

# Historic Landmarks and Preservation **Districts Commission**

# Report to the Committee

To:

Clifton Architectural Review Committee

Thru: From:

Cynthia Elmore, Historic Preservation Officer

Savannah Darr, Planning & Design Coordinator

Date:

February 22, 2019

Case No:

19COA1016

Classification:

Committee Review

### **GENERAL INFORMATION**

**Property Address:** 2108 New Main Street

Applicant:

Kathryn Klein and Melissa Beavin

524 Iola Road

Louisville, KY 40207

502-295-7264 502-291-6175

kathrynklein19@gmail.com melissabeavin@gmail.com

Owner:

same as applicants

**Estimated Project Cost: TBD** 

### Description of proposed exterior alteration:

The applicant seeks approval to replace the existing wood windows on the front facade. The front elevation windows are 1/1 double hung wood windows, a onelite casement window, and a transom window. The new windows will be 1/1 double hung vinyl windows.

# **Communications with Applicant, Completion of Application**

The application was received on January 22, 2019 and considered complete and requiring committee level review on January 28, 2019. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on February 27, 2019 at 5:30 pm, at 444 South Fifth Street, Conference Room 302.

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#### **FINDINGS**

#### **Guidelines**

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Windows**. 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 south side of New Main Street, midblock between Frankfort Avenue and S. Bellaire Avenue. The site is zoned R5A within the Traditional Neighborhood Form District. The frame shotgun house is surrounded by other frame shotgun houses and faces the railroad tracks.

Staff recently approved a COA (19COA1015) for the replacement of the side and rear windows.

#### **Conclusions**

The proposed window replacement does not meet the Clifton design guidelines for **Windows**. The windows located on the front façade of the shotgun portion of the building are in good condition and only need minor maintenance. The windows located on the front façade of the camelback portion of the building are in rougher shape but still should be repaired. While the windows are 1/1 double hung wood windows, they contain some character defining features like ogee brackets and decorative trim.

#### RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **denied**.

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.

/Say/annah Darr

Planning & Design Coordinator

Case #: 19COA1016-CL

# **Windows**

Clifton Design Guideline Checklist

+ Meets Guidelines

**Does Not Meet Guidelines** 

Meets Guidelines with Conditions +/-

NA

Not Applicable Not Sufficient Information NSI

## The maintenance and repair of historic windows are essential to preserving the historic character and fabric of Clifton district. For that reason, historic windows on street-address facades and street-facing facades shall not be replaced with new windows unless the Clifton ARC determines that the condition of existing windows, safety or energy efficiency considerations, or other relevant factors support window replacement. During the planning stage for possible window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.  ### W2 If historic windows on facades other than street-address façades or street-facing facade pursuant to W1, the new windows shall convey the same visual appearance of a window is based on details such as asah dimension, muntin configuration, reveal depths, glass-fo-frame ratios, glazing patterns, frame dimensions, irm profiles, and other decorative features. 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 wood, metal, or synthetic window systems for authorized window replacement is permissible. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement is permissible. During the planning stage for possible window replacement on any façade, and prior to submittal of an application of these guidelines to their structure, options for addressing historical, pictorial, and physical document as should not be used that does not fit historic window spreament on any façade, and prior to submittal of an application of the seguidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.  ### Applicat		Guideline	Finding	Comment
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	Guideline	Finding	Comment
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing facades.	NA	
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	NA	
W8	Transoms or sidelights shall not be blocked-in or back-painted.	NA	
W9	The number, size, location, or shape of original windows shall not be altered on street-address façades or street-facing façades 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	
W10	Any new window openings for a new use shall not be located on street-address façades or street-facing façades.	NA	
W11	The front face of historic window trim shall not be covered with metal or siding material. Siding may butt up to the side of historic window trim.	NSI	If the window replacement is approved, this should be a condition of approval.
W12	New floors or dropped ceilings shall not be installed that block the glazed area of 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	
W13	If exterior storm windows are installed they should duplicate the shape of the original window.	NA	
W14	When installing exterior storm windows or screens do not damage or obscure historic windows or frames.	NA	
W15	Window sashes shall not be altered to accommodate window air-conditioning units.	NA	
W16	When installing security bars 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	
W17	Awnings shall be designed to complement existing architectural features. They should not overwhelm the façade.	NA	
W18	Awnings shall be of a material and form compatible with the building's historic character. Contemporary designs may be considered if compatible with the design and character of the building.	NA	
W19	Awnings shall be installed in a way that does not harm the building. Limit hardware installation to that which is required for structural stability. Anchors shall be installed in mortar joints, not masonry units.	NA	
W20	On commercial buildings attach awnings between the window display area and the signboard or second-floor window sills. Awnings shall be attached below the transom line where historic prism glass is present and building scale allows.	NA	
W21	Awnings shall be installed so that the valance is no lower than permissible by code (Building Code or Public Works).	NA	
W22	Replacement shutters should match the visual appearance, size, and location of the originals and may be constructed of wood, metal, or synthetic material.	NA	
W23	Shutters shall be installed only where there is historic evidence for them.	NA	

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