

**21-COA-0059**  
**2115 Frankfort Ave.**



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

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

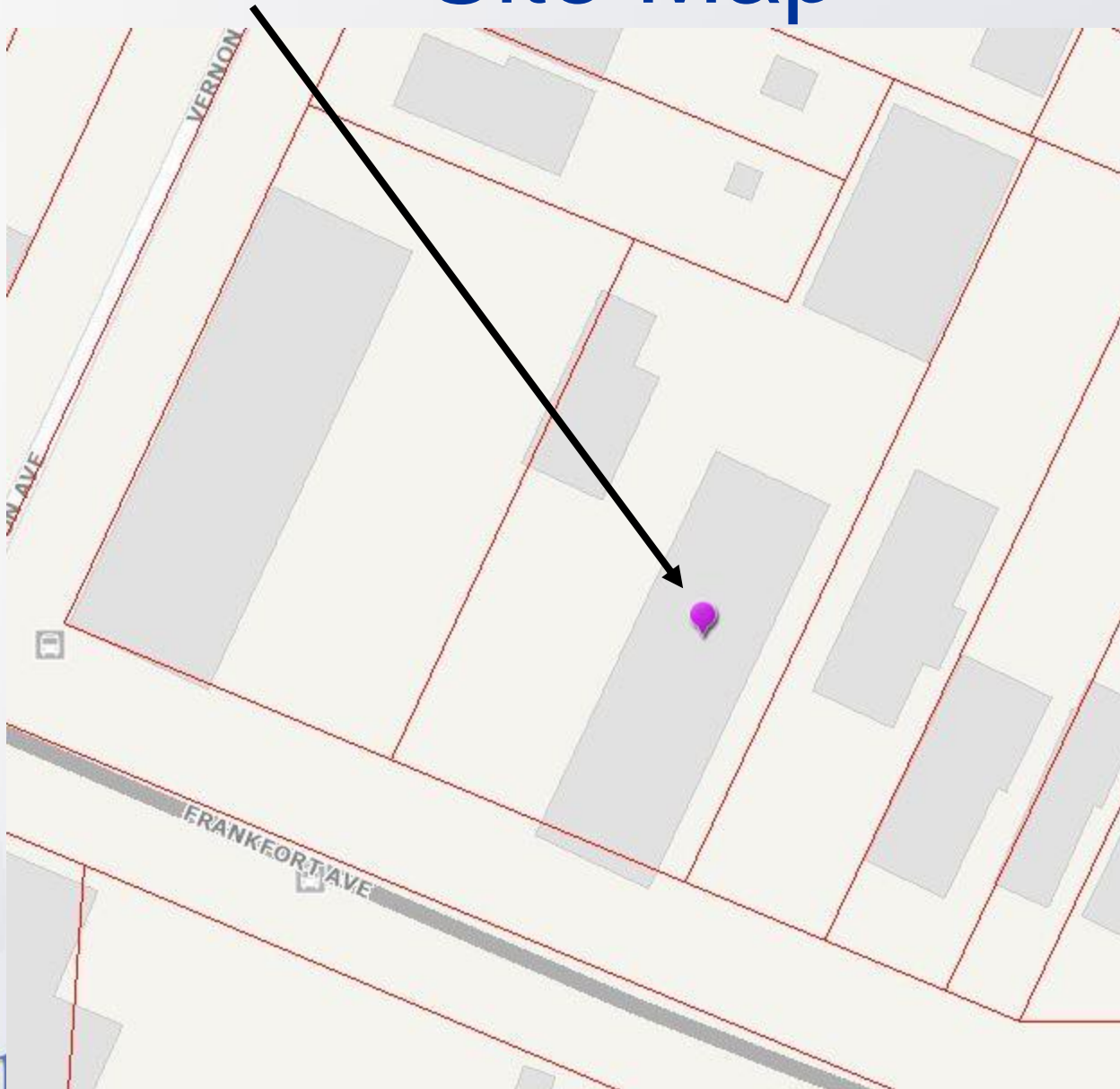
# Request

The applicant seeks approval to replace the existing 2 storefront windows on the commercial warehouse structure with new roll up glass garage doors. The applicant also seeks approval to replace the existing side window with a sliding drive-thru window. The applicant seeks after-the-fact approval for the storefront awnings, signage, and paint.

