



Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To:	Bertil Axelsson, Berali LLC
Thru:	Savannah Darr, Historic Preservation Officer
From:	Bradley Fister, Historic Preservation Specialist
Date:	April 27, 2022 <i>SDarr</i>

Case No: 22-COA-0090
Classification: Staff Review

GENERAL INFORMATION

Property Address: 937 S. 7th Street

Applicant: Bertil Axelsson
Berali LLC
6230 Maravian Dr.
Louisville, KY 40258
925-594-0053
aaxelsson@sbcglobal.net

Owner: Berali LLC
6121 Greenwood Rd.
Louisville, KY 40268
925-727-8792
925-594-0053
baxelsson@sbcglobal.net

Estimated Project Cost: \$15,000.00

Description of proposed exterior alteration:

The applicant requests approval to change an existing chain link fence at the side of the house, to a wooden privacy fence, as well as to replace the existing wood stoop and stairs at the side door with a poured concrete stoop and stairs. At the rear of the property, on the second floor, the applicant proposes to replace three rectangular wood windows (one is missing) that currently fit into arched openings. The proposed replacement windows are single hung vinyl windows that will fit the historic openings.

The applicant also requests approval for several items that fall under general maintenance and do not require a COA:

1. Painting the existing chain link fence black

2. Painting previously painted concrete steps, concrete window lintel, and concrete window sill
3. Painting the front door, windows, all wood trim, and storm windows
4. Relaying the existing brick walkway
5. Repairing the existing wood windows
6. Repair/replacement of the existing wood overhang at side door with in-kind materials
7. Tuckpointing the masonry

Communications with Applicant, Completion of Application

The application was received on April 20, 2022 staff visited the property on April 22, 2022 to discuss the proposed work with the applicant. The application was considered complete and requiring Staff Review on April 22, 2022. Staff performed a site visit on April 22, 2022 and while the application originally called for window replacement, the applicant agreed to repair the existing windows. The application also called for new stairs and a front porch to be added but the applicant decided to paint the existing concrete. The description of the new work scope agreed to by the applicant is what is now listed on the Certificate of Appropriateness.

FINDINGS

Guidelines

The following design review guidelines, approved for the Limerick Preservation District, are applicable to the proposed exterior alterations: **Site, Porch and 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 site, zoned TNZD, is located on the east side of S. 7th Street in the Traditional Neighborhood Form District. The site is situated midblock between W. Breckinridge Street and W. Kentucky Street. The single-family house is a brick camelback shotgun style house.

Conclusions

The project generally meets the design guidelines for **Site, Porch and Window**. The new fence will be constructed of wood with the finished side facing out. The fence will be situated within the property lines replacing the existing chain link fencing at the side of the house. Typically, side yard fences are required to start a minimum of 2 feet past the front façade. In this particular situation, the fence has historically been in its current location, and is already affixed to the building. Staff finds that to remove the fence hardware, and reattach the hardware further down the building, could cause further damage to the historic masonry. The poured concrete stoop and stairs generally will not be visible from the primary public view. The applicant intends to keep and restore the stoop overhang. The windows being replaced are on the second floor at the rear of the building. They are wood windows but are set into arched openings, and one is missing. The new single hung vinyl replacement windows will fit the existing openings.

DECISION

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

1. The fence shall be opaque stained or painted within 12 months of construction.
2. The finished side of the fence shall face toward the street.
3. The applicant shall use historic concrete mix for all concrete.
4. Should the design change, the applicant shall contact staff for review and approval.
5. The applicant shall provide staff with product cut sheets prior to installing the windows.
6. The replacement windows shall fit in the historic window openings without modifications being made to the openings.
7. The applicant shall not wrap or cover any exposed wood trim.
8. The applicant shall obtain all necessary permits and approvals prior to work beginning.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, their 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.

