

**21-COA-0228**  
**2347 Frankfort Ave.**



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

**Kat Groskreutz, Historic Preservation Specialist**  
**October 20, 2021**

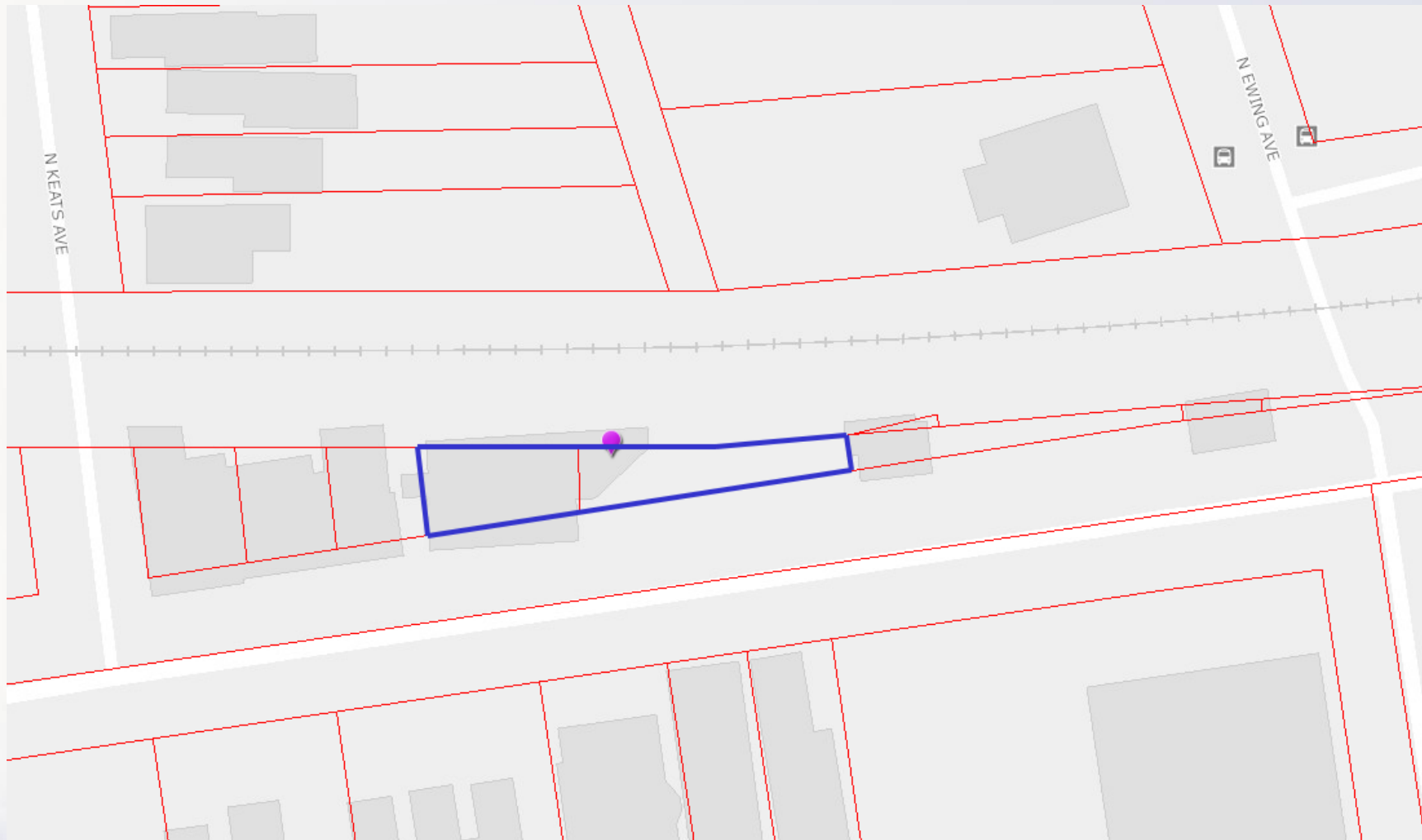
# Request

- **Certificate of Appropriateness**: to replace the existing windows and change an existing garage door on the front facade, and install a new storefront door/window system on the east façade
- Existing windows are non-historic, double gang of single-lite, fixed wood and three historic, 16-lite, metal awning windows
- Proposal is for three single-lite metal windows and a set of double gang single-lite, metal windows in the four historic openings
- Shortened historic opening on left will be reopened

# Case Summary / Background

- The subject site is primary zoned C2 within the Traditional Marketplace Corridor Form district
- One story masonry commercial building constructed prior to 1887, façade change in 1920s
- Side storefront office addition in the mid-20<sup>th</sup> Century
- Had been a blacksmith, then auto repair
- Building is being renovated to accommodate new commercial retail space
- Staff found the windows to be severely deteriorated during a 10/6/21 site visit

