

# Historic Landmarks and Preservation Districts Commission

## Report to the Committee

To: Clifton Architectural Review Committee

Thru: Cynthia Elmore, Historic Preservation Officer From: Savannah Darr, Planning & Design Coordinator

Date: February 7, 2020

Case No: 19-COA-0166
Classification: Committee Review

**GENERAL INFORMATION** 

Property Address: 2230 Frankfort Avenue

Applicant: Sheila Tasman

Sheila Tasman Co. 1816 Kline Court Louisville, KY 40205

502-552-9283

sheilatasman@gmail.com

Owner: same as applicant

Estimated Project Cost: TBD

#### Description of proposed exterior alteration:

The applicant seeks after-the-fact approval to replace the four historic second story windows on the front façade with new 9/1 vinyl single hung windows. The applicant also seeks approval to replace the single remaining historic second story window, which faces S. Rastetter Avenue, with a new 9/1 vinyl single hung window.

#### Communications with Applicant, Completion of Application

The application was received on December 20, 2019 and considered complete and requiring committee level review on December 23, 2019. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on February 12, 2020 at 5:30 pm, at 444 S. 5<sup>th</sup> Street, Conference Room 302.

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#### **FINDINGS**

#### Guidelines

The following design 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 southwest corner of S. Rastetter and Frankfort Avenues. The site is zoned C2 within the Traditional Marketplace Corridor Form District. The two-story, frame and masonry commercial building has a decorative glazed brick faced with a newer storefront on the first story.

On December 13, 2019, the applicant received a stop work order from Zoning Enforcement after the windows had been replaced without a COA. Staff approved a COA application (19-COA-0167) for the replacement of rear windows.

#### Conclusions

Had the applicant contacted staff prior to the replacement of the windows, staff would have conducted a window condition assessment to determine if the windows could have been repaired. If replacement was necessary, staff would have recommended wood windows as the replacement windows. However, this work has been done, which does not meet design guideline W1. However, the vinyl windows fit the historic window openings and contain a muntin configuration that matches the historic wood windows, which meets design guidelines W2-W7. Thus, staff recommends approval of the after-the-fact portion of this application.

The remaining historic wood window on the east side of the building is in need of repair but is not considered severely deteriorated. Staff recommends that this window be retained and repaired, which meets design guideline W1. However, if the ARC decides that the window can be replaced, then the new window shall match the other vinyl windows on the second story of the front façade, which would meet design guidelines W2-W7.

#### 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 face of historic window trim shall not be covered with metal or siding material.
- 2. If the design changes, the applicant and/or their representative shall contact staff for review and approval.

Case #: 19-COA-0166-CL Page 2 of 8 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.

Date

Savannah Darr

Planning & Design Coordinator

### **Windows**

Clifton Design Guideline Checklist

+ Meets Guidelines

Does Not Meet Guidelines

+/- Meets Guidelines with Conditions

NA Not Applicable

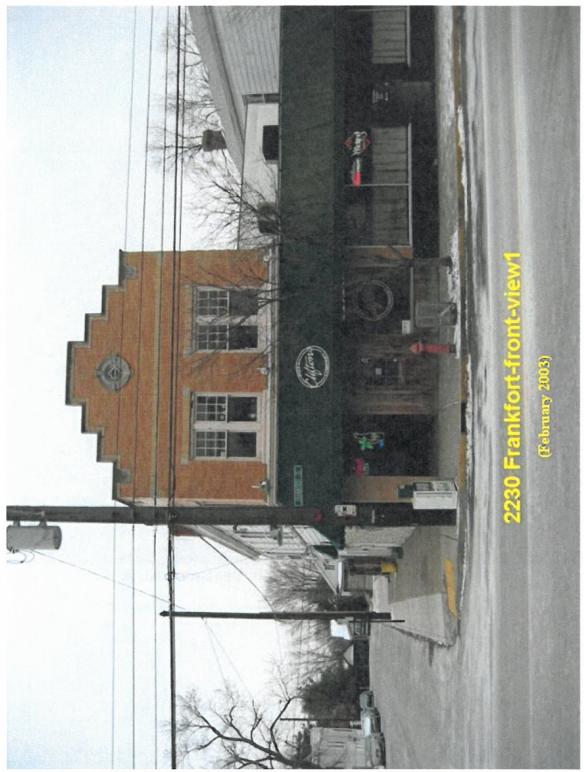
NSI Not Sufficient Information

	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.	-	Work was done without consultation or a COA with exception of one window.
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.	+/-	See conclusions
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.	+	
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	+	

