



**Historic Landmarks and Preservation Districts
Commission**

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer 
From: Anthony Schneider, Historic Preservation Specialist
Date: December 12, 2018

Case No: 18COA1275
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1255 S First Street

Applicant: Brian Walters & Brian McLean
1255 S First Street
Louisville, KY 40208
502-500-0945
270-217-2260
Brian.Walters78@gmail.com

Owner: Same

Estimated Project Cost: \$51,000.00

Description of proposed exterior alteration:

The applicant is seeking approval for the replacement of twenty-eight of the thirty-four historic wood windows on the home. The applicant is also requesting approval to install synthetic windows on a primary façade.

Communications with Applicant, Completion of Application

The application was received on October 25, 2018 and was considered complete and requiring committee review on November 7, 2018. Staff performed a site visit on October 30, 2018 to complete a Historic Window Condition Checklist. Applicant requested a copy of staff photos and supporting documents on November 7th after a staff determination that some windows proposed for replacement did not meet the window design guidelines. Applicant requested a review from the Committee at that time.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee on December 5, 2018 at 5:30pm, at Metro Development Center, 444 S 5th Street.

The Old Louisville Architectural Review Committee met at 444 S 5th Street in conference room 101 on Wednesday December 5th 2018 and began at 5:55pm. Committee members present were Ken Maguire, presiding chair; Chris Hartman, Mary Clark, and Mary Martin. Staff representative Anthony Schneider presented the case. Brian Walters and Todd Ovington were present and representing the applicant.

Staff began the meeting with a presentation of the staff report, staff findings, and images taken from the site visit. Applicant discussed their opinion on the project and provided additional photos on their cellphone. Photos shown to the committee were photos of sills and jambs of various windows in the home. Committee noted that photos provided by applicant did show signs of deterioration. Committee also noted that the deterioration shown was not an acceptable level of deterioration for the window to meet W1. Committee member Hartman suggested that the committee approve the application based on staff finding and conditions of approval with a delay on review of the synthetic windows on a primary façade until a date certain. Committee discussed the statement and Hartman made a motion to approve staff conditions with the addition that the committee reconvene at a date certain of February 13, 2019 at 5:30pm to address window replacement with new synthetic windows on the primary façade. Motion was seconded by Martin. Motion passed unanimously.

Quorum was not made for the date certain of February 13th and the case was re-noticed. The case is scheduled to be heard by the Old Louisville Architectural Review Committee on February 27, 2019 at 4:30pm, at Metro Development Center, 444 S 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville 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 TNZD zoned property within the Traditional Neighborhood Form District is located mid-block on the west side of S First Street across from the intersection of W Ormsby Avenue. This home is a three-story Victorian era home of masonry construction and designed in the Richardsonian Romanesque style. The structure features an inset front porch set at the base of a rectangular tower. The roof form is of a cross-gable construction with hipped details on the turret. A defining feature of the home is the complex series of Romanesque arches in and around the windows on the front and sides of the home.

Research found a previous COA for the installation of security measures including a security door and bars on basement windows under **S-02-67-OL**.

Conclusions

Window Replacement:

Staff finds that nine of the twenty-eight windows requested for replacement meet the Old Louisville design guidelines for **Window**. After performing a site visit, completing a Historic Window Condition Checklist, and seeing further images from the applicant, staff determined that windows numbered **1, 13-16, and 25-28** on the Historic Window Condition Checklist attached to this report meet the criteria of **Window** design guideline **W1**. Window number **1** is a single-hung window with a fixed, arched upper sash. This window was found to have significant signs of deterioration on the sash portion with the arch portion showing significantly less deterioration and needing minor repairs. Window **1** is located on the primary façade. Windows **13** and **14** are double-hung and have a two-over-two muntin configuration. These are located in damp areas on the rear of the home. These windows show signs of rot on more than one portion of each sash as well as sagging and missing operational hardware. Windows **25** and **26** are missing and have been replaced with more modern treatments (steel egress window and homemade wood window). Windows **27** and **28** are single-hung windows with a fixed, arched upper sashes that show significant amounts of rot, broken glass, and lack operational integrity. Window **27** and **28** are located on the primary façade. Lastly, windows **15** and **16** qualify as a partial replacement that borders on full replacement. These windows are double-hung and have a two-over-two muntin configuration with signs of rot in the corners of the lower sashes, need weight and pulley repair, and jamb repairs.

Staff finds that nineteen of the twenty-eight windows requested for replacement do not meet the Old Louisville design guidelines for **Window**. After performing a site visit, completing a Historic Window Condition Checklist, and seeing further images from the applicant, staff determined that windows numbered **2-12** and **17-24** on the Historic Window Condition Checklist attached to this report do not meet the criteria of **Window** design guideline **W1**. Staff finds that these windows need necessary repairs that would fall under general maintenance. Windows **2-12** and **17-24** need repairs such as glazing, sill replacement and/or repair, repair of the operational hardware, shoring, and the replacement of missing wood features.

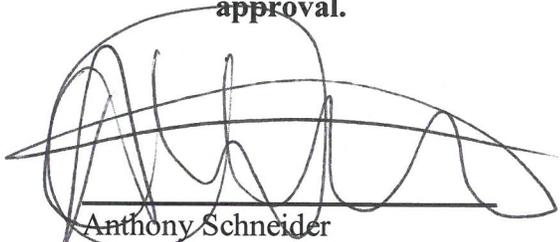
Synthetic Windows on a Primary Façade:

Staff finds that the proposal to install synthetic windows on the primary façade does not meet the Old Louisville design guidelines for **Window**. The proposal to replace historic, primary façade windows with Marvin EnergyWall vinyl windows does not meet guideline **W6**. Staff finds that windows **1, 27, and 28** meet guideline **W1**, but not guideline **W6** because these three windows are located on a primary façade. Windows **13-16** and **25-26** are on the sides and rear of the structure and would meet guideline **W6**.

DECISION

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

1. Windows 2-12 and 17-24, as depicted on the attached Historic Window Condition Checklist, shall not be replaced.
2. Windows recommended for replacement shall be consistent in configuration, operation, and design as the original.
3. Windows recommended for replacement on the primary façade shall be a wood or clad-wood window.
4. Historic window trim and details shall not be removed to accommodate the new windows.
5. Historic window trim and details shall not be obscured or covered with flashing materials.
6. Applicant shall submit window specifications to staff for approval prior to ordering and installation.
7. If the design changes, the applicant shall contact staff for review and approval.



Anthony Schneider
Historic Preservation Specialist

2/22/19
Date

Attached Documents / Information

1. Staff Guideline Checklists
2. Historic Window Condition Checklist
3. Supplemental Staff Photographs

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
W1	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.	+/-	See Conclusions & Conditions of Approval
W2	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.	+	

W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NA	
W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+	Window openings are not being further modified.
W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	+/-	See Conditions.
W7	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.	+	
W8	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.	+	Windows with true divided lights are on secondary elevations.
W9	Do not apply reflective or insulating film to window glass.	NA	
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
W12	Do not block-in or back-paint transoms or sidelights.	NA	
W13	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	
W14	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.	+	
W15	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	
W16	Do not obscure historic window trim with metal or siding material.	+	See Conditions
W17	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	
W18	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	
W19	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	
W20	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	
W21	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	
W22	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	

W23	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	
W24	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	
W25	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	
W26	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	
W27	Install awnings so that the valance is no lower than 7' above the sidewalk.	NA	
W28	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	
W29	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	
W30	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	
W31	Do not install aluminum or vinyl shutters.	NA	
W32	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	NA	