*\*Paint color on previously painted masonry in the Clifton Preservation District, is not subject to landmark approval and thus considered general maintenance per the Clifton Design Guidelines.*

2115 Frankfort Ave.

# Site Map





2115 Frankfort Ave.

# Aerial Image



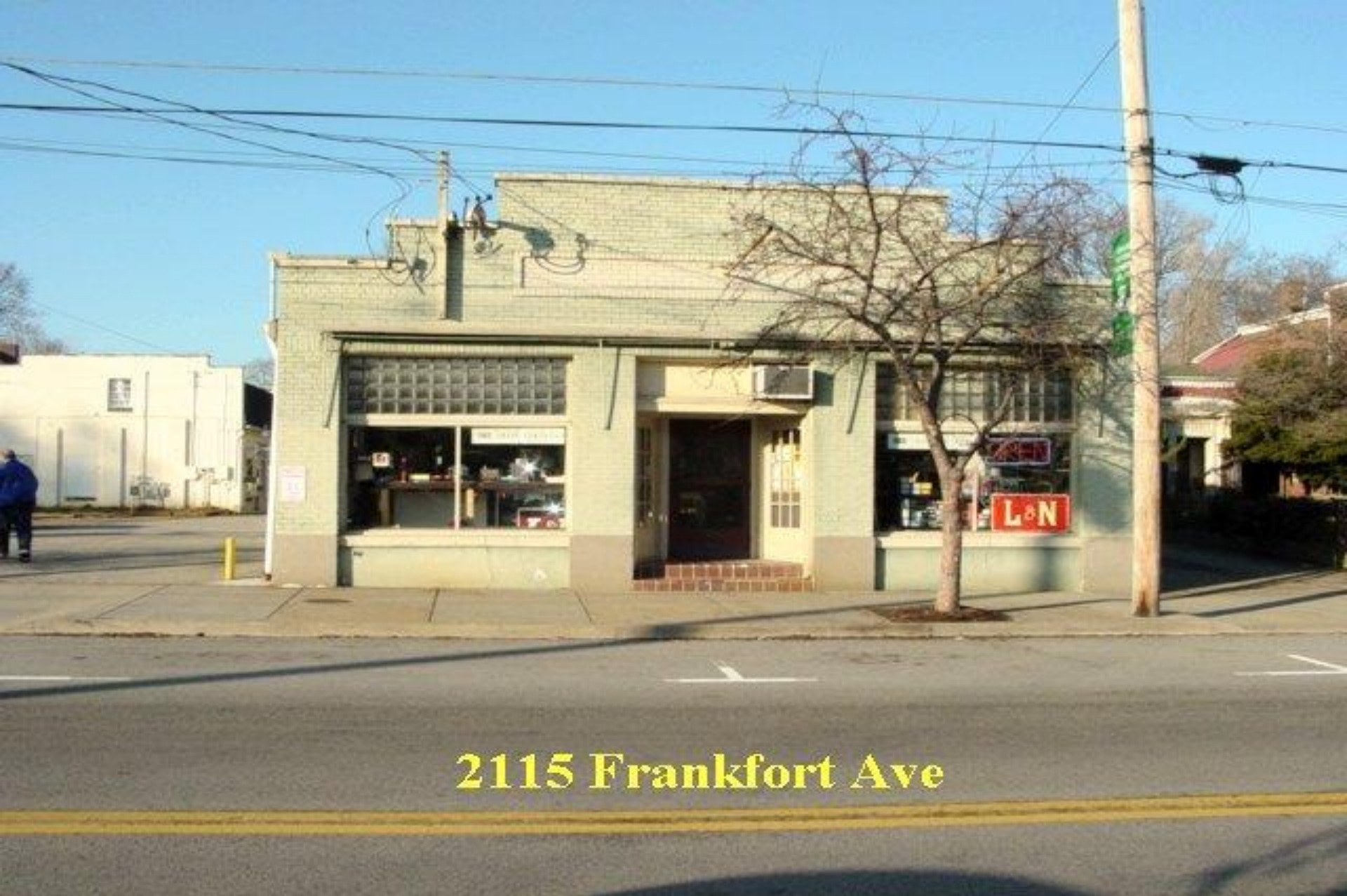
# Site Context / Background

The site zoned C2 is located in a Traditional Market Place corridor on the north side of Frankfort Avenue three lots east of Vernon Avenue. It is one-story masonry warehouse/commercial structure with a clerestory surrounded by other commercial structures.



