



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Erick Sanchez
Thru: Savannah Darr, Historic Preservation Officer
From: Iná Nakao, Historic Preservation Specialist
Date: May 11, 2023

Case No: 23-COA-0054
Classification: Staff Review

GENERAL INFORMATION

Property Address: 1436 S. Brook Street

Applicant: Erick Sanchez
131 Benelli Dr.
Bardstown, KY 40004
502-693-4816
ericksanchez1@gmail.com

Owner: Building Dream Homes LLC
665 Head Ln.
Bardstown, KY 40004
502-693-4816

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant requests approval to rearrange the historic window and door openings on the front façade of the building to convert it to single family and make the façade symmetrical.

On the first floor:

1. Remove two, original, historic door openings, which currently have non-original, six-panels wood doors.
2. Install one, new door opening centered on the recessed porch wall on the right. This new door opening will have the same dimensions of the historic opening. No cutsheet has been submitted. Drawings show a modern, art glass door.
3. Remove two, original, historic window openings. The left window opening, which originally only had one window, contains two 1/1 double-hung vinyl

- windows. The right window opening contains one 1/1 double-hung vinyl window.
4. Install one, new window opening centered on the wall on the left. The opening would contain two 1/1 double-hung wood or clad-wood windows. This new window opening will have the same dimensions of the historic opening.

On the second floor:

5. Remove one, original, historic window opening on the recessed wall on the right. The existing window is a 1/1 double-hung vinyl window.
6. Install one, new window opening window opening centered on the recessed wall on the right. The opening would contain one 1/1 double-hung wood or clad-wood window. This new window opening will have the same dimensions of the historic opening.

The removed window and door openings will be covered with fiber cement lap siding. The general installation of this material on the front façade was approved on April 25, 2023 (23-COA-0101).

Communications with Applicant, Completion of Application

The application was received on March 20, 2023. Staff has communicated weekly with the applicant for information on the materials and scope of work. On April 19, 2023 the applicant has decided to have an ARC hearing for the portion of the application that requires a committee review, which is scheduled for May 24, 2023 at 4:30pm in room 101 of the Metro Development Center (444 S. 5th Street).

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **Window** and **Door**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is included in this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The property is located on the west side of S. Brook Street three lots north of E. Burnett Street. The house is zoned TNZD and located within the Traditional Neighborhood Form District. The two-story, frame Colonial Revival Style house, built circa 1910, was historically a duplex (**Figure 1**). The 1920 Sanborn Map shows the building with two addresses and it's labeled as "F" for Flat, which mean more than one dwelling unit. The right side of the building, known as 1436 S. Brook, was the upstairs flat. The left side, known as 1438 S. Brook, was the downstairs flat. Real estate ads in the *Courier-Journal* from 1910 and on show the two separate flats. Furthermore, the architecture and form of the building clearly shows that it was built as a duplex.

