



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Savannah Darr, Planning & Design Coordinator
Date: July 19, 2019

Case No: 19-COA-0021
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1616 Arlington Avenue

Applicant: Tami Phillips
Revamp, LLC
931 Commerce Drive
Leitchfield, KY 42754
502-558-7016
tami@miraclekytn.com

Owner: same as applicant

Estimated Project Cost: \$6,000 +/-

Description of proposed exterior alteration:

The applicant seeks after-the-fact approval for the following

- Replace 4/4 double hung wood windows with 1/1 double hung vinyl windows on the side elevations.
- Replace the front 1/1 wood windows with 1/1 double hung vinyl windows.
- Replace the non-original front door with a ¼ lite fiberglass door.

Communications with Applicant, Completion of Application

The application was received on June 28, 2019 and considered complete and requiring committee level review on July 1, 2019. The applicant received a notice of violation from Zoning Enforcement. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on July 24, 2019 at 5:30 pm, at 444 S. 5th Street, Conference Room 101.

FINDINGS

Guidelines

The following design guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Door & Entrance** and **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 south side of Arlington Avenue, midblock between N. Charlton Street and Stevenson Avenue. The site is zoned R6 within the Traditional Neighborhood Form District. The frame shotgun style house is surrounded by other frame shotgun style houses.

In 2018, staff issued a COA (18COA1152) for the demolition and construction of a rear addition on the house as well as replacement of the side and rear windows with new vinyl windows. The COA conditioned the side 4/4 double hung wood windows be replaced with 4/4 double hung vinyl windows. Furthermore, the COA states that the front windows would be repaired and retained.

Conclusions

The new front door generally meets the Clifton design guidelines for **Door & Entrance**. There was an existing replacement door with an oval window, which had been there since District designation. While the new door style is not the best design option for the house, it is an improvement from the previous door. However, the window replacement generally does not meet the Clifton design guidelines for **Windows**. The historic side windows were 4/4 double hung wood windows and they were replaced with 1/1 double hung vinyl windows. This does not meet guidelines W2 or W5 because of the change in muntin configuration. It also does not meet the conditions of approval of the previous COA (18COA1152). The front wood windows were replaced with new vinyl windows without a COA or approval from the ARC, which does not meet guideline W1. From Google and PVA photos, it appears that the windows were historic, but this is not conclusive as staff did not review the windows or their condition prior to replacement.

In the past, staff has generally asked that vinyl windows installed without approval be replaced with wood windows on the front façade and that windows without the correct muntin configuration with replaced with the right window. However, this shotgun style house has material integrity issues. With the previous siding replacement, door replacement, total window replacement, and loss of trim details, there is little historic fabric remaining. Thus, it has low level of integrity in materials, workmanship, and feeling. However, it still retains a moderate to high level of integrity in location, design, setting, and association, which is why the building is still contributing to the overall District. New wood windows on the front elevation or new 4/4 double hung vinyl windows on the side elevations would not bring the missing integrity back to the structure. Furthermore, the visual appearance of the

front windows is somewhat retained with the current 1/1 double hung vinyl windows. Thus, staff recommends approval of the application.

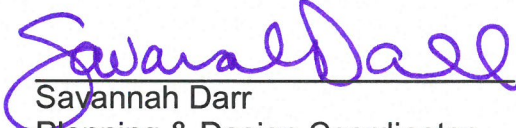
RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved**.

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.

