

20-COA-0226
639 W. Main St.



Old Louisville Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
December 2, 2020

Request

Certificate of Appropriateness:

The applicant seeks approval to:

- **Part 1:**
- The applicant seeks approval to install two full glass windows stacked on top of one another in each of the existing window openings to create the appearance of a central sash. The goal is to simulate the look of a double hung window at a lower price point. These vinyl windows are proposed for both the front and rear facades.

Request

Certificate of Appropriateness:

- **Part 2:**

- Painting and color change for the existing front and rear façade that has been previously painted. The proposed color is to be Noir 4009-2 (a warm black) for the storefront level iron façade as well as the trim color for all the windows. The remaining iron façade above the storefront on the front façade, as well as the entire rear façade is proposed to be Greek Villa SW7551 (a light cream, mimicking light colors of stone).

Request

Certificate of Appropriateness:

- Sign permit for the front façade for letters spelling out “Hollyhock on Main” in painted wood letters cut to fit within the confines of the frieze between the first and second floors.

Site Context / Background

The building at 639 W. Main St. was build in 1875 and includes 10,260 sq ft of space above grade and 3,420 sq ft of unfinished basement space. The front façade of the property is 3 lots east of the intersection of N. 7th St., and W. Main St. The rear façade of the building is 2 lots east of the intersection of N. 7th St., and W. Washington Ave. The building appears to be brick masonry construction and is constructed in the Nineteenth-Century Commercial Building Style. This style is indicative of narrow deep floor plans, flat rooflines, ornamental cornices, expansive plate-glass storefronts, and a variety of creatively combined building materials. The property is zoned C3, and located within the Downtown Form District.

Site Context / Background

19-COA-0171 was approved by the West Main Street ARC on March 20, 2020. The applicant was approved to reconfigure the storefront entry into the building on the front façade. The approval allowed the applicant to create a floor plan that is more functional for their intended purpose of repurposing the building for downtown living space.

