

20-COA-0141
121 + 123 S. 7th St.



West Main Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
Sept 09, 2020

Request

- Certificate of Appropriateness:

The applicant proposes to replace the existing windows on the front of the two buildings. The historic windows were previously removed and replaced by previous owners over the years. At 121 S. 7th St. on the front facade there are three 2/2 double-hung windows on the second story, three of the same on the third story, and three more of the same on the fourth story.

Request

- Certificate of Appropriateness:

At 123 S. 7th St. on the front façade there are three 2/2 double-hung windows on the second story, and three more of the same on the third story. As well as all the windows (approximately twenty) on the rear of the building. The replacement windows proposed are to be a static 2/2 aluminum window much like the windows located at 745 W. Main st.

Request

- Certificate of Appropriateness:

The applicant also proposes to remove the brick that has been used to fill in several of the window openings on the rear façade of the building. The proposal is to install the same windows that are being proposed for use as replacement windows for both the front and rear façades in those voids, too.

Request

- Certificate of Appropriateness:

The applicant also proposes to reinforce the existing fire escape on the rear of the building, and to add a walkway to it on the second floor to connect to one of the windows as another form of egress. The escape will be cleaned and painted uniformly.

Site Context / Background

The buildings at 121 and 123 S. 7th St. were built circa 1875 in the Italianate Style. The buildings are located 3 lots north of the intersection of S. 7th and W. Market Streets. The property is zoned C3 and located within the Downtown Form District. The masonry building contains a narrow and deep floor plan, flat rooflines, ornamental cornices, expansive plate-glass storefront windows, and a variety of creatively combined building materials. Furthermore, the building contains a cast iron storefront.





Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



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Site Photos



Site Photos



Site Photos

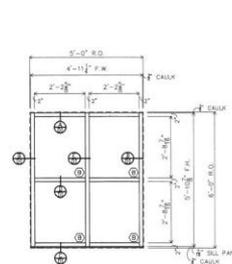


Site Photos

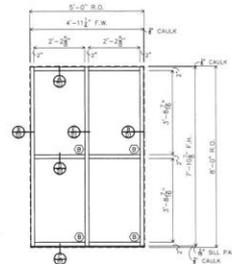


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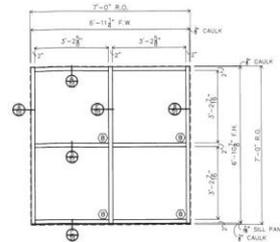
Window Details



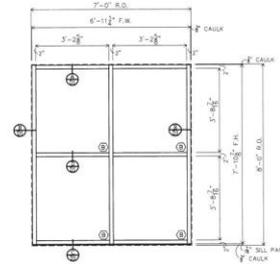
A FRAME ELEVATION
 RECD THIS - 3
 1/2" x 1" - 0"
 FIN: 1/2" x 1/2" x 1" x 4' F)
 FIN: TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED



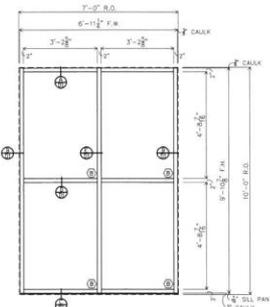
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 FIN: TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED



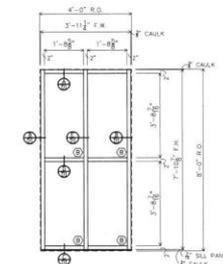
C FRAME ELEVATION
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 FIN: 1/2" x 1/2" x 1" x 4' F)
 FIN: TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED



D FRAME ELEVATION
 RECD THIS - 3
 1/2" x 1" - 0"
 FIN: 1/2" x 1/2" x 1" x 4' F)
 FIN: TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED



E FRAME ELEVATION
 RECD THIS - 3
 1/2" x 1" - 0"
 FIN: 1/2" x 1/2" x 1" x 4' F)
 FIN: TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED



F FRAME ELEVATION
 RECD THIS - 8
 1/2" x 1" - 0"
 FIN: 1/2" x 1/2" x 1" x 4' F)
 FIN: TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED

