



Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To: Sheila Tasman
Thru: Cynthia Elmore, Historic Preservation Officer
From: Savannah Darr, Planning & Design Coordinator
Date: December 23, 2019

KTC

Case No: 19-COA-0167
Classification: Staff Review

GENERAL INFORMATION

Property Address: 2230 Frankfort Avenue

Applicant: Sheila Tasman
1816 Kline Court
Louisville, KY 40205
502-552-9283
sheilatasman@gmail.com

Owner: same as applicant

Estimated Project Cost: \$2,075

Description of proposed exterior alteration:

The applicant seeks approval to replace 5 windows on the rear elevation with new 1/1 double hung vinyl windows to match the existing ones on the side and rear elevations of the building.

Communications with Applicant, Completion of Application

The application was received on December 20, 2019 and considered complete and requiring staff level review on December 23, 2019. The applicant received a stop work order on December 13, 2019 for replacing the windows on the front façade of the building without a COA. The changes to the front windows will be reviewed by the Clifton Architectural Review Committee (19-COA-0166).

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Windows**. 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 southwest corner of Rastetter and Frankfort Avenues. The site is zoned C2 within the Traditional Marketplace Corridor Form District. The frame commercial building has a decorative brick front façade while the rest is clad in permastone and aluminum siding. The rear of the building has multiple additions.

Conclusions

The proposed work generally meets the Clifton design guidelines for **Windows**. The windows on the rear elevation are not character defining for the building. The proposed replacement windows are appropriate for this elevation and match the other replacement windows on the side and rear elevations.

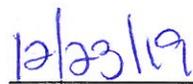
DECISION

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

1. **The replacement windows shall fit the historic window openings and shall operate in the same way as the original windows (double hung windows are replaced with single or double hung).**
2. **Smoked, tinted, or reflective glass; and reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.**
3. **If the design or materials change, the applicant 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.


Savannah Darr
Planning & Design Coordinator


Date

	Guideline	Finding	Comment
W8	Transoms or sidelights shall not be blocked-in or back-painted.	NA	
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.	NA	
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.	NA	
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.	NA	
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.	NA	
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.	NA	