Appeal For Certificate of Appropriateness Number 21-COA-0230

Introduction

The applicant is appealing the denial of Certificate of Appropriateness Number 21-COA-0230 (COA). This appeal will be broken down into five sections. The first part will show that the applicant didn't get a fair hearing at the Cherokee Triangle Architectural Review Committee (CTARC) meeting on March 2, 2022. The second section will confirm that the existing windows are beyond repair. The third part will show a cost analysis between repairing and replacing the windows. The fourth section will illustrate that the proposed new windows meet the CTARC criteria. The fifth and final part will be examples of four precedent setting COA's within a block of the applicant's home. You will see pictures of four homes that were recently approved for new front façade windows. Let's now move to the section that will detail how the CTARC failed to create a fair hearing on March 2, 2022.

March 2, 2022 CTARC Meeting

As background, the applicants COA application was heard for the first time on November 10th, 2021. At the end of the November 10, 2021 meeting, the application was tabled so the applicant could gather specific information for the March 2, 2022 meeting. The specific information request can be found in Exhibit A. The request was: "The committee requested if you want to pursue complete replacement of all windows, you provide detailed dimensional drawings of the existing windows, as well as the detailed and dimensional cut sheets for each individual window that is proposed to be replaced (both of those can typically by the window replacement company)". The applicant came to the March 2, 2022 meeting prepared to discuss the requested information. The applicants architect provided the requested items and confirmed that the dimensions of the proposed and existing windows are identical (please see exhibit H). The CTARC members began questioning the applicant about the cost analysis between repairing and replacing the windows. The members also requested that the applicant provide proof that the windows in question are beyond repair. The applicant wasn't prepared to answer the cost analysis and proof beyond repair questions. As a result

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the application was denied. It's the applicant's hope that the Landmarks Commission will review the information that the applicant wasn't able to provide at the March 2, 2022 CTARC meeting. Let's now move to the section that documents that the windows are beyond repair.

Windows Beyond Repair

As background, the applicant purchased his home in 2017. When the applicant moved in he found that most of the storm windows in the front were missing or not working. That is what has caused the most damage to the front windows.

The applicant had Gene Johnson of Mr. Handyman examine the three windows in question. Mr. Johnson felt the windows met the threshold for "beyond repair". It was noted in Mr. Johnson's letter that the windows have considerable wood rot, some of the windows have long cracks in the glass, and the storm windows are either missing or functionally obsolete. Mr. Johnson also pointed out that the pulleys, weights, and locks were either missing, broken, or not functioning correctly (Exhibit B).

Please look at the Window Key (Exhibit D). On October 7, 2021 a Historic Preservation Specialist with the CTARC came to the applicants home and determined that windows 5,9,6, and 11 were in poor condition (Exhibit C). Those four windows met the "Windows Beyond Repair" threshold and were approved for replacement. The front windows (1,2,3) are the same age, style, and make of the four that were deemed poor by the city and in need of replacement. One can deduce that windows 1, 2, 3 are in poor condition too. In fact they are even worse because they get the brunt of the weather and lack effective storm windows. Two of the front three face the north west so they get hit the hardest by incoming storms. A cost analysis will now follow.

Replacement Versus Repair Cost Comparison

The cost to install new storm windows on windows 1, 2, and 3 is $3,584.06 (Exhibit F). The estimated cost to repair each window is $2,000 to $3,500 (Exhibit E). The total cost for new Quaker windows is $5,243 (Exhibit G). At a minimum the new window route is $4,341.06 less than repairing. That number for replacement storms windows and main window rehab could easily grow to $14,084.06.

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The Quaker Windows Meet The CTARC Criteria For Replacement

At the March 2, 2022 meeting it was established that the Quaker Windows meet the replacement criteria. The Quaker Windows are comparable in height, width, and style to the original windows. Please review the three dimensional drawing that compare the existing and proposed (Exhibit H). Please note that the applicant hired Architect Nathan Smith to ensure that the replacement windows would meet all the CTARC criteria. Let's now move to four precedent setting examples for you to review.

Four Precedent Setting Examples For Front Façade Replacement Windows

In the last few months the CTARC has approved four new COA's for front façade replacement windows. Please see exhibits I, J, K, and L. All four of these homes have new replacement windows facing either Willow Avenue or Everett Avenue. These four homes are a block from the applicants.

Conclusion

It's imperative that the Landmarks Commission allow the applicant to move forward with replacement windows and overturn the CTARC denial. The CTARC was not straightforward about what they wanted to review at the March 2, 2022 meeting. That causes an improper denial based on limited information. The exiting windows are "Beyond Repair", the cost to try and repair them is at least double the cost of the replacements, the new windows match the existing and meet all criteria, and the CTARC has already approved four comparable COA's in the last few months. Thanks for your consideration.

