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## Historic Landmarks and Preservation Districts Commission

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### Report to the Committee

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To:	Limerick Architectural Review Committee
Thru:	Savannah Darr, Historic Preservation Officer
From:	Bradley Fister, Planning & Design Coordinator
Date:	July 6, 2022 <i>SDarr</i>

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**Case No:** 22-COA-0161  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 937 S. 7<sup>th</sup> Street

**Applicant:** Bertil Axelsson  
Berali LLC  
6230 Maravian Dr.  
Louisville, KY 40258  
925-594-0053  
[aaxelsson@sbcglobal.net](mailto:aaxelsson@sbcglobal.net)

**Owner:** Berali LLC  
6121 Greenwood Rd.  
Louisville, KY 40268  
925-727-8792  
925-594-0053  
[baxelsson@sbcglobal.net](mailto:baxelsson@sbcglobal.net)

**Estimated Project Cost:** TBD

#### Description of proposed exterior alteration:

The applicant requests after-the-fact approval for the replacement of 4 front façade historic wood windows with vinyl replacement windows. The two windows on the primary front façade were previously one-over-one double-hung wood windows. They are now one-over-one single hung windows with transoms and have been wrapped with aluminum. The two second story front facing windows were previously two-over-two wood windows and are now one-over-one single hung vinyl windows with small transoms.

The applicant also seeks after-the-fact approval for the replacement of five side and five rear two-over-two double hung wood windows, with vinyl one-over-one single hung windows with small transoms, and wood trim wrapped with aluminum.

### **Communications with Applicant, Completion of Application**

The application was received on July 7, 2022 following a zoning enforcement case (ENF-ZON-22-000697) opened on June 13, 2022. A notice of violation was issued the same day. Staff spoke to the applicant and performed a second site visit on June 22, 2022. The applicant was made aware that they had not followed the conditions of approval listed in the original COA (22-COA-0090) approved on April 27, 2022, or what staff had discussed with them during the first site visit on April 22, 2022.

The case is scheduled to be heard by the Limerick Architectural Review Committee (ARC) on Wednesday, July 13, 2022 at 5:30 PM in Rm 302 of the Metro Development Building located at 444 S. 5<sup>th</sup> St., 3<sup>rd</sup> floor.

### **FINDINGS**

#### **Guidelines**

The following design review guidelines, approved for the Limerick 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 site, zoned TNZD, is located on the east side of S. 7<sup>th</sup> 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. This block has at least five almost identical shotgun style houses matching this one.

Case # 22-COA-0090, which was approved by staff, allowed for three rear windows, one of which was missing, to be replaced with new vinyl windows that fit the historic window openings. The COA document clearly states that the applicant will be repairing the remaining windows. It also states that the applicant shall contact staff for any changes.

#### **Conclusions**

This project generally does not meet the Limerick Design Guidelines for **Window**. As a whole, the window replacement on all elevations does not meet W1, W2, W4, and W16. The new vinyl replacement windows are located on all elevations and do not fit the historic window openings as transom windows were installed to make them fit. Transom windows were not historically present on this building. Furthermore, some of the historic windows were 1/1 in configuration and some were 2/2. They are all 1/1 now. All of the wood window trim has been wrapped with aluminum, which also does not meet the Window guidelines. Vinyl replacement windows can be approved on side and rear elevations as long as they meet other guidelines. The installed replacement windows do not meet those guidelines.

The vinyl replacement windows on the front façade do not meet W6, which states not to use synthetic windows on primary facades, or W1, which states the replacement windows should convey the same visual appearance. The windows now are all one-over-one windows with transoms above them. W1 also calls for wood replacement windows on the front elevation, which the replacement windows are not.

## RECOMMENDATION

On the basis of the information furnished by the applicant and the design guidelines, staff recommends the application for a Certificate of Appropriateness be **denied**.

07-6-22

Date

*Bradley Fister*

Bradley Fister

Planning & Design Coordinator

# 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.	-	The rear windows were severely deteriorated, one was even missing. However, the applicant said they intended to repair not replace the windows other than the rear 3 which were previously approved with 22-COA-0090.  The front windows were replaced with vinyl windows and transoms.
<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.	-	The replacement windows do not have the same configuration. They are a smaller size to fit the opening and have a transom above. Also, some 2/2 windows were changed to 1/1.
<b>W3</b>	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NSI	

<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	-	The replacement windows do not fit the historic openings, and transoms were used to make them fit.
<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.	-	The windows are vinyl and are on the front façade.
<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.	+/-	The windows were double hung and are now single 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.	+	Windows appear not to have a reflective or insulating film.
<b>W10</b>	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	Windows appear to be clear glass
<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.	-	The shape of the original front façade windows has been altered by the installation of a transom window above all of the windows.
<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.	-	All wood window trim has been wrapped with aluminum trim.
<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.	-	Images of previous windows were not submitted as the windows were not supposed to be replaced—only three on the rear were previously approved.