GLASS LEGEND
 1" OVERALL
 2" CLEAR LAMINATED OVER
 3" AIR SPACE OVER
 4" LOW E

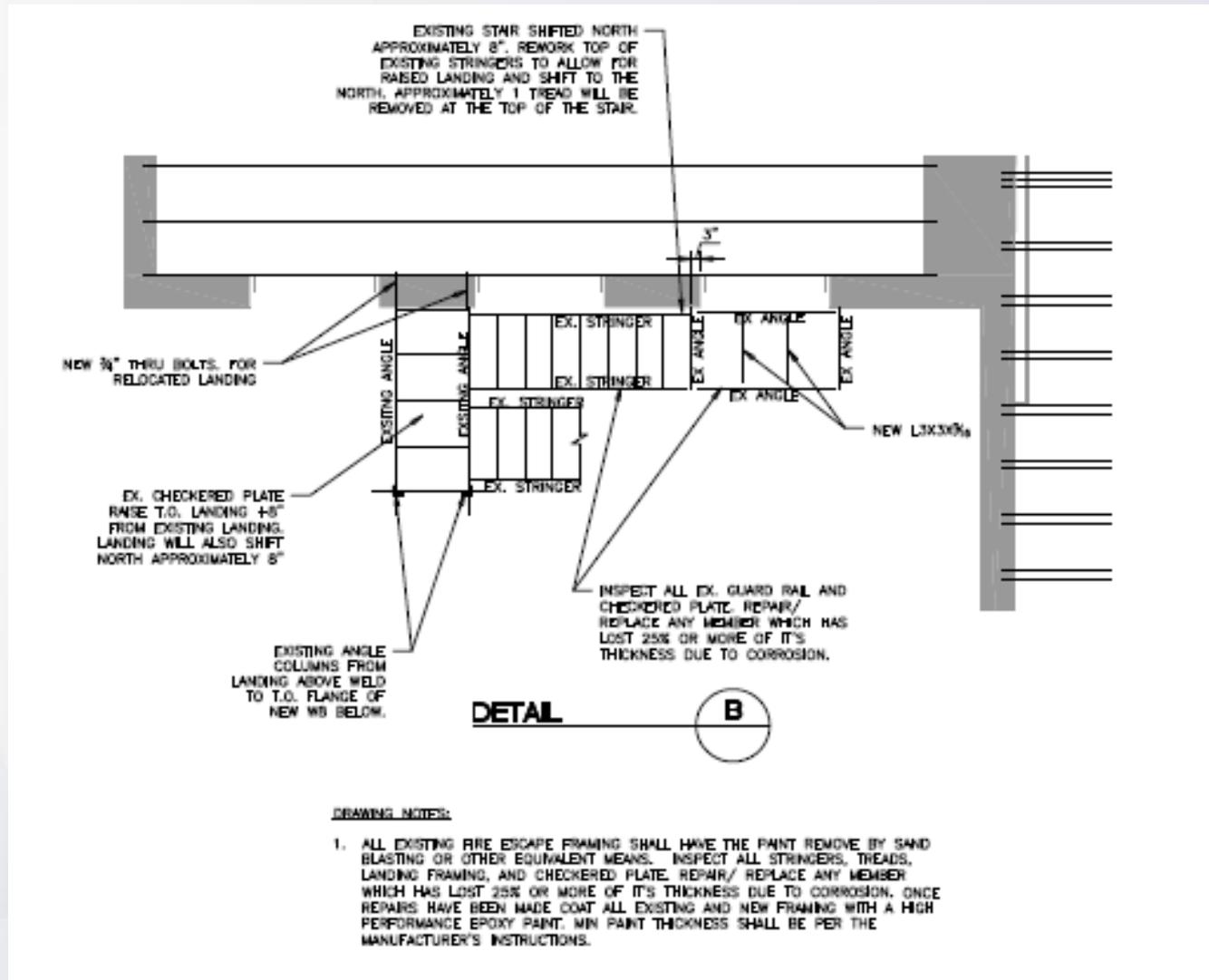
Kentucky Mirror + Plate Glass
 822 WEST MAIN STREET
 LOUISVILLE, KENTUCKY 40202
 PHONE (502) 583-8041
 FAX (502) 583-8848

7TH STREET BUILDINGS

ARCHITECT:	
CUSTOMER:	
DRAWN BY:	SEE NO. 5030
TAT	
DATE DRAWN:	DRAWING NO.
06/04/2020	
REVISION:	DATE
SHEET:	E1
SHEET 1 OF 2	
DRAWING DESIGN:	STOREFRONT

20-COA-0141

Fire Escape Details



Conclusion

- The proposed changes to the property have been found to substantially meet the Design Guidelines for the West Main Preservation District. The proposed replacement windows generally do meet the **Window Design Guidelines** for West Main; therefore, staff determined that the proposed work is appropriate for this property at this time. The windows on the front and rear façades were replaced by previous owners.

Conclusion

Though the proposed replacement windows will replicate the configuration of the existing non-historic windows, based on the materiality of the existing wood windows, staff is unable to recommend the proposed aluminum windows per **W6** and **W7** for the front facade. Staff does recommend the use of the proposed windows for the rear façade.

The proposed changes to the fire escape, including the addition of a walkway that will connect to a window for egress purposes, meet the **Addition** Design Guidelines for the West Main Preservation District especially **A15**.

Recommendations

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

- 1. The front façade replacement windows shall be 2/2 double-hung wood windows that fit the historic window openings.**

Recommendations

- 2. All new windows shall fit the historic window openings. The glass shall not be smoked, tinted, low-E, or reflective. Clear low-E glass is permissible.**
- 3. If the modifications to the fire escape should impact the historic fabric of the building in anyway the applicant shall contact staff prior for approval.**

