Historic Landmarks and Preservation Districts Commission

Report to the Committee

To:	Brad and Jennifer Geier
Thru:	Savannah Darr, Historic Preservation Officer
From:	Iná Nakao, Historic Preservation Specialist
Date:	March 10, 2023

Case No: 23-COA-0011
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1229 Bassett Avenue

Applicant: Brad and Jennifer Geier
1229 Bassett Avenue
Louisville, Kentucky 40204
(502)741-5375
jennifer.geier@geappliances.com

Owner: same as applicant

Estimated Project Cost: $90,000.00

Description of proposed exterior alteration:
The applicant requests approval to demolish an existing two-story carriage house located in the rear yard. The building has a single car garage on the ground floor and an apartment on the second floor. The structure has a mix of wood windows and vinyl windows as well as aluminum lap siding. The applicant has submitted documentation from a structural engineer, which recommended demolition.

The applicant also requests approval to build a new two-story carriage house. It will be a 24 ft x 24 ft structure with a two-car garage on the ground floor and a studio apartment on the second floor. The asphalt shingled hipped roof will be lower than the existing house roof and will have 18" overhanging eaves. The fiber cement siding, as well as the frieze board will match the existing primary house in dimension, texture and color. On the north façade (alley), the second floor will have two one-over-one vinyl windows and will cantilever 3 ft over the two single-car garage doors. The west façade (yard) will have two one-over-one vinyl windows on the second floor as well as a door and a one-over-one window on the first floor. The wood stairs and door to the second floor will be located on the south facade. The east façade will only have siding with no openings.

Communications with Applicant, Completion of Application
The application was received on January 26, 2023 and considered completed and requiring require committee level review on February 3, 2023. The case is scheduled to be heard by the Cherokee Triangle Architectural Committee Review (ARC) on March 15, 2023.

Other Planning and Design Services Staff reviewed the plans and found that the applicant will need to seek a variance for the private yard and a rear setback, as well as an Accessory Dwelling Unit permit. Staff determined the proposed plans meet all other LDC requirements. The applicant will also request approval to rebuild the yard deck and replace the rear fencing in a separate COA application, which should be a Staff level review.

FINDINGS

Guidelines
The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **Demolition, Garage,** and **New Construction–Residential**. 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 zoned R-5 within the Traditional Neighborhood Form District. It is located on the east side of Bassett Avenue, two lots north of Ransdell Avenue. There is an alley that runs directly on the north side of the property. The main house is a 1 ½ -story frame, Bungalow style, single-family residence surrounded by other 2 to 3 story structures. In the rear yard, there is the two-story carriage house. A two-story structure of the same relative size and location is shown on the 1928 Sanborn Fire Insurance Map (**Figure 1**).

