



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: 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. 5th Street, Conference Room 302.

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

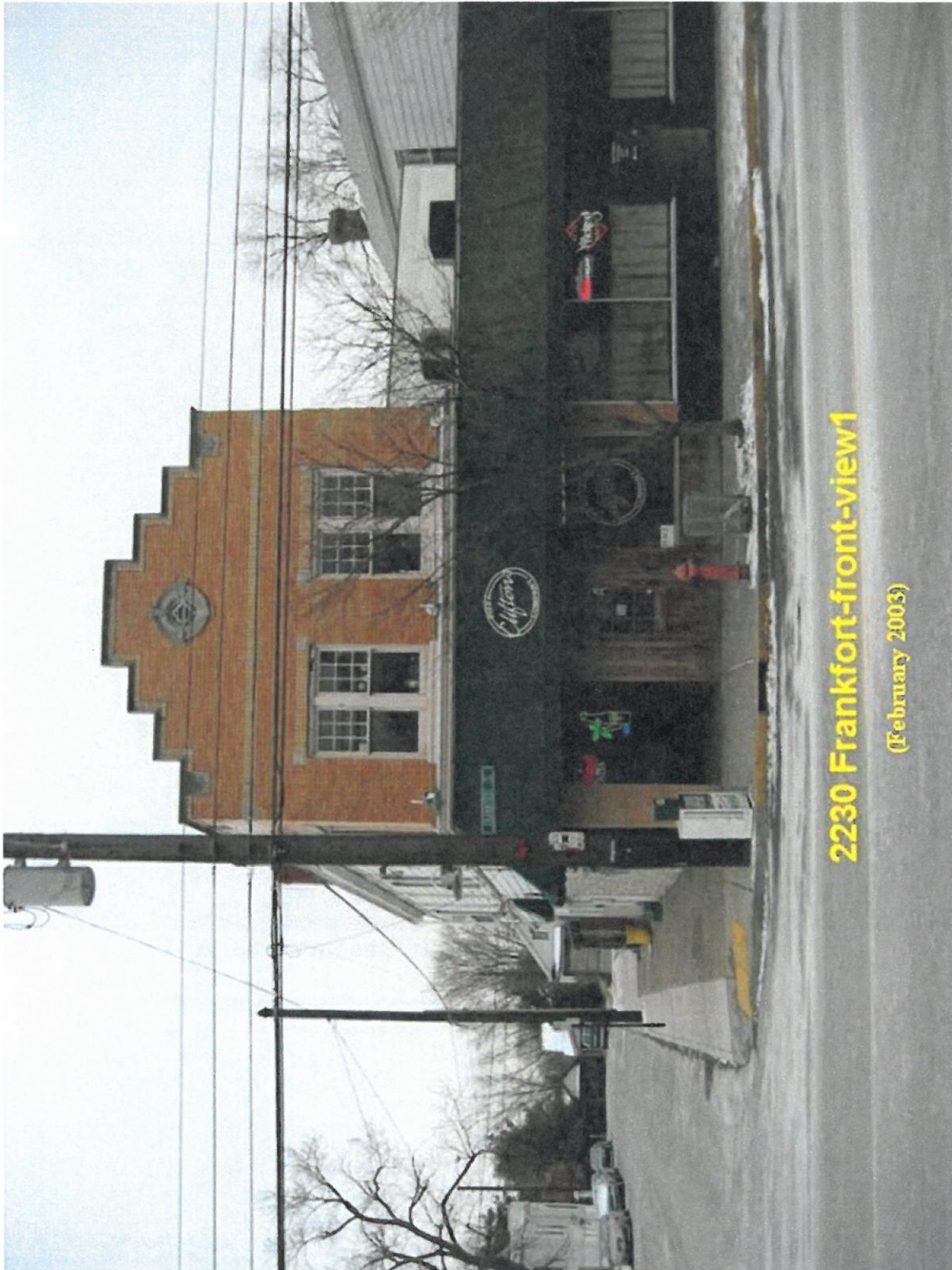
On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions**:

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.**

2/1/2020
Date

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	Guideline	Finding	Comment
	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.		
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.	+/-	Internal dividers
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	+	
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-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.	+/-	See conditions 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	



2230 Frankfort-front-view1

(February 2003)

Designation Photograph February 2003.



Zoning Enforcement Photograph December 13, 2019.



Zoning Enforcement Photograph December 13, 2019.



Staff Photograph February 5, 2020.