



**Historic Landmarks and Preservation
Districts Commission**

Denied
Certificate of Appropriateness

To: Erica Kibbe
Thru: Bob Keesaer, AIA, NCARB Planning and Design Supervisor
From: Becky Gorman, Historic Preservation Specialist
Date: October 6, 2016

Case No: 16COA1204
Classification: Staff

GENERAL INFORMATION

Property Address 1359 Ouerbacker Court

Applicant: Erica Kibbe
1359 Ouerbacker Court
Louisville KY, 40208
510.4737422

Owner: Same

Architect: NA

Contractor: NA

Estimated Project Cost: \$14,700

Description of proposed exterior alteration

The applicant seeks approval to replace 12 first floor windows due to the current conditions of windows that include missing and cracked panes or the windows are painted shut.

Communications with Applicant, Completion of Application

The application was received on August 31, 2016. The application was determined to be complete and classified as requiring Staff review on September 5, 2016. Staff visited the site on September 13, 2016 and emailed the applicant staff's observations on September 16, 2016.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville 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

The house in question has large full width dormer-style second floor details, and this house matches its next door neighbor, forming the symmetrical north view of the Court.

Ouerbacker Court is a section of Old Louisville built after 1910, and comprised of a variety of craftsman-style structures, some two story, some one and a half story, some all brick, some brick and frame, one or two stucco homes, and some brick with tile shingle accents on dormers.

Background

The side porch was previously approved for enclosing, with new wood or Masonite lap siding installed.

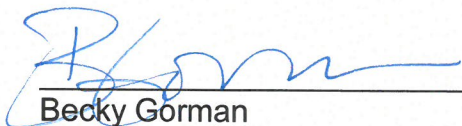
In 2006, case #C-06-129-OL approved after the fact window replacement for the 2nd floor and use of wood lap siding having a four inch reveal for the dormer second floors of this house, noting corner boards and window trim shall be included and also finished in painted wood. It also noted that the masonry portions of the house should be repainted in an approved masonry color.

CONCLUSIONS

Staff conducted a site visit to evaluate the windows, from the exterior only. See the attached Window Condition Checklist. Staff identified a missing pane of glass, some broken panes of glass and windows that do not appear to be working properly. Routine maintenance such as reglazing, paint removal and repair or replacement of broken parts, would enable the windows to function properly. The proposed window replacement does not meet the Window Design Guidelines.

DECISION

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is denied.



Becky Gorman
Historic Preservation Specialist

10/6/16
Date

Attached Documents / Information

1. Staff guideline checklist
2. email
3. Window condition checklist

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.	-	Windows are not severely Deteriorated and therefore Replacement does not meet the guidelines.
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.	NA	

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	NA	
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.	NA	
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.	NA	
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.	NA	
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NA	
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.	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.	NA	

From: Gorman, Becky
Sent: Friday, September 16, 2016 11:29 AM
To: 'Erica Kibbe'
Cc: Keesaer, Robert W
Subject: RE: window site visit

Erica,

As per our conversation, when we receive a window replacement application we conduct a site visit to evaluate the windows. We have a Window Condition Checklist which I attached to the previous email, as well as, our Window Design Guidelines. I used the Window Condition Checklist to evaluate the windows that you propose to replace. Your windows have a classification of 1-2 according to our checklist. They need some stabilization and routine maintenance. They do not meet the criteria for replacement.

You have a neighbor on Ouerbacker Court that is currently using Cutting Edge Construction Services to restore historic windows. You may want to contact that neighbor and contractor to have your windows evaluated for repair. I have also attached a wood window tip sheet and our window repair contact list.

If you would like to further discuss your application, we can set up a meeting or meet with you on site. I have included Bob Keesaer, Planning and Design supervisor, on this email as well.

Best regards,
Becky

Becky Proctor Gorman
Historic Preservation Specialist



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