

**20-COA-0258**  
**106 N Keats Ave.**



**Clifton Architectural Review Committee**  
**Public Hearing**

**Bradley Fister, Historic Preservation Specialist**  
**January 20, 2021**

# Request

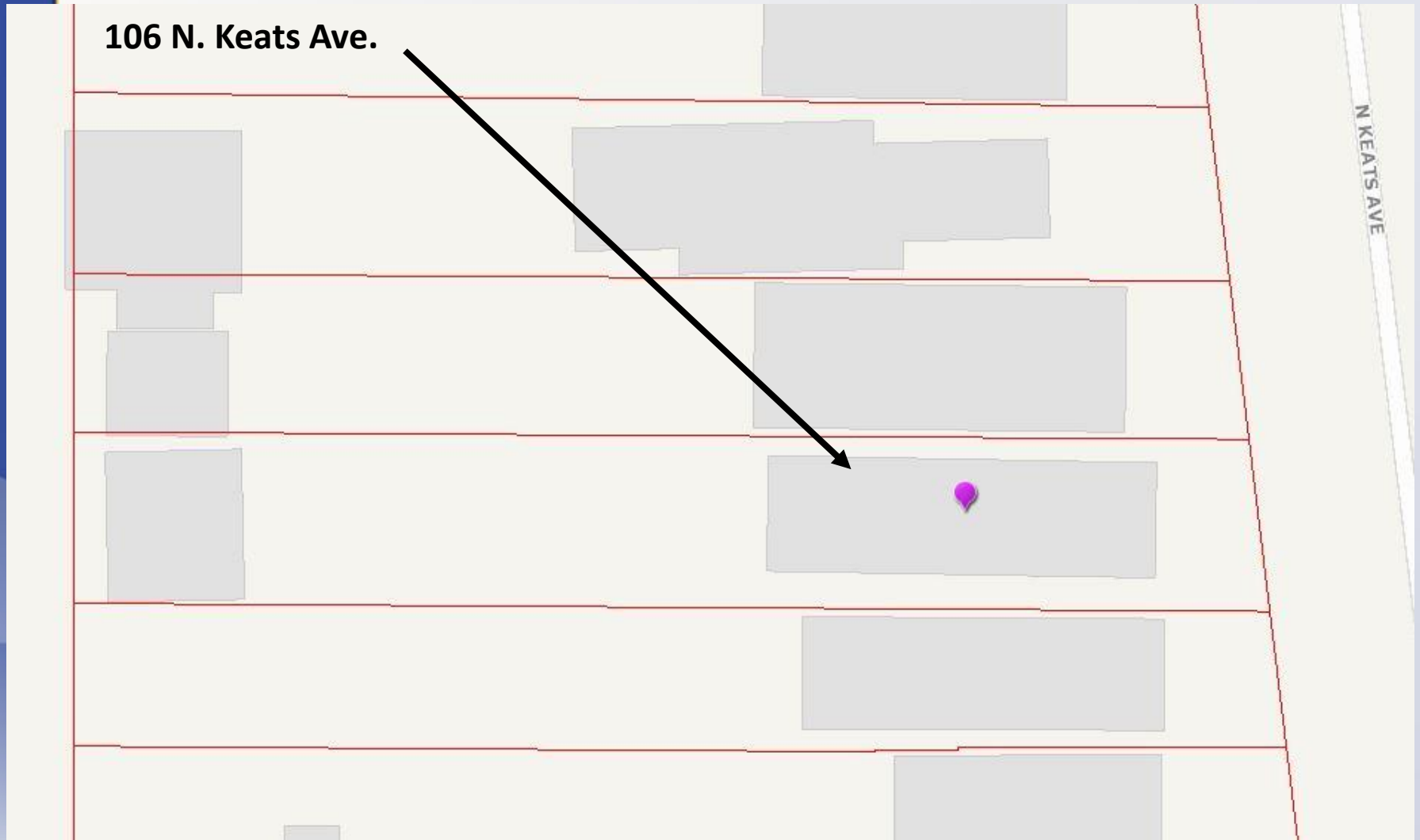
## Certificate of Appropriateness:

The applicant seeks approval to replace a total of 14 windows on the front, sides and rear façades of the house with new vinyl replacement windows. Some of the windows proposed to be replaced are historic wooden double-hung windows (as seen on front of home), as well as previous replacement windows. The purpose of the proposal to replace the existing windows is for improved energy efficiency, and continued deterioration of the existing windows due to lack of proper maintenance previously.

# Site Context / Background

The property is located on the west side of N. Keats Ave., five lots north of its intersection with Frankfort Ave. The site is zoned R5 within the Traditional Neighborhood Form District. The one-and-one-half-story frame home on a crawl space was constructed circa 1910. It is surrounded by homes of similar size, style and age.