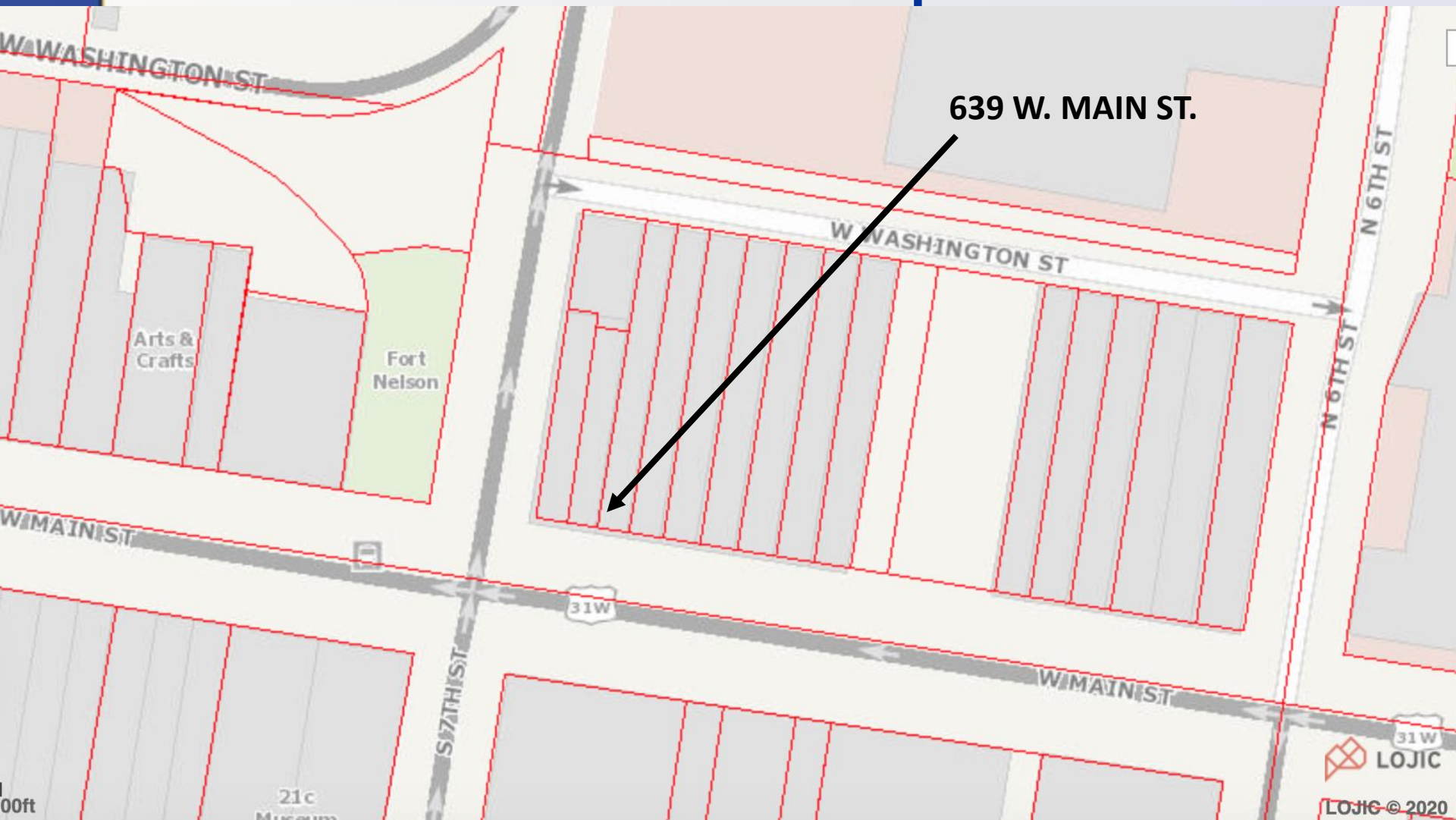
Site Context / Background

20-COA-0072 was approved by staff on July 21, 2020 and allowed for the applicant to replace the existing storm windows on the front of the building. The historic windows were previously removed without approval by a previous owner. There were three 1 /1 double hung windows on the second story and three of the same on the third story. The replacement windows approved were Wojan 1600H Series aluminum double hung windows with a 1/1 configuration. The applicant also was approved to replace the severely deteriorated 6/6 double hung wood windows on the rear facade of the building too with Wojan 1600H Series aluminum double hung windows with a 6/6 configuration. The non-historic steel door at the rear of the property was approved to be replaced with an aluminum frame storefront glass door.