Recommendations

4. If the design or materials change, the applicant shall contact staff for review and approval.

5. The applicant and/or their representative shall obtain any permits necessary prior to beginning the work.

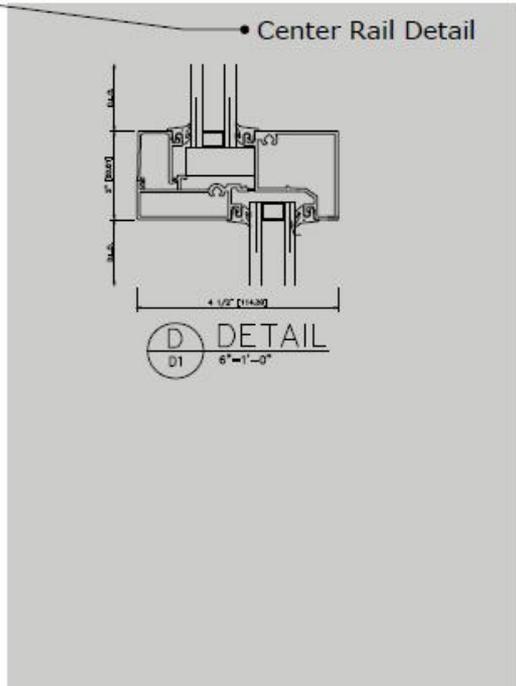
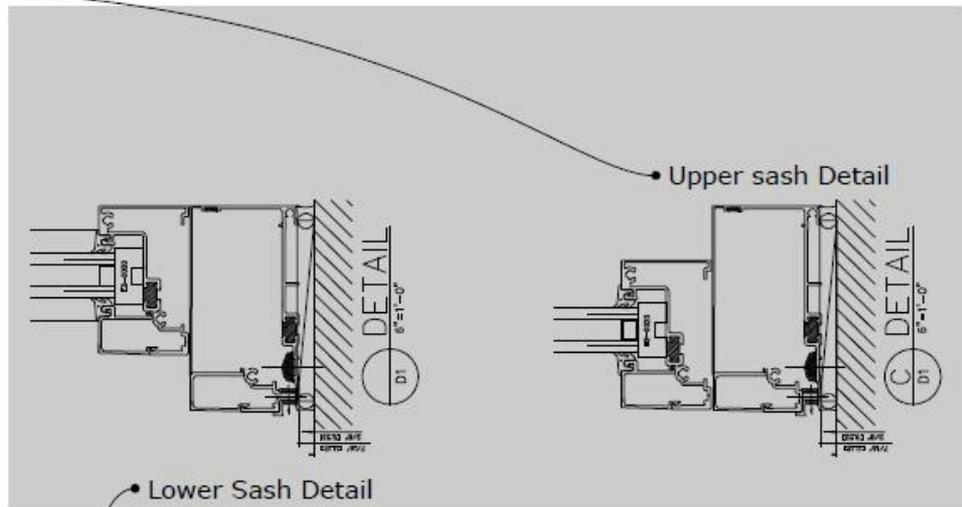
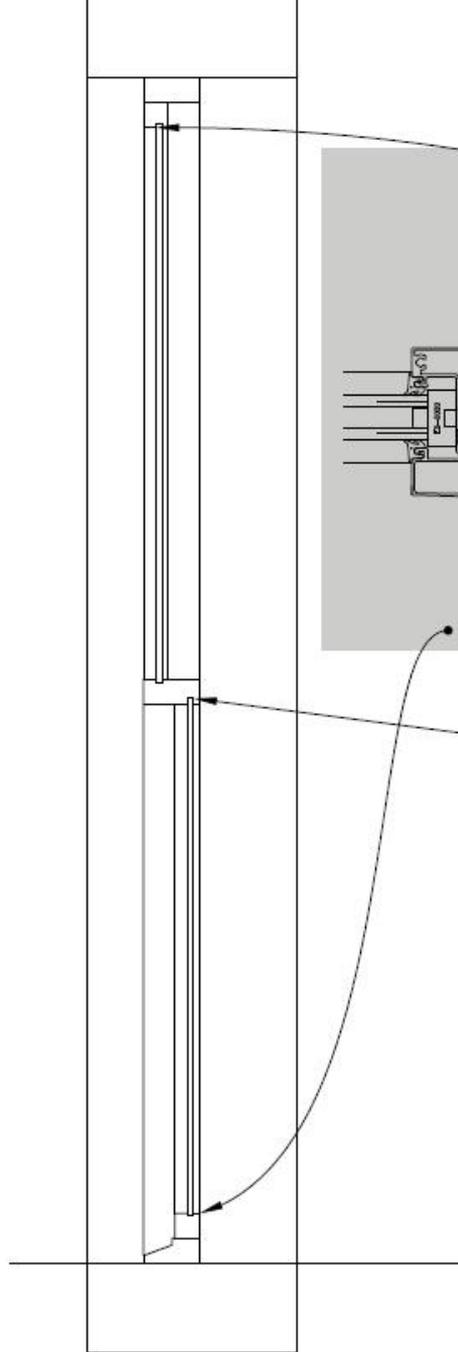
Case 20-COA-0141
Continued from 9-9 to
9-16

Continuation of Case

The applicant has researched the aluminum window frames available that could give the appearance of a double-hung window (as suggested by the committee), as well as design and cost associated with this, and does not wish to proceed with the suggested adjustment. Their main reason is that it would be a field alteration to the unit in order to accomplish this look, and there are concerns about the performance of the unit over time, as well as the structural integrity with respect to the size of the opening

Continuation of Case

The applicant would like for the committee to approve their originally proposed window design. The applicant has provided images from two other properties in the district that have similar windows as to what they have proposed.