**2109 Frankfort Ave  
Driveway**





**2115 Frankfort Ave**





**2115 Frankfort Ave  
Driveway**





Louisville

21-COA-0059







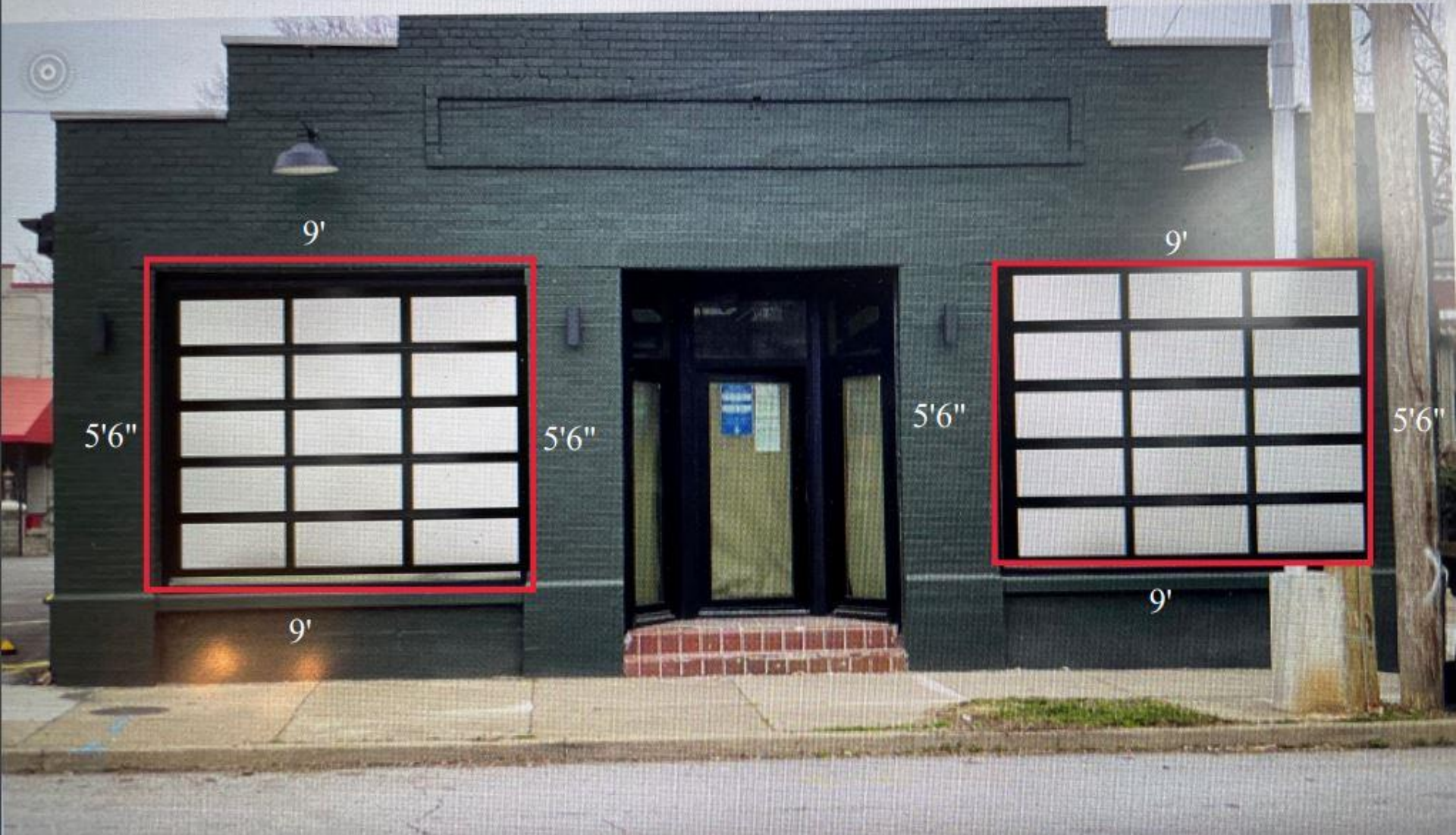