Sincerely,

Joe Hohman

Joe Hohman

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Exhibit A

From: Fister, Charles
To: Joe Hohman; Johnson, Cynthia E; Haberman, Joseph E
Subject: RE: Cherokee Triangle ARC Meeting Reminder 11-10 at 4:30PM / 21-COA-0230
Date: Thursday, November 11, 2021 2:35:59 PM
Attachments: image002.png
image003.png

Good afternoon Joe,

The meeting was continued to allow you more time to examine your options and decide how you would like to proceed going forward. As we had discussed, you can never know how the committee will react to a proposal. The committee requested if you want to pursue complete replacement of all windows, you provide detailed dimensioned drawings of the existing windows, as well as the detailed and dimensioned cut sheets for each individual window that is proposed to be replaced (both of those can typically by the window replacement company). The Architectural Review Committee docket at this time I believe is into mid December, I will confirm that and get you the exact date tomorrow. If you do choose to return to the committee with what they asked for, it does not mean that they will approve the project. Windows as we discussed at length are a very hot topic, and people have strong opinions one way or the other.

There are still a couple other options that are available to you as we have discussed previously. The first is to repair the front 3 only and replace all the others. This option can be completed at staff level immediately, and you would not have to go back before the committee and move on with your project. The other option would be to pursue the historic tax credits that I shared with you previously. I am not a numbers person so please bear with me as I attempt to break this down. Based on the quotes that you received for the new windows $12,500 vs repair of the existing $13,500 I believe was the difference of $1,000 dollars. Granted you said this did not include painting...but if you were to take the 30% tax credit, you could potentially deduct off about $4,050 from the cost of repair...so the repair cost could then be about $9450...for a total savings over replacement of $3,050. The windows on the sides and rear that have already been replaced are not an issue to replace at all as we discussed, those can approve those at staff level immediately. As we discussed the reason Landmarks encourages repair of the historic windows vs replacement is longevity. As you can see in your own house the windows that have been replaced likely in the last 20 years, need to be replaced again. While the historic windows that are over 100 + years old in your home can still be made to be fully functional, and efficient and last another 100 years if maintained properly.

I highly recommend that you reach out to Mike Radeke or Diane Comer at the Kentucky Heritage Council to discuss tax credits and what that could look like for you. My numbers are general approximations but they can really help you break that down better. Mike Radeke 502-892-3613 mike.radeke@ky.gov Diane Comer 502-892-3611 diane.comer@ky.gov

I am happy to assist you in whichever path you choose to go down, I just want you to be aware of all the options and challenges before deciding. I will defer to Cynthia in regards to a recommendation for an architect to help you create a presentation, though I still contend the window company could do that for you. Have a great afternoon, and let me know what you decide.
Best,

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Brad

Bradley Fister
Historic Preservation Specialist
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-1468
bradley.fister@louisvilleky.gov
https://louisvilleky.gov/government/planning-design

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Look up permits, Planning & Design cases, and code violations

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From: Joe Hohman <jhohman@umhomeloan.com>
Sent: Thursday, November 11, 2021 1:17 PM
To: Fister, Charles <Bradley.Fister@louisvilleky.gov>; Johnson, Cynthia E <Cynthia.Johnson@louisvilleky.gov>; Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Subject: RE: Cherokee Triangle ARC Meeting Reminder 11-10 at 4:30PM / 21-COA-0230

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Hey…

Thanks for the opportunity to present my case last night. The battery on my laptop went out so I left the meeting earlier than I wanted to. I spoke with a meeting attendee who told me that action on my application was deferred. Please let me know when my application will be brought back up. I have spent some time today talking to Jon Baker at Wyatt, Tarrant, & Combs. Jon gave me an overview of the process and what to expect going forward. I will be better prepared for the next meeting. Jon mentioned that David or Cynthia could recommend some architects that could help me put together a more detailed application. I would appreciate

any referrals.

