



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Limerick Architectural Review Committee
Thru: Joe Haberman, Planning Manager *JH*
From: Savannah Darr, Historic Preservation Specialist
Date: December 1, 2017

Case No: 17COA1250
Classification: Committee Review

GENERAL INFORMATION

Property Address: 618 W. St. Catherine Street

Applicant: Albert Fodale
618 W. St. Catherine Street
Louisville, KY 40203
502-550-3104
sonnystile@gmail.com

Owner: same as applicant

Contractor: Renewal by Andersen
11400 Bluegrass Parkway
Louisville, KY 40299
502-266-7762

Estimated Project Cost: \$13,950 +/-

Description of proposed exterior alteration:

The applicant seeks approval to replace nine total windows on the house. This includes one first story and one second story 2/2 double hung window on the west elevation; all five 2/2 double hung windows on the south elevation; and two second story 2/2 double hung windows on the east elevation (not one of the bay windows). None of the windows on the front façade will be altered. The proposed replacement windows are 1/1 double hung Fibrex windows made by Renewal by Andersen.

Communications with Applicant, Completion of Application

The application was received on November 6, 2017 and considered complete and requiring staff level review on November 13, 2017. Staff conducted a window

inspection on November 16, 2017 to determine the condition of the existing windows. Staff contacted the applicant on November 20, 2017 about the proposed conditions of approval, and the applicant requested to go before the Limerick Architectural Review Committee (ARC) for review. The case is scheduled to be heard by the Limerick ARC on December 6, 2017 at 5:30 pm, at 444 S. Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Limerick Preservation District, are applicable to the proposed exterior alteration: **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 property is located on the south side of W. St. Catherine Street, two lots west of St. Louis Bertrand Church. It is zoned TNZD within the Traditional Neighborhood Form District. The site contains the two-and-a-half-story masonry Victorian-era house and is surrounded by other masonry houses of varying architectural styles.

In 2015, Landmarks staff approved a COA (15COA1247) for the construction of a side gabled, concrete block garage. There are no other COAs on file.

Conclusions

The proposed window replacement generally meets the Limerick design guidelines for **Window**. The windows located on the side and rear elevations are severely deteriorated. Some of these windows appear to be wood replacement windows that are poor quality and already deteriorated. The installation date of these windows is unknown, but it very likely predates the current owner. However, the applicant proposes 1/1 double hung Fibrex replacement windows. Window design guideline W2 states, "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 historic muntin configuration is 2/2 with a vertical muntin. The replacement windows should replicate that or the historic detail will be lost.

RECOMMENDATION

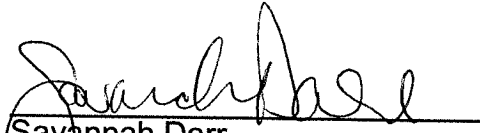
On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions**:

- 1. The replacement windows shall be 2/2 double hung windows (vertical muntin) to match the historic windows.**
- 2. The replacement windows shall fit the historic window openings.**

3. If the design or materials change, 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.

12/1/17
Date


Savannah Darr
Historic Preservation Specialist

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 windows located on the side and rear elevations are severely deteriorated.
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.	-	Applicant proposed 1/1 double hung windows but condition of approval is 2/2 double hung windows.
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NSI	
W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+	See conditions of approval.
W5	Do not install contemporary picture, glass block, or lousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	+	Fibrex windows proposed on side and rear elevations.
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 window replacing double hung window

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	No windows on front façade to be altered.
W9	Do not apply reflective or insulating film to window glass.	+	
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	
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.	+	
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.	NA	
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.	NA	
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.	+	