# Site Location





# Site Location





# Site Photos



# Site Photos





# Site Photos





# Site Photos





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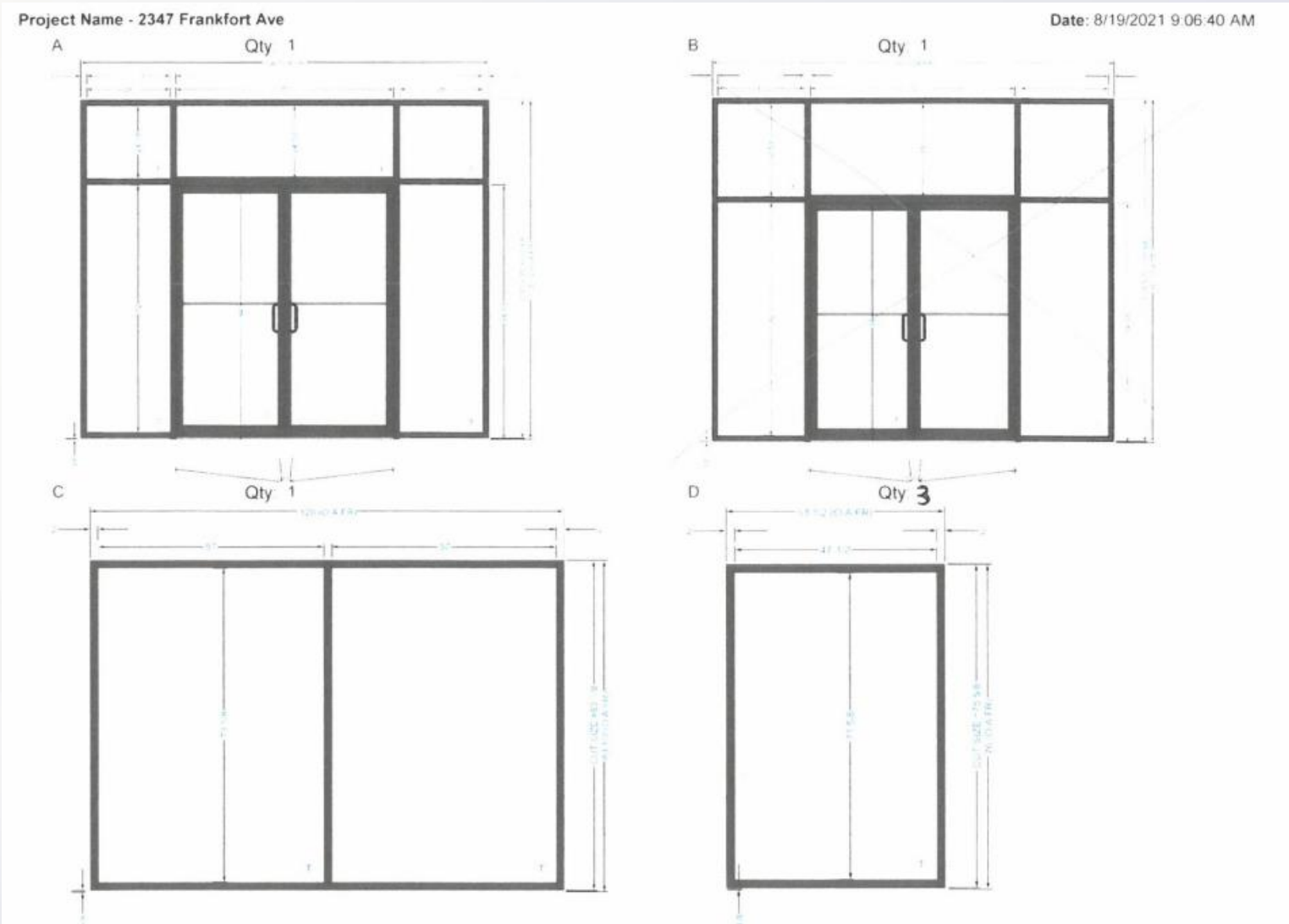




# Site Photos



# Site Photos



# Conclusion

- The proposed garage door changes generally meet the Clifton design guidelines for **Storefront:**
  - Historic door opening sizes will be maintained
  - Garage door currently on the east façade has a higher proportion of glass to solid and will provide a better level of pedestrian interaction on front façade and allow the tenant to open the door for flexibility
  - New storefront door and window system allows new ADA access on a secondary façade and is an appropriate design and material for commercial in the district



# Conclusion

- The proposed window replacement somewhat meets the Clifton design guidelines for **Window and Storefront**:
  - Staff determined the windows are severely deteriorated and appropriate for replacement
  - Shortened historic opening to the left will be reopened
  - Three historic openings on right will be maintained
  - Glass in the 16-lite metal windows is frosted and not appropriate for a commercial retail building
  - Staff finds metal replacement windows in all four window openings appropriate as the historic windows are metal rather than the non-historic wood windows
  - Metal windows will help retain the historic 1920s look of the building

# Conclusion

- The proposed window replacement somewhat meets the Clifton design guidelines for **Window and Storefront**:
  - Only partially meets guidelines SF1, SF6, SF7, SF17, SF20, W4 and W8 and does not meet W2
  - Historic 16-lite windows are character defining; some of only remaining historic fabric on the building
  - Staff suggests the applicant source windows through a company like Quaker Windows that can recreate commercial windows in a similar metal framed style as existing, but still provide energy efficiency
  - Staff also suggests same type of window be installed in the left opening to help restore the front façade storefront if possible

# Recommendations

- Staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions:**
  1. The applicant shall install replacement windows that match the existing window pane configurations and muntin proportions. Staff shall review window specifications for these openings prior to their ordering and installation.
  2. The historic window and door openings shall be retained and not blocked in or enlarged to accommodate existing or stock windows and doors.



# Recommendations

3. The glass shall be clear and shall not have a tinted, reflective, or insulating film. If a low-E coating is used, it shall be clear.
4. Thermal glazing windows that have muntins in accordance with W2 shall have such muntins permanently applied and may also incorporate internal dividers between the glass panes.
5. All other required permits and approvals shall be acquired prior to construction.
6. If the design or materials change, Staff shall be contacted for review and approval.