



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Anthony Schneider, Historic Preservation Specialist
Date: September 6, 2018

Case No: 18COA1189
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2424 Glenmary Avenue

Applicant: Robert Massey
Robert Massey Company
2101 Wrocklage Avenue
Louisville, KY 40205
502-549-7070
robm@robertmasseyco.com

Owner: J & S Properties
8 Glenwood Road
Louisville, KY 40222
502-425-6796
Sct11640@aol.com

Estimated Project Cost: \$12,000.00

Description of proposed exterior alteration:

The applicant requests an after-the-fact approval of the replacement of historic wood windows with new vinyl windows on the sides and rear of the structure. The new vinyl windows match in muntin configuration and window operation; however, the new windows do not have true divided lights. Not all historic windows have been removed, but the applicant is seeking approval for the others.

Communications with Applicant, Completion of Application

The application was received on August 3, 2018 and was considered complete and requiring committee review on August 24, 2018. Staff performed a site visit on August 2, 2018 in which a stop work order was issued for the replacement of historic windows without a COA. Staff called the property management group while on-site and discussed

the need for the COA for exterior alterations. Staff had further discussions with the contractor about window integrity prior to replacement in which little documentation of window conditions exist. The applicant has supplied staff with some photo documentation of the interior and exterior as well as photos of some of the sashes from Unit 3 & Unit 6. Staff informed the applicant that without knowledge of the window conditions prior to replacement, a committee level review would be required. Staff has not entered the units or seen the windows first hand in order to perform a Historic Window Condition Checklist.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle 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 R-6 zoned property within the Traditional Neighborhood Form District is located mid-block on the south side of Glenmary Avenue and is across from the Louisville Collegiate Campus. This building is of brick and timber construction and built in the Tudor Revival style as a multi-family dwelling. The structure is two stories with a basement. The street facing façade boasts wood casement windows on both floors and two gables while the remainder of the roof is flat with a slight slope. This building is surrounded by other similar structures built for a multi-family use in the Tudor Revival style as well as a number of single family dwellings with both Tudor and Craftsman details.

In the research process, staff found a previous COA issued for this property under **15COA1275**. The COA was for the replacement of five windows on a side elevation with new vinyl windows with a six-over-one muntin configuration to match the existing.

Conclusions

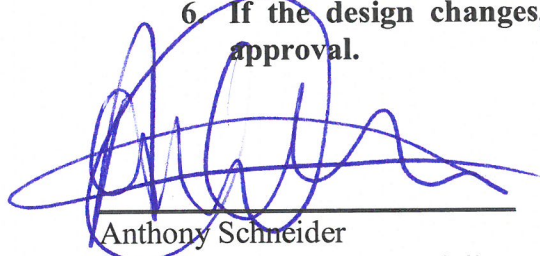
The project generally meets the Cherokee Triangle design guidelines for **Window**. Staff was unable to determine the integrity of the original windows as photo documentation was not recorded and staff was not consulted prior to removal of the historic wood windows. Staff finds that the application does not meet **Window** design guideline **W1** as documentation does not exist. However, staff does find that the replacement windows would meet guidelines **W2** and **W4** had a window checklist been completed and staff determined that the windows met the criteria for severely deteriorated. The historic windows were six-over-one wood windows and the new vinyl windows match in operation and muntin configuration with the "snap-in" muntins in the top sash. Additionally, staff finds that the application does not meet criteria **W16** as the historic window trim has either been removed or covered with aluminum flashing. Staff has reviewed the photos supplied by the applicant and has found that some windows may meet the criteria for severely deteriorated, but not all. Based on a number of the photos, nearly all windows would need repair to be performed by a professional or selective

replacement. It is important to note that staff approved window replacement of five severely deteriorated windows in 2015 that are consistent with guidelines **W1**, **W2**, and **W4**. Lastly, staff has not performed a Historic Window Conditions Checklist or seen the windows from the interior, thus the need for a committee level determination.

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. New windows shall fit the historic openings.
2. New windows shall have a six-over-one muntin configuration.
3. All new wood shall be painted or opaque stained within 6 months.
4. New aluminum flashing shall only be installed over non-historic window features on the sides and rear of the structure. Any historic trim shall be repaired and maintained.
5. Existing, exterior window trim shall be either repaired or replaced with like materials.
6. If the design changes, the applicant shall contact staff for review and approval.



Anthony Schneider
Historic Preservation Specialist

9/7/18
Date

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.	-	Staff was not contacted prior to the removal of the historic wood windows. Window conditions prior to removal are unknown.
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.	+	Vinyl windows are installed on the sides and rear.
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.	+	
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.	NA	
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	