

21-COA-0083
1135 S. 1st St.



Old Louisville Architectural Review Committee
Public Hearing

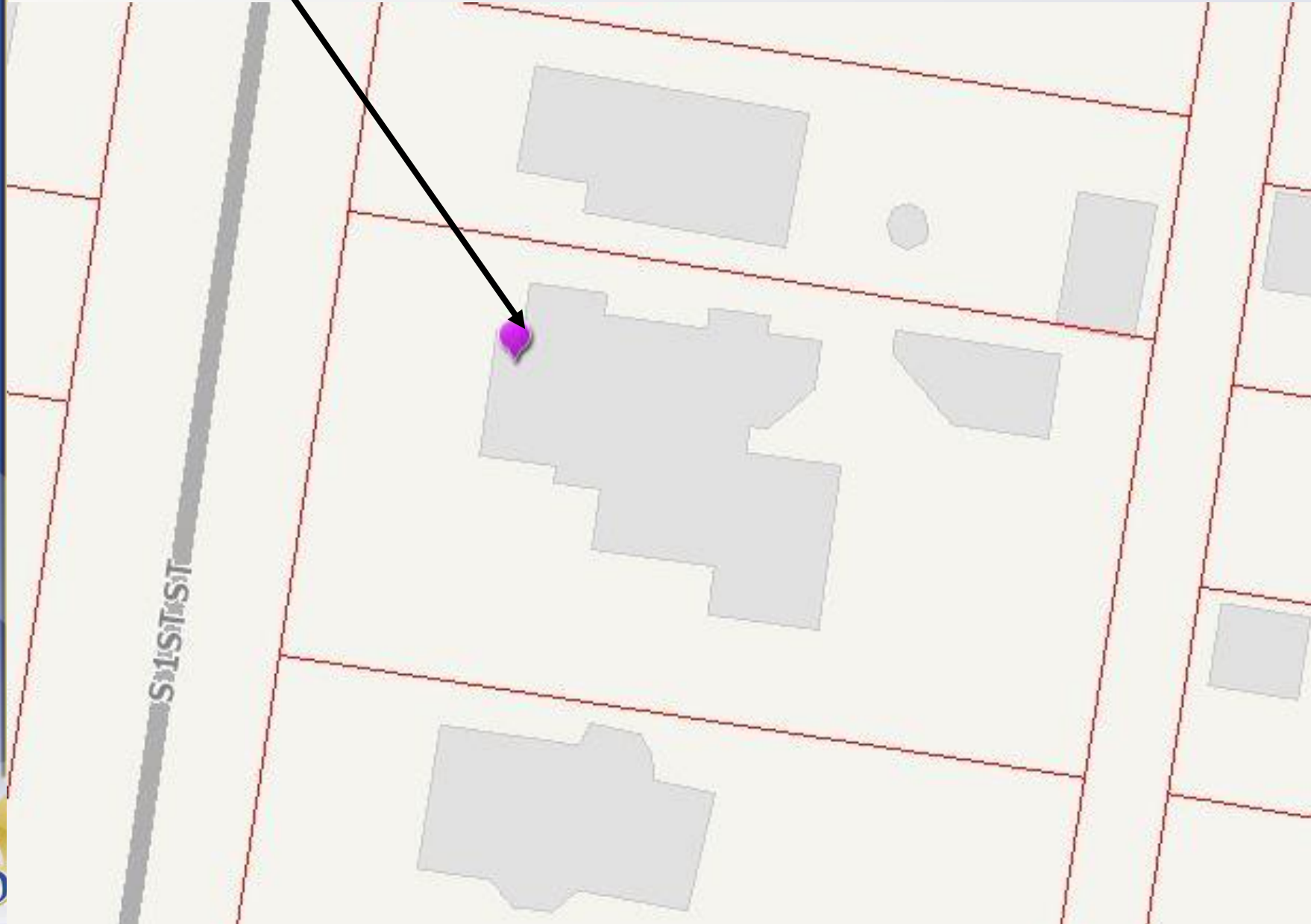
Bradley Fister, Historic Preservation Specialist
October 13, 2021

Request

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.

1135 S. 1st St.

Site Map



1135 S. 1st St.

Aerial Image



Site Context / Background

The property is located on the east side of S. 1st Street, seven lots north of the southwest corner of S. 1st 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.

C. Williamson Enterprises

Proposal

106 Arterburn Drive
Louisville, KY 40222
Ph: 502-797-6725

DATE	INVOICE #
7/13/21	71321

BILL TO 1st place condo Mike Weichert	PROJECT LOCATION 1135 S 1st street	
DESCRIPTION		
Tuckpoint turret from the roof line up to the fascia. Around 8' tall at the front of building. To the roof line on sides and back. The top 5 rows of brick have completely broken free of mortar and will need to be removed and reset. We will use the special mortar mix formulated for older brick buildings.		
I will be setting up scaffolding at the front of the building to gain access to work area. I'm thinking that I will be 2 sets of scaffolding. One on each side of door way. We will have area roped off and tenants will need to warn us as they come and go out of front door for safety reasons. They will have access to front door.		
Replace 4 windows on turret. One on each side of turret. Replace/repair any damaged wood around window area. Caulk area with upgraded caulking for longer life span. Window will be metal clad on exterior and wood interior. This will be the best option for the window replacement.		
<i>Replace 4 windows on turret with all vinyl windows. Window will be vinyl on interior and exterior. The window will be maintenance/rot free. Will not need painted or repaired. The area around window may need work/repared in the future but not the window.</i>	-\$1,900.00	
Paint windows as needed. Interior of each window will need painted. New trim and wood repair area will need painted.		
Paint all material on turret to match existing color. Tan & Red. Any material that is red or tan I will repaint while I'm up there.		
Inspect turret inside and exterior roof area. Make minor repairs as needed (caulking, nail or screws, damaged wood). If major repairs are needed I will document and evaluate options for repairs.		
Paint entry doors. Paint exterior of door only. If door opens into common area we will paint both sides. X 6		
Repair wrought iron gate at sidewalk. The last person that (tried) to weld hinges onto post did a horrible job. I will need to grind off the hinges and welding, then install correct hinges. Repaint gate as needed.		
Thank you for your business!	Total	\$ 32,200.00













Conclusion

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**.

Recommendations

Based on the information furnished by the applicant, Staff recommends approval for a Certificate of Appropriateness with the following conditions:

- 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 change, the applicant shall contact staff for review and approval.**