



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: June 30, 2020

Case No: 20-COA-0010
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1249 Everett Ave.

Applicant: Karen LaMontage
The Door and Window Store
4625 Shelbyville Rd.
Louisville, KY 40207
(502) 909-4356
(502) 290-2132
KarenL@TDSWKY.com

Owner: Mrs. Carey Goldstein
1249 Everett Ave.
Louisville, KY 40206
(502) 417-6935
careyfgoldstein@gmail.com

Estimated Project Cost: \$8,456

Description of proposed exterior alteration:

The applicant is seeking approval to two original, second-story, front-façade windows. The originals are wooden, 1/1, double hung windows. The replacement windows proposed are Marvin Signature, all-wood, 1/1, double hung windows. They will match the window that was previously replaced on the main floor front façade. The interior casing and the exterior header and limestone sill will not be disturbed. The color will be custom matched exterior paint and the interior will be stained to compliment the existing casing. The existing exterior storm windows will be removed.

Communications with Applicant, Completion of Application

The application was received on January 16, 2020.

It was determined the application would require a site visit to determine whether staff or committee level approval would be necessary. Staff contacted the applicant to coordinate a site visit with the owner on January 24, 2020. Staff sent a follow up email on March 5, 2020.

The applicant emailed staff on March 11, 2020 suggesting Monday, March 15th for a site visit. March 13, 2020 all Metro site visits and public meetings were cancelled until further notice due to the Covid 19 pandemic. The applicant and owner were notified that Staff would contact them when the case could move forward.

Staff contacted the applicant again on May 20, 2020 requesting additional photographs of the inside of the windows, since interior site visits were still being postponed. Additional photos were provided by the owner on June 11, 2020. Based on those photos, staff determined the application would require committee level review.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee (ARC) on July 8, 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 R5B in the Traditional Neighborhood Form District. It is located on the northeast side of Everett Avenue, five lots southeast of Glenmary Avenue. The home is a circa 19010, two-and-a-half-story masonry four-square style home with a full, one-story front porch and a three-window, A-frame attic dormer. The surrounding buildings are predominately two-and-a-half-story frame or masonry homes of the same style and time period.

In 1988, Staff Approval Certificate (S-88-13-C) was approved to replace asphalt shingle siding with redwood 8" lap siding in horizontal slats of 4".

In 1992, a Staff Approval Certificate (S-92-60-C) was approved for a 2-car garage in the rear of the home.

In 2004, a COA (S-04-65-CT) was approved for the restoration of the front port roof and guttering.

In 2013, a COA (13COA1126) was approved to build a 185 square foot sunroom into the existing footprint of the home, where there was previously an open, unenclosed porch.

In 2016, a COA (16COA1088) was approved to replace a non-historic door and sidelites on the left side front porch with a new wooden window assembly. From current photographs of the home, it appears the approved 3-window and transom assembly was not installed, but rather one large window. It is unclear if this was an approved amendment to the existing COA.

Conclusions

The second story window replacement does not completely conform with the applicable **Window** design guidelines for the Cherokee Triangle.

From the photographs provided by the owner, the interior window sills and the bottom portions of the jambs show some signs of deterioration and water damage. There is paint alligating on both which is partially obscuring the condition of the wood underneath. The pictures show one of the storm windows is no longer flush with the bottom of one of the windows and light can be seen through it, which may be allowing water into the sill. From the picture provided, the interior sashes do not appear to be severely deteriorated which is the basis for replacement described in **W1**.

The window that was replaced in 2016 was changing a non-historic door and sidelite opening back into a window, which was restoring some of the home's historic fabric. This application is requesting to replace historic, original wood windows for new wood windows. The proposed new windows will maintain the 1/1, double hung design of the originals, and the existing windows are not particularly character defining other than their size (which will be replicated). The current twin storm windows that are over each single, large existing window will not be replaced after the main window replacement. This would present a more historic look to the front façade.

Overall, Staff does not find that the windows meet design guideline **W1** for complete replacement. Based on the Window Conditions Checklist, included below, Staff believes the windows may fall within Stage Two "Stabilization" or possibly up to Stage Three "Partial Replacement." Currently the proposed replacement windows conform to the applicable Window Design Guidelines **W2**; **W4**; **W6**; **W7**; and **W10**. If more clear evidence of severe deterioration can be demonstrated, then the proposed replacement windows may conform to the applicable Window Design Guidelines **W1**.

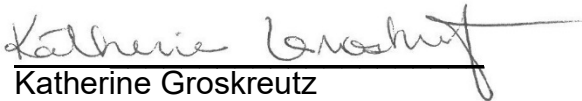
RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **denied**.

However, if the ARC votes to approve the request, Staff recommends the following conditions be included:

1. The applicant shall use replacement sashes that fit the historic window openings. Original openings should never be blocked-in to accommodate stock windows.
2. The new windows shall 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.
3. The Low-E treatment shall not be smoked, tinted, or reflective.
4. 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

06/30/2020

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.	-	The windows do not appear to be severely deteriorated, and are located on the primary front elevation
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.	+/-	1/1, double hung; see conditions of approval
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	+	Window opening will not be blocked in; See conditions of approval
W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	+	Wood proposed
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.	+	Double-hung

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.	+/-	Proposed Low-E; see conditions of approval
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	NA	

	stability and should be driven into mortar joints rather than into masonry.		
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	

Historic Window Condition Checklist

The Following Checklist is to be used as a field observation guide to determine the condition of windows and to see if they meet the Design Guideline requirement of W1 for "Severely Deteriorated" qualifying for replacement. The checklist classifies the condition of the windows into (4) Group categories ranging from Class One to Class Four. Windows that meet the class four standards are the only candidates that shall be considered for window replacement.

Classification Definitions

- 1. Class One** - "Routine Maintenance," with small repairs including paint removal, reglazing, and weather stripping, caulking, and repainting.
- 2. Class Two** - "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, water proofing, consolidating, and regluing the existing material.
- 3. Class Three** - "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric.
- 4. Class Four** - "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.