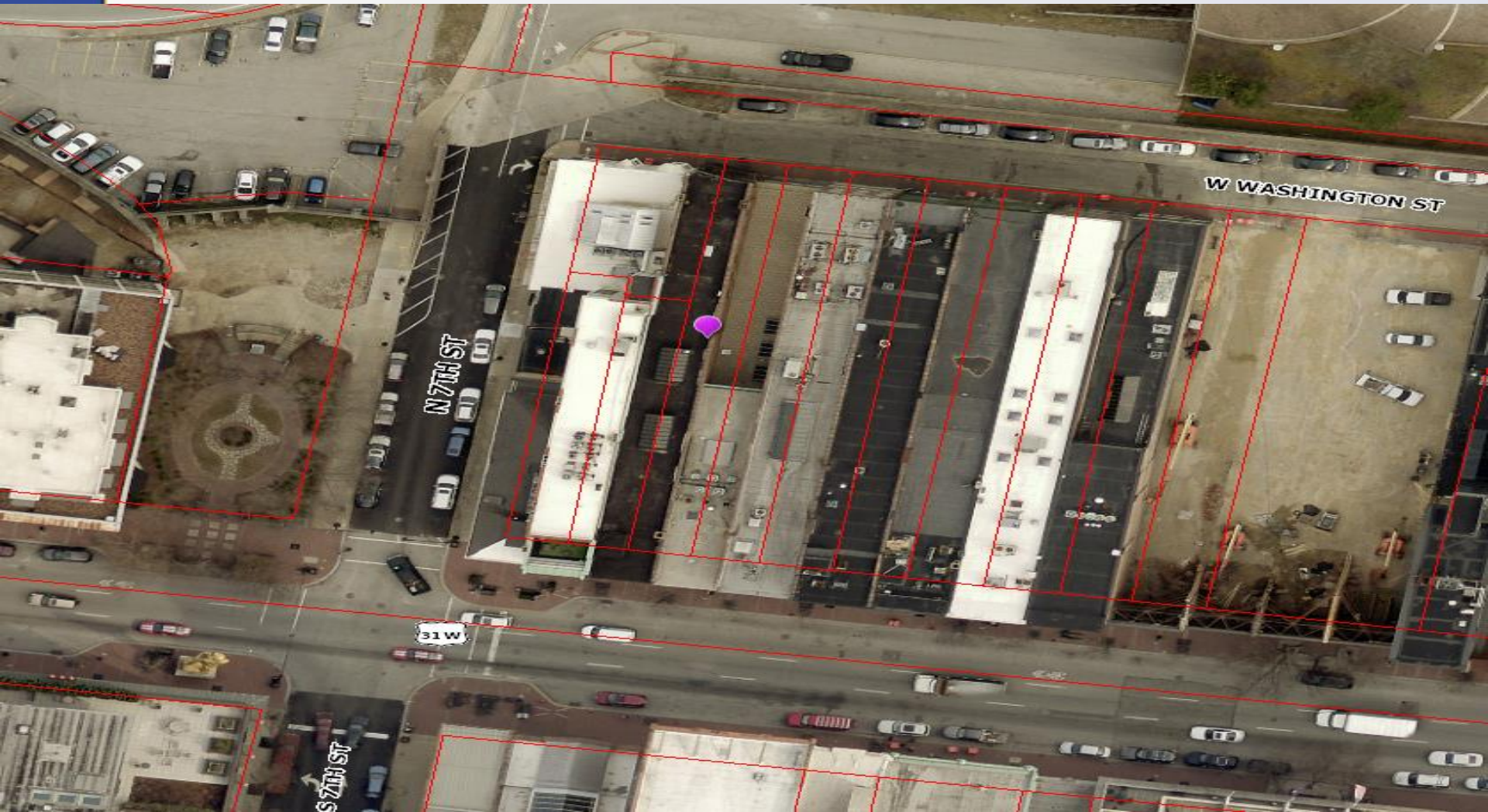
Site Context / Background

20-COA-0172 was approved by staff on September 2, 2020 and allowed for removal of the fire escape on rear elevation to allow for rebuilding, stabilizing, and tuckpointing of rear wall. Relocation of the rear door of the building from the center to the left side with a side lite, moving this door allowed for the reconfiguration of the window openings as well. Installation of aluminum panels below the first story windows as a bulkhead to mimic the façade facing West Main St. Reconfiguration and resizing of the windows on the second level to allow for raised aluminum panels beneath them to mimic those on the front façade of the building. Reconfiguration of the windows on the third floor, which allowed the windows to go back to their historic openings, by removing the transoms added by previous owners in order to use smaller double hung windows. Construction of a Penthouse for roof top access only, as is required per 2015 IBC 1009.13. There is no deck or associated deck railing.