04-27-22
Date

Bradley Fister
Bradley Fister
Historic Preservation Specialist

SITE

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
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+	Generally complementary
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	+	

ST3	Use paving materials that are compatible with adjacent sites and architectural character.	+	See conditions
ST4	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	+	Applicant intends to relay the existing brick walk using the historic brick.
ST5	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	NA	
ST6	Do not harm historic resources through road widening or underground utility repair.	NA	
ST7	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	NA	
ST8	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	NA	
ST9	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	NA	
ST10	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	NA	
ST11	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	+	Proposed fencing shall not exceed the height of the existing fence
ST12	Use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	
ST15	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	-	Rear and side yard fencing is following where it was historically and is replacing chain link
ST16	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	+	Wood privacy fence will be opaque stained—existing chain link fence along front shall remain
ST17	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	NA	
ST18	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	NA	

ST19	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	NA	
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
ST21	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	NA	
ST22	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	NA	
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	NA	

PORCH

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
PO1	Replace reconstructed entrance or porch features with in-kind materials. If that is not economically or technically feasible, a compatible substitute material may be considered. Composition and plastic moldings, however, should not be used due to their unproven longevity.	+	The applicant proposes to replace the existing non historic side stoop and stairs with concrete.
PO2	Photographically document architectural porch features that are slated for reconstruction prior to the removal of any historic fabric.	+	Existing stoop has been photographed
PO3	Design replacement porch railings and balusters to match the originals as closely as possible. If it is technically or economically unfeasible to accomplish this, a simplified porch rail and baluster design may be used of 2" x 4" rails and 2" x 2" pickets, set between top and bottom rails, and nailed to the inside face of the rail. Railings should be finished with paint or an opaque stain. Plans are available from the Landmarks Commission.	NA	
PO4	Do not use cast- or wrought-iron columns, railings, or balusters as a replacement for brick or wood porch elements. Columns should match the proportion, detailing, and size of the original.	NA	
PO5	When installing a new code-required handrail or railing, select a design that is simple and stylistically appropriate. Generally, metal is appropriate for masonry buildings and wood for frame buildings.	NA	

PO6	Do not add conjectural porch ornament; often its style conflicts with the style of the house.	NA	
PO7	Do not use over-sized boards (2" thick) for porch floors. 3/4" to 1" tongue-and-groove boards are generally appropriate.	NA	
PO8	Install replacement porch flooring that closely matches the original tongue-and-groove flooring dimensions. A maximum gap of 1/16" should be left between boards to allow for expansion. Wood edging should be applied to the exposed ends of floorboards to prevent moisture infiltration into the grain.	NA	
PO9	Do not cover porch or cornice elements with vinyl or aluminum siding.	NA	
PO10	Do not install porch ceilings or close in exposed eaves where none existed previously. Exposed rafters and roof decks are character-defining features for certain architectural styles.	NA	
PO11	Replace deteriorated porch steps with in-kind materials. Replacement steps should be of the same scale and dimensions as the original. Stone steps may be patched with concrete that is tinted a visually-compatible color.	+	Proposed replacement of the non-historic stoop and stairs is concrete
PO12	Do not replace historic stone steps unless the stone itself is no longer useable. Resetting stones on a firm foundation and repointing or applying sealant can address most problems.	NA	
PO13	Do not enclose front porches. Screen panels that can be removed seasonally, are set behind porch elements, and do not damage historic fabric may be permitted.	NA	
PO14	Do not obscure the design or detailing of original porch elements when undertaking a side or rear porch enclosure project. Large sheets of glass recessed behind original porch features should be used rather than solid materials such as wood, stucco, or masonry.	NA	
PO15	Do not add porches to the primary façades of structures that never had porches.	NA	

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
W1	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 for replacement are severely deteriorated, one is even missing.
W2	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.	+	The proposed windows though vinyl have the same general muntin configuration 2/2
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NA	One window is missing

W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+	The proposed replacement windows will fit the historic openings without modifications being made.
W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	+	The windows are vinyl and are at the rear of the building.
W7	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.	+	The windows will be single hung rather than double hung and are located at the rear of the building.
W8	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.	+	Proposed windows are at the rear of the building.
W9	Do not apply reflective or insulating film to window glass.	+	See conditions
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	See conditions
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
W12	Do not block-in or back-paint transoms or sidelights.	NA	
W13	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	
W14	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.	+	Proposed replacement windows are located at the rear of the building.
W15	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	
W16	Do not obscure historic window trim with metal or siding material.	+	See conditions
W17	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	
W18	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	
W19	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	
W20	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	
W21	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	

W22	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
W23	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	
W24	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	
W25	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	
W26	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	
W27	Install awnings so that the valance is no lower than 7' above the sidewalk.	NA	
W28	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	
W29	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	
W30	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	
W31	Do not install aluminum or vinyl shutters.	NA	
W32	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	Images of existing windows have been submitted.