Thanks

Joe Hohman

From: Fister, Charles <Bradley.Fister@louisvilleky.gov>
Sent: Wednesday, November 10, 2021 3:02 PM
To: Johnson, Cynthia E <Cynthia.Johnson@louisvilleky.gov>; Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Subject: Cherokee Triangle ARC Meeting Reminder 11-10 at 4:30PM

Good afternoon,
This is just a reminder of the Cherokee Triangle ARC meeting to be held at 4:30pm today. I have attached the agenda for your convenience connecting online. If you are already aware of some reason you may be unable to connect to the meeting off site, you are always welcome to come to rm 101 at the Metro Development Center (444 S 5th ST) to participate in the meeting. The room is staffed in case anyone from the public is unable to access the meeting online, and that invitation extends to you as well. Please do your best to login a few min early so we are able to start promptly at 4:30pm. Hope you are having a great day!
Best,
Brad

Bradley Fister
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Top Landmarks and Preservation Myths and Mistakes
Sign up to receive notices of developments and demolitions in your Council District
Look up permits, Planning & Design cases, and code violations

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Exhibit B

Mr. Handyman of Louisville Northeast
12200 Shelbyville Rd, Suite 205
Louisville, KY 40243
1(502)244-2709

March 7, 2022

Mr. Joe Hohman
2214 Patterson Avenue
Louisville, KY 40204

Dear Mr. Hohman:

On March 7, 2022 I went to your home and examined the windows on the first and second floor that face Patterson Avenue. I found that the windows are beyond repair and need to be replaced. All of the windows have considerable wood rot, some of the windows have long cracks in the glass, and the storm windows that are suppose to be protecting the windows are either missing or functionally obsolete. I also found that the pulleys, weights, and window locks were either missing, broken, or not functioning correctly.

Sincerely,

Gene Johnson

Owner

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Exhibit C

Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To:	Nathan Smith AIA, PART Studio LLC
From:	Bradley Fister, Historic Preservation Specialist
Date:	March 2, 2022 KHG

Case No: 22-COA-0002
Classification: Staff Review

Window numbers 5, 9, 6, 11 are original.

GENERAL INFORMATION

Property Address: 2214 Patterson Avenue

Applicant:
Nathan Smith AIA
PART Studio LLC
815 S. 6th St.
Louisville KY 40203
502-409-3239
ns@part-studio.com

Owner:
Joe Hohman
2214 Patterson Avenue
Louisville, KY 40204
502-931-9851
jhohman@umhomeloan.com

Estimated Project Cost: TBD

Description of proposed exterior alteration:
The applicant requests approval to remove and replace 8 windows on the sides and rear of the home. The proposed window replacements are to be Mezzo energy star, white vinyl, single-hung windows to fit the existing window openings.

Communications with Applicant, Completion of Application
The application was received on January 6, 2022. Staff previously conducted a site visit to assess the existing windows. The applicant also wishes to replace the front windows, and that case will be heard by the Cherokee Triangle ARC for the second time on Wednesday March 2, 2022 at 4:30pm, online via WebEx.

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The following design review guidelines, approved for the Cherokee Triangle 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 included in this report.

Findings

The following additional findings are incorporated in this report:

Site Context/ Background
The R5B zoned property in the Traditional Neighborhood Form District is located on the east side of Patterson Avenue, seven lots south of its intersection with Willow Ave. The home is a two-and-a-half-story Arts and Crafts-style, lap sided home with a limestone foundation. The surrounding buildings are predominately homes in the same style and time period.

Conclusions
The proposed 8 side and rear windows generally meet the **Window** Design Guidelines for replacement. When staff visited the home to look at the side and rear windows, the windows were found to be in poor condition, and the majority of the side and rear windows were replaced previously with a variety of materials, some of which are synthetic.

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. **The applicant shall replace the 8 side and rear facing windows proposed with Mezzo energy star, white vinyl, single-hung windows to fit the existing window openings.**
2. **If the scope of the project should change, the applicant shall contact staff for approval.**
3. **The applicant shall obtain any and all permits required prior to starting any work.**

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, their 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.

Bradley Fister
Bradley Fister
Historic Preservation Specialist

03-02-22
Date

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WINDOW

Design Guideline Checklist

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

	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.	+	The majority of the windows on the sides and rear of the building have been replaced previously with a variety of materials.
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.	+	Proposed windows shall fit existing window openings and match the muntin configuration.
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	+	Proposed windows shall fit existing window openings.
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.	+	The replacement windows are proposed to be vinyl on rear and sides, two front facing windows on the side façade have already previously been replaced with a synthetic.
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.	+	The windows shall operate the same as the original historic windows would have.
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.	+	The proposed windows are proposed to be the same configuration as the existing.