721 S. 7th St.



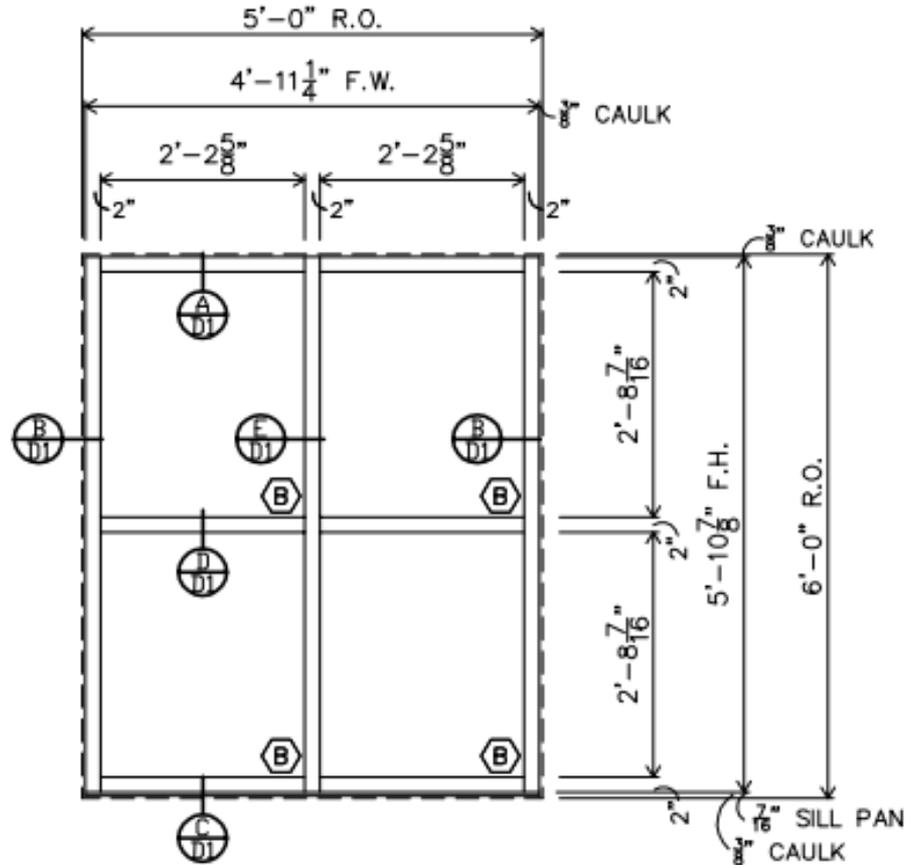
745 West Main St.



626 West Main St.



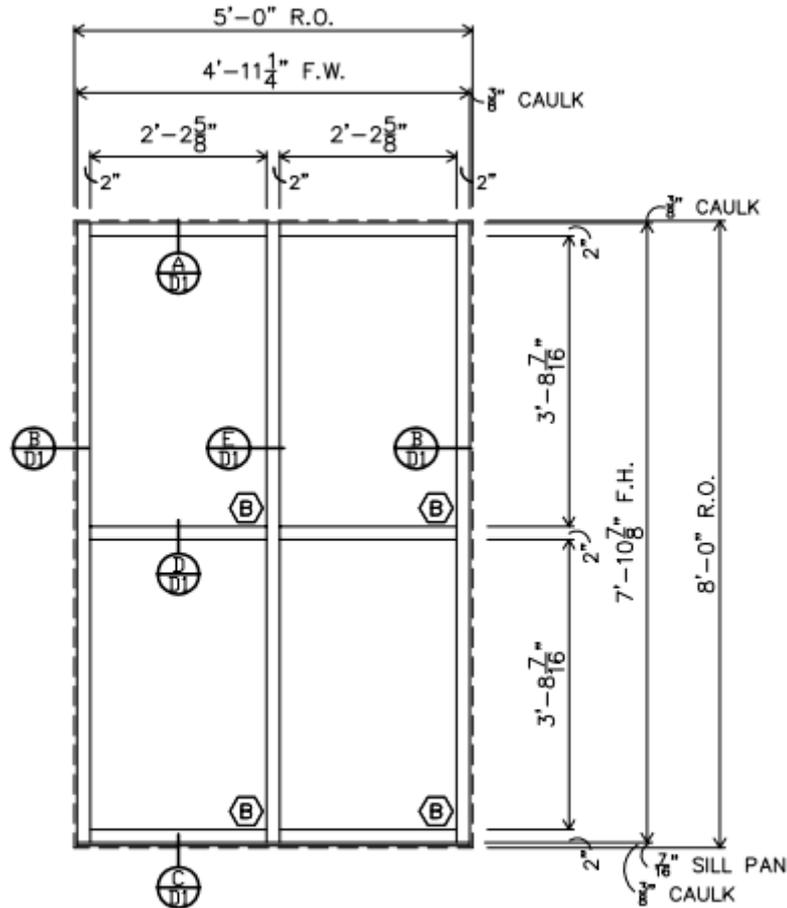
Detail



A FRAME ELEVATION
 E1 1/2" = 1'-0"

REQ'D THUS - 3
 YKK YES 45TU (2" X 4 1/2")
 FINISH TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED

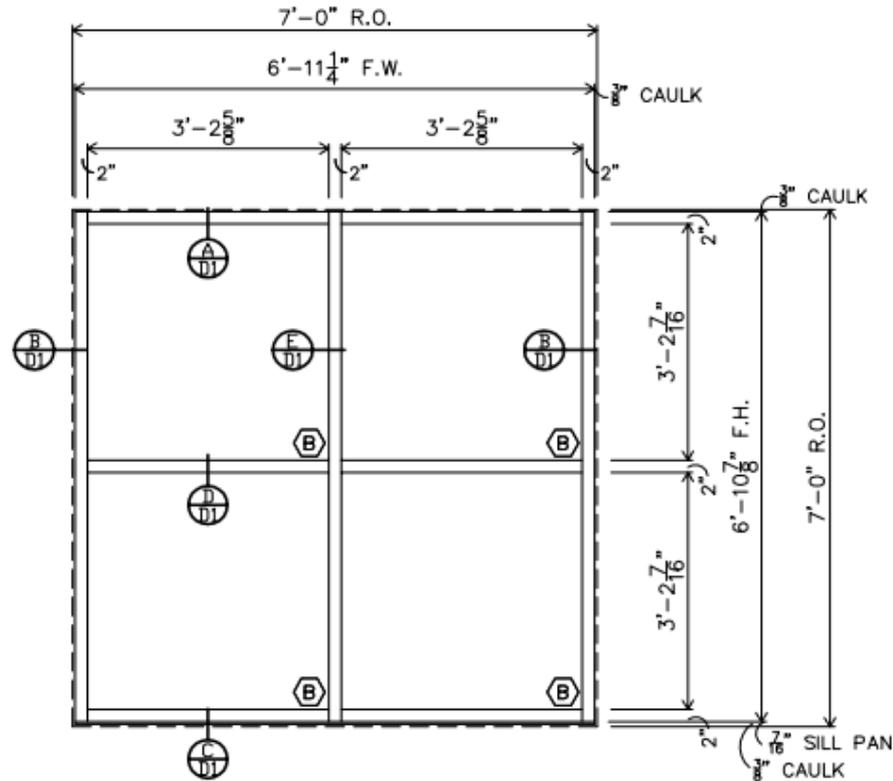
Detail



B FRAME ELEVATION
 E1 1/2"=1'-0"

