



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer 
From: Savannah Darr, Planning & Design Coordinator
Date: May 25, 2018

Case No: 18COA1103
Classification: Committee Review

GENERAL INFORMATION

Property Address: 103 W. Kentucky Street

Applicant: Brad and Amy Zimmerman
103 W. Kentucky Street
Louisville, KY 40203
812-972-8563
amy.zimmerman@ky.gov

Owner: same as applicant

Contractor: Renewal by Andersen

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval to replace the front facade windows on the house with new Fibrex windows. All of the windows are non-historic wood windows. The new windows will be made by Renewal by Andersen to fit the historic window openings. The applicant seeks approval to replace the non-historic transom window over the entry door with new Fibrex transom window that will fit the historic transom opening.

Communications with Applicant, Completion of Application

The application was received on May 16, 2018 and considered complete and requiring committee level review on May 21, 2018. The application was originally part of 18COA1099, which included replacement of the side and rear windows as well. However, the front façade windows were separated into a new COA application because of the committee level review. The applicant submitted new window information on May 24, 2018. The case is scheduled to be heard by the

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville 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 attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The property is located on the north side of W. Kentucky Street, south of the intersection with Hilliard Avenue. It is zoned TNZD within the Traditional Neighborhood Form District. The site contains the two-and-a-half-story masonry house and is surrounded by other masonry houses of varying architectural styles.

There are no previous COAs on file for this property. However, there have been many changes over time. The 1984 Kentucky Historic Resources Inventory Form explains that many of the windows and doors had been altered from what was the original. The form states,

This three story brick building has an ashlar masonry foundation and is two bays wide. The entry way is protected by a metal overhang (not original) which probably replaced a masonry porch. The entrance has two recessed doors (not original). On the left is a large window with wood framing above and below and topped with wood voussoirs. This framing was probably added to reduce the size of the original window that is now boarded. The second floor has a one-over-one window on the right with a rectangle of board and batten below and stone voussoirs above. To the left is an oriel window with four one-over-one lights and an art glass transom which has been aluminum sided. The third floor has a small, square casement window on the right and a four-over-four window on the left, flanked by two long narrow two-over-two windows. This window doesn't reach full height and is surmounted by a wide arch with brick voussoirs. A brick stringcourse cuts through the left bay of the third floor and is surmounted by a gable with lattice-work in its peak. An eyebrow vent is visible on the right side of the building's roof.

Undated Property Valuation Administration (PVA) photographs depict the house with many missing windows, boarded up windows, and tarps on the roofs. The Landmarks file for the building contains emails from 2004 about a previous property owner adding the current windows to the building, but there is no COA on file.

Conclusions

The existing windows on the front façade are not historic in age as they were installed circa 2004. Furthermore, their configuration is somewhat conjectural according to the 1984 Kentucky Historic Resources Inventory Form. There is no

historic fabric left to preserve in the front façade windows. The proposed replacement windows are Fibrex windows made by Renewal by Andersen. These windows are designed and constructed to replicate a historic wood window. Guideline W6 states, "Do not install synthetic replacement windows (vinyl, etc.) on primary facades." However, when the current Window Design Guidelines were written Fibrex windows did not exist. The typical replacement windows did not and could not replicate historic wood windows. Because there is no historic fabric left to preserve in the front façade windows and the proposed Fibrex windows closely replicate historic wood windows, staff recommends approval of this application.

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. All replacement windows shall function the same as the existing windows and fit the historic window openings.**
- 2. The replacement transom window shall fit the historic window opening.**
- 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.

5/25/18
Date


Savannah Darr
Planning & Design Coordinator

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 existing window are not historic wood windows. However, the proposed replacement windows are Fibrex and not wood.
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.	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	+	See conditions of approval
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.	-	See conclusions
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.	NA	
W9	Do not apply reflective or insulating film to window glass.	+	
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.	+	The non-historic transom window will be replaced with a new transom window.
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.	NA	
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	
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.	+	