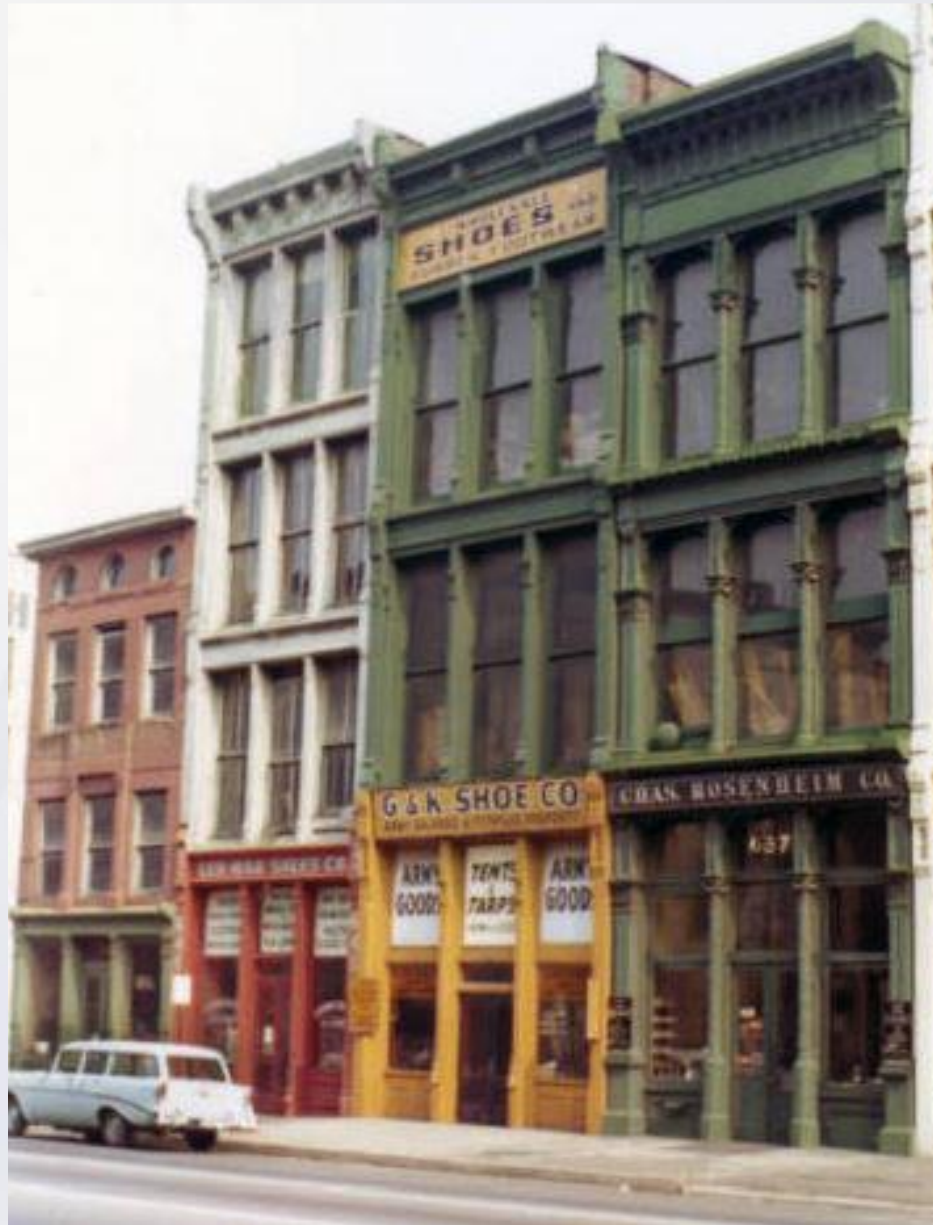
Site Map



Aerial Image



Site Photos



1956-1966

Site Photos

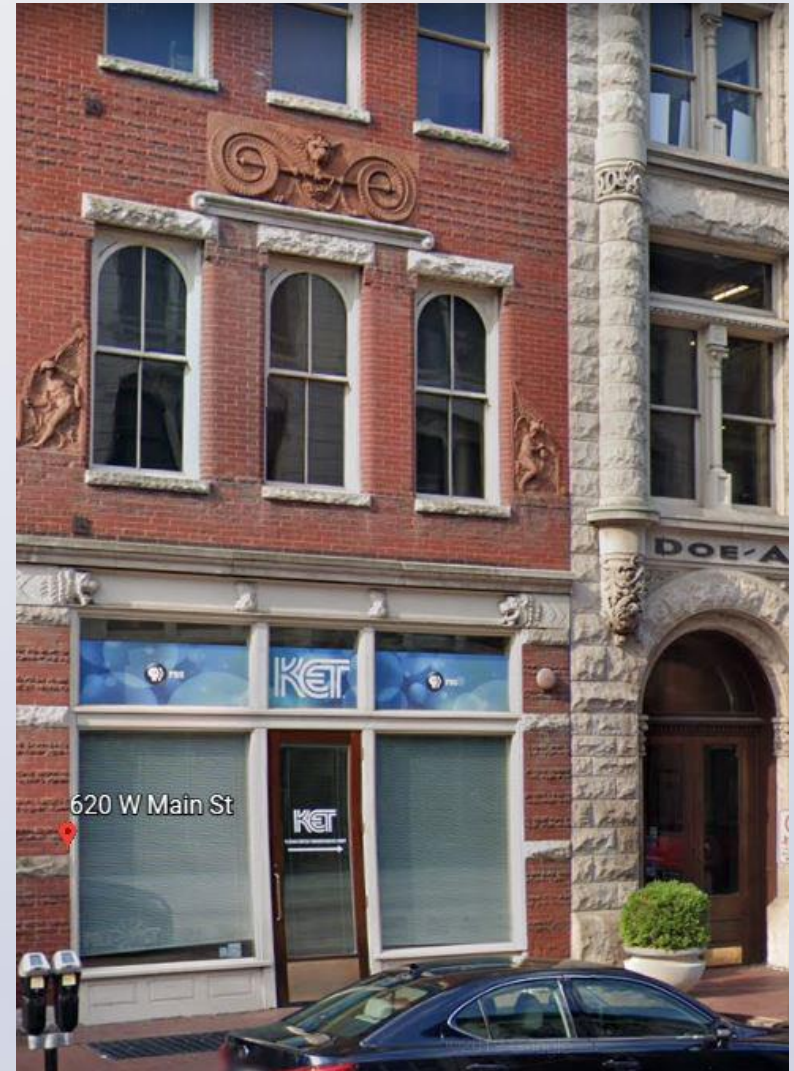


Site Photos

618 W. MAIN ST.



1950's



2020

637 W. MAIN ST.

Site Photos



1950's



2020

Site Photos

641 W. MAIN ST.



1950's



2020

Site Photos

643 W. MAIN ST.



1950's



2020

Site Photos

624 W. MAIN ST.



1950's



2020

Applicant Photos

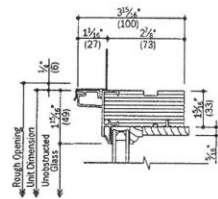
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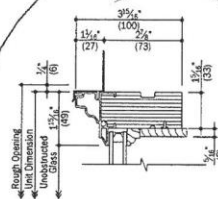
E-Series

PLANNING & DESIGN
SERVICES Specialty Windows

