



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Limerick Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *JE*
From: Savannah Darr, Planning & Design Coordinator
Date: June 8, 2018

Case No: 18COA1115
Classification: Committee Review

GENERAL INFORMATION

Property Address: 608, 610, 612, 614, 616 W. Breckinridge Street

Applicant: David Greenberg & Cameron Durbin
Select Homes, LLC
143 W. Market Street
Louisville, KY 40202
502-303-8273
502-500-1702
cameron@selectky.com
david@selectky.com

Owner: OL1, LLC
105 Daum Road
Manalapan, NJ 07726

Contractor: Select Homes, LLC

Estimated Project Cost: \$8,534.04

Description of proposed exterior alteration:

The applicant seeks approval to replace all of the historic wood double hung windows with new 2/2 double hung vinyl windows made by Alside. This replacement will occur on all elevations. The applicant proposes to replace the casement windows on the side elevations with new vinyl sliding windows made by Alside. The applicant proposes to replace all rear door transom windows with new vinyl transom windows. Lastly, the applicant proposes to replace all of the rear limestone and concrete window sills with new brick window sills.

Communications with Applicant, Completion of Application

The application was received on May 25, 2018 and considered complete and requiring committee level review on May 29, 2018. Staff issued a stop work order on the property on April 11, 2018. Some of the windows had been replaced prior to the stop work order being issued.

The case is scheduled to be heard by the Limerick Architectural Review Committee (ARC) on June 13, 2018 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. Breckinridge Street, midblock between S. 6th and S. 7th Streets. It is zoned TNZD within the Traditional Neighborhood Form District. The site contains the two-and-a-half-story masonry series of row houses and is surrounded by other masonry houses of varying architectural styles.

In 2018, staff issued a COA (18COA1116) for new concrete patios on the rear with steps and handrails; a new 4' to 5' aluminum fence in the rear yard; replacement of non-historic rear entry doors; removal of the remaining clay chimney pots; replacement of deteriorated limestone window sills with new limestone to match; and reconstruction of second story, rear egress stairs. In 1997, staff issued a COA (S-93-41-Li) for the replacement of wood shake singles on the rear elevation with asphalt shingle. In 1982, Hughes Associates Architects conducted a massive repair project on the building. While most of the work was general maintenance a COA was issued (S-82-27-Li) for the removal of the northernmost windows on the rear elevation to accommodate bathrooms as well as replacement of the slate and asphalt shingle roof with new asphalt shingle roofing.

Conclusions

Sides and rear elevation windows: The proposed sides and rear elevation window replacement generally meets the Limerick Design Guidelines for **Window**. Even though most of the replacement occurred before the window conditions could be assessed, the replacement windows mimic the historic 2/2 double hung windows and fit the historic window openings. However, there is one replacement window on the east elevation of the rear that staff recommends replacement. It appears that one 2/2 double hung vinyl window was turned on its side and installed as a sliding window (**Figure 1**). This is not appropriate as it

does not meet the design guidelines with its horizontal muntins. The window should be replaced with a new sliding window with no muntins. Some of the rear window concrete and/or limestone sills had been replaced with brick window sills. Staff recommends that the remaining concrete and/or limestone sills on the rear elevation be preserved. They should not be replaced with brick sills as this is not an appropriate sill treatment on a historic structure.

The sliding windows on the side elevation are an acceptable replacement for the historic casement windows despite their difference in function. The central, vertical divider is present in both the historic casement windows and the vinyl sliding windows, which is more important than the function. The proposed transom window replacement on the rear elevation is an improvement as many of the transoms are either missing or boarded over. Based on the existing transom windows, it appears that they had a central, vertical muntin making them two-lite windows. However, the one new transom is a one-lite transom that does not match (**Figure 2**). Staff recommends approval as long as all replacement transom windows, including the one already installed, have a central, vertical muntin to replicate two-lites.

