



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Individual Landmarks Architectural Review Committee
From: Savannah Darr, Historic Preservation Officer
Date: February 24, 2023

Case No: 22-COA-0312
Classification: Committee Review

GENERAL INFORMATION

Property Addresses: 3112 Scenic Loop

Applicant: Jason Canuel
Parks & Recreation Department
P.O. Box 37280
Louisville, KY 40233
502-574-6086
jason.canuel@louisvilleky.gov

Owner: Louisville-Jefferson County Metro Government
Parks & Recreation Department
P.O. Box 37280
Louisville, KY 40233
502-574-6086

Estimated Project Cost: \$100,000

Description of proposed exterior alteration:

The applicant requests approval to demolish the Hogan's Fountain Pavilion Individual Landmark, which is commonly known as the Teepee. Per the application and attached documentation from structural engineers, the wood beams of the pavilion were found to be severely deteriorated and repairing the structure was not recommended.

Communications with Applicant, Completion of Application

The application was received on December 20, 2022. It was considered complete and requiring Committee level review on December 27, 2022. Staff met with the applicant on site prior to receiving the submitted application.

The case is scheduled to be heard by the Individual Landmarks Architectural Review Committee (ARC) on Wednesday, March 1, 2023 at 5:30PM, in the Old Jail Auditorium (514 W. Liberty Street).

FINDINGS

Guidelines

The following design review guidelines, approved for Individual Landmarks, are applicable to the proposed project: **Demolition**. The report of the 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 Hogan's Fountain Pavilion (aka the Teepee) is located in the central portion (Bonnycastle Hill) of Cherokee Park off Scenic Loop. It is located across the street from Hogan's Fountain and adjacent to a small playground and restroom facility.

In 1964, a new shelter was commissioned to replace a 70-year-old original facility that had fallen into disrepair. The new shelter was designed by local architect Edward Jacob Schickli, Jr., a graduate of MIT and partner of the design firm, Tafel & Schickli (1961-1994). Schickli's design motif was derived from the idea that the pavilion should reflect the culture of the Native Americans for which the park was named, thus an iconic (wigwam) teepee design was chosen. In selecting the shelter's materials, Mr. Schickli stated that his intent was to "use a modern way with traditional forms and materials." The laminated wood arches of the structure of the Hogan's Fountain Pavilion allowed the shelter to have the curved sculptural appearance which would not have been used historically in a teepee design. While this design could have been accomplished with steel, E.J. Schickli, Jr. stated that he purposely selected natural building elements instead of modern materials to create the shelter structure.

Constructed in 1965, the Hogan's Fountain Pavilion has a character-defining steep sloping roof echoing a teepee form. This semi-conical-shaped shelter structure has eight sides and is approximately 62' high at the top of its laminated arch, with a 60' wide covered roof area and a 96' wide concrete foundation. The superstructure of the roof is comprised of eight curved laminated wood arches anchored to and extending up from the 8 concrete piers structure to a single steel compression ring. The arches are anchored to steel saddles which are anchored into the concrete piers that have a stone veneer. The original construction drawings refer to these elements as buttresses. The laminated wood beams originally carried the gutters and the top face coated with copper. The previously exposed lower portion of these arches degraded and were repaired and reinforced with bent structural steel plates.

Due to serious structural deterioration, in the spring of 1979, the first two of the eight laminated beams were repaired and encased in steel support sheaths to correct hazardous conditions. By 1983, the pavilion underwent additional structural

renovation to shore up the exposed rotting areas of the laminated wood structure that connects to the stone and concrete buttresses. The remaining 6 beams rated fair, poor, to extremely poor condition with 50% rot through and carpenter ant activity noted. Structural degradation, deterioration, rotting and insect infestation was most likely the result of not using exterior treated laminated wood. The 1983 work essentially installed a large steel sleeve over four more of the wood beams in the section between the buttress and the roof fascia to prevent failure. The last two beams were finally encased by 1989. The structure remained mostly the same. The roof was repaired with new shingles in 2013.

The Landmarks Commission designated the pavilion as an Individual Landmark in 2012.

Conclusions

Like many structures in the park, the Hogan's Fountain Pavilion was purpose built. Unlike other structures though, this one was originally constructed with wood that was not exterior treated, which is likely why there was severe rot within 14 years of its construction. From 1979 to 1989 the structure was repaired with steel support sheaths that were installed around the wood beams to add structural support. However, these sheaths caused serious water infiltration, and the wood inside of them is now completely rotted. The information submitted by structural engineers shows this deterioration.

In order to repair the structure without complete reassembly, the entire roof assembly would need to be supported as a new structural system was reconstructed. It is not clear at this time how that would be accomplished. It is also not clear if this reconstruction would negatively impact the historic integrity of the structure as it could require a change in materials to ensure that the rot does not continue to occur.

The Demolition Design Guidelines state, "Unless the City (Metro Louisville Government) has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark unless:

- 1) The demolition will not adversely affect the landmark's distinctive characteristics taken as a whole, retained over time."
- 2) "The demolition will not adversely affect the district's importance as a unified entity composed of interrelated resources united historically or aesthetically by plan or physical development."
- 3) "The proposed replacement structure and development will strengthen the viability of the district as a whole." (See attached Economic Hardship Exemption and Guidelines for Demolition)

There is severe deterioration to the structure, likely due to its construction materials and treatment with the steel sheaths. These factors likely exacerbated the water infiltration, which then led to the general structural failure of the building. However,

the Louisville Metro Government has not determined that it poses an imminent threat to public safety. Nothing in this report would preclude the building official from issuing an emergency wrecking permit, if deemed necessary. It does need a lot of structural work to ensure that it does not become an imminent threat. As for historic integrity, the overall structure retains including location, design, setting, workmanship, feeling, and association as they associate with the architectural significance of the structure. The materials integrity aspect is impacted by the steel sheaths, but not enough to say that the structure has lost historic integrity.

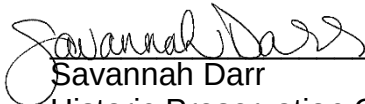
The design guidelines do not permit demolition of any Individual Landmark that is not posing an imminent threat to public safety. While this structure is deteriorating rapidly, at this time, it has not been determined that it is in immediate danger of collapsing or poses an imminent threat. The structure is surrounded by chain link fencing as a safety measure. In its current condition, it retains almost all aspects of historic integrity. For these reasons, staff must recommend denial of the demolition request.

RECOMMENDATION

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

However, should the ARC determine that the proposed demolition meets the design guidelines, then staff finds the following conditions:

1. **The existing structure shall not be demolished until construction permits for the proposed replacement structure are ready to be issued.**
2. **The applicant shall explore options to see if they can keep the upper roof portion of the structure to be reused elsewhere as it is not severely deteriorated.**
3. **The applicant shall install informational signage at the pavilion site that shows the history of the site and the former pavilion structures, preferably with photos or illustrations showcasing their unique designs.**


Savannah Darr
Historic Preservation Officer

2/24/2023
Date