REQ'D THUS - 3
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 FINISH TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED

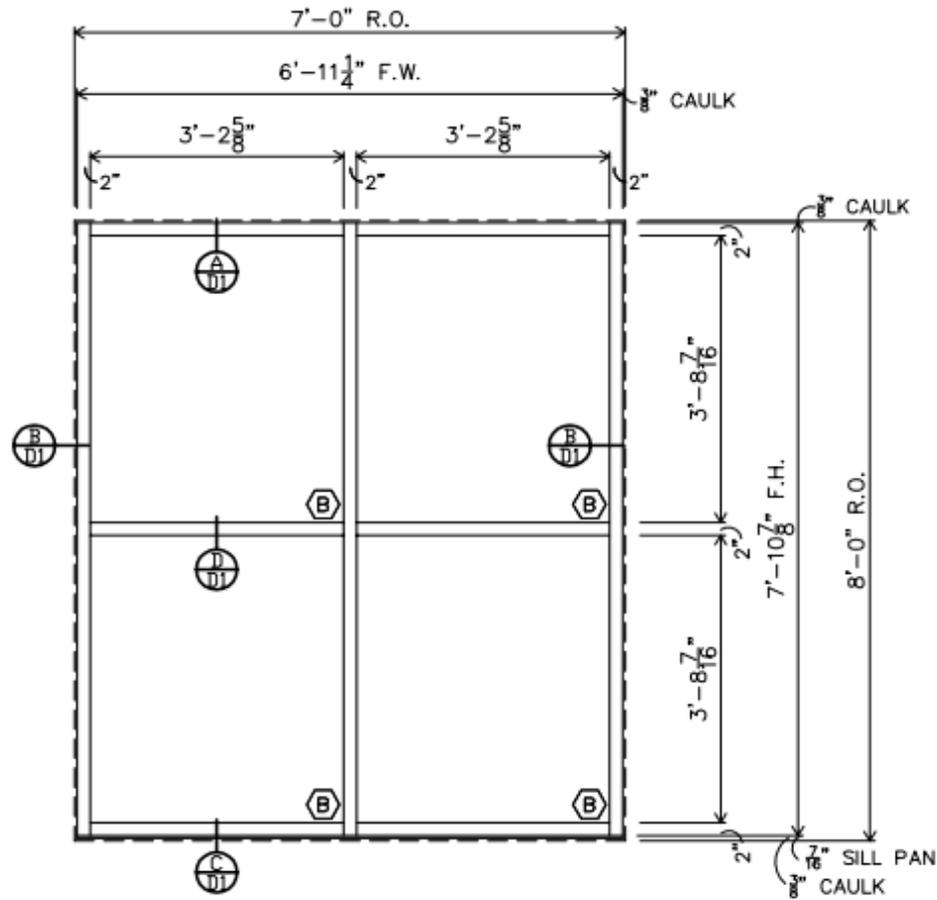
Detail



C FRAME ELEVATION
E1 1/2"=1'-0"

