows on the second story of the front elevation. However, the rest of the windows, including two double hung windows on the upper story of the front elevation, have been replaced with 1/1 double hung vinyl windows.

#### Communications with Applicant, Completion of Application

The application was received on May 11, 2016 and considered complete and requiring committee level review on May 16, 2016. After receiving a call from a concerned citizen about the window replacement, staff issued a stop work order

on April 8, 2016. Staff conducted a site visit on June 15, 2016 and discovered that work had been done on the sleeping porch on the north elevation of the home. No COA application has been filed.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee on June 22, 2016 at 4:30 pm, at 444 South Fifth Street, Conference Room 101.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Old Louisville 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 attached to this report.

The following additional findings are incorporated in this report:

### **Site Context/Background**

The two-and-half story masonry Victorian has a side gable roof with a dormer with two one-over-one double hung windows, piercing the front roof line. The front façade 2<sup>nd</sup> floor features two symmetrical arched windows with brickwork accenting the arch and features a limestone keystone. The first floor features an asymmetrical entrance to right with an arched porch entry to the double door entry. The site is zoned TNZD (Traditional Neighborhood Zoning District) and is within the Traditional Neighborhood form district.

The applicant and owner have submitted two previous COA applications for this property. 14COA1265 was heard by the Old Louisville ARC on February 11, 2015. The application included demolition of a historic stable structure and the construction of a new garage. In September 2015, Landmarks staff visited the property because the garage was not being constructed per the approved COA. The changes to the garage structure were mitigated by staff. Additionally, there was a new privacy fence that had not received approval. 15COA1192 was a staff level case, approved on September 23, 2015, to rebuild the rear porch structure, sheath the frame portion of the house with 4" HardiePlank siding, and create a new cellar entrance. The application was submitted after staff discovered construction taking place without a COA.

### **Conclusions**

The proposed after-the-fact window replacement generally does not meet the **Window** guidelines. Guidelines W1, W2, and W4 specifically state that new windows must match the historic windows as much as possible. Many of the replacement windows do not fit the historic window openings, so those openings have been modified to hold smaller windows. Guideline W6 states that vinyl windows should not be located on the front façade of a building. Vinyl windows are permissible on the side and rear elevations of the building. However, the replacement windows do not fit the historic window openings, so those openings have been modified to hold smaller windows. Had staff received this application

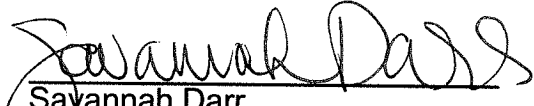
prior to installation, the condition of the historic windows would have been reviewed and solutions would have been provided to the applicant.

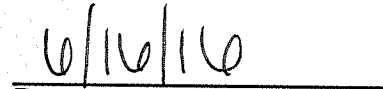
### **RECOMMENDATION**

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 two front façade 1/1 vinyl double hung windows on the upper story shall be removed.
2. New 1/1 double hung wood windows shall be installed on the front façade. They shall fit the historic window openings.
3. The side and rear 1/1 double hung vinyl windows shall be removed if they do not fit the historic window opening.
4. New 1/1 double hung vinyl windows shall be installed and shall fit the historic window openings.
5. The applicant shall submit an after-the-fact COA application for the work done on the north elevation sleeping porch.
6. The applicant shall submit a new COA application for any future exterior work on this property.

*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.*

  
Savannah Darr  
Historic Preservation Specialist

  
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                                                             |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------|
| <b>W1</b>  | 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 new windows on the upper story of the front elevation are vinyl |
| <b>W2</b>  | 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.                                                                                                                                                                                                                                       | -       | Some of the replacement windows do not fit the historic openings.   |
| <b>W3</b>  | Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.                                                                                                                                                                                                                                                                                                                                                             | NSI     |                                                                     |
| <b>W4</b>  | Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows                                                                                                                                                                                                                                                                                                                                  | -       | Some of the replacement windows do not fit the historic openings.   |
| <b>W5</b>  | Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.                                                                                                                                                                                                                                                                                                                                                                                 | NA      |                                                                     |
| <b>W6</b>  | Do not install synthetic replacement windows (vinyl, etc.) on primary facades.                                                                                                                                                                                                                                                                                                                                                                                                     | -       | Vinyl windows on front elevation                                    |
| <b>W7</b>  | 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.                                                                                                                                                                                                                                                                                            | +       | Double hung windows were replaced with double hung windows          |
| <b>W8</b>  | 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      |                                                                     |
| <b>W9</b>  | Do not apply reflective or insulating film to window glass.                                                                                                                                                                                                                                                                                                                                                                                                                        | +       |                                                                     |
| <b>W10</b> | Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.                                                                                                                                                                                                                                                                                                                                                                      | +       |                                                                     |
| <b>W11</b> | Use large sheets of clear glass when replacement of storefront display windows is required.                                                                                                                                                                                                                                                                                                                                                                                        | NA      |                                                                     |
| <b>W12</b> | Do not block-in or back-paint transoms or sidelights.                                                                                                                                                                                                                                                                                                                                                                                                                              | NA      |                                                                     |
| <b>W13</b> | 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      |                                                                     |
| <b>W14</b> | 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      |                                                                     |

|            |                                                                                                                                                                                                                                                                                                                                                                     |    |  |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--|
| <b>W15</b> | 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 |  |
| <b>W16</b> | Do not obscure historic window trim with metal or siding material.                                                                                                                                                                                                                                                                                                  | NA |  |
| <b>W17</b> | 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 |  |
| <b>W18</b> | 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 |  |
| <b>W19</b> | 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 |  |
| <b>W20</b> | 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 |  |
| <b>W21</b> | 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 |  |
| <b>W22</b> | Design awnings to complement existing architectural features. They should not overwhelm the façade.                                                                                                                                                                                                                                                                 | NA |  |
| <b>W23</b> | 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 |  |
| <b>W24</b> | 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 |  |
| <b>W25</b> | 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 |  |
| <b>W26</b> | 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 |  |
| <b>W27</b> | Install awnings so that the valance is no lower than 7' above the sidewalk.                                                                                                                                                                                                                                                                                         | NA |  |
| <b>W28</b> | 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 |  |
| <b>W29</b> | 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 |  |
| <b>W30</b> | 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 |  |
| <b>W31</b> | Do not install aluminum or vinyl shutters.                                                                                                                                                                                                                                                                                                                          | NA |  |
| <b>W32</b> | Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.                                                                                                                                                                                                                                    | NA |  |