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	Guideline	Finding	Comment
	street-facing façades, shall operate in the same way as the	rinding	Comment
	original windows - double-hung windows are replaced with		
	double hung, and casement windows are replaced with		
	casements.		
W5	Thermal glazing windows that have muntins in accordance	+/-	Internal dividers
***	with W2 shall have such muntins permanently applied and	.,	Internal dividers
	may also incorporate internal dividers between the glass		
	panes.		
W6	Reflective or insulating film shall not be applied to window	+	
****	glass on street-address façades or street-facing façades.	1	
W7	Smoked, tinted, or reflective glass shall not be used on	+	
***	windows on street-address façades or street-facing façades.	_	
W8	Transoms or sidelights shall not be blocked-in or back-	NA	
440	painted.	INA	
W9	The number, size, location, or shape of original windows	NA	
VVS		INA	
	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.		
W10	Any new window openings for a new use shall not be	NA	
4410	located on street-address façades or street-facing façades.	INA	
W11	The front face of historic window trim shall not be covered	+/-	See conditions of approval
4411	with metal or siding material. Siding may butt up to the side	T/-	See conditions of approval
	of historic window trim.		
W12	New floors or dropped ceilings shall not be installed that	NA	
VV 12	block the glazed area of windows. If such an approach is	INA	
	required, the design should incorporate setbacks that allow		
	the full height of the window to be seen unobstructed.		
W13	If exterior storm windows are installed they should duplicate	NA	
4413	the shape of the original window.	INA	
W14	When installing exterior storm windows or screens do not	NA	
441-4	damage or obscure historic windows or frames.	INA	
W15	Window sashes shall not be altered to accommodate	NA	
	window air-conditioning units.	100	
W16	When installing security bars do not obscure the	NA	
** 10	architectural character of original windows or damage	I IVA	
	historic fabric. Commercial security grills should retract out		
	of sight during business hours.		
W17	Awnings shall be designed to complement existing	NA	
	architectural features. They should not overwhelm the	1.0	
	façade.		
W18	Awnings shall be of a material and form compatible with the	NA	
1.5.1.5	building's historic character. Contemporary designs may be	***	
	considered if compatible with the design and character of		
	the building.		
W19	Awnings shall be installed in a way that does not harm the	NA	
	building. Limit hardware installation to that which is required		
	for structural stability. Anchors shall be installed in mortar		
	joints, not masonry units.		
W20	On commercial buildings attach awnings between the	NA	
Vac-110 - 1718	window display area and the signboard or second-floor	200.000 200	
	window sills. Awnings shall be attached below the transom		
	line where historic prism glass is present and building scale		
	allows.		
W21	Awnings shall be installed so that the valance is no lower	NA	
VALUE - 1887	than permissible by code (Building Code or Public Works).	ACCURATION OF	1
W22	Replacement shutters should match the visual appearance,	NA	
	size, and location of the originals and may be constructed of		
	wood, metal, or synthetic material.		
W23	Shutters shall be installed only where there is historic	NA	
	evidence for them.		

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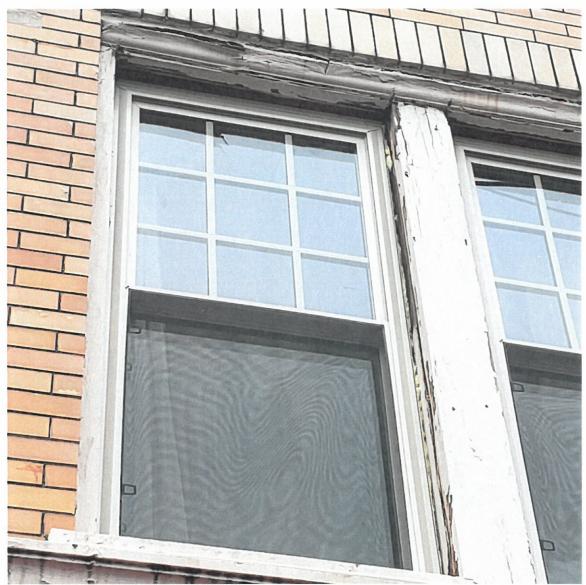


Designation Photograph February 2003.



Zoning Enforcement Photograph December 13, 2019.

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Zoning Enforcement Photograph December 13, 2019.



Staff Photograph February 5, 2020.