REQ'D THUS - 3
YKK YES 45TU (2" X 4 1/2")
FINISH TO BE SELECTED
CLEAR ANODIZED OR DARK BRONZE ANODIZED

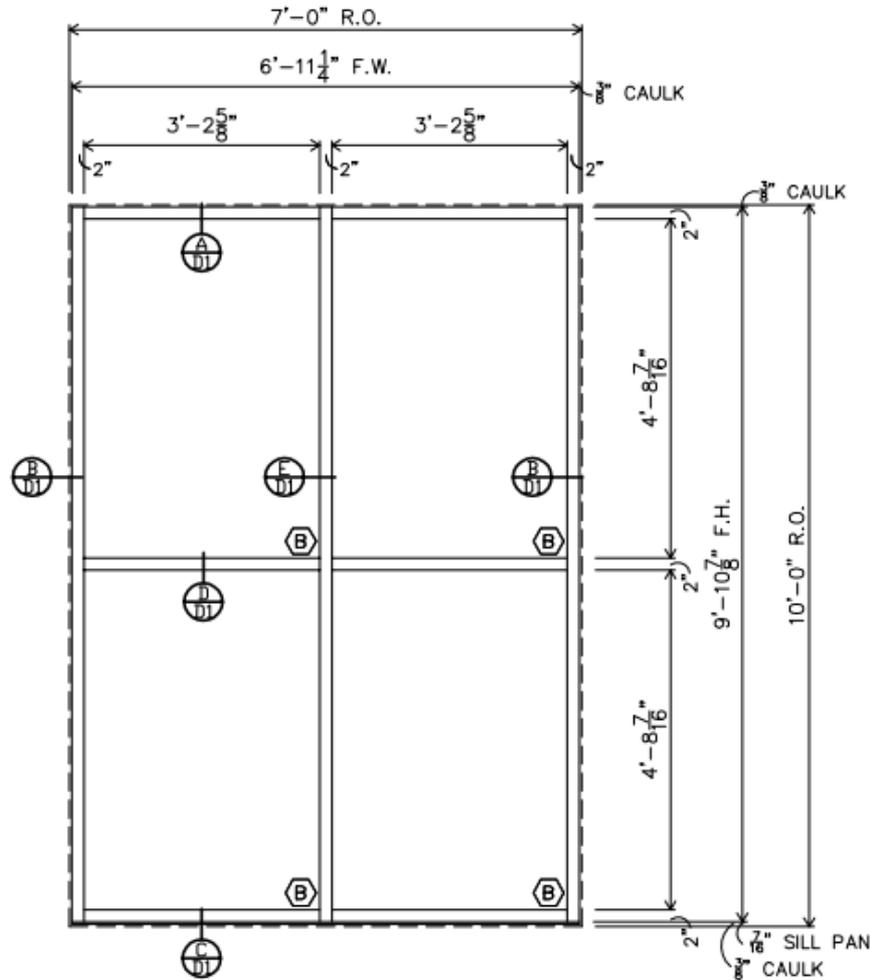
Detail



D FRAME ELEVATION
 E1 1/2"=1'-0"

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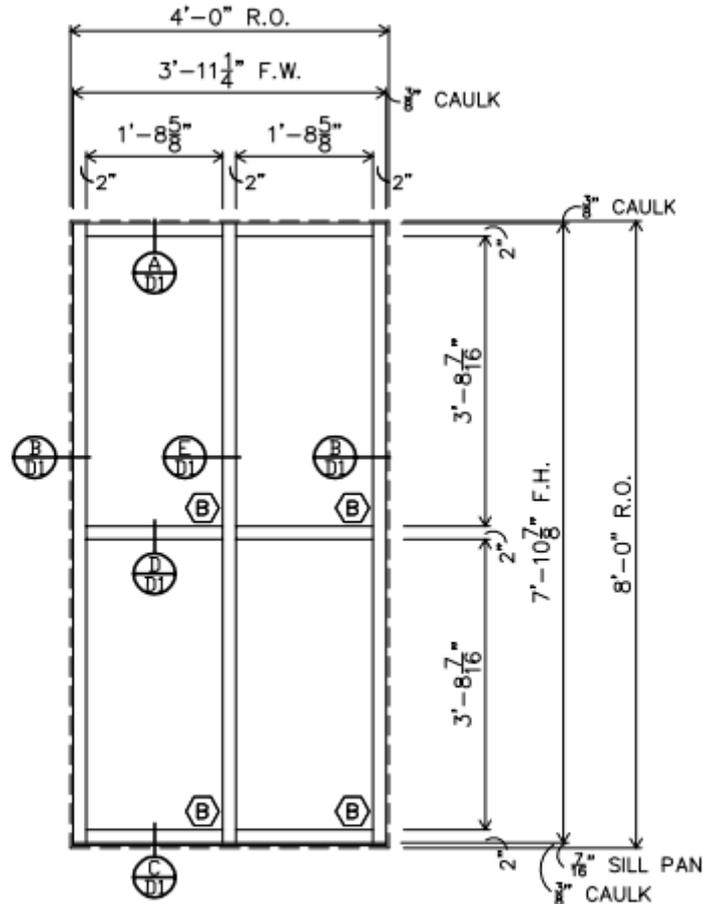
Detail



E FRAME ELEVATION
 E1 1/2"=1'-0"

REQ'D THUS - 3
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 FINISH TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED

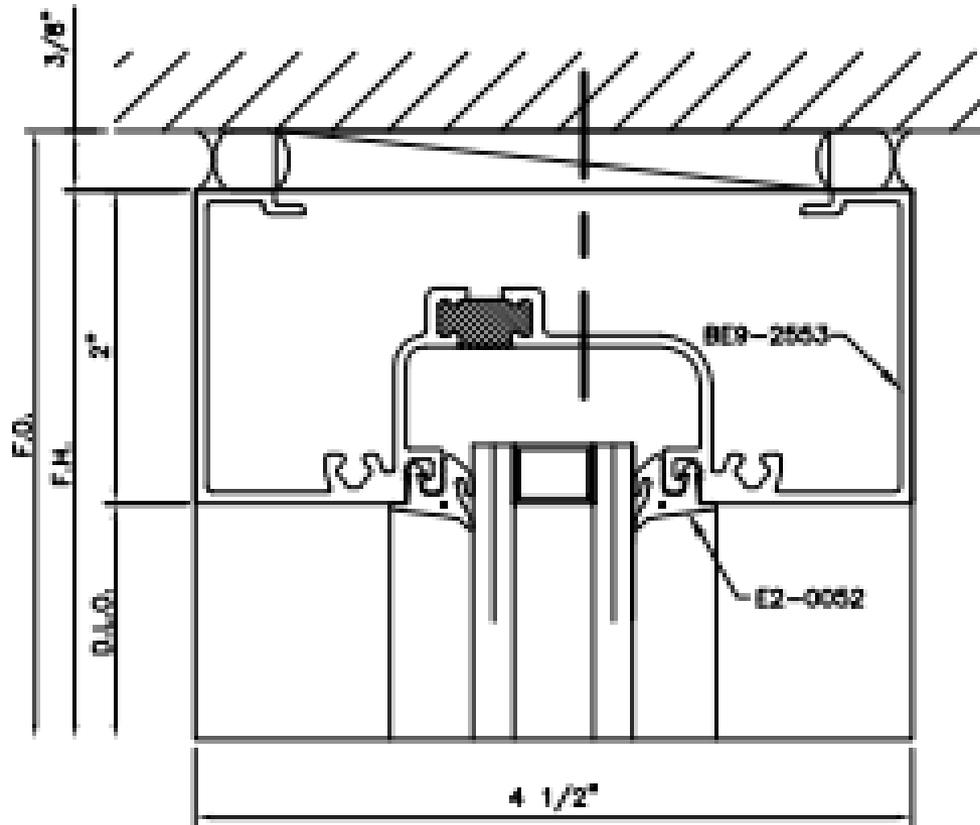
Detail



F FRAME ELEVATION
E1 1/2"=1'-0"

