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**Historic Landmarks and Preservation  
Districts Commission**

**Report to the Committee  
*Amended***

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To: Old Louisville Architectural Review Committee  
Thru: Robert Keesaer, AIA, NCARB- Urban Design Supervisor  
From: Savannah Darr, Historic Preservation Specialist  
Date: ~~June 16, 2016~~ **July 28, 2016**

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**Case No:** 16COA1125  
**Classification:** Committee Review

**GENERAL INFORMATION**

**Property Address:** 1379 S. Brook Street

**Applicant:** George Dunlap  
25 Andrew Parkway  
Fisherville, KY 40023  
502-264-1054  
[mdunlap926@gmail.com](mailto:mdunlap926@gmail.com)

**Owner:** same as applicant

**Architect/Design:** N/A

**Estimated Project Cost:** TBD

**Description of proposed exterior alteration:**

The applicant seeks after-the-fact approval

- to replace the wood siding on the rear one-story addition with vinyl siding;
- to replace the asphalt siding on the rear elevation at the 3<sup>rd</sup> story with vinyl siding;
- to replace the wood siding on the side bay window on the north elevation;
- to replace six front façade 1/1 double hung wood windows with 6/6 double hung vinyl windows;
- to replace two 2/2 double hung wood windows and two 1/1/ double hung wood windows on the rear façade with 6/6 double hung vinyl windows;
- to enclose one second story door and small window on the rear elevation with vinyl siding;
- to enclose all basement windows with vinyl siding; and,
- to replace all 1/1 double hung wood windows with 6/6 double hung vinyl windows on the rear one-story addition.

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

The application was received on June 7, 2016 and considered complete and requiring committee level review on June 13, 2016. After receiving a call from a concerned citizen about the window replacement, staff issued a stop work order on March 17, 2016.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee on ~~June 22, 2016~~ **August 17, 2016** at 4:30 pm, at 444 South Fifth Street, Conference Room 101.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **Siding & Trim 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 TNZD zoned property in the Traditional Neighborhood form district is located on the east side of South Brook Street two lots north of East Magnolia Avenue. The quadruplex building is two-and-a-half stories tall and of masonry construction. There are no previous COAs for this address. In 2005, Darnell Farris, Landmarks staff, worked with then property owner on gutter repair. It appears that some of the side windows, 3<sup>rd</sup> story rear windows, **3<sup>rd</sup> story front windows, and front bay windows** were previously replaced with vinyl windows without approval. After receiving a call from a concerned citizen about the window replacement, staff issued a stop work order on March 17, 2016. At that time, only three of the front façade windows had been replaced, but all of the rear windows and addition windows had been replaced. The other front façade windows were replaced after the stop work order was in place (see staff photographs).

### **Conclusions**

The proposed after-the-fact replacement of wood siding on the rear addition and side bay window generally meets the **Siding and Trim** guidelines. These features are not located on the front façade of the building. While a portion of the bay window is visible from the street, it is set back far enough that the appearance is not too diminished. However, all window casings and sills were wrapped in aluminum, which is against guideline SD7. Had the applicant contacted staff prior to the work, vinyl siding would not have been recommended on the bay window or around the window casings and sills. ~~Furthermore, the siding would not have been extended to the ground on the rear addition. The concrete stucco foundation would have been left exposed (see staff photographs).~~ **Typically, siding is not extended to the ground on any buildings. However, the applicant has stated that while the PVA photographs appear to show a brick foundation covered in stucco it was actually a faux foundation constructed of wood (see staff photographs). The addition is actually sitting on piers and does not contain**

***the continuous foundation that is typically seen. Therefore, extending the vinyl siding to the ground is the best way to handle this specific situation.***

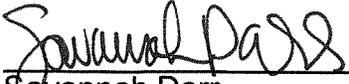
The proposed after-the-fact window replacement generally does not meet the **Window** guidelines. Guidelines W1 and W2 specifically state that new windows must match the historic windows as much as possible. The 6/6 muntin pattern does not match the historic windows, and the style would have rarely been found on a Victorian era home. Guideline W6 states that vinyl windows should not be located on the front façade of a building. ***The third story windows were vinyl prior to their replacement, so they can be replaced with in-kind. However, the muntin configuration does not meet the guidelines.*** Vinyl windows are permissible on the side and rear elevations of the building as well as the rear addition. However, many of the replacement windows do not fit the historic window openings, so those openings have been modified to hold smaller windows. This does not meet guideline W4.