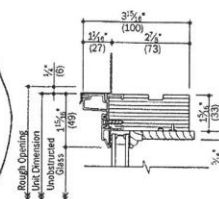
Andersen[®]
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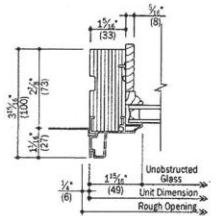
A Head
Casement Auxiliary



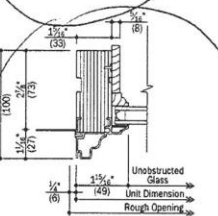
D Head
Double Hung Auxiliary



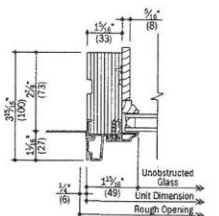
G Head
Exterior Glazed Auxiliary
Rectangle units only



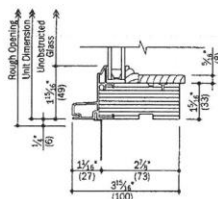
B Jamb
Casement Auxiliary



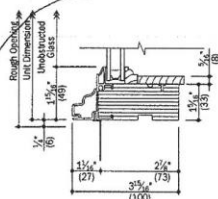
E Jamb
Double Hung Auxiliary



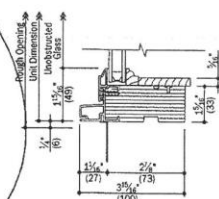
H Jamb
Exterior Glazed Auxiliary
Rectangle units only