REQ'D THUS - 6
YKK YES 45TU (2" X 4 1/2")
FINISH TO BE SELECTED
CLEAR ANODIZED OR DARK BRONZE ANODIZED

Detail

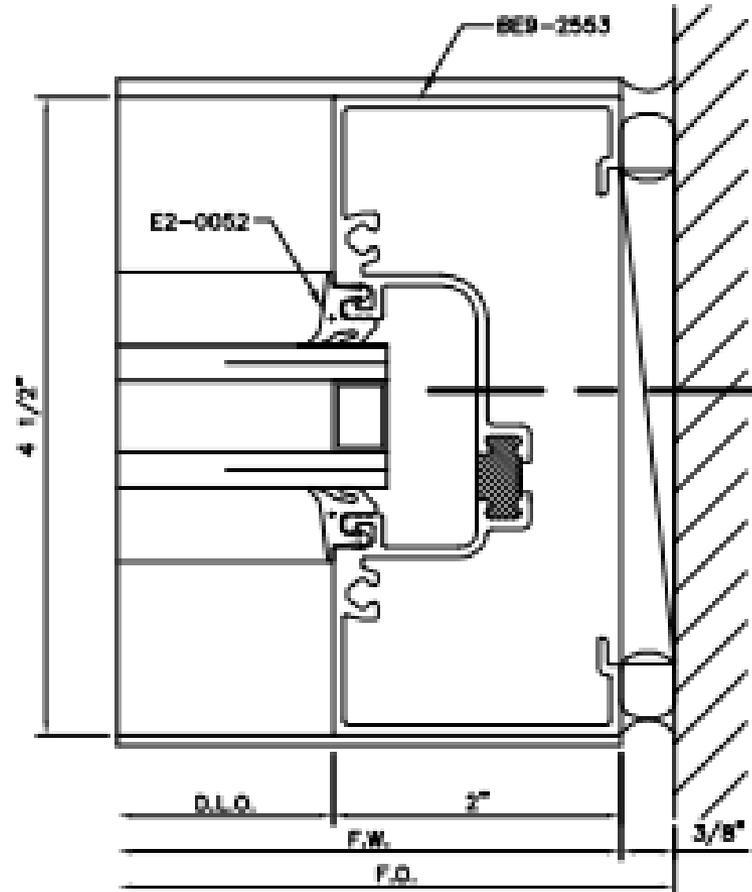


A
D1

DETAIL

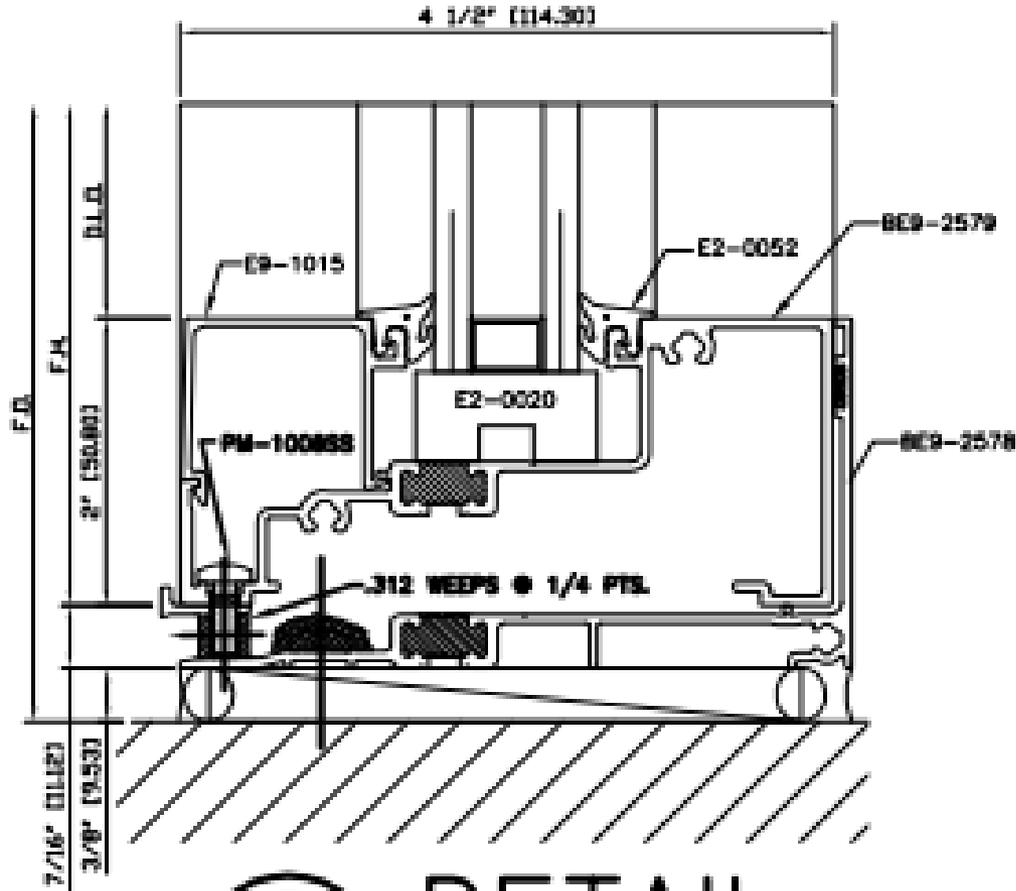
6"=1'-0"

