



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: West Main Street Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Bradley Fister, Senior Planner
Date: September 8, 2023

Case No: 23-COA-0231
Classification: Committee Review

GENERAL INFORMATION

Property Address: 643 W. Main St.

Applicant: David Henning
2GUYZONMAIN, LLC
643 W. Main St.
Louisville, KY 40202
(502) 589-3354
2guyzonmainllc@twc.com

Owner: same as applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant proposes to replace the 28 1/1 double-hung, historic wood windows on the west side façade facing N. 7th Street. There are ten windows on the first floor, nine windows on the second floor, and nine windows on the third floor. The proposed replacement windows are Gilkey Signature Series, 1/1 double-hung, high-density fiberglass, sash and frame with replica mortis and tenon joinery. The wood trim and sills are proposed to be repaired and then wrapped in metal that will mold to the dimensions and details of the trim.

Communications with Applicant, Completion of Application:

The application was received on August 21, 2023 after the applicant met with staff on site to discuss the proposed window replacement on August 16, 2023. It was decided at the

site visit that due to the large number of windows proposed for replacement, the application would be classified as committee level review.

FINDINGS

Guidelines

The following design review guidelines, approved for the West Main Street 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.

The following additional findings are incorporated in this report:

Site Context/ Background

The property is zoned C3 and located on the northeast corner of West Main Street and North 7th Street within the Downtown Form District. The building is a circa 1866 three-story, three-bay with walkout basement, previously painted masonry building. It features a narrow and deep floor plan, flat rooflines, and simple cornices. The front façade contains expansive floor to ceiling plate-glass storefront windows; 1/1 double-hung windows on the second and third floors; and half-moon windows above the third floor. Additionally, the cast iron storefront has character defining fluted pilaster details on the first-floor façade facing West Main Street.

The North 7th Street (west facing) façade is simple in design with 28 historic 1/1 double hung windows with stone sills and lintels, and a fire escape. This façade has seen changes over time with two window openings that have been infilled with brick and a door opening that has been converted to a window. These changes are on the first floor. The historic photograph below, dating to 1907, shows that there are no window openings on the first floor near West Main Street. This is also evident when looking at the brick headers above the now existing windows. The bricks are laid in different pattern than the other two floors or even the first floor windows located toward the rear.



1907 photograph showing 643 W. Main Street with the large Kipp Bros. Co. painted sign where windows are located today.

Conclusions

The proposed changes to the property generally meet the **Window** Design Guidelines for the West Main Street Preservation District. The 28 historic wood windows proposed for replacement are located on a side façade, facing a secondary street, and are not particularly character defining to the building in their 1/1 configuration. Additionally, some of the first floor windows are not original to the building. Furthermore, staff determined that overall, the windows are severely deteriorated, which meets guideline W1. While there may be a couple that are not this deteriorated, the majority of the windows convey large amounts of rot and some show signs of having been repaired previously with corner brackets. The first floor windows are located above an active pedestrian sidewalk outside and abut the restaurant seating area inside. The applicants noted that these windows pose a potential life-safety risk for the patrons as well as pedestrians on the sidewalk level in the event someone were to inadvertently push against the glass. Thus, they have installed bars on the inside of the windows for safety in these areas.

The proposed replacement windows are Gilkey Signature Series, 1/1 double-hung, high-density fiberglass, sash and frame with replica mortis and tenon joinery. They generally visually convey the same proportions and construction of a traditional 1/1 historic wood window. These replacement windows meet guidelines W2, W4, and W7. Since this is a

side facing façade, the window design guidelines allow the use of a replacement window material other than wood (W1 and W6).

Guideline W16 states, “Do not obscure historic window trim with metal or siding material.” However, staff believes that in this particular situation an exemption should be made. While the first floor windows and trim may be easily accessible for repair, the upper floors would not be without a lift and closing the sidewalk. This commercial building is of a larger scale than a typical residential building. Thus, staff believes that the wrap will allow for better building preservation and maintenance.

RECOMMENDATION

Based on the information furnished by the applicant, staff recommends that the application for a Certificate of Appropriateness be **approved with the following conditions:**

- 1. The side façade replacement windows shall be Gilkey Signature Series 1/1 double-hung, high-density fiberglass sash and frame with replica mortis and tenon joinery.**
- 2. All new windows shall fit the historic window openings without modifications. The glass shall not be smoked, tinted, low-E, or reflective. Clear low-E glass is permissible.**
- 3. The wrap on the wood trim and sills shall match the dimensions and design of the trim.**
- 4. If the design or materials change, the applicant shall contact staff for review and approval.**
- 5. The applicant and/or their representative shall obtain any and all permits necessary prior to beginning work.**

Bradley Fister
Bradley Fister
Senior Planner

09-08-2023
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.	+	The windows on the side façade are generally severely deteriorated and in very poor condition. Proposed replacement windows are in keeping with the historical character of the building.
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.	+	Replacement windows shall match the same 1/1 configuration of the existing windows.
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	+	Applicant shall not alter the opening of the existing window.
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.	+	Side façade
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.	+	Proposed windows will be functional 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.	+	Applicant shall not apply reflective or insulating film to any window.
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	Applicant shall not use smoked, tinted, Low-e or reflective glass. (clear Low-e is acceptable)
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.	+	Applicant shall not alter number or size or location of windows being replaced.
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 conclusions. The wrap on the wood trim and sills shall match the dimensions and design of the trim.
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.	+	