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W9	Do not apply reflective or insulating film to window glass.	+	The windows shall be clear
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	The windows shall be clear
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.	+	See conditions of approval
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	

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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	

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Exhibit D

PROPOSED NEW WINDOWS

third level window to remain

side window to be replaced, Quaker Brighton series single hung window (color, size to match existing) - existing

side window to be replaced, Quaker Brighton series single hung window (color, size to match existing) - existing storm windows to be removed.

existing elevation (west/front)

third level window to remain

Exst. windows to be replaced w/ Mezzo vinyl replacement window (color, size and configuration to match existing, existing storm windows to be removed).

existing elevation (east/backyard)

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PROPOSED NEW WINDOWS

side window to be replaced, Quaker Brighton series (color, size and configuration to match existing)

existing elevation (south/side)

side window to be replaced, Mezzo vinyl replacement window (color, size and configuration to match existing)

existing elevation (north/side)

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Exhibit E

WINDOW RESTORATION / WX SERVICE SPECIFICATIONS

For:

Location: 01/01/20__

Contact Number(s):

Cutting Edge Construction Services is pleased to provide the following information.

Furnish labor and materials to:

- Repair / Service Wood-Sash Windows.
- Pricing based on service performed during normal business hours

Two levels of repairs are needed, they are described below

Level 1 Windows Requiring Shop Repair:

- Remove windows from frame
- Install temporary wood cover into opening, if required

Retire windows to shop for servicing as follows:

- Disassemble stiles, rails and muntins if present
- Remove glass. Original glass is cleaned and retained for reinstallation, broken panes replaced
- Strip paint from stiles, rails and muntins
- Repair or replace damaged wood as required
- Reassemble frame and prime using oil base primer
- Glaze windows using highest quality SARCO linseed oil glazing compound
- Finish paint windows (2) coats oil, ready for re-installation (Color selection to be determined)

Back in the Building

- Service sash pulleys as required
- Replace sash- weight cords with #25 plated steel or copper chain. Large windows may require #35 chain because of their heavy counter weights
- Install prepared windows back into their original opening and adjust for proper operation
- Replace parting beads with new clear poplar beads, treated with boiled linseed oil
- Install new spring bronze weatherstrip at sash stiles.
- Install new leaf bronze weatherstrip at rails
- Service and adjust window locks
- Finish painting of parting beads, stop strips and associated trim disturbed during restoration is by others
- Remove all restoration generated debris off site and leave the area in a clean condition

Pricing: This repair is most efficiently performed time ($60/hr) and material, because the true requirements for each window cannot be determined until after the components are disassembled and the many coats of paint have been removed. The work, documented and photographed, is included with the invoice
Budget estimate is $2,000 to $3,500.00 per opening.
Triple Hung, Arch, Bowed or Very Large Styles (over 8' tall or over 60" wide) run higher. Complexity, size and damage are the driving factors.

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Level 2 Windows Requiring On-Site Servicing. (Double Hung Units)

- Remove windows from frame
- Clean and service pulleys and weights
- Install windows back into frame using new parting beads and new chain, #25 or #35, as required
- Install new spring bronze weatherstrip at stiles. Adjust for proper operation
- Install new leaf bronze weatherstrip at rails
- Service and adjust window lock
- Clean up and remove all repair generated debris

Pricing: $440.00 per opening within 50 miles of Cutting Edge Const. SVCS's shop.

Notes: Price assumes the existence of "weight box" access covers.
Add $10 per opening if these must be cut.
Sash Weights, if missing, $8.00 ea.
New Highest Quality Sash Locks are available, add $40.00 ea. installed.
For Oil Rubbed Bronze Finish, add $5.00
Heavy Weight Lift Handles, add $45.00 ea. Installed.
No paint touch up of stop strips or painting of new parting beads is included at either service level.

Attorney fees and costs incurred in the collection of a delinquent account shall be paid by the customer.

Accepted by: Date:

Best regards,

Tom Francis

Cutting Edge Construction Services

544-4023

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Rev. 11

Exhibit F

Customer: Joe Hohman

Project: Hohman Storm Windows

Heritage Window Solutions

Date: 3/9/2022

(859) 381 - 8401

Proposal Phase 1: Storm Installation

In old window projects, we find it most practical to work in 2 phases. When quality storm windows are properly installed first, they prevent deterioration and infiltration from the elements, and stabilize the wood windows. This layer of protection reduces the amount of labor involved in future window projects (sash repairs/reconditioning, paint/glazing maintenance, restoring balanced operation) and preserves your investment after the project is complete.

New set of 3 Storm Windows
Grade: Premium Residential

*** Maintenance and Reconditioning are typically in Phase 2 after the storm windows are installed.**

Deposit:	$1,792.06
Balance:	$1,792.00
Total:	$3,584.06

*** As material and labor rates change regularly, this offer is good for 30 days from the date shown at top right.**

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Services Included in this proposal

Survey of Window Openings

- ✓ Inspection of exterior mounting surfaces
- ✓ Exact measurement of each window opening
- ✓ Remove and reattach old storm windows

Custom Storm Window Ordering

- ✓ Custom storm windows ordered and built to exact specs.