Front façade windows: See **Figure 3** for a key of the windows discussed below. The windows that were replaced prior to the stop work order include numbers 1, 2, 3, 4, 9, 10, 11, 12, 15, and 16. The proposed front façade window replacement does not meet the Limerick Design Guidelines for **Window**. The historic windows on the front façade were a mix of rectangular and arched double hung windows. All of the windows were 1/1 meaning they had no muntins. Historically, solid sheets of glass for 1/1 windows were more expensive than the smaller panes for multi-pane windows, which is why 1/1 windows were located on the front façade and multi-pane windows were located on the side and rear elevations. The replacement windows on the front façade are all 2/2 double hung vinyl windows, which do not match the historic windows or meet Guideline W2 or W6. The replacement windows are somewhat tinted and reflective, which does not meet Guideline W10. The second story replacement windows over 608 W. Breckinridge Street (Windows 1 and 2) do not fit the arched window openings creating large gaps (**Figure 4**). Furthermore, the wood that filled the segmented arched windows over 612 W. Breckinridge Street (Windows 9, 10, and 11) allowed a rectangular window to fit under an arched opening, but that wood was removed and a vinyl window was inserted that does not fit (**Figure 5** and **Figure 6**). These fit issues do not meet Guideline W4.

The condition of the historic windows that have already been replaced is unknown. The remaining historic windows on the front façade do not appear to be “severely deteriorated” as Guideline W1 stipulates for replacement of historic windows. Almost all of the windows appear to have had storm windows, which has protected them. However, there is a degree of necessary maintenance and the historic windows need to be repaired. Two of the second story windows over 610 W. Breckinridge Street (Windows 5 and 6) had been replaced, without a COA, in the early 2000s with new 1/1 double hung vinyl windows (**Figure 7**). Per the Window Design Guidelines, if any of the windows had been evaluated by staff to meet Guideline W1, an appropriate replacement window would be wood.

As previously stated, the replacement windows are vinyl, thus they do not meet Guidelines W1 or W6. Because the proposed front façade replacement windows do not meet a majority of the applicable Window Design Guidelines, staff recommends denial of this proposal. If the applicant changes the window material and appearance to fit the Design Guidelines, this application could be potentially approved with conditions.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness for sides and rear elevation window replacement be **approved with the following conditions**:

1. All replacement windows shall fit the historic window openings by matching the shape and size of the historic windows.
2. The replacement transom windows shall match the size and shape of the historic transom windows and have one central, vertical muntin making them two-lite windows.
3. The already installed replacement transom window shall be replaced to meet condition 2.
4. The 2/2 double hung vinyl window that was turned on its side and installed as a sliding window (east elevation) shall be replaced with a new sliding window with no muntins.
5. The remaining concrete and/or limestone sills on the rear elevation shall be preserved. They shall not be replaced with brick sills.
6. If the design or materials change, the applicant shall contact staff for review and approval.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness for front façade window replacement be **denied**.

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.

6/8/18

Date



Savannah Darr
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
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.	+/- -	Sides and rear elevation windows: Even though most of the sides and rear elevation replacement occurred before the window conditions could be assessed, the replacement vinyl windows mimic the historic 2/2 double hung windows and fit the historic window openings. Front façade windows: Some of the front façade window replacement occurred before the window conditions could be assessed. The replacement windows on the front façade are 2/2 double hung vinyl windows. They do not match the historic windows.
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.	+ -	Sides and rear elevation windows: The replacement windows on the sides and rear elevation generally meet this guideline. Front façade windows: The replacement windows on the front façade are 2/2 double hung vinyl windows. They do not match the muntin pattern of the historic windows, the trim profiles, or shape and size of the historic 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	+ -	Sides and rear elevation windows: The replacement windows on the sides and rear elevation generally meet this guideline. Front façade windows: The replacement windows on the front façade do not fit many of the historic window openings.
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.	-	See conclusions
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.	+/- +	Sides and rear elevation windows: The replacement windows on the sides and rear elevation generally meet this guideline. Casement windows were replaced with sliding windows (see conclusions). Front façade windows: The replacement windows on the front façade are double hung windows like the historic 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	The historic, front façade windows are not multi-pane windows
W9	Do not apply reflective or insulating film to window glass.	NA	There is no reflective film on the new front façade windows; it is how the glass is made.
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	-	The new replacement windows on the front façade are somewhat tinted and reflective.
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.	+	The rear transom windows will be replaced with new vinyl transom windows (see conclusions).
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.	+/-	Some of the rear window concrete and/or limestone sills had been replaced with brick window sills. Staff recommends that the remaining concrete and/or limestone sills on the rear elevation be preserved. They should not be replaced with brick sills as this is not an appropriate sill treatment on a historic structure.
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	Window openings on the front façade were not modified. The windows do not fit the openings.
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.	+/-	Some of the windows were photographed prior to replacement and some where not



