



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: West Main Street Preservation District
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Bradley Fister, Historic Preservation Specialist
Date: May 5, 2020

Case No: 20-COA-0038
Classification: Committee Review

GENERAL INFORMATION

Property Address: 639 W. Main St

Applicant: Benjamin Brainard
Hollyhock Rentals
321 S. Peterson Ave.
Louisville, KY 40206
(502) 817-7034
benjaminbrainard@gmail.com

Owner: Same as Applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant wishes to reconfigure the storefront and entry on the front façade. The front façade is divided into three bays of equal proportions. Entry into the building is through a pair of $\frac{3}{4}$ lite doors under a transom in the center of the front façade. The right third of the façade as well as the left third of the façade consist of $\frac{3}{4}$ storefront windows and $\frac{1}{4}$ raised wood bulkhead. The applicant proposes to move the entry to the west (left) bay of the façade. The entry will contain a new set of double doors and a transom window. The applicant also proposes to replace the center bay and east (right) bay of the front façade with new materials while maintaining the existing historic look. This proposed change would allow the applicant to create an interior floor plan that is more functional for their intended purpose of downtown living space.

Communications with Applicant, Completion of Application:

The application was received on March 13, 2020. The application was classified as requiring Committee Review on March 16, 2020 and staff emailed applicant to advise them their application had been assigned to a case manager. Staff contacted the applicant via phone and email to request additional information, as well as schedule a site visit. The applicant was aware that the project would require a Committee level review. The case is scheduled to be heard by the West Main Street Architectural Review Committee (ARC) on May 13th, 2020 at 4:30 pm, via a WebEx meeting at 444 S. 5th Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the West Main Preservation District, are applicable to the proposed exterior alteration: **Storefront** and **Door**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is included in this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The commercial building at 639 W. Main St. was built circa 1875 in the Italianate Style. The building is located is three lots east of the intersection of N. 7th and W. Main Streets. The property is zoned C3, and located within the Downtown Form District. The masonry building contains a narrow and deep floor plan, flat rooflines, ornamental cornices, expansive plate-glass storefront windows, and a variety of creatively combined building materials.

Furthermore, the building features a cast iron storefront which is divided into three bays. The central bay has a double-door entrance with a small transom window. The central entrance bay is flanked on either side by open storefront windows with wood bulkheads with decorative raised panels. Large transom windows are above the storefront windows and entrance and are currently blocked-in with solid panels.

The windows above the storefront level had been previously replaced. The new window replacements were the subject of **20-COA-0072** which was approved at staff-level.

Conclusions

The building was constructed circa 1875 with a cast iron storefront which likely remains in its original configuration based on photographic research that extends to 1956. The proposal to move the location the central double-door entrance to the west (left) bay will result in some alteration of the historic storefront. The cast iron portion of the storefront will remain intact.

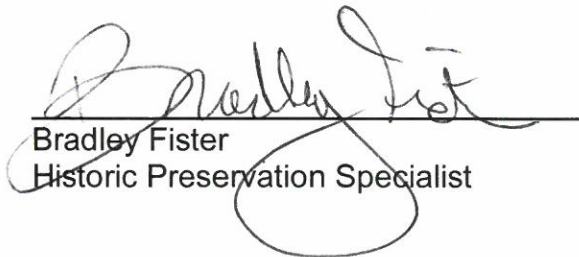
The applicable Storefront Design Guidelines include **SF1, SF3, SF9, and SF15**. In terms of the materials and design, the proposal is to replace the storefront elements with an in-kind match of wood bulkheads with the same type of panels, wood trimmed plate glass windows and to restore the transom windows above. The entrance will be relocated one bay to the west, however it will still retain the general character of the storefront. There have been similar alterations to other storefronts along West Main St. overtime. The double-door configuration with the small transom surmounting the doors will be replicated.