C Sill
Casement Auxiliary



F Sill
Double Hung Auxiliary



J Sill
Exterior Glazed Auxiliary
Rectangle units only

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

See Pages 3 Thru 12 for Options and Accessories

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

Date: 02/06/18

Scale: 3/16\"/>

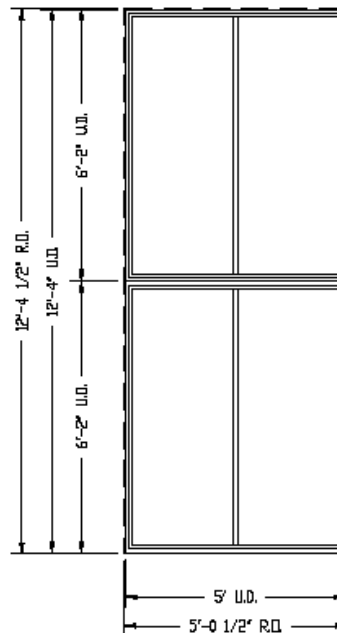
File: AC E-Series Sections Specialty Window Page 02 of 12

Applicant Photos

Note: Any representation of milled units is provided to show aesthetics only. It remains the responsibility of a building professional to determine the proper design of mulls to provide sufficient structural strength for load bearing and wind resistance considerations.

VIEWED FROM EXTERIOR

GRILLE TYPE:



Direct set - Specialty Frame Double-Hung (2)
 5' x 6'-2"
 1 1/2' MDL (Traditional)
 Colonial Glass Stop
 Tag: FRONT BOTTOM ROW

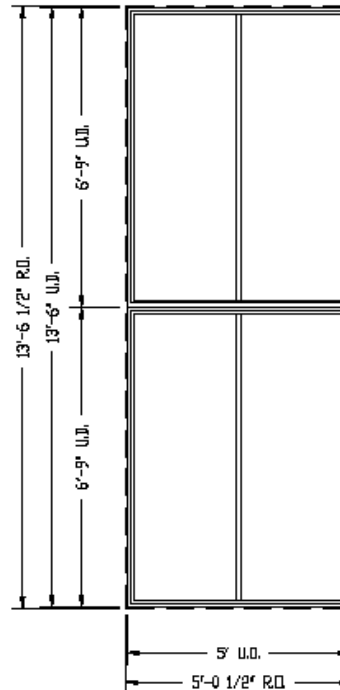
CUSTOMER SIGNOFF DRAWING		Customer Approval:		Date:
Order/Track# 27043708	Drawn By: JPH	Date Drawn: 11/10/2020	DRAWING #	
Andersen. ARCHITECTURAL COLLECTION			151628 A	
E-SERIES WINDOWS & DOORS			REVISION # 1	

Applicant Photos

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VIEWED FROM EXTERIOR

GRILLE TYPE:



Direct set - Specialty Frame Double-Hung (2)
 5' x 6'-9"
 1 1/2" MDL (Traditional)
 Colonial Glass Stop
 Tag: FRONT MIDDLE ROW
 Tag: REAR MIDDLE ROW

CUSTOMER SIGNOFF DRAWING

Customer Approval:

Date:

Order/Track# 27043708

Drawn By: JPH

Date Drawn: 11/10/2020

DRAWING #

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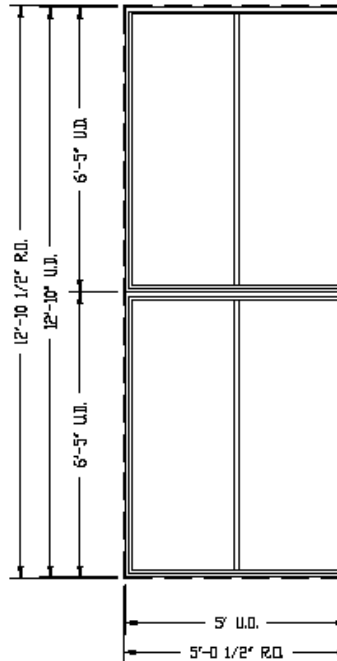
REVISION # 1

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GRILLE TYPE:



Direct set - Specialty Frame Double-Hung (2)
 5' x 6'-9"
 1 1/2" MDL (Traditional)
 Colonial Glass Stop
 Tag: FRONT TDP RDW

CUSTOMER SIGNOFF DRAWING

Customer Approval:

Date:

