



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Katherine Groskreutz, Historic Preservation Specialist
Date: May 29, 2020

Case No: 20-COA-0073
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1279 Bassett Ave.

Applicant: James DeGonda
1279 Bassett Ave.
Louisville, KY 40204
(502) 216-8486
degonda@comcast.net

Owner: same as applicant

Estimated Project Cost: \$~\$1,000 to \$1,500

Description of proposed exterior alteration:

The applicant is seeking approval to replace five basement windows that are currently boarded up with new glass block windows. There are three windows on the south side of the home where the closest window to the street is 31" x 17" and the two back windows are 32" x 13". There are two windows on the north side of the home that are both 30" x 18". The existing window openings have a mix of wooden hopper and wire mesh installed. The frames are deteriorating, and many glass panels require replacement.

Communications with Applicant, Completion of Application

The application was received on April 29, 2020. It was determined the application would require a committee level review on May 6, 2020.

Staff contacted the applicant on May 6, 2020 requesting additional photographs and information, which was provided on May 8, 2020.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee (ARC) on June 10, 2020 at 4:30 pm, via WebEx video conference, and will be televised at 444 S. 5th Street in Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **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 subject property is zoned R5 in the Traditional Neighborhood Form District. It is located on the northeast side of Bassett Avenue, four lots northwest of Longest Avenue. The home is a circa 1900, two-and-a-half-story frame home with a full, one-story front porch and a front facade facing gable roof. The surrounding buildings are predominately two-and-a-half-story frame or masonry homes of the same time period.

Conclusions

The basement window replacement does not completely meet the intent of the **Windows** design guidelines for the Cherokee Triangle. Recent revisions to the Landmarks Ordinance acknowledge that adding security elements to the building may be allowed, if historic fabric is not permanently altered. In this case, the proposal is to replace five basement windows that are not full-size window openings and are located on the side and rear elevations. From the photographs, it appears there is a mix of window types currently extant, many of which might not be original. The overall visual appearance of these window openings is minimal to the rest of the historic fabric.

The home is situated very near its adjoining neighbors. The window openings are located along the foundation line from approximately the midpoint of the side facades and back, which makes these windows difficult to see from the street. They are small basement windows, rather than larger or more prominent main floor windows that can be easily viewed.

The openings are also flush or close to flush with grade on both sides of the home, making the window openings easy to access and susceptible to water leakage. While glass block is not allowed per guideline W5, their nature of being mortared in place provides a high level of security from attempted break-ins. Some of the window openings are large enough for a person to slide through, so security is a concern for the applicant. Mortared glass block also provides better leak prevention during inclement weather over wooden hopper windows.

Glass block also obscures the view to the interior, which provides additional safety, and would block the exterior view for neighbors of pipes that run directly in front of

two of the window openings. Hopper windows like the originals could also no longer operate properly in these locations due to the pipes.

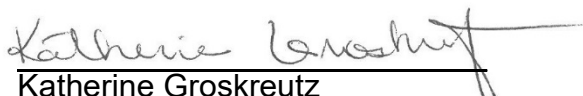
Based on the photographs provided by the applicant, Staff believes the existing windows are reaching the end of their useful life and are not a character defining feature of the house. Staff does not believe installing glass block basement windows will harm the historic fabric of the home and it has the benefit of reactivating windows that are currently boarded over.

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 glass block windows shall fit the historic window openings. No part of an opening shall be blocked-in to accommodate stock windows.**
2. **If the design or material changes, the applicant 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, their 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.


Katherine Groskreutz
Historic Preservation Specialist

05/29/2020
Date

WINDOW

Design Guideline Checklist

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

	Guideline	Finding	Comment
W1	Replace severely deteriorated historic windows with new windows that convey the same visual appearance. 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 vinyl- and aluminum-clad wood window systems on primary elevations may be permissible if the proportion and detail closely match the original.	+/-	None of the openings are located on a primary elevation; see conclusions. From the photographs, the windows do appear to have a substantial amount of damage.
W2	Select windows that match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features when repair of original windows is impossible.	-	Proposal from wood frame windows (hopper) to glass block.
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NA	

W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+/-	Glass block proposed to fit window opening. See conditions of approval
W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	-	Glass block proposed. See conclusions
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	NA	
W7	Install replacement windows that operate in the same way as the original windows - double-hung windows are replaced with double-hung, and casement windows are replaced with casements.	-	Hopper windows will be changed to glass block. See conclusions
W8	Do not replace multi-pane windows that have true divided lights with thermal glazing windows that have false "snap-in" or applied muntins on primary façade elevations.	NA	
W9	Do not apply reflective or insulating film to window glass.	NA	
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NA	
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
W12	Do not block-in or back-paint transoms or sidelights.	NA	
W13	Use surviving prototypes to reconstruct missing window elements, such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. The reconstructed element should be constructed of materials for which there is a historic precedent or a compatible substitute material if that is not possible.	NA	
W14	Do not alter the number, size, location, or shape of original windows seen from a public way 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	
W15	Locate any new windows openings that may be required for a new use on a façade that cannot be seen from a public way. Newly-installed windows should be compatible with the overall design of the building.	NA	
W16	Do not obscure historic window trim with metal or siding material.	NA	
W17	Do not install new floors or dropped ceilings that block the glazed area of historic 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	
W18	Install exterior storm windows that duplicate the shape of the original window. Storm windows should be painted to match the color of the window frame.	NA	
W19	Do not install exterior storm windows or screens that damage or obscure historic windows or frames. Mount storm windows on the blind stop within the window frame. Storm window or screen rails should always match the rails of the windows behind. They should have either wood or narrow, metal frames that are painted to match the color of the building trim.	NA	
W20	Do not install window air conditioning units on a primary façade if installation on a secondary façade can address the same need. If this is not an option, do not alter the window sash to accommodate the air-conditioning unit.	NA	
W21	Install any security bars in such a way that they 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	
W22	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	

W23	Install awnings made of weather-proofed canvas of a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	NA	
W24	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	
W25	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	
W26	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 and building scale allows.	NA	
W27	Install awnings so that the valance is no lower than 7' above the sidewalk.	NA	
W28	Repair shutters with in-kind materials. If damage is so extensive that they cannot be repaired, replacement shutters should match the visual appearance of the originals.	NA	
W29	Install shutters only where there is historic evidence for them. Replacement shutters should be or appear to be operable, measure the full height and width of the windows, and be constructed of a historically-appropriate material. Solid shutters are appropriate for the ground floor, and solid or louvered shutters are appropriate for upper floors.	NA	
W30	Mount replacement shutters so that they partially cover the vertical trim of the window frame. This gives shutters the appearance that they are indeed operable, even if in truth they are not. Shutters should not be applied to the masonry or cladding on either side of the window.	NA	
W31	Do not install aluminum or vinyl shutters.	NA	
W32	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	NA	