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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: March 29, 2021

Case No: 21-COA-0064
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1267 Willow Avenue

Owner: Patrick and Carmen Broderick
1267 Willow Avenue
Louisville, KY 40204

Applicant: Charlie Williams
1626 Windsor Place
Louisville, KY 40204
(502) 459-1810
charliewilliamsdesign@gmail.com

Estimated Project Cost: \$7,000

Description of proposed exterior alteration:

The applicant seeks approval to replace three original, wood, 1/1, double-hung windows on the front façade. These windows include both first-story windows and the larger, right-hand, second-story window. They are proposed to be replaced with Marvin, aluminum clad wood, 1/1, double-hung windows to fit the historic window opening.

Communications with Applicant, Completion of Application

The application was received on March 26, 2021 and considered requiring committee level review on March 26, 2021.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee (ARC) on April 7, 2021 at 5:30 pm, via WebEx video conference.

FINDINGS

Guidelines

The following design guidelines, approved for the Cherokee Triangle 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 site is a R-5B zoned property within the Traditional Neighborhood Form District. It is located on the northwest side of Willow Avenue six lots southeast of the intersection with Glenmary Ave. The primary structure is a circa 1905, Dutch Colonial Revival style, 2.5-story clapboard home with a front facing gambrel roof, wooden fishscale and shake gable trim, full front porch, and offset bay window on the second floor. It is surrounded by homes of the same general style, age, and massing.

In 2020 a COA (20-COA-0241) was approved for a rear addition, replacement of some portions of siding, removal of a non-historic octagonal side façade window, the installation of a railing on the front porch, and repair of the concrete steps.

There is another active COA application (21-COA-0063) to replace side, rear, and some front facade windows. Staff conducted a site visit on March 12 to assess the windows. Staff found that a majority of the windows met W1 in condition or having already been replacement windows, and requested the applicant apply for those replacements in a separate application that could be approved at a staff level. The staff determined the three front façade windows covered in this application were not able to be approved at a staff level and would require ARC review.

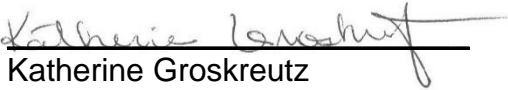
Conclusions

The historic windows are character defining regarding their placement on the front façade and the larger size of the first and second story right-hand windows. They are, however, a simple 1/1, double-hung design. The applicant proposes Marvin, aluminum clad wood replacement windows that will also be 1/1, double hung, built to fit the historic openings, and to be of the same profile and dimensions as the existing. The replacement windows would match the historic windows.

The proposed project does not meet the standard for replacement as described in **W1** for the **Window Design Guidelines** for the Cherokee Triangle Preservation District. Specifically, the windows were not found to meet guideline **W1** "severely deteriorated" for staff level approvable replacement. Staff documented evidence of previous repair attempts along the sashes, and some cracking in the large panes of glass that would make retention of the glass itself difficult. Staff determined the windows fall between a condition 2 for "Stabilization" and 3 for "Partial Replacement" on the Historic Window Condition Checklist.

RECOMMENDATION

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


Katherine Groskreutz
Historic Preservation Specialist

03/29/2021

Date

WINDOW

Design Guideline Checklist

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

	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 were found to not meet W1; did have evidence of previous repair attempts and some cracked glass panes; not currently operational; replacements proposed to be aluminum clad wood
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.	+	As proposed, the replacement windows would conform.
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	+	As proposed, the replacement windows would conform.
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.	+	Aluminum clad wood
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 for 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	1/1
W9	Do not apply reflective or insulating film to window glass.	NSI	Would require as a condition of approval
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NSI	Would require as a condition 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 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	