On-site Exterior Finish Carpentry and Sash Maintenance

- ✓ Access to *Storm Window Client rate (listed on page 2)
- ✓ After storm install: access to 10 year limited warranty on Sash Maintenance(Also applies to sash reconditioning)

Exterior Window Preparation

- ✓ Cursory cleaning - outside of glass in window sash
- ✓ Exterior preparation for future restored window operation where indicated in Schedule of Openings
- ✓ Removal and disposal of old storm windows

Storm Window Preparation and Installation

- ✓ Sealing/Release Tape added to inset mounted storms
- ✓ Installation of each storm to its intended opening
- ✓ Final Inspection from interior to insure proper installation

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Heritage
Window Solutions

Related Additional Services

The services listed below are only included in your storm installation proposal IF described and identified with window mark codes on pg 1 of this proposal and in the associated schedule.

CURRENT On-site Carpentry Repairs and Sash Maintenance Rate	
***Storm Window Client Rate**	**Non-Storm Window Client Rate**
$95 per hour	~~$145~~ per hour
travel costs included	travel costs extra
priority scheduling	**Not currently available**

(Material costs not included in hourly rates)

In-Shop Sash Repairs, Paint Maintenance, and Reconditioning - After Storm installation usually in batches of 3-6 windows as desired by client. Rates vary based on need and grade of reconditioning.

On-site Scraping and Painting - Usually owner hires a local painter either before or after storms are up. We will provide general advice if desired.

(Examples of common additional services)

On-site Exterior Finish Carpentry Repairs (Before/During Installation)

After Storm survey is complete, we will identify problem areas discovered and offer this additional repair work at our storm window client rates. (Exterior repairs are usually no more than 5-10% of the total storm window price.)

On-site Window Sash Maintenance and Repairs (After Storm Installation)

Glass repairs, weather stripping,sash position adjustment, balancing operation, etc. Usually recommended after storms are installed to reduce the total needed services and the risk of a dust explosion from a sudden gust of wind.

Epoxy Repair
- 1 " cubed of premium exterior grade epoxy

Avg Time Ea.	Avg Storm Client Cost	Avg Non-Storm Client Cost
20 Minutes	$32 each +/-	$48 +/-

Dutchman Repair
- furniture grade repair with rot resistent material

Avg Time Ea.	Avg Storm Client Cost	Avg Non-Storm Cost
1 hour	$95 each +/-	$145 each +/-

*Depending on current conditions, one window opening may need multiple Epoxy, Dutchman, and/or other specialized repairs.

Single Hung Restring(lower sash only)
- Open and vacuum pockets, run new chord and reassemble

Avg Time Ea.	Avg Storm Client Cost	Avg Non-Storm Cost
1.75 hours	$166 each +/-	$254 each +/-

Double Hung Restring(upper and lower sash)
- Open and vacuum pockets, run new chord and reassemble

Avg Time Ea.	Avg Storm Client Cost	Avg Non-Storm Cost
2.75 hours	261 each +/-	$399 each +/-

Disclaimer: The average time for each service listed above is intended as an example. Complications during the project may require more time/increased cost.

Exhibit 6

MENGEL EXTERIORS

Change of Contract/ Addendum to Contract

Date: 3/1/2022

Customer Name: Joe Hohman Phone: 502-931-9851

Address: 2214 Patterson Avenue, Louisville, KY

Front of House 3 windows

Mengel Exteriors will make the following changes to the original agreement:

Option (1) - Quaker Wood clad Single Hung - white Exterior / pre Finish white Interior Full Screens / pull Handle Bottom only Cardinal Low E 272 - DSB clear DSB Strength glass. $ 5243

Option (2) Marvin wood clad Double Hung white Exterior / pre finished white Interior Full Screens / pull Handle Top & Bottom IG Low E w/ Argon $ 6918.00

Buyer agrees to make changes specified above at this price ..... $ _____

Previous contract amount..... $ _____

New contract amount ..... $ _____

Original downpayment..... $ _____

Additional downpayment with this order ..... $ _____

Amount now due..... $ _____

PAYMENTS FOR ADDITIONAL WORK IS PAYABLE UPON SUBSTANTIAL COMPLETION OF WORK

This addendum constitutes the entire understanding of the parties, and no other understanding, collateral, verbal or otherwise shall be binding, unless in writing and signed by both parties. Contractor shall not be held responsible for time and material delays, strikes, acts of God or any other matters beyond his or her control.

