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## Historic Landmarks and Preservation Districts Commission

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### Report to the Committee

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To:	Old Louisville Architectural Review Committee
Thru:	Cynthia Elmore, Historic Preservation Officer
From:	Bradley Fister, Historic Preservation Specialist
Date:	October 07, 2020

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**Case No:** 20-COA-0190  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1228 S. 6<sup>th</sup> St.

**Applicant:** Laryn Karsnitz  
Heritage Wooden Window Works  
101 N. 7<sup>th</sup> St.  
Louisville, KY 40202  
(502) 473-9962  
(859) 551-9353  
[larynk@lexwindows.com](mailto:larynk@lexwindows.com)

**Owner:** Hollan & Katherine Holm  
1228 S. 6<sup>th</sup> St.  
Louisville, KY 40203  
(270) 556-1890  
(502) 797-2775  
[hollanholm@gmail.com](mailto:hollanholm@gmail.com)  
[kate.dittmeierholm@gmail.com](mailto:kate.dittmeierholm@gmail.com)

**Estimated Project Cost:** \$5,000.00

#### Description of proposed exterior alteration:

The applicant seeks approval to:

1. Remove the existing two ganged double-hung windows in the gabled dormer on the front façade, and replace them with a ganged set of three casement style windows with a diamond patterned mutton configuration.

## **Communications with Applicant, Completion of Application**

The application was received on September 11, 2020. The application was considered complete and requiring Committee Review on September 14, 2020. Staff contacted applicant to set up a site visit for September 28, 2020, due to the pandemic, staff observed the windows from the exterior and the applicant shared photos of the interior. Staff explained to the applicant that the replacement of the existing windows would require committee approval. This is due to the applicants plan to reconfigure the opening for the windows on the front façade, to allow for a third window, as well as their plan to change the muntin configuration. The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on October 14, 2020 at 5:00 pm, via WebEx video conference.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **Window**. 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 two-and-one-half-story, circa-1910, brick American Four-Square house is located on the west side of S. Sixth Street four lots north from its intersection with W. Ormsby Ave. The property is zoned TNZD within the Traditional Neighborhood Form District. It is surrounded by 2½ to 3- story masonry and wood frame residences of the same era.

### **Conclusions**

The proposed window replacement generally does not meet the design guidelines for **Window**. The windows that are proposed to be replaced appear to be replacement windows from circa-1950. Though the windows appear to have been replaced previously, they do match the one-over-one double hung pattern seen on the first and second-story front windows. Without historic documentation, it is unknown whether more ornate windows were originally in this dormer. The American Four-Square architectural type can be found to have decorative Craftsman-style windows even upper-story dormers.

The proposed windows will be wood, however they are not proposed to be double-hung which is the style of the existing windows. Per **W2** replacement windows should 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. The opening for the window would also be altered to allow for a ganged grouping of three casement style windows with a diamond mutton pattern which is not in conformance with **W4**. This window design guideline states to not use a replacement sash that does not

fit historic window openings. The proposed replacement windows are also in contradiction to **W7** which states that replacement windows operate in the same way as the original windows. The applicant proposes to replace double-hung windows with casement windows. The proposal to replace the two existing windows with three is in contradiction to **W14** which states not to alter the number, size, location, or shape of original windows seen from a public way by making new window openings.

### **Recommendation**

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is recommended for **Denial**, however if the Committee were to find the changes appropriate, staff recommends the following conditions:

1. The replacement windows shall fit the existing opening.
2. If the design changes, the applicant shall contact staff for review and approval.

Bradley Fister  
Bradley Fister  
Historic Preservation Specialist

10-7-2020  
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
<b>W1</b>	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.	+/-	Windows have been previously replaced with wood replacement windows. The proposed replacement windows do not match the original.
<b>W2</b>	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.	-	The proposed new windows are not similar in pattern to originals.
<b>W3</b>	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NA	
<b>W4</b>	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	-	The proposed new windows do not fit the original openings.
<b>W5</b>	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	NA	
<b>W6</b>	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	+	Proposed replacement is all wood.
<b>W7</b>	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.	-	The proposed replacement windows are to be casement windows not double hung like the existing windows.
<b>W8</b>	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	
<b>W9</b>	Do not apply reflective or insulating film to window glass.	NA	
<b>W10</b>	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NA	
<b>W11</b>	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
<b>W12</b>	Do not block-in or back-paint transoms or sidelights.	NA	
<b>W13</b>	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	
<b>W14</b>	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.	-	The proposed windows would alter the number, and size of the windows seen from a public way.

<b>W15</b>	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	
<b>W16</b>	Do not obscure historic window trim with metal or siding material.	NA	
<b>W17</b>	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	
<b>W18</b>	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	
<b>W19</b>	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	
<b>W20</b>	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	
<b>W21</b>	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	
<b>W22</b>	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
<b>W23</b>	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	
<b>W24</b>	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	
<b>W25</b>	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	
<b>W26</b>	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	
<b>W27</b>	Install awnings so that the valance is no lower than 7' above the sidewalk.	NA	
<b>W28</b>	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	
<b>W29</b>	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	
<b>W30</b>	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	

<b>W31</b>	Do not install aluminum or vinyl shutters.	NA	
<b>W32</b>	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	NA	