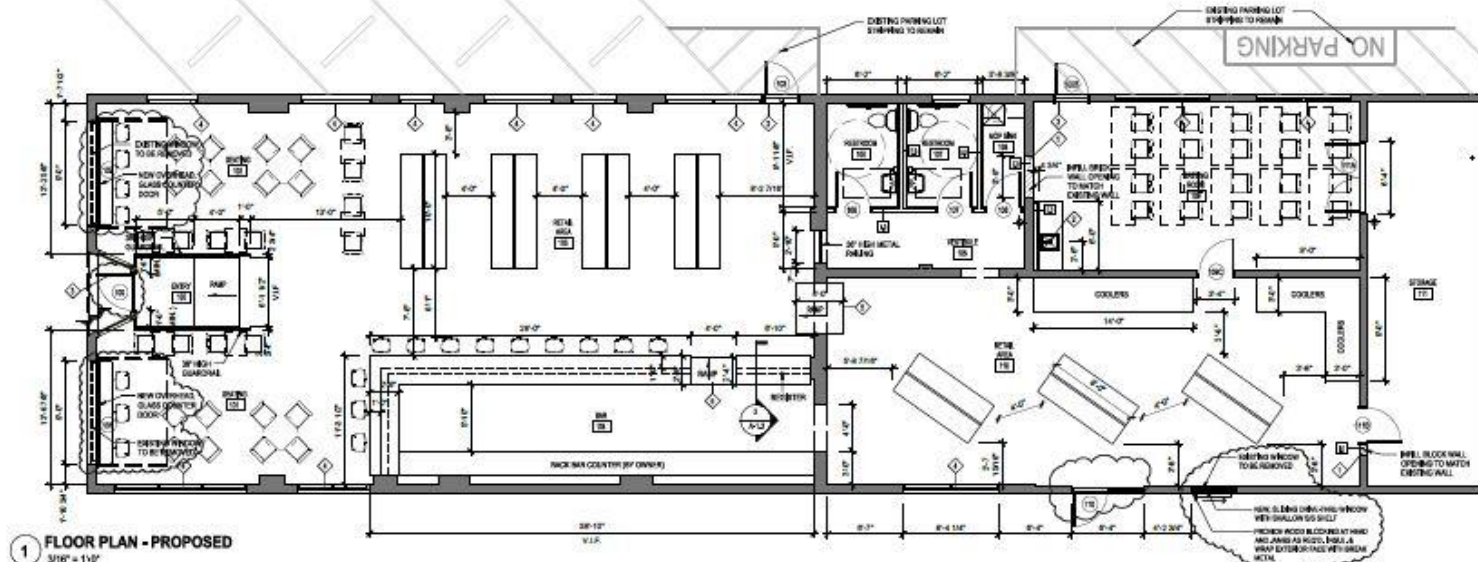






2115 Frankfort Avenue - Drive Thru Elevation  
Permit # COM-ALT-20-00535





## GENERAL NOTES

- [illegible]