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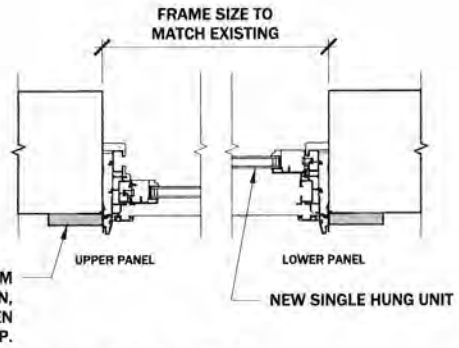
Mengel Exteriors

x _____ Authorized Agent

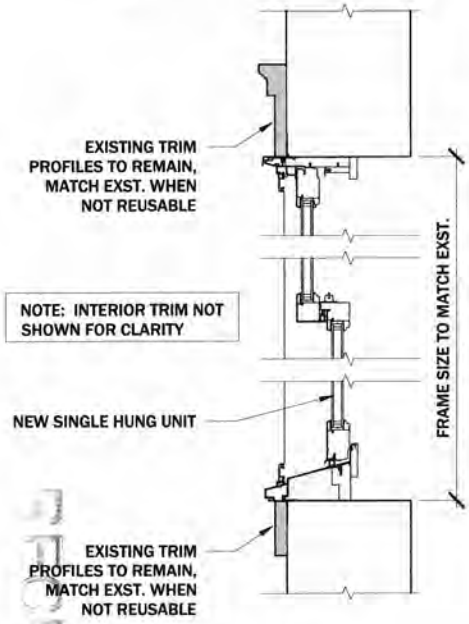
x _____ Customer

Exhibit H



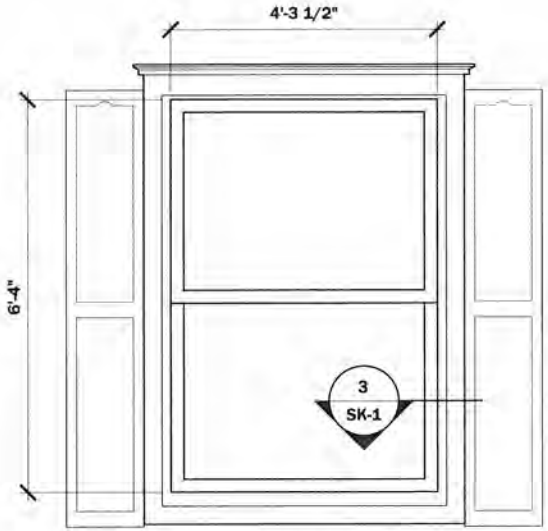
3 **PLAN DETAIL**

SCALE: 1-1/2" = 1 - 0"



4 **SECTION DETAIL**

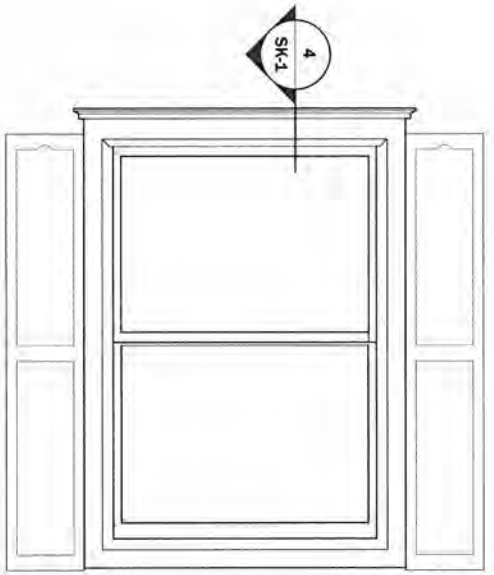
SCALE: 1-1/2" = 1 - 0"



EXISTING DOUBLE-HUNG WINDOW (EXISTING STORM WINDOW NOT SHOWN FOR CLARITY)

1 **EXISTING WINDOW**

SCALE: 1/8" = 1 - 0"



PROPOSED QUAKER SINGLE-HUNG ALUMINUM CLAD WOOD WINDOW (COLOR & CUSTOM SIZE TO MATCH EXST.), EXISTING BLACK SHUTTERS TO REMAIN, NEW TRIM TO MATCH EXIST. (REUSED WHEN POSSIBLE)

2 **PROPOSED WINDOW**

SCALE: 1/8" = 1 - 0"

PARI

Hohman Residence

Proposed Window Replacement

2214 Patterson Avenue Louisville, KY 40205

NATHAN G. SMITH REGISTERED No. COMMONWEALTH OF KENTUCKY ARCHITECT

03.22.22

Proposed Windows

SK-1

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Exhibit I

Precedent Setting Example Number 1

COA Record Number 21-COA-0064

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Attention builders/contractors:
Building permits are listed under the Building tab below. Building, contractor, special event & business related applications are located under the Licenses tab.