The existing entrance doors are in poor condition. The applicable Door Design Guidelines include **D1, D3, and D11**. In term of relocating the entrance, Design Guideline D1 generally discourages this type of alteration. Based on research of surrounding buildings along West Main, similar alterations have taken place over time. This proposal is only relocating the entrance and is not adding an entrance. While repair of historic materials is always preferred, the proposal to replace the doors with an in-kind match generally meets the intent of the Door Design Guidelines.

Recommendation

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

1. The new doors shall fit the historic door opening and match the historic doors.
2. The new transom window shall fit the historic window opening and match the historic transom window.
3. The new storefront windows shall fit the historic window openings. The glass shall not be smoked, tinted, low-E, or reflective.
4. The bulkhead shall be replaced with a matching wood bulkhead in the same configuration as the historic.
5. If the design or materials change, the applicant and/or their representative shall contact staff for review and approval prior to installation.
6. The applicant and/or their representative shall obtain all necessary building permits.


Bradley Fister
Historic Preservation Specialist

5.5.2023
Date

DOOR

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
D1	Do not alter the character of entrances by either removing historic elements or through the addition of elements for which there is no historic precedent.	+/-	Applicant proposes to remove the historic transom, and door, and install a new transom and door one bay to the west on the façade. This entrance is proposed to be an in-kind match.
D2	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric	+	Current state is well documented.
D3	Use historical, pictorial, and physical documentation when undertaking the reconstruction of a missing entrance or porch feature. 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.	+/-	The applicant proposes to alter the entrance location. The cast iron elements will remain intact and the doors and bulkhead will match the existing.
D4	Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original.	+	The applicant proposes to use a like door and transom in a new location, and close the existing opening with storefront glass and raised panels.
D5	Do not replace historic double leaf doors with a single door.	+	Double-door configuration proposed to remain intact.
D6	Do not alter original openings to accommodate stock doors.	+	Applicant proposed to have an in-kind match of the doors and transom made if the reconfiguration is approved.
D7	Install only screen doors or storm doors that are simple with a narrow-frame design that enables the inner door to be seen. Metal screen and storm doors should be painted or finished to match the inner door.	NA	
D8	Install any security bars in such a way that they do not obscure the architectural character of original doors or damage historic fabric. Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Painting security bars an unobtrusive color is recommended.	NA	
D9	Differentiate between primary and secondary doors, using the detailing of the doors or the articulation of the frame.	NA	
D10	Do not add vestibules to primary facades unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.	NA	

D11	Do not create new entrances on facades that can be seen from a public way.	+/-	The new entrance to the existing structure can be seen from a public right of way. The entrance is being relocated one bay west on the three bay façade.
D12	Replacement of non-original, non-historic doors with new doors that are appropriate to the period and style of the building and are the size of the original opening is recommended.	+	The applicant proposes using a similar new door if approved.

STOREFRONT

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
SF1	Do not remove historic materials from storefronts. Such materials as wood, cast iron, terra cotta, glass, ceramic tile, and brick contribute significantly to a storefront's architectural character.	+/-	Proposal will replace existing wood doors, bulkhead and storefront glass in two bays. Cast iron storefront system to remain intact.
SF2	Use historic materials where historic storefronts must be replaced in part or in whole. Cast iron, limestone, or wood are appropriate materials for storefront replacement.	+	Proposal to replace with in-kind materials.
SF3	Retain all historic storefront elements, including later alterations that are historic in their own right. An example is a late nineteenth-century storefront with Art Deco features added during the 1930s.	+/-	Some historic storefront materials are proposed to be replaced. The replacement storefront is proposed to be an in-kind match.
SF4	Respect façade alterations that have attained historic or architectural significance in their own right. Work to incorporate such elements into any new storefront design or renovation. Do not attempt to recreate a conjectural historic design if there is insufficient physical or documentary evidence.	NA	
SF5	Do not remove later historically-significant material to restore a building to an earlier period. For example, a 1910 storefront should not be taken back to a conjectural 1850s appearance.	NA	
SF6	Maintain the original scale, proportion, and organization of architectural elements (bulkheads, display windows, transoms, door, piers, and cornices) when renovating historic storefronts.	+/-	The applicant wishes to reconfigure the front façade by changing the locations of the doors and windows. However, they also wish to do so in a way that partly maintains the existing look.

