



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Savannah Darr, Historic Preservation Specialist
Date: January 19, 2018

Case No: 17COA1269
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1035 S. Brook Street

Applicant: Charles Miller
6115 Laurel Lane
Prospect, KY 40059
502-386-2602
tonymiller.cm@gmail.com

Owner: same as applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks after-the-fact approval to replace seven 2/2 double hung wood windows on the south elevation of the house with 1/1 double hung vinyl windows. The applicant also seeks after-the-fact approval to replace two 1/1 double hung wood windows on the second floor of the front elevation of the house with 1/1 double hung vinyl windows.

Communications with Applicant, Completion of Application

The application was received on December 1, 2017 and considered complete and requiring staff level review on December 4, 2017. However, staff discovered that front windows had also been replaced. Thus, the application was considered requiring committee level review on December 18, 2017. The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on January 24, 2018 at 5:30 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 property is located on the east side of S. Brook Street at the northeast corner of S. Brook and E. St. Catherine Streets. It is zoned TNZD within the Traditional Neighborhood Form District. The site contains the two-and-a-half-story masonry Italianate style house, and is bound by I-65 to the east, similar Victorian era houses to the north and west, and a vacant lot and E. St. Catherine Street to the south.

There are no previous COAs for this property.

Conclusions

The proposed window replacement generally does meet the Old Louisville design guidelines for **Window**. Per Window Design Guideline W1, the historic windows have to be "severely deteriorated" before they can be replaced. Because this is an after-the-fact request, it is difficult to discern the condition of the windows from the Google photographs. They do not generally appear to be in good condition, but it is unclear if they were "severely deteriorated." Also per Window Design Guidelines W1 and W6, historic wood front elevation windows cannot be replaced with vinyl or synthetic windows. The two front windows are vinyl replacement windows, which means that they do not meet Window Design Guidelines W1 and W6.

Almost all of the replacement windows fit the historic window openings, but two on the first floor, west side of the south elevation do not. There are several pieces of wood underneath the replacement windows in order to make the windows fit. This does not meet Window Design Guideline W4, which states, "Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows." From a 2007 Google photograph of the side elevation, it appears that two of the windows had already been replaced with 1/1 double hung vinyl windows. It is unclear when these two were installed. A 2014 Google photograph shows another replacement window, but the remaining historic windows were 2/2 double hung windows. The new the vinyl windows are 1/1 double hung windows, which does not necessarily meet Window Design Guideline W2. However, staff can recommend approval of this change as long as the two windows that do not fit the openings are replaced to fit the openings. There are no historic images of the south elevation of the house, and there were mixed muntin styles, according to Google, as far back as 2007. Furthermore, 1/1 double hung windows are in keeping with the style of the house and the front façade, which still contained

original windows in 2015. Therefore, if the entire south elevation had 1/1 double hung vinyl windows it would be in keeping with the design of the house.

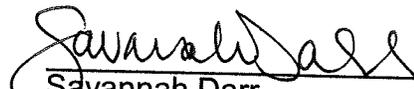
RECOMMENDATION

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 vinyl replacement windows shall be replaced with new 1/1 double hung wood windows that fit the historic window openings.
2. The two side windows that do not fit the historic window openings shall be replaced with new 1/1 double hung vinyl windows that do fit the historic window openings.
3. If the design or materials change, the applicant shall contact staff for review and approval.
4. Any further work on the exterior of the property shall be submitted with a COA application 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.

1/19/18
Date _____


Savannah Darr
Historic Preservation Specialist

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
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.	+ -	The windows on the front façade are 1/1 to match the historic wood windows. The windows on the side are 1/1 and do not match the historic wood windows, which were 2/2.
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NSI	
W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+/-	Almost all of the replacement windows fit the historic window openings, but two on the side elevation do not.
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.	-	Installed two vinyl windows on the front facade
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.	+	Double hung windows replaced with double hung windows
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.	NA	
W9	Do not apply reflective or insulating film to window glass.	+	
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.	NA	
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.	NA	
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.	-	No before photographs