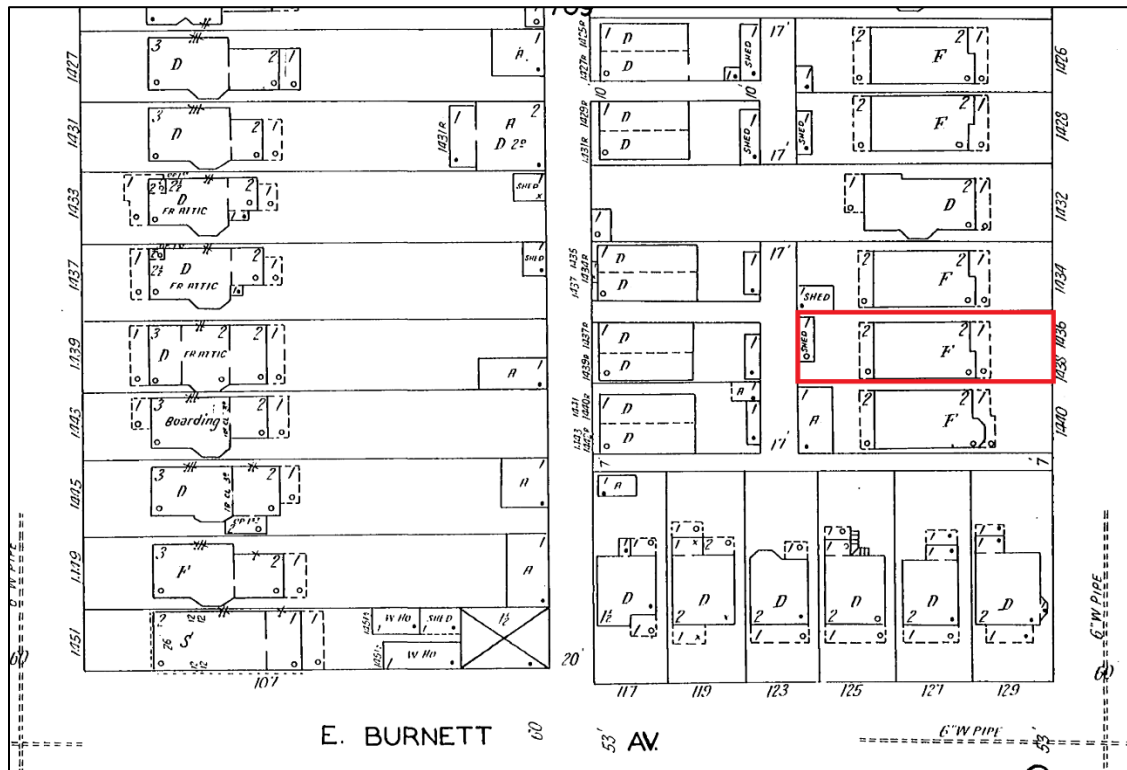


Figure 1. 1928 Sanborn Fire Insurance Map (Vol. 5, Sheet 529).

On April 25, 2023, staff approved a COA (23-COA-0101) for painting the already painted masonry on the porch, installing fiber cement siding on the front façade and vinyl siding on the sides and rear, rebuilding the roof eaves on the front façade, replacing the porch soffit and ceiling with in-kind materials or fiber cement.

On March 20, 2017, staff approved a COA (17COA1019) for the replacement of the historic wood siding with fiber cement siding on all facades of this building. On November 17, 2003, a COA (S-03-124-OL) was approved with the conditions that the applicant stopped the installation of Dutch lap siding and replace the six-panel front door with another that was historically appropriate to the structure. This door replacement was never done, and the wood six-panel doors remain.

Based on Google street view images, this house had other alterations that were never reviewed for a COA. The left window openings on the first and second story each contained one large 7/1 double-hung wood window (Figure 2). Between 2007 and 2011, these were replaced with two 1/1 double-hung vinyl windows, which don't meet the design guidelines. Additionally, the remaining 4/1 double-hung wood windows were also replaced with 1/1 double-hung vinyl windows, which don't meet the design guidelines.



Figure 2. 1974 Designation Photo of 1436 S Brook St.

Conclusions

Currently, the building has two six-panel front doors, which is an unresolved violation as described in a 2003 COA (S-03-124-OL). The historic 7/1 and 4/1 wood windows have been replaced with 1/1 vinyl windows without approval between 2007 and 2011. The current owner acquired the property in March 2023 and is currently renovating the building into a single-family residence.

The proposed project does not meet the **Door** design guidelines for the Old Louisville Preservation District. The building has been historically a duplex with two front doors. Staff has provided the applicant with compromises to retain and differentiate the two entries for single family use. This has been done previously and successfully. The proposed removal of the two historic front entrances and the creation of a new entrance do not conform with the following guidelines:

- **D1:** The two front entrances are character defining of the history and architecture of the building as a duplex. There is no historic precedent for their removal.
- **D3:** Proposed replacement door and door opening do not match documentation of the original, historic.
- **D6:** Alterations to the original, historic openings are proposed. They are proposed for complete removal.
- **D11:** The creation of a new opening is proposed on the front façade.