Detail



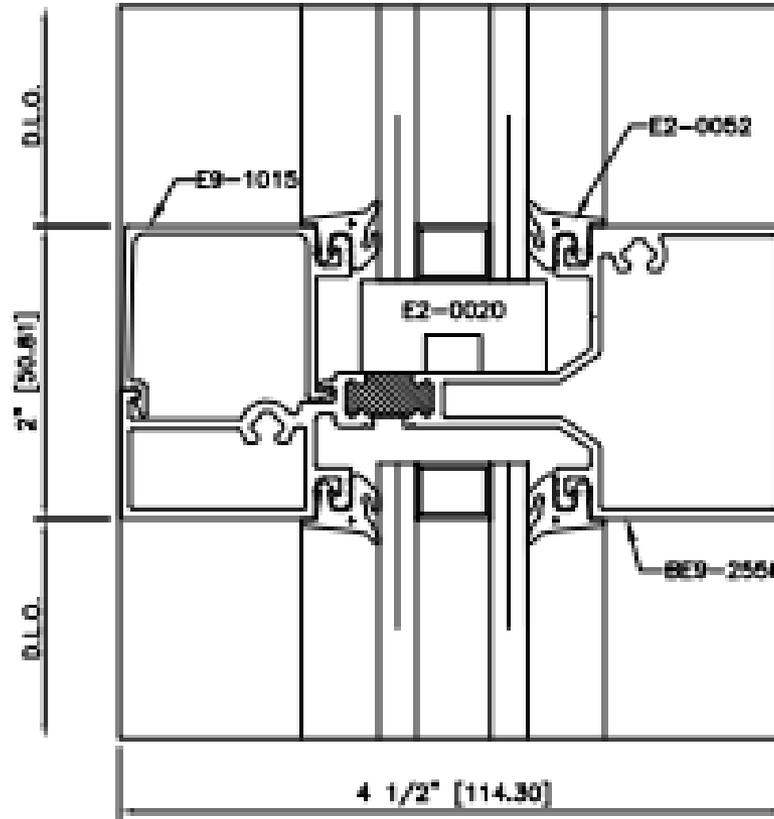
B DETAIL
D1 6"=1'-0"

Detail



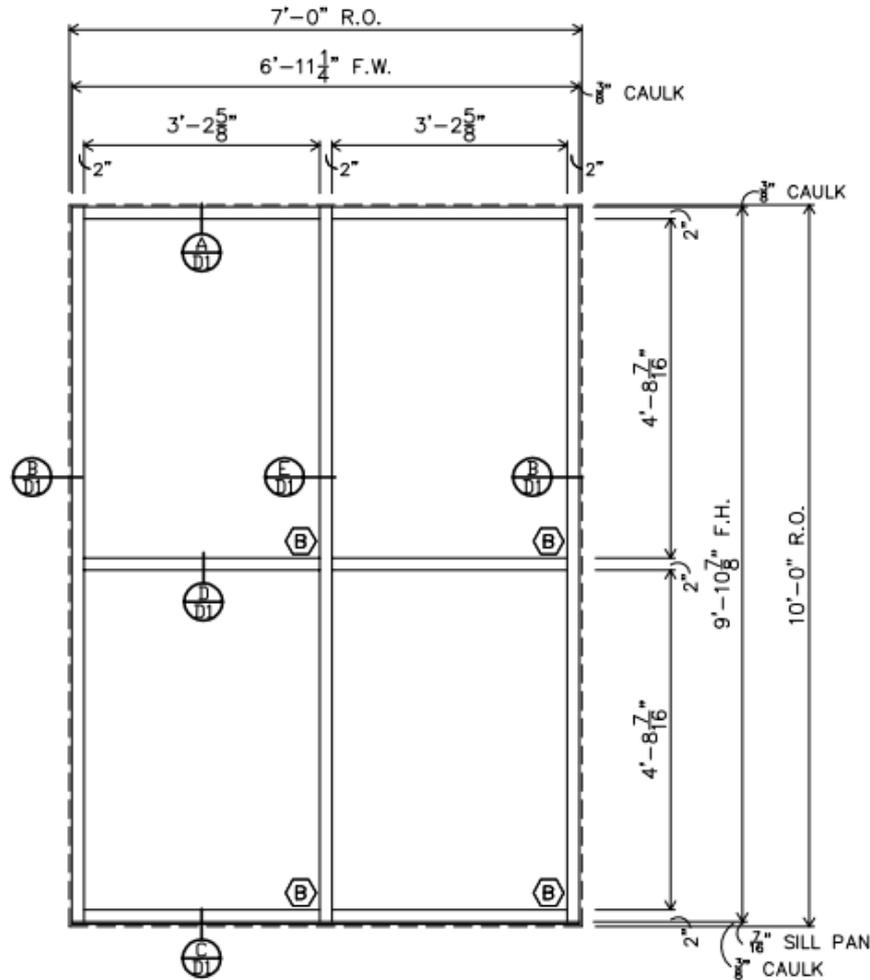
C **DETAIL**
D1 $6" = 1'-0"$

Detail



D DETAIL
D1 6"=1'-0"

Detail



E FRAME ELEVATION
 E1 1/2"=1'-0"

REQ'D THUS - 3
 YKK YES 45TU (2" X 4 3/4")
 FINISH TO BE SELECTED
 CLEAR ANODIZED OR DARK BRONZE ANODIZED