Figure 1. The 2/2 double hung vinyl window that was turned on its side and installed as a sliding window.

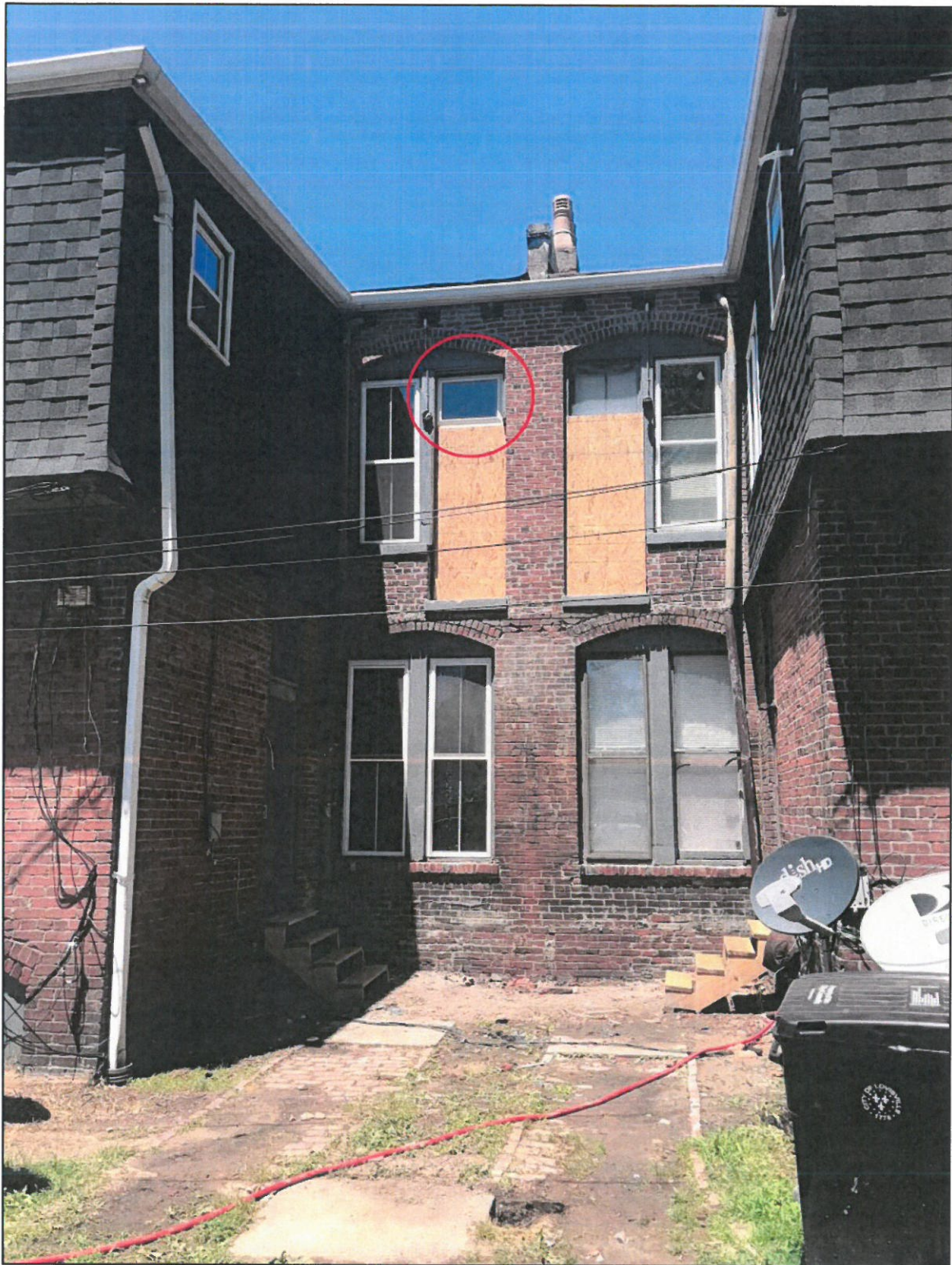


Figure 2. The new transom that is a one-lite transom.



Figure 3. Window Key—2017 Google Photo showing the different addresses on the row house building and numbering the different windows.



