



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Savannah Darr, Planning & Design Coordinator
Date: October 18, 2019

Case No: 19-COA-0094
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2252 Payne Street

Applicant: George Stevens
Maryhurst, Inc.
1015 Dorsey Lane
Louisville, KY 40223
502-552-9832
502-245-1576
gstevens@maryhurst.org

Owner: same as applicant

Estimated Project Cost: \$18,200

Description of proposed exterior alteration:

The applicant seeks approval to replace all the windows on the building with new vinyl windows. The majority of the windows are 1/1 double hung wood windows. There are two large 1/1 double hung wood windows on the front façade that the applicant proposes to replace with a casement or two double hung vinyl windows to fit the large opening. There are 4-lite casement windows along the basement level on Saunders Avenue. The applicant proposes to replace those as well. Lastly, the applicant seeks approval to replace the front entry door (3/4 lite wood door), side lights, and transom window with a new steel system that matches and fits the opening.

Communications with Applicant, Completion of Application

The application was received on September 23, 2019 and considered complete and requiring committee level review on September 30, 2019. Staff conducted a site visit on October 2, 2019 to review the condition of the windows and front door.

The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on October 23, 2019 at 5:30 pm, at 444 S. 5th Street, Conference Room 101.

FINDINGS

Guidelines

The following design guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Door and Entrance** and **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 Payne Street at the southeast corner of Payne Street and Saunders Avenue. The site is zoned R5A within the Traditional Neighborhood Form District. The frame American Foursquare style house is surrounded by other residences of varying sizes and architectural styles.

Conclusions

The proposed window replacement generally meets the Clifton design guidelines for **Windows**. The existing windows are mostly 1/1 double hung windows with 4-lite basement casement windows. The proposed window replacement on the east and rear elevations meet the guidelines. The proposed windows are vinyl windows which will not match a historic wood window exactly. However, these are appropriate replacement windows for this building. The west elevation of the building faces Saunders Avenue and is considered a street-facing façade. Thus, this window replacement is scrutinized more than the other side and rear elevations per guideline W1. However, the windows on this elevation are simple and not necessarily character defining. Thus, staff recommends they be replaced with new vinyl windows as proposed. Furthermore, staff recommends the basement windows be replaced with new vinyl windows as long as they have muntins/grids to match the 4-lite historic windows.

The proposed replacement of the front façade windows does not quite meet the guidelines. There are two large 1/1 double hung windows that the applicant cannot find an appropriate replacement for that meets guidelines W2, W3, and W4. Furthermore, staff reviewed the condition of the windows and they are not severely deteriorated. They are in good to fair condition and operable. Staff recommends that the wood windows on the front elevation be retained and preserved. It is important to retain historic fabric. If energy efficiency is a concern, then staff recommends storm windows on the interior or exterior of the windows.

The proposed front door replacement generally does not meet the Clifton design guidelines for **Door and Entrance**, specifically guideline D1. The front door, side lights, and transom window are in good condition and function well. The desire to replace is based on energy efficiency, but a storm door system could help with

this. It is important to retain historic fabric, and a steel door system will not have the same historic appearance. Thus, staff does not recommend approval of the replacement of this door and windows.

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 front elevation wood windows shall be retained and preserved.
2. Only one replacement window shall be located in each window opening.
3. The replacement windows shall fit the historic window openings and shall operate in the same way as the original windows (double hung windows are replaced with single or double hung and casement windows are replaced with casement).
4. Smoked, tinted, or reflective glass; and reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.
5. The replacement basement windows shall have muntins/grids to match the 4-lite historic windows.
6. The front door, sidelights, and transom window shall be retained and preserved.
7. If the design changes, the applicant and/or their representative 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.

10/18/19
Date


Savannah Darr
Planning & Design Coordinator

Door and Entrance

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
D1	Front-facing (i.e., street-address façade) doors proposed for replacement should be replaced with the same or in-kind materials. Many options exist for repairing or restoring historic doors and producing historically compatible and durable results. Some of these options may be more economical, in the long run, than replacement. All options should be reviewed with Landmarks staff before replacing	-	The front door is in good condition. The proposed replacement door is steel, so it's not an in-kind material.

