



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Joe Haberman, Planning Manager *JH*
From: Savannah Darr, Historic Preservation Specialist
Date: December 8, 2017

Case No: 17COA1264
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2128 New Main Street

Applicant: Thomas D. Vail
2128 New Main Street
Louisville, KY 40206
931-241-2549
thomasdvail@gmail.com

Owner: same as applicant

Contractor: Window World

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval to replace the two front 2/2 double hung wood windows with new 2/2 double hung vinyl windows. The front historic windows have been made nonfunctioning with caulk, quarter round, and lack of ropes and weights. Condensation is present on the inside of the window causing damage to the wood. The proposed new windows will match the historic windows in size and muntin configuration.

Communications with Applicant, Completion of Application

The application was received on November 17, 2017 and considered complete and requiring committee level review on November 20, 2017. Staff conducted a site visit on November 27, 2017 to assess the condition of the windows. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on December 13, 2017 at 4:30 pm, at 444 South Fifth Street, Conference Room 101.

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 south side of New Main Street, three lots west of the intersection with Frankfort Avenue. It is zoned R5A within the Traditional Neighborhood Form District. The site contains the one-story frame shotgun house. The site is bound by New Main Street and the railroad to the north, similar shotgun houses on the east and west, and an alley to the south.

In 2014, Landmarks staff approved a COA (14COA1005) for a new rear addition, new side elevation vinyl replacement windows, new roof and gutters, new lap siding, new privacy fencing, and removal of a chimney. There are no other COAs for this property.

Conclusions

The proposed front window replacement does meet the Clifton design guidelines for **Windows**. However, the front elevation windows are in fair condition and in need of repair. There is likely high humidity in the house that is not being vented out causing the condensation on the single pane windows. The side elevation vinyl windows show no condensation, as there is a thermal break with the double pane glass. Adding storm windows on the exterior would create a thermal break and likely stop the condensation on the interior of the front windows. The use of a silicone-based caulk on the interior would stop any moisture from penetrating the wood. With such a small façade that has been clad in vinyl siding, there is little historic fabric or character defining detail. The windows, door, and decorative brackets are all that remain. Replacing these windows would mean the loss of more historic fabric and character defining detail. It is staff's opinion that the windows should be repaired and retained.

However, should the Clifton ARC decide to allow window replacement, then staff would recommend that the front windows be a wood or wood synthetic window with a divided lite to better mimic the character of the historic 2/2 double hung windows.

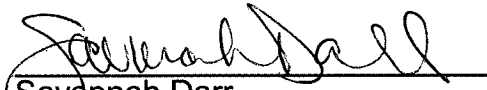
RECOMMENDATION

In the event that the ARC approves replacing the windows, staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions**:

1. The replacement windows shall be 2/2 double hung windows with a simulated divided light.
2. The replacement windows shall fit the historic window openings.
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.

12/8/17
Date


Savannah Darr
Historic Preservation Specialist

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, 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.	+	The application is going before the Clifton ARC for review. Staff met with the applicant on site to assess the condition of the 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.	+/-	The proposed replacement of the front windows with vinyl windows meets the design guidelines. However, the front elevation windows are in fair condition and in need of repair. It is staff's opinion that the windows should be repaired and retained.

	Guideline	Finding	Comment
	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.		
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.	+	The new windows will match the existing 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.	+	The new windows will match the existing 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.	NSI	It is unclear if the windows will have an internal muntin or simulated divide light.
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	+	None is proposed
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	+	None is proposed
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	NA	

	Guideline	Finding	Comment
	out of sight during business hours.		
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	