Figure 4. The new 2/2 double hung vinyl windows over 608 W. Breckinridge Street.

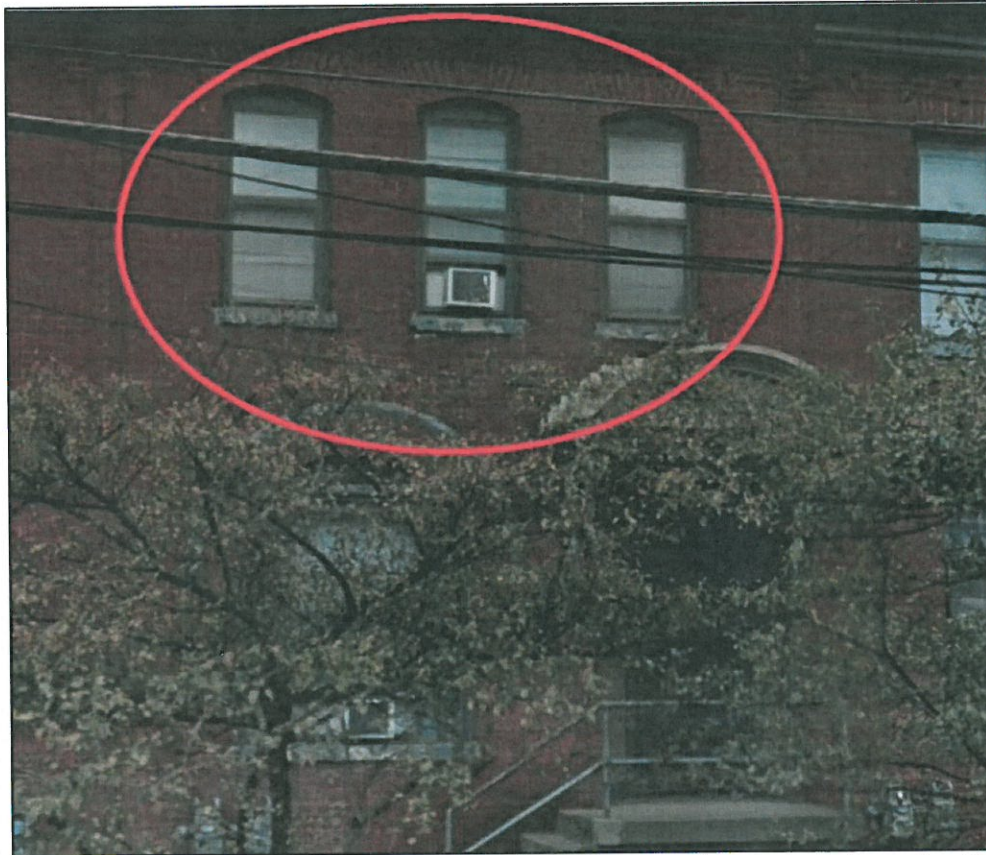


Figure 5. 2017 Google Photo showing the previous wood under the segmented arch over 612 W. Breckinridge Street.



Figure 6. The new 2/2 double hung vinyl windows over 612 W. Breckinridge Street.

