



---

## Historic Landmarks and Preservation Districts Commission

---

### Report to the Committee

---

---

To: Old Louisville Architectural Review Committee  
Thru: Cynthia Elmore, Historic Preservation Officer *CE*  
From: Anthony Schneider, Historic Preservation Specialist  
Date: June 29, 2018

---

**Case No:** 18COA1140  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 641 Park Avenue

**Applicant:** Gary Leist  
641 Park Avenue  
Louisville, KY 40208  
502-291-8717  
[gary.leist@education.ky.gov](mailto:gary.leist@education.ky.gov)

**Owner:** Same

**Estimated Project Cost:** \$11,000.00

#### Description of proposed exterior alteration:

The applicant requests to replace existing, non-historic wood windows on a primary façade with new Fibrex composite windows. The applicant is also seeking to replace the wood windows on the north and east facades as well. The applicant is planning to keep the Park Avenue facing windows as they exist.

#### Communications with Applicant, Completion of Application

The application was received on June 15, 2018 and was considered complete and requiring committee review on June 29, 2018. Applicant spoke with staff both via email and phone regarding the need for committee approval as the structure has two primary facades. Notice to adjoining property owners was mailed on July 18, 2018.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Old Louisville 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 TNZD zoned property within the Traditional Neighborhood Form District is located on the north side of Park Avenue at the intersection of Park and S 7<sup>th</sup> Street. This is a timber frame and masonry construction, multi-story, shotgun home with a camel-back and an ancillary, historic store front component that faces S 7<sup>th</sup> Street. The home has few original windows left and has had a number of additions in its history. This structure is indicative of a number of other similar 1 ½ to 2 story homes on the same block face.

### **Conclusions**

The project generally meets the Old Louisville design guidelines for **Window**. Staff determined that the need for committee level review, due to the fact that the windows proposed for replacement are on a primary façade facing S 7<sup>th</sup> Street. While the S 7<sup>th</sup> Street façade is street facing, the existing wood windows are non-historic windows. The applicant's proposal to replace the existing, non-historic wood windows with new, Fibrex composite windows could be an acceptable replacement, with committee approval. While synthetic windows are not generally recommended for primary facades, the windows being replaced are not original. The proposed windows will be one over one and double-hung to match the existing replacement windows.

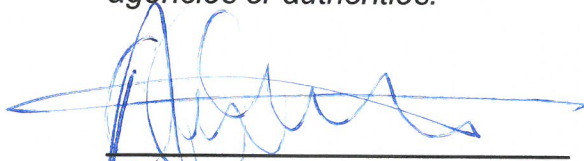
## **DECISION**

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. The historic window opening shall not be altered to accommodate the new windows.
2. The new windows shall fit the original openings.
3. The new windows shall be consistent in operation and style of the existing windows.
4. Historic window trim shall not be removed or covered. If damaged window trim cannot be repaired, applicant shall work with staff to determine an acceptable alternative.
5. If the design changes, the applicant shall contact staff for review and approval.



*The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.*



Anthony Schneider  
Historic Preservation Specialist

7/20/18  
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.	+/-	Historic windows have been previously removed. Committee level review as applicant seeks a synthetic alternative for replacements.
<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.	+	New Fibrex windows will match the existing windows.
<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	+	Window openings are not being further modified.
<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.	+/-	Aluminum flashing to be installed on sides and rear. Front windows to be maintained.
<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.	+	New windows will be double hung.

<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.	NA	
<b>W10</b>	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NA	
<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.	+	Window openings are not being altered.
<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.	+	
<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	