For Special Events or Fireworks Permits:
To apply for a permit, please click on the "Licenses" tab.

Record 21-COA-0250:

Add to cart
Add to collection

Certificate of Appropriateness

Record Status: Approved

Application Location

1297 WILLOW AVE
40204

Record Details

Applicant:
Individual
Brad Abell
Home Phone:5026417756
babell.vac@gmail.com

Owner:
BAHOUTH WALEED
1297 WILLOW AVE
LOUISVILLE KY 40204-2118

Project Description:
Cherokee Triangle - Front Windows
A certificate of appropriateness to replace three front windows with wood/clad windows.

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Exhibit J

Precedent Setting Example Number 2

COA Record Number 21-COA-0103

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Record Summary for Certificate of Appropriateness

Record Detail Information

Record Type: Certificate of Appropriateness
Record Number: 21-COA-0103
Record Status: Approved
Expiration Date:
Record Name: CT - Windows
File Date: May 24, 2021
Parent Record Number:

Address: 1265 EVERETT AVE, LOUISVILLE, KY 40204

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	DHR PROPERTIES LLC	69 WARRIOR RD, LOUISVILLE, KY 40207-1518	

Parcel Information

Parcel No:
075G00340000

Contact Information

Name	Organization Name	Contact Type	Phone
Ryan Clontz		Applicant	(239) 307-8850

Address
69 Warrior Rd, Louisville, KY 40207

Application Specific Information

GENERAL INFORMATION

Land Use General	-
Land Use Specific	-
Acres	0.12
Number of proposed hotel, boarding or lodging rooms	0
Number of proposed houses, apartments, townhomes or condominium units	0
New Building Square Feet	0
Number of Meeting Notification Postcards	0
Project Cost	50000
PVA Assessed Value	0
Historic Preservation District	CHEROKEE TRIANGLE

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GIS INFORMATION

Council District	8
Current Subdivision Name	EASTERN PARKLAND CO.
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD

Historic Preservation District	-
Historic Site	DUPLEX #EL#
Municipality	LOUISVILLE
National Register District	CHEROKEE TRIANGLE
Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	01-065
System Development District	NO
Zoning Code	R5B

I hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property. I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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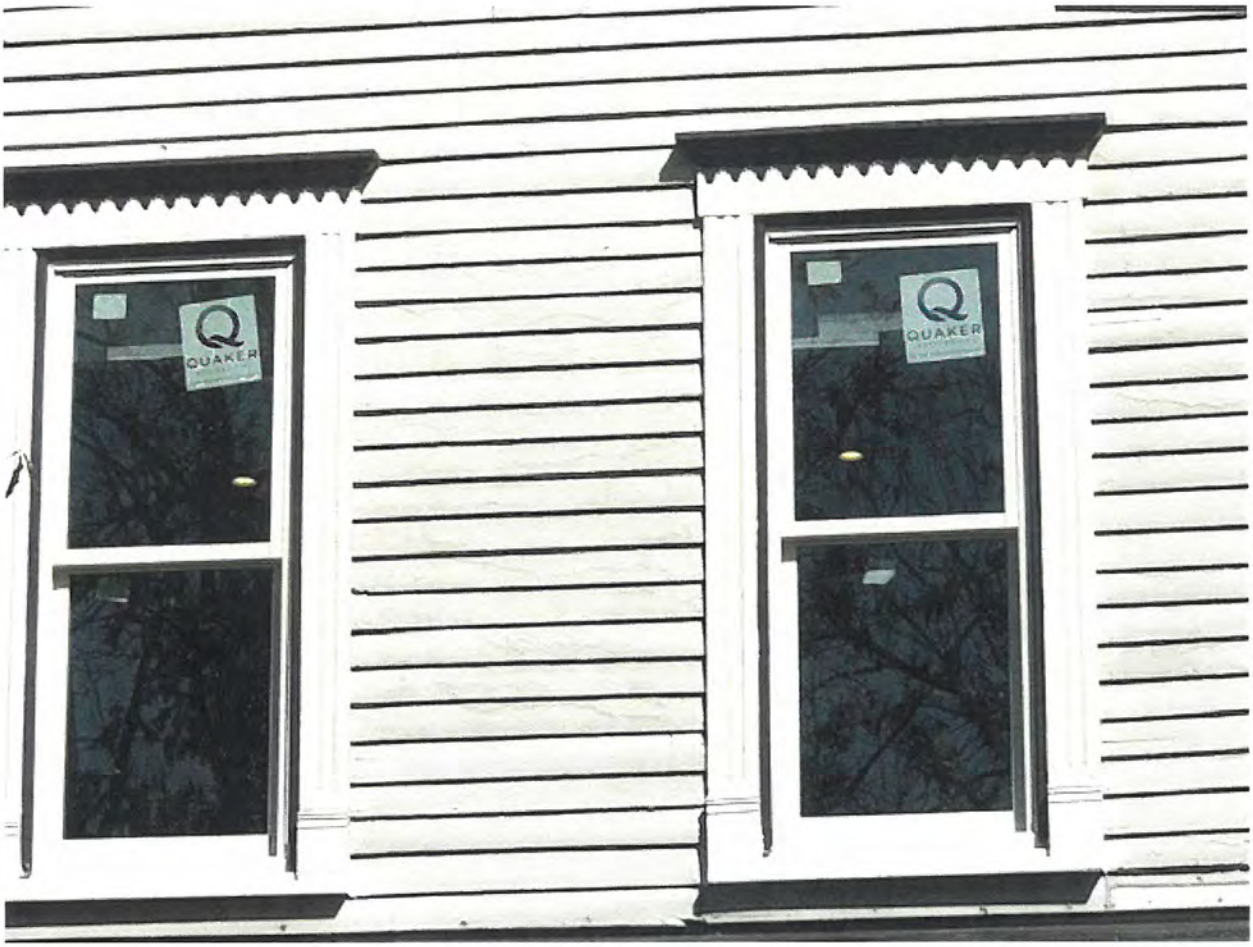
Exhibit 4

