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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 4, 2021

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**Case No:** 21-COA-0083  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1135 S. 1<sup>st</sup> Street

**Applicant:** Mike Wilcher  
First Place Condos HOA President  
1140 S. 1<sup>st</sup> Street  
Louisville, KY 40203  
502-574-8692  
[michael.wilcher@louisvilleky.gov](mailto:michael.wilcher@louisvilleky.gov)

**Owner:** same as applicant

**Estimated Project Cost:** \$14,215.00

#### Description of proposed exterior alteration:

The applicant seeks approval to replace 4 historic wood dormer windows located in the turret atop the third floor of the building. The applicant also seeks approval for tuck pointing, repair of iron gates, painting wood trim, and other general maintenance repairs that do not require a COA.

#### Communications with Applicant, Completion of Application

The application was received on April 26, 2021 and considered complete and requiring committee level review on April 26, 2021. Staff spoke with the applicant several times to gather further information needed.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee on 10-13-21 at 4:30pm online via WebEx.

#### FINDINGS

##### Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **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 property is located on the east side of S. 1<sup>st</sup> Street, seven lots north of the southwest corner of S. 1<sup>st</sup> Street and W. Oak St. It is zoned TNZD within the Traditional Neighborhood Form District. The site contains a three-and-a-half-story, masonry building with Italianate detailing. The property also has two other contemporary condominium buildings on the site as well with vinyl siding. There have been prior repairs to these windows but given the location a lift must be used to access them. There is no interior access to these specific window units.

### **Conclusions**

The proposed work generally meets the Old Louisville design guidelines for **Window**. The windows have been repaired previously and do appear to meet **W1**, the standard for replacement per the Design Guidelines. One of the four proposed replacement windows is front facing though high enough that it is not easily visible. Since this window is in the turret, it serves as an architectural element. The turret area is not inhabitable space therefore it is not environmentally controlled. This portion of the structure is more vulnerable to weathering as it faces west, as well. The applicant has proposed to use vinyl instead of a vinyl- or aluminum-clad wood window which conflicts with design guideline **W6**; do not to install synthetic windows on front facades. The units on the sides and rear of the turret would be permissible per **W6**.

### **Recommendation**

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness is **approved with the following condition**:

1. **The applicant shall install a vinyl- or aluminum-clad wood window in the front facing dormer atop the turret.**
2. **If the design or materials changes, the applicant shall contact staff for review and approval.**

Bradley Fister

Bradley Fister

Historic Preservation Specialist

10/04/21

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
<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.	+	The proposed windows to be replaced have been previously repaired and are severely deteriorated.
<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.	+	Proposed replacement windows generally match the historic sash dimension, and configuration.
<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	+	Proposed windows shall fit the existing 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 window is front facing on a primary façade. Side and rear windows would comply.
<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.	+	Proposed windows function generally in the way the existing windows do.
<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.	+	Windows shall be clear
<b>W10</b>	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	Applicant may use clear low-E
<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.	+	All proposed windows fit in the existing openings.
<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	