SF7	Use the original form and detailing of a storefront as a model, if extensive deterioration requires complete reconstruction. The reconstruction should convey the same visual appearance and use the same material as the original. Under no circumstances should a historic storefront be removed and not replaced.	+	The replacement storefront is proposed to be an in-kind match.
SF8	Use historic, pictorial, and physical documentation to construct a historic storefront when the original is missing. The design may be an accurate restoration, if sufficient evidence exists, or a new design that is compatible with the size, scale, material, and color of the historic building and district.	NA	
SF9	Keep storefront designs within their original openings. Transitions from one façade to another should be clean and clearly defined.	-	Applicant proposes to remove the storefront from its original opening.
SF10	Emphasize the transparent character of storefronts when implementing new designs or renovations. Generally, 60 percent of the wall surface at the sidewalk level should be transparent. Historically, merchandise seen in storefront displays was emphasized to a much greater extent than any ornament on the storefront itself.	+	The applicant intends to keep the existent transparency even if reconfiguration is approved.
SF11	Do not apply reflective or insulating film to window glass.	+	
SF12	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	
SF13	Use large sheets of clear glass when replacement of storefront display windows is required.	+	Applicant intends to replace with in kind glass if approved.
SF14	Select replacement doors that reflect the storefront's original character. Doors should have large glass panels and be made of wood or painted steel or aluminum. They should not be overly-decorated or possess inappropriate historic features.	+	Applicant intends to replace with doors similar in design and style if approved.
SF15	Do not change or reorient the location of the main entrance of a storefront.	+/-	Applicant proposes to change the main entrance one-bay to the west.
SF16	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
SF17	Install awnings made out of matte-finish weather-proofed fabric or a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	NA	
SF18	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	
SF19	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	
SF20	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.		
SF21	Install awnings so that the valance is no lower than 7'-6" above the sidewalk.	NA	
SF22	Maintain the commercial character of storefronts, even if they have changed use. Blinds or insulating curtains may be added for privacy and thermal performance.	+	Applicant shall maintain the commercial character of the building

SF23	Design replacement storefronts that are compatible with and complementary to their historic neighbors, but are recognizable as being of their own era.	+	Proposal to reconfigure entrance on storefront; materials and design will be an in-kind match.
SF24	Do not add elements to storefronts that have no historic precedent. Common examples of inappropriate alterations include the installation of coach lanterns, false mansard designs, small-paned windows, and inoperable shutters.	NA	
SF25	Do not add false fronts, false stories, or pent eaves to the roofs of commercial buildings.	NA	
SF26	Do not use storefront design elements that are historically inappropriate, such as small-pane windows or colonial doors on late-nineteenth and twentieth-century buildings.	NA	
SF27	Do not use materials in storefront renovations that were not available at the time of original construction, such as vinyl or aluminum siding, stainless steel, uncoated anodized aluminum, tinted glass, or artificial stone.	+	Applicant shall complete all proposed work using appropriate materials for the period if approved.
SF28	Use historic materials when replacement of bulkheads is required in part or in whole. Wood or stone panels are most appropriate.	NA	
SF29	Do not use rough-textured wood siding or simulated masonry, such as permastone, on storefronts.	NA	
SF30	Use historic materials when cornice replacement is required in part or in whole. Cast iron, wood, or sheet metal are appropriate materials.	NA	
SF31	Do not install inappropriately-scaled signs that obscure or damage surviving storefront features that convey a building's architectural character.	NA	
SF32	Include the following storefront elements when redesigning or renovating a historic storefront: large display windows and doors, transoms, relatively thin framing elements, a cornice element separating the storefront from the upper façade, low bulkheads, and tile entry flooring.	+	The applicant proposes to use large display windows, double doors with a transom, and raised panels similar to the existing if approved.
SF33	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	Photographs of anything to be changed shall be taken prior to changes.