## PLAN KEY NOTES

1. ALLOW NEW WALL OF 4" EXISTING WALL.
2. ~~DO NOT~~ ON NEW 4" CONCRETE.
3. EXISTING DOOR AND FRAME TO BE REMOVED. PROVIDE NEW 7' X 7' DOOR, SET TO MATCH EXISTING. NEW DOOR TO SWING OUT. RE-INSURE AND RE-ANCHORABLE.
4. EXISTING WINDOW AND FRAME TO REMAIN. LIMIT INTERFERENCE OF FRAME AND MULLIONS, SEE FINISH SCHEDULE.
5. FINISH SMOOTH TRANSITION BETWEEN FLOOR HEIGHTS.

## PARTITION NOT

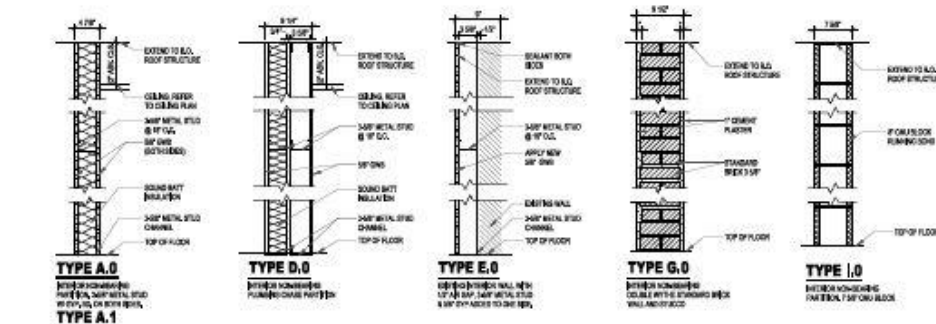
4. TYPICAL PARTITION TYPE BUT SHALL BE SUITED THROUGHOUT TO OTHERS.
5. PROVIDE MOSTLY RESISTANT GYPSUM BOARD WITH FINISH PLASTER FEATURE.
6. LEVEL OF WALL FINISH - LEVEL 4
7. COATING WALL
8. HOW CONSTRUCTED REFER TO PARTITION TYPE.
9. BRACK PARTITION TO STRUCTURE ABOVE AS REQUIRED.

### OCCUPANCY LOAD

- |                                    |    |
|------------------------------------|----|
| 6. UNCONCENTRATED TUBES AND PIPETS |    |
| GRASP #102 =                       | 18 |
| GRASP #102 =                       | 20 |
| TOTAL GRASP #102                   | 38 |
| SUB-TOTAL                          |    |
| 7. MICROBENT                       |    |
| PICTAL AREA #102 100 =             | 8  |
| PICTAL AREA #102 100 =             | 14 |
| SUB-TOTAL                          |    |
| 8. OUT-PIPS                        |    |
| GRASP #102 100 =                   | 4  |
| SUB-TOTAL                          |    |
| 9. STORAGE AREA 100 =              | 34 |
| SUB-TOTAL                          |    |
| 10. STORAGE                        |    |
| STORAGE #11 100 = 100 =            | 1  |
| SUB-TOTAL                          |    |
| TOTAL COUNTRY 100 =                |    |

### GENERAL DOOR NOTES

4. ALL DOORS SHALL BE TWO (2) INCH THICK GLASS OR EQUIVALENT.
5. VERIFY ALL PARTITION THRESHOLDS PRIOR TO DETERMINING FRAME THROAT SIZES.
6. ALL DOOR FRAME THROAT SIZES AND DIMENSIONS SHALL BE IDENTICAL ON EACH SIDE OF PARTITION.
7. FINAL SELECTION OF DOOR AND HARDWARE SHALL BE BY OWNER.
8. ALL GLASS PANELS SHALL HAVE AN ORIGINAL WOOD UNDERFRAME TO MATCH COOR.
9. ALL GLAZING SHALL BE THERMOPLASTIC.