The proposed project does not meet the **Window** design guidelines for the Old Louisville Preservation District. There is no reason to move the window openings other than the desire for symmetry. Per the drawings submitted, the interior layout does not appear to be a factor in this request either. The proposed removal of two window openings on the first floor and one window opening on the second floor; \ the creation of a window opening on each floor; and the proposed replacement windows do not conform with the following guidelines:

- **W1:** Wood or clad-wood windows are proposed. However, these windows will not be historically accurate as they will be in new locations and they are not proposed to match the documentation of the original, historic.
- **W2:** 1/1 Wood or clad-wood windows are proposed. However, none of this matches the original, historic windows.
- **W4:** The new sashes would not fit the historic window openings as the historic window openings are not to remain. Openings will be blocked in for reorganization.
- **W14:** Alterations on the number and location of window openings on the front façade are proposed.
- **W15:** New window openings are proposed on the front façade.
- **W16:** Historic window trim is proposed to be removed in the rearrangement of the façade.

While there are currently a number of alterations to the building that don't meet the design guidelines including the vinyl windows and replacement doors, the house retains historic integrity. These are items that can be fixed to fully restore the building. Furthermore, when comparing the current building to the designation photograph, it's clear that this is the same building despite the alterations. That means it retains historic integrity. However, the proposed rearrangement of the window and door openings on the front façade would change that. This building would lose its historic integrity as it would not be recognizable as the same building. This is why the proposed alterations do not meet the design guidelines. A loss of historic integrity makes this building noncontributing to the District, which makes it potentially ineligible for tax credits and future restoration.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends a Certificate of Appropriateness be **denied** as the proposed work does not meet the design guidelines and would negatively impact the historic integrity of the building.

Ina' Nakao

Iná Nakao
Historic Preservation Specialist

05.11.23

Date

DOOR

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
D1	Do not alter the character of entrances by either removing historic elements or through the addition of elements for which there is no historic precedent.	-	Removal of two original, historic entrances and the creation of a new entrance is proposed on the front façade. The building has been historically a duplex with two front doors. There is no historic precedent for their removal.
D2	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric	+	
D3	Use historical, pictorial, and physical documentation when undertaking the reconstruction of a missing entrance or porch feature. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely-historical designs are not appropriate.	-	The building had two historic entrances with ¾ lite doors. Those doors were replaced with inappropriate six-panel doors. There is no cutsheet for the proposed new door. However, the drawing shows a modern, art glass door that does not match the historic doors.
D4	Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original.	-	Existing front doors are in violation. See conditions of approval.
D5	Do not replace historic double leaf doors with a single door.	NA	
D6	Do not alter original openings to accommodate stock doors.	-	Alterations on the original openings are proposed. They are proposed for complete removal.
D7	Install only screen doors or storm doors that are simple with a narrow-frame design that enables the inner door to be seen. Metal screen and storm doors should be painted or finished to match the inner door.	NA	
D8	Install any security bars in such a way that they do not obscure the architectural character of original doors or damage historic fabric. Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Painting security bars an unobtrusive color is recommended.	NA	
D9	Differentiate between primary and secondary doors, using the detailing of the doors or the articulation of the frame.	NA	
D10	Do not add vestibules to primary facades unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.	NA	
D11	Do not create new entrances on facades that can be seen from a public way.	-	A new entrance is proposed on the front façade. This new

			entrance would replace the two historic entrances.
D12	Replacement of non-original, non-historic doors with new doors that are appropriate to the period and style of the building and are the size of the original opening is recommended.	+/-	See conditions of approval.

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.	-	Wood or clad-wood windows are proposed to replace vinyl windows. However, these windows will not be historically accurate as they will be in new locations and they are not proposed to match the documentation of the historic.
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.	-	1/1 Wood or clad-wood windows are proposed to replace the vinyl windows. However, new window openings are proposed. None of this matches the original windows, for which there is photo evidence.
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NA	
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 new sashes would not fit the historic window openings as the historic window openings are not to remain. Openings will be blocked in for reorganization.
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.	+/-	Synthetic replacement windows are located on the front façade without a COA. However, this was done prior to the current owner.
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.	+	Double-hung windows will be replaced with double-hung windows.
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.	NA	
W9	Do not apply reflective or insulating film to window glass.	NSI	No cut sheet has been provided.

W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NSI	No cut sheet has been provided.
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	NSI	No cut sheet has been provided.
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.	-	The proposed project alters the number and location of windows on the front façade.
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.	-	New window openings are proposed on the front façade.
W16	Do not obscure historic window trim with metal or siding material.	-	Historic window trim is proposed to be removed in the rearrangement of the façade.
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.	+	