



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Joe Haberman, Planning Manager
From: Savannah Darr, Historic Preservation Specialist
Date: August 10, 2017

Case No: 17COA1170
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2229 Cherokee Parkway

Applicant: Dr. and Mrs. Charles O. Bruce, III
2229 Cherokee Parkway
Louisville, KY 40204
502-931-1062
shabru1@bellsouth.net

Owner: same as applicant

Estimated Project Cost: \$3,347

Description of proposed exterior alteration:

The applicant seeks approval to install a black canvas awning on the east elevation of the building facing Willow Avenue. The awning will be 18' long and 6' deep and will provide shade to the ground floor patio area.

Communications with Applicant, Completion of Application

The application was received on July 18, 2017 and considered complete and requiring committee level review on July 27, 2017. The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee on August 16, 2017 at 4:30 pm, at 444 South Fifth Street, Conference Room 101.

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 property is located on the northwest corner of Willow Avenue and Cherokee Parkway. The site is zoned R7 within the Traditional Neighborhood Form District. The early twentieth century masonry apartment building is bound by another apartment building to the west, an alley and a Craftsman style house to the north, Willow Avenue and a Tudor Revival house to the east, and Cherokee Parkway and Willow Park to the south.

Conclusions

The proposed project is not inconsistent with the Cherokee Triangle design guidelines for **Window**. The proposed awning has the potential to overwhelm the side façade of the Belvoir. However, making the awning retractable so that it can be hidden when not in use could remedy this situation. Conversely, the ARC could approve a different size and/or placement of the awning to also remedy this situation. Furthermore, the application does not include information on how the awning will be attached to the building. If approved, this information should be submitted to staff prior to installation to ensure it does not damage the historic masonry.

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 proposed awning shall be altered either by making it retractable or changing its size and placement.**
2. **The proposed awning shall be installed 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. The installation information shall be submitted to staff for review and approval.**
3. **If the color, 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.

8/10/17
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 |
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| 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. | NA | Awning installation only |
| 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. | NA | |
| 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 | NA | |
| 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. | NA | |
| 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. | NA | |
| 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. | 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 | |

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| 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 | Awning installation only |
| 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 | Awning installation only |
| 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 | Awning installation only |
| 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 | Awning installation only |
| W22 | Design awnings to complement existing architectural features. They should not overwhelm the façade. | +/- | The proposed awning is 108 sq ft has the potential to overwhelm the façade, but with alterations, it could complement. |
| 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. | + | Black canvas of traditional form |
| 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. | + | Solid black canvas |
| 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. | NSI | Need more information |
| 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 | Awning proposed for residential building not storefront. |
| W27 | Install awnings so that the valance is no lower than 7' above the sidewalk. | NA | Awning proposed for patio area not sidewalk. |
| 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 | Awning installation only |

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| 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 | Awning installation only |
| 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 | |