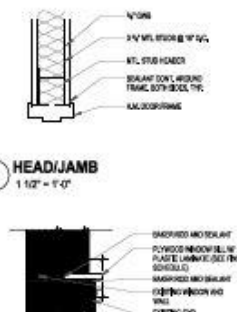


## ② WALL TYPES

- $$(2) \quad \tau = \tau_0 \sqrt{1 - \beta^2}$$

③ HEAD/JAMB

- ⑤  $112^{\circ} = 110^{\circ}$

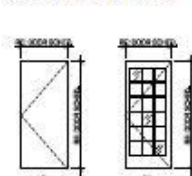


④ SILL DETAIL @ EXIST. WINDOW

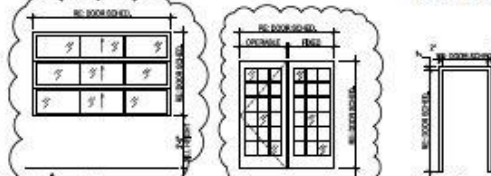
- ④  $110^\circ = 70^\circ$

DOOR SCHEDULE							
DOOR				FRAME		REMARKS	
DOOR NO.	WIDTH	HEIGHT	DOOR MAT	DOOR TYPE	FRAME TYPE		
100	3'-0"	7'-0"	ALUM	MATCH BOTT	SUBSTIT	SUBSTIT	RE-USE HANGING AS AT JUNE SCALE
101	3'-0"	7'-0"	ALUM	MATCH BOTT	SUBSTIT	SUBSTIT	
102	8'-0"	8'-0"	ALUM	CM		WOOD	
103	2'-0"	7'-0"	WOOD	SUBSTIT	SUBSTIT	SUBSTIT	REPLACE HANGING
108	2'-0"	7'-0"	WOOD			W	REPLACE HANGING
109	2'-0"	7'-0"	WOOD			W	
108	2'-0"	7'-0"	WOOD			W	
108A	3'-0"	7'-0"	WOOD	PS			
109B	2'-0"	7'-0"	WOOD	SUBSTIT	SUBSTIT	SUBSTIT	REPLACE HANGING
109C	2'-0"	7'-0"	WOOD			W	
110	2'-0"	7'-0"	WOOD	SUBSTIT	SUBSTIT	SUBSTIT	REPLACE HANGING
111A	2'-0"	7'-0"	WOOD	RE-LOCATE	RE-LOCATE	WOOD	RE-LOCATE FROM EXT. SEC'D DOOR

### DOOR ELEVATIONS



### FRAME ELEVATIONS





**NEW** CLOPAY COMMERCIAL – MODEL 904  
**architectural series**

**Clopay**



**ALUMINUM FULL-VIEW DOORS**

Clopay's new Model 904, possesses a sleeker design with fewer lines and angles to its appearance. It has equal stile spacing with rails and stile profiles more proportional to each other. This new design provides a more aesthetically pleasing appearance making it ideal in applications such as restaurants, auto dealerships and fire stations.



Frame Detail



Section Joint Seal



**21-COA-0059**

## OPTIONS

### PANEL OPTIONS



Full-View



Solid Aluminum

### FRAME/SOLID PANEL COLOR OPTIONS



Clear Aluminum  
(Anodized)



Standard White  
(Painted)



Bronze  
(Painted)



Chocolate  
(Painted)



Bronze  
(Anodized)\*



Black  
(Anodized)



Dark Bronze  
(Anodized)\*

\*Additional cost and lead time may apply. The use of "Bronze (Painted)" is recommended due to slight color variation that may occur during the anodizing process.

### CUSTOM PAINT OPTIONS

Color Blast® paint system or RAL Powder Coating give you thousands of color options for endless upgrades. See your Clopay Dealer for details.