OrderTrack# 27043708

Drawn By: JPH

Date Drawn: 11/10/2020

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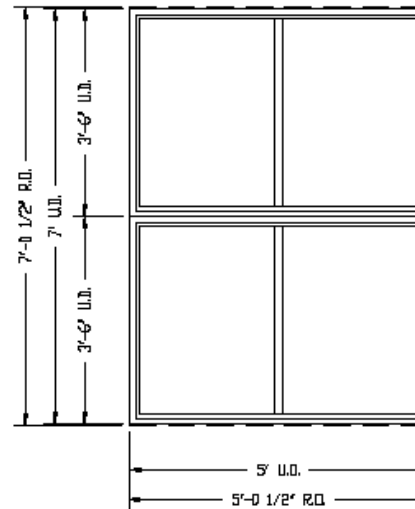
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GRILLE TYPE:



Direct set - Specialty Frame Double-Hung (2)
5' x 3'-6"
1 1/2" MDL (Traditional)
Colonial Glass Stop
Tag: REAR BOTTOM ROW

CUSTOMER SIGNOFF DRAWING

Customer Approval:

Date:

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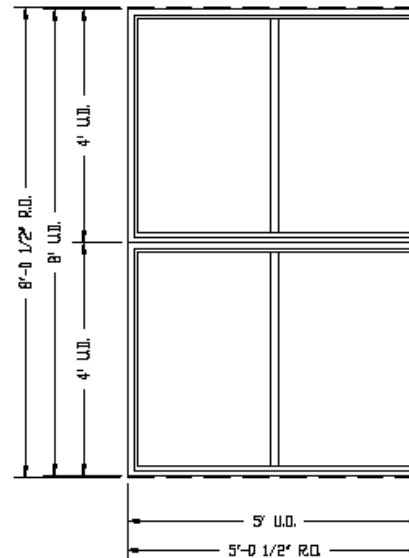
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VIEWED FROM EXTERIOR

GRILLE TYPE:



Direct set - Specialty Frame Double-Hung (2)

5' x 4'
1 1/2" MDL (Traditional)
Colonial Glass Stop
Tag: REAR TOP ROW

CUSTOMER SIGNOFF DRAWING

Customer Approval:

Note:

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Applicant Photos



Applicant Photos



Applicant Photos



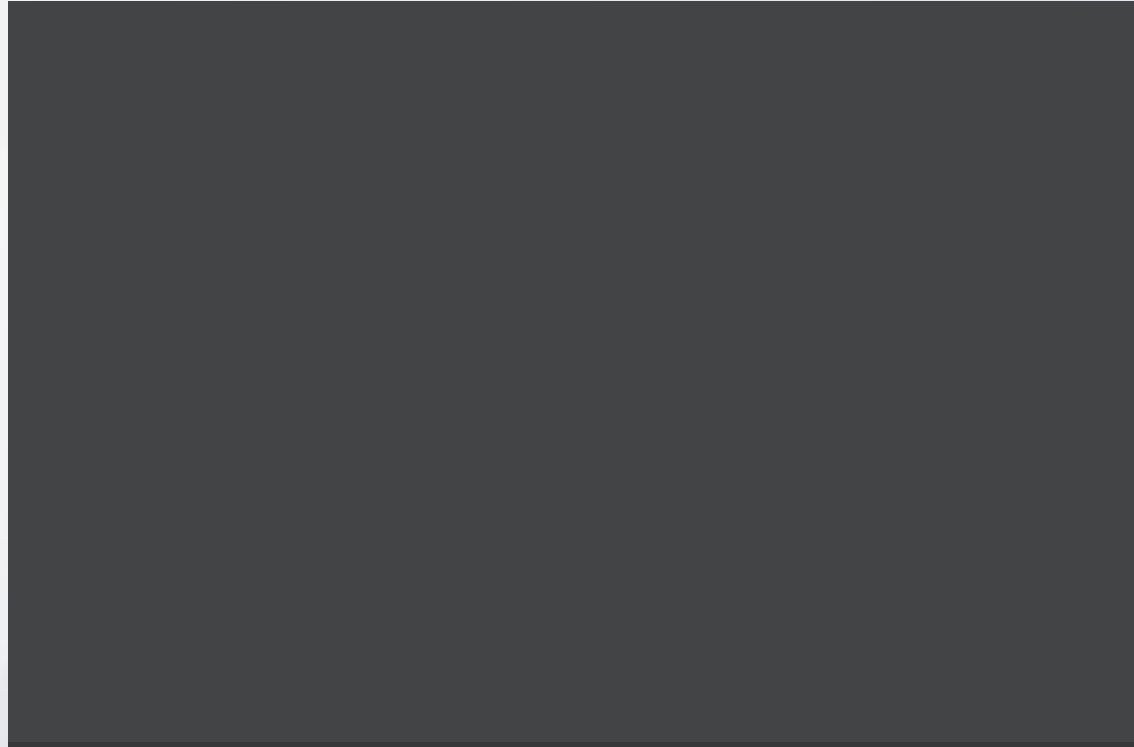
Proposed Signage



Proposed Paint Colors

Greek Villa SW 7551

Proposed Paint Colors



Noir

4009-2 | Valspar
Available at Lowe's

valspar



Conclusion

- **Conclusions for Part 1**

The window replacement proposal generally does not meet the **Storefront** and **Window Design Guidelines**. **SF1** and **W1** are met because the historic windows on the front façade were removed by a previous owner of the property. The rear windows also meet **W1** as they are severely deteriorated.

Conclusion

The proposed replacement windows do not meet **W2**, which states that replacement windows match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, and trim profiles. The proposed replacement windows are not a true double-hung wood window and will not replicate the dimensions of a historic window on either the front or rear facade.

Conclusion

Furthermore, the rear historic windows have a 6/6 muntin configuration, which is not proposed to be replicated. **W5** states that contemporary picture windows will not be installed on primary facades. The proposed windows are two picture windows that will be mulled together. The proposed windows do not meet **SF2** and **W6** since they are of a synthetic vinyl material, which these guidelines do not allow on front facades.

Conclusion

However, synthetic materials are allowed on the rear façade. Furthermore, **W7** is not met because the proposed windows would not function as they original windows would have as double-hung. **SF6** and **SF7** are not met because the windows do not replicate the scale or detail of the original windows.

Conclusion

SF26 states 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, making the proposed mulled window design not historically appropriate for this site.

Conclusion

- **Conclusions for Part 2**

The painting and signage proposal generally meets the **Sign** and **Paint** Design Guidelines. **SG1** states that signs be designed to complement their surroundings. Signs should be integrated into the architectural design of the building and should not dominate the façade or interfere with adjacent buildings. The proposed signage meets this guideline.

Conclusion

P4 states that when painting previously-painted masonry, the color either matches the existing color, approximates a natural masonry color as approved, or is recommended by the staff. The proposed paint for the previously-painted masonry and iron does meet the design guidelines.

Recommendations

Part 1

On the basis of the information furnished by the applicant and the Design Guidelines for the West Main Preservation District, staff recommends a Certificate of Appropriateness be **denied**.

Should the West Main Street ARC determine that the proposed replacement windows meet the Design Guidelines, then staff recommends the approval include the following conditions:

Staff recommends that windows that could be in compliance with the Design Guidelines should meet these conditions:

- 1. The front facade replacement windows shall be 1/1 double-hung windows that fit the historic window openings and contain no muntins.**
- 2. The front façade replacement windows shall be wood or wood clad windows.**
- 3. The rear elevation replacement windows shall fit the historic window openings and contain a 6/6 muntin pattern.**

Recommendations

4. Any new transom windows shall fit the historic window openings and match the historic transom windows.
5. The glass shall not be smoked, tinted, low-E, or reflective. Clear low-E glass is permissible.
6. If the design or materials change, the applicant shall contact staff for review and approval.
7. The applicant and/or their representative shall obtain any permits necessary prior to beginning the work.

Recommendations

Recommendation for Part 2

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

1. If the design or materials change, the applicant shall contact staff for review and approval prior to work taking place.
2. The applicant and/or their representative shall obtain any permits necessary prior to beginning the work, including a sign permit for any signage.