Precednet Setting Example Number 3

COA – Record Number 21-COA-0250



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Record Summary for Certificate of Appropriateness

Record Detail Information

Record Type: Certificate of Appropriateness
Record Number: 21-COA-0250
Record Status: Approved
Expiration Date:
File Date: November 5, 2021
Record Name: Cherokee Triangle - Front Windows
Parent Record Number:

Address: 1297 WILLOW AVE, LOUISVILLE, KY 40204

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	BAHOUTH WALEED	1297 WILLOW AVE, LOUISVILLE, KY 40204-2118	

Parcel Information

Parcel No:
075G00940000

Contact Information

Name	Organization Name	Contact Type	Phone
Brad Abell		Applicant	(502) 641-7756

Address
1850 Taylor Ave, Ste 4, Louisville, KY 40213

Application Specific Information

GENERAL INFORMATION

Land Use General	-
Land Use Specific	-
Acres	.1673
Number of proposed hotel, boarding or lodging rooms	0
Number of proposed houses, apartments, townhomes or condominium units	1
New Building Square Feet	0
Number of Meeting Notification Postcards	0
Project Cost	5000
PVA Assessed Value	538830
Historic Preservation District	CHEROKEE TRIANGLE

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GIS INFORMATION

Council District	8
Current Subdivision Name	EASTERN PARKLAND CO.
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD

Historic Preservation District	-
Historic Site	NO
Municipality	LOUISVILLE
National Register District	CHEROKEE TRIANGLE
Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	01-065
System Development District	NO
Zoning Code	R5B

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Exhibit C

Precedent Setting Example Number 4

COA – Record Number 21-COA-0096

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Record Summary for Certificate of Appropriateness

Record Detail Information

Record Type: Certificate of Appropriateness
Record Status: Approved
File Date: May 14, 2021
Record Number: 21-COA-0096
Expiration Date:
Record Name: Cherokee Triangle - LEVINE CARRIAGE HOUSE
Parent Record Number:

Address: 1271 Willow AVE, Bldg# 40204

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	LEVINE, AMY ELIZABETH STOKES & LEVINE, BLAKE B	403 GODFREY AVE, LOUISVILLE, KY 40206	

Parcel Information

Parcel No:
075G00840000

Contact Information

Name	Organization Name	Contact Type	Phone
CHARLES WILLIAMS		Applicant	(502) 459-1810

Address
1626 WINDSOR PLACE, LOUISVILLE, KY 40204

Application Specific Information

GENERAL INFORMATION

Land Use General	Residential
Land Use Specific	Two-Family
Acres	0.20970
Number of proposed hotel, boarding or lodging rooms	0
Number of proposed houses, apartments, townhomes or condominium units	1
New Building Square Feet	1070
Number of Meeting Notification Postcards	7
Project Cost	120000
PVA Assessed Value	416120.00
Historic Preservation District	CHEROKEE TRIANGLE

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GIS INFORMATION

Council District	8
Current Subdivision Name	NONE

Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Preservation District	-
Historic Site	HOUSE #EL#
Municipality	LOUISVILLE
National Register District	CHEROKEE TRIANGLE
Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	NONE
System Development District	NO
Zoning Code	R5B

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