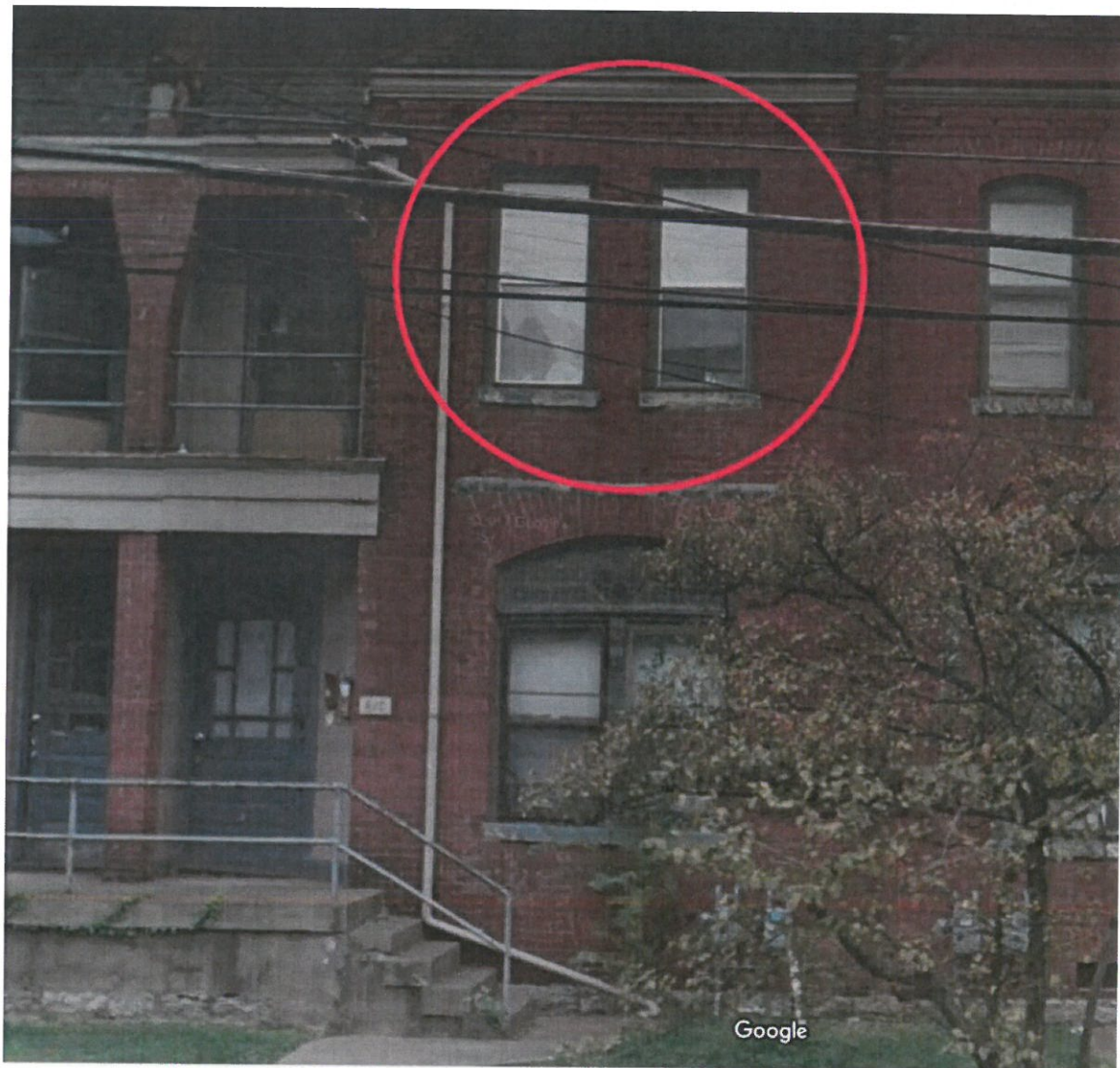


Figure 7. 2017 Google Photo showing the pre-existing 1/1 double hung vinyl windows over 610 W. Breckinridge Street.