	Guideline	Finding	Comment
	historic doors. If replacement is necessary, there are many new products to choose from for economical, compatible replacement doors and building materials.		
D2	Replacing non-original, non-historic doors is recommended when the replacement doors are more appropriate to the period and style of the building, and match the size of the original opening.	NA	Historic door is extant
D3	Replacement doors should – whenever possible – duplicate the design, proportion, and arrangement of paneling and glazing of the original door or period of architectural significance. Replacing a missing historic door with one that matches the historic door is preferable if physical, pictorial, or photographic evidence exists to document its appearance. Absent that, the door may be replaced with a new door that is compatible with the style and character of the historic building.	+/-	The proposed steel system will be similar but not exact as it is a different material.
D4	The character of doors and entrances should be maintained by keeping decorative features and historic elements. Avoid the addition of elements for which there is no historic precedent.	+/-	
D5	Creating new entrances on street-address or street-facing facades should be avoided.	NA	
D6	Historically clear-finished (i.e., stained then lacquered or top-coated) doors should be refinished in the same manner and should not be painted. Leave historically clear-finished doors unpainted.	NA	
D7	Replacing historic double-entry (leaf) doors with a single door should be avoided.	NA	
D8	Original entrance or door openings should not be altered to accommodate stock doors. The historic entrance including the door, transom or fanlight, sidelights, pilasters, and entablature should be retained and repaired.		
D9	Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.	NA	
D10	When undertaking the reconstruction of a missing entrance or porch feature, historical, pictorial, and physical documentation should be used. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely historical designs are not appropriate.	NA	
D11	Screen doors, storm doors and security doors should be simple with a narrow-frame design that enables the inner door to be seen and does not obscure the architectural character of original doors or damage historic fabric.	NA	
D12	Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Security bars should be painted an unobtrusive color.	NA	
D13	Vestibules should not be added to the street-address or street-facing facade on commercial use or leased buildings unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.	NA	
D14	Character-defining features of an historic building should be retained when undertaking work required for ADA accessibility and code compliance.	NA	
D15	ADA-accessibility ramps should be located on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.	NA	

Windows

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
W1	The maintenance and repair of historic windows are essential to preserving the historic character and fabric of Clifton structures and the overall Clifton historic district. For that reason, historic windows on street-address façades and street-facing façades 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 on any façade, and prior to submittal of an application for a Certificate of Appropriateness for 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.	+/-	Staff recommends replacement of the windows on the side elevation that faces Saunders Avenue. However, staff does not recommend replacement of the windows on the front elevation. See conclusions for more comments.
W2	If historic windows on façades other than street-address façades or street-facing façades are replaced, or the owner is authorized to replace windows on street-address façade or street-facing façade pursuant to W1, the new windows shall convey the same visual appearance as the historic windows. The visual appearance of a window is based on details such as sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim 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, 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.	+/-	The proposed replacement on the side and rear elevations meet this guideline. The proposed windows are vinyl windows which will not match a historic wood window exactly. However, these are appropriate replacement windows for this building. The proposed replacement on the front elevation does not meet this guideline. See conclusions for more comments.
W3	Replacement sash should not be used that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock-sized windows.	+/-	See conditions of approval
W4	Replacement windows proposed for façades other than street-address façades or street-facing façades, and those authorized pursuant to W1 for street-address façades and street-facing façades, shall operate in the same way as the original windows - double-hung windows are replaced with double hung, and casement windows are replaced with casements.	+/-	See conditions of approval
W5	Thermal glazing windows that have muntins in accordance with W2 shall have such muntins permanently applied and may also incorporate internal dividers between the glass panes.	+/-	Most of the windows are 1/1 double hung windows. The basement casement windows are 4-lite windows. See conditions of approval
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	+	See conditions of approval

	Guideline	Finding	Comment
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	+	See conditions of approval
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.	NA	Pre-existing condition
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	