# Site Map



# Aerial Image





106









# Site Photos



# Site Photos



**CHAMPION**

Champion Window Company of Louisville, LLC  
4203 Buntin Court • Louisville, KY 40213  
502-454-5111 • 800-895-5711 • F 502-454-9907  
GetChampion.com



**WINDOW CONTRACT**  
Comfort 365 Windows®

Contractors License KY2758

To: SARA Contractor E-Mail: SARA.woodward@hennel.com  
Address: 106 N. Travis Ave Home Phone: N/A Cell/Other: 502-615-6706  
City: Louisville State: TX Zip: 40206 Factory Rep: Eric Mica Estimate Date: 10/30/20

CHAMPION WINDOW COMPANY OF LOUISVILLE, LLC (CHAMPION) AGREES TO MEASURE, MANUFACTURE OR FURNISH AND INSTALL THE FOLLOWING CUSTOM MADE PRODUCTS FOR THE AMOUNT STIPULATED BELOW:

STANDARD INSULATED GLASS UNITS ARE ARGON FILLED IN A FOAM ENHANCED FRAME WITH FUSION WELDED CORNERS					
WINDOW COLOR <input checked="" type="checkbox"/> WHITE <input checked="" type="checkbox"/> TAN	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>ColorBond®</b> (interior only) <input type="checkbox"/> Tan <input type="checkbox"/> White <input type="checkbox"/> Adobe <input type="checkbox"/> Bronze <input type="checkbox"/> Pebble <input type="checkbox"/> Colonial Blue <input type="checkbox"/> Black <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>TimberBond®</b> (interior only) <input type="checkbox"/> Cherrywood <input type="checkbox"/> English Oak <input type="checkbox"/> Dark Oak Location: <input type="checkbox"/> All Windows <input type="checkbox"/> Specified Location		Location: <input type="checkbox"/> All Windows <input type="checkbox"/> Specified Location Qty: _____ Glass Option 1 _____ Glass Option 2 _____ Qty: _____		
QUANTITY		QUANTITY		QUANTITY	
WITHOUT GRIDS	WITH GRIDS	WITHOUT GRIDS	WITH GRIDS	WITHOUT GRIDS	WITH GRIDS
77					
DOUBLE HUNG <input type="checkbox"/> Half Screen Qty: _____ <input type="checkbox"/> Full Screen Qty: _____		CASEMENT Left Hand: Qty: _____ Right Hand: Qty: _____		GARDEN WINDOW WITH CASEMENT END-VENTS Head and seat boards have a water resistant laminate finish color - matched to window (TWO FULL SCREENS) G1 Glases Only	
2 LITE SLIDER <input type="checkbox"/> Half Screen Qty: _____ <input type="checkbox"/> Full Screen Qty: _____		DOUBLE CASEMENT Single Operator: Qty: _____ Double Operator: Qty: _____		BAY WINDOW <input type="checkbox"/> Casement (full screen) <input type="checkbox"/> Double Hung (half screen)	
ORIEL (DBL HUNG) Top 1/2 Bottom 1/2 <input type="checkbox"/> Non Std: <input type="checkbox"/> Half Screen Qty: _____ <input type="checkbox"/> Full Screen Qty: _____		MULTI-LITE <input type="checkbox"/> 3 Lite <input type="checkbox"/> 4 Lite <input type="checkbox"/> 5 Lite <input type="checkbox"/> ADD'L Operator Qty: _____ <small>Less than 72" equal lites 72" to 90" end vents are 18" in width 91" to 114" end vents are 22" in width End vents are standard; Screens are provided with operators only</small>		Yes No Box options: <input type="checkbox"/> Unfinished Wood <input type="checkbox"/> Laminated: <input type="checkbox"/> White <input type="checkbox"/> Tan Corner angles are 30°. The width of center picture window will vary based on overall width of the bay window.	
3 LITE SLIDER <input type="checkbox"/> Std 25/50/25: <input type="checkbox"/> Non Std:		AWNING (FULL SCREEN)		BOW WINDOW <input type="checkbox"/> Casement (full screen) <input type="checkbox"/> Double Hung (half screen)	
PICTURE WINDOW (NO SCREEN)		HOPPER TILT BASEMENT WINDOW (FULL SCREEN)		Yes No Box options: <input type="checkbox"/> Unfinished Wood <input type="checkbox"/> Laminated: <input type="checkbox"/> White <input type="checkbox"/> Tan	
SHAPED WINDOWS (NOT FOAM ENHANCED) (CONTOUR GRIDS UNAVAILABLE) <input type="checkbox"/> HALF ROUND <input type="checkbox"/> EYEBROW <input type="checkbox"/> TRAP <input type="checkbox"/> OTHER (Draw In Space) Qty: _____ Qty: _____ Qty: _____				#LITES _____ #OPERATORS _____ 2 end vents are standard; Screens are provided with operators only	
Glass Block Windows Location: _____ Color: _____		Total Number of Windows on Order <u>14</u>			
<input type="checkbox"/> Diamond <input type="checkbox"/> Wavy <input type="checkbox"/> Ice <input type="checkbox"/> Vent Qty: _____ <input type="checkbox"/> Dryer Vent Qty: _____		*Customer is responsible for paint or stain of all unfinished wood.			
Grids: <input checked="" type="checkbox"/> Rectangle <input type="checkbox"/> Colonial <input type="checkbox"/> Diamond <input type="checkbox"/> Prairie <input type="checkbox"/> Open Prairie <input checked="" type="checkbox"/> Custom	<input checked="" type="checkbox"/> Contour <small>*Not available in TimberBond and ColorBond</small>		The undersigned understands that windows of certain styles and/or larger than the maximum size tested may not be AAMA and/or NFRC certified. Ask your factory representative for details.		
Exterior PVC Coil Trim Color: <u>TAN</u>	Tempered Glass <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Location: _____	Obscure Glass <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Location: _____	Rain Glass <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	HOA Approval Needed <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Buyer shall obtain all necessary approvals, and authorizations from HOA or local authorities.	
TWO YEARS FREE IN HOME SERVICE. There is a standard \$99 service-trip charge (which may vary based on inflation and distance) after two years following installation.		Customer agrees to allow Champion to display a yard sign until 30 days after completion		BUYER'S INITIALS <u>XSC</u>	
		BUYER'S INITIALS <u>XSC</u>		BUYER'S INITIALS <u>XSC</u>	