### GLASS/PANEL OPTIONS



Clear Glass



Gray Tinted Glass



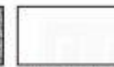
Bronze Tinted Glass



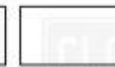
Mirrored Glass\*



Obscure Glass



White Laminated  
Glass\*



Frosted Glass  
or Acrylic



Clear Acrylic



Gray Acrylic



White Acrylic



Clear  
Polycarbonate



Bronze  
Polycarbonate



Clear Anodized  
(Aluminum Panel)

\*Glass/acrylic panels may be combined with aluminum panels.  
Custom glass and colors available.

## PERFORMANCE OPTIONS

### HEAVY-DUTY HARDWARE



Double-end Hinge



3" Track



High Performance Hardware

### OPTIONAL WARRANTY

Extended 8-year hardware warranty include upgraded industrial hardware. Upgraded hardware includes 3" track and rollers, T1-gauge hinges, heavy duty brackets, solid shaft and more.



### SPECIALTY PRODUCTS



Center Mullions



Exhaust Port

### WINDCODE®



Design pressures (DP) up to 14 PSF depending on size. Models tested 50% greater than DP.

### STANDARD SPECIFICATIONS

Max Width	24' 2" (7.4 m)
Max Height	20' 0" (6.1 m)
Exterior/Interior Panel Thickness	2-1/8"
End Sill Thickness	4.5" wide single up thru 14' 2" 6.5" wide double over 14' 2"
Emboss	Recessed panel with smooth surface
Panel Style	Full-view
Section Construction	6063-T5 extruded aluminum alloy
Powder Coating	Over 180 color options available
Window Style	Full-view

Glass	DSB glass, tempered glass, acrylic, thicknesses of 1/8", 1/4" and 1/2"	
Solid Panels	Insulated and non-insulated	
Wind Load	Non-impact rated	
Joint Seal	Yes	
Springs	10,000 cycle springs Galvanized aircraft cable with minimum 7:1 safety factor	
Tracks	2" angle mount track with standard lift 3" track where applicable	
Hardware	TPE astragal in aluminum retainer Steel step plate and lift handle Inside slide lock for increased security	Commercial 10-ball steel rollers 14 gauge hinges
Warranty	Standard Paint – 5 Years Material and Workmanship – 1 Year	Color Blast® – 5 Years Hardware – 1 Year



For more information on these and other Clopay products, call 1-800-526-4301 or visit [clopaycommercial.com](http://clopaycommercial.com)















# Conclusion

The proposed project generally meets the Clifton Design Guidelines for **Storefront SF1, SF13-SF17, SF19-SF21, and SF23, Windows W1-W4, W6, W7, W9, W10, W17-W21 and Signage SG1-SG3, SG5, SG7, SG11, and SG15.** The storefront windows proposed for replacement are not the original windows. The proposed rollup garage door style windows are similar in style to other windows that open on storefront facades in the district.

# Conclusion

The proposed replacement of the side window, for a drive-thru window will be replacing a window that was previously replaced and is not on a primary elevation. The after- the-fact awnings generally meet the design guidelines, and help to break up the otherwise flat façade, while also providing a functional purpose to block a portion of the intense sunlight that washes over the building a large part of the day.



# Conclusion

The proposed signage generally meets the Clifton Design Guidelines for signage. The sign appears to be mounted and generally the same size as a previous sign attached to the building.

# 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. Applicant shall submit final window cut sheets to staff for approval.
2. Reflective or insulating film should not be applied to window glass.



# Recommendations

3. Smoked, tinted, or reflective glass should not be used on building façades that can be seen from a public way. Low-E is acceptable if it is clear.
4. The applicant shall formally apply for a sign permit separate of their COA.
5. All future signage must be submitted for a sign permit and review prior to installation.

# Recommendations

6. If the proposal changes or additional work is proposed the applicant shall contact staff for review and approval prior to installation.
7. The applicant shall obtain any necessary building permits.