### **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 window casings and sills that have been wrapped in aluminum will be unwrapped. The wood trim will be left exposed.
2. ~~The vinyl siding around the foundation of the rear addition shall be removed. The siding shall stop where the wood siding previously stopped (see staff photographs).~~
3. The front façade 6/6 vinyl double hung windows shall be removed.
4. New 1/1 double hung wood windows shall be installed on the front façade. They shall fit the historic window openings.
5. The rear façade 6/6 double hung vinyl windows shall be removed.
6. New 1/1 double hung vinyl windows shall be installed and shall fit the historic window openings.
7. Should the design change, the applicant shall contact staff.
8. The applicant shall submit a new COA application if the front wood siding on the bay window is replaced with a material other than wood. Any new wood siding shall match the historic.

*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.*

  
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Savannah Darr  
Historic Preservation Specialist

7/29/10  
\_\_\_\_\_  
Date

# SIDING & TRIM

## 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>SD1</b>	Do not replace missing wood features with conjectural or falsely-historic reconstructions or with newly-designed elements that are incompatible with the building's size, scale, material, or color.	NA	
<b>SD2</b>	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	NA	
<b>SD3</b>	Consider using contemporary wood siding, which conveys the visual appearance of historic siding, when replacement of such materials is required.	NSI	
<b>SD4</b>	Do not use textured plywood (T-111) vertical siding. It is not an appropriate substitute material.	NA	
<b>SD5</b>	Do not install artificial stone, asbestos shingles, or asphalt shingles over or as a replacement for exterior siding.	NA	
<b>SD6</b>	Orient all replacement siding horizontally, unless there is sound, historic documentation for a different original orientation.	+	
<b>SD7</b>	Do not install vinyl or aluminum siding on primary elevations on historic buildings. Retention of exposed original wood siding is always preferred; however, if a decision is made to apply siding to side and rear elevations, it should be done in a way that does not obscure or damage historic ornament, such as fishscale shingles, window casings, sills, hoods, brackets, and cornerboards.	+/-	Vinyl siding is located on the rear one-story addition and side elevation set back from street. However, all window casings and sills were wrapped in aluminum which is against the guideline.
<b>SD8</b>	Use only vinyl or aluminum siding that matches the dimensions of the original siding. Generally, smooth-faced, narrow-profile siding (3" or 4" depending on the character of the existing siding) is acceptable for installation on secondary elevations. Wherever possible without causing damage to historic fabric, trim, such as cornerboards, should project slightly beyond the vinyl siding.	-	All window casings and sills were wrapped in aluminum which is against the guideline. <del>The siding on the rear addition now covers the foundation.</del>
<b>SD9</b>	Make sure that removal, handling, and disposal of lead-containing paint complies with all local, state, and federal standards.	NSI	
<b>SD10</b>	Do not remove exterior siding to install insulation within the exterior walls of historic wood frame construction. This can result in damage to historic fabric. Installation of insulation with a proper vapor barrier should be done from the interior.	NSI	

# 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 new windows are 6/6 double hung where 1/1 were previously
<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 new windows are 6/6 double hung where 1/1 were previously
<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	-	Some of the replacement windows do not fit the historic openings.
<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.	-	Vinyl windows on front elevation
<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.	+	Double hung windows were replaced with double hung windows
<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.	+	
<b>W10</b>	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	
<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.	+/-	On rear of building

<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.	NA	
<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.		
<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	