COMMENTS:

All discounts Applied  
Contract pending ON ARC of approval of  
Job (Local Preserve Company)  
Monday 11/2/20

**BUYER'S RIGHT TO CANCEL**

BUYER MAY CANCEL THIS CONTRACT BY DELIVERING WRITTEN NOTICE TO THE SELLER AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. BUYER MAY USE THIS CONTRACT AS THAT NOTICE BY WRITING "I HEREBY CANCEL" AT THE BOTTOM AND ADDING BUYER'S NAME AND ADDRESS. THE NOTICE MUST BE DELIVERED TO THE SELLER AT THE ADDRESS SHOWN ABOVE.

Total Investment	\$ <u>17,443</u>
Down Payment (Method <u>Cash</u> )	\$ <u>5,233</u>
Balance	\$ <u>12,210</u>
Substantial Payment	\$ <u>0</u>
FINAL Balance Due upon completed installation	\$ <u>12,210</u>
Method: <input type="checkbox"/> Finance Plan # _____	<input checked="" type="checkbox"/> Cash, Check or Charge

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Customer agrees that Champion may terminate or rescind this contract, in whole or in part, with the return of any payments collected up to the start of installation. Champion shall not be held responsible for time and material delays, strikes, acts of God or any other matters beyond its control. Champion shall not be liable for any pre-existing conditions or damages, or hidden site conditions that are discovered during installation. Owner agrees that the equity in this property is security for this contract. This contract calls for custom made to order



# SUPERIOR-QUALITY WINDOWS, DIRECT FROM OUR FACTORY TO YOUR HOME

## CHAMPION WINDOWS AND HOME EXTERIORS™



Double-Hung



Oriel



Slider



Casement



Picture



Slider with Fixed Center



Bay



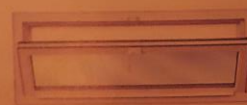
Bow



Shaped



Awning



Hopper



Garden



# DOUBLE-HUNG

Both the top and bottom sashes of a double-hung window operate by sliding up and down. Plus, both sashes tilt in for easy cleaning.



Double-hung Comfort 365 Windows® in white with colonial grids

## Casement windows in ColorBond® Bronze

### Interior

Our standard window color is white, but you have the option to upgrade the interior to ColorBond® tan.

White  
(comes standard)

ColorBond®  
Tan



Double-hung and shaped windows in ColorBond® Tan

### Exterior

You can upgrade the exterior color of your windows to any of our ColorBond® selections.

ColorBond®  
Adobe

ColorBond®  
Colonial  
Blue

ColorBond®  
Bronze

ColorBond®  
Tan

ColorBond®  
Pebble

<sup>1</sup>ColorBond® Black or  
Colorado Springs

# Conclusion

- Based on photos provided by the applicant, staff believes that the street-facing windows do not meet **W1**, and that more research needs to be conducted by the applicant to look into exploring options to repair the existing wood windows (especially on the front façade). Staff also recommends that if the windows on the front (street-facing) façade are deemed to be unrepairable by a preservation window specialist, that they be replaced with a wood replacement window which meets Window Design Guidelines **W2-W7**. Windows on the side and rear elevations meet **W2-W7**. Window Design Guideline **W11** states that historic window trim shall not be covered with aluminum or synthetic materials.

# Recommendations

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. If the windows on the front façade are deemed appropriate for replacement, they shall be replaced with a wood replacement window with matching muntin pattern
2. Muntin pattern shall match those of the historic wood windows.
3. Original openings shall not be blocked-in to accommodate smaller replacement windows.
4. Window trim shall not be wrapped with aluminum or vinyl.
5. If the design changes, the applicant and/or their representative shall contact staff for review and approval.