7/18/19

Date


Savannah Darr
Planning & Design Coordinator

Door and Entrance

Clifton Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
D1	Front-facing (i.e., street-address façade) doors proposed for replacement should be replaced with the same or in-kind materials. Many options exist for repairing or restoring historic doors and producing historically compatible and durable results. Some of these options may be more economical, in the long run, than replacement. All options should be reviewed with Landmarks staff before replacing historic doors. If replacement is necessary, there are many new products to choose from for economical, compatible replacement doors and building materials.	+/-	There was an existing replacement door. While the new door style is not the best option for the house, it is an improvement from the previous door.
D2	Replacing non-original, non-historic doors is recommended when the replacement doors are more appropriate to the period and style of the building, and match the size of the original opening.	+	See comment above
D3	Replacement doors should – whenever possible – duplicate the design, proportion, and arrangement of paneling and glazing of the original door or period of architectural significance. Replacing a missing historic door with one that matches the historic door is preferable if physical, pictorial, or photographic evidence exists to document its appearance. Absent that, the door may be replaced with a new door that is compatible with the style and character of the historic building.	+/-	See comment above
D4	The character of doors and entrances should be maintained by keeping decorative features and historic elements. Avoid the addition of elements for which there is no historic precedent.	+	
D5	Creating new entrances on street-address or street-facing facades should be avoided.	NA	
D6	Historically clear-finished (i.e., stained then lacquered or top-coated) doors should be refinished in the same	NA	

	Guideline	Finding	Comment
	manner and should not be painted. Leave historically clear-finished doors unpainted.		
D7	Replacing historic double-entry (leaf) doors with a single door should be avoided.	NA	Single-entry door
D8	Original entrance or door openings should not be altered to accommodate stock doors. The historic entrance including the door, transom or fanlight, sidelights, pilasters, and entablature should be retained and repaired.	+	
D9	Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.	-	Work was done without approval
D10	When undertaking the reconstruction of a missing entrance or porch feature, historical, pictorial, and physical documentation should be used. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely historical designs are not appropriate.	NA	
D11	Screen doors, storm doors and security doors should be simple with a narrow-frame design that enables the inner door to be seen and does not obscure the architectural character of original doors or damage historic fabric.	NA	
D12	Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Security bars should be painted an unobtrusive color.	NA	
D13	Vestibules should not be added to the street-address or street-facing facade on commercial use or leased buildings unless there is a historic precedent. Such additions alter the character, proportion, and massing of the facade.	NA	
D14	Character-defining features of an historic building should be retained when undertaking work required for ADA accessibility and code compliance.	NA	
D15	ADA-accessibility ramps should be located on secondary elevations wherever possible. If locating a ramp on the primary facade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.	NA	

Windows

Clifton Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
W1	The maintenance and repair of historic windows are essential to preserving the historic character and fabric of Clifton structures and the overall Clifton historic district. For that reason, historic windows on street-address façades and street-facing façades shall not be replaced with new windows unless the Clifton ARC determines that the condition of existing windows, safety or energy efficiency considerations,	-	The applicant replaced the front wood windows without a COA or going before the ARC.

	Guideline	Finding	Comment
	or other relevant factors support window replacement. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.		
W2	If historic windows on façades other than street-address façades or street-facing façades are replaced, or the owner is authorized to replace windows on street-address façade or street-facing façade pursuant to W1, the new windows shall convey the same visual appearance as the historic windows. The visual appearance of a window is based on details such as sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and other decorative features. 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 wood, metal, or synthetic window systems for authorized window replacement is permissible. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.	-	Side windows were 4/4 double hung wood windows and were replaced with 1/1 double hung vinyl windows.
W3	Replacement sash should not be used that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock-sized windows.	+	
W4	Replacement windows proposed for façades other than street-address façades or street-facing façades, and those authorized pursuant to W1 for street-address façades and street-facing façades, shall 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 will be replaced with double hung windows.
W5	Thermal glazing windows that have muntins in accordance with W2 shall have such muntins permanently applied and may also incorporate internal dividers between the glass panes.	-	Side windows were 4/4 double hung wood windows and were replaced with 1/1 double hung vinyl windows.
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	+	
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	+	
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	NA	

	Guideline	Finding	Comment
	shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.		
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.	+/-	Previously existing condition
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	



Figure 1. Circa 1999 PVA photograph of 1616 Arlington Avenue.



Figure 2. 2003 designation photograph of 1616 Arlington Avenue.



Figure 3. November 2015 Google photograph of 1616 Arlington Avenue.



Figure 4. November 2015 Google photograph of 1616 Arlington Avenue.



Figure 5. December 18, 2018 PVA photograph of 1616 Arlington Avenue.



Figure 6. March 18, 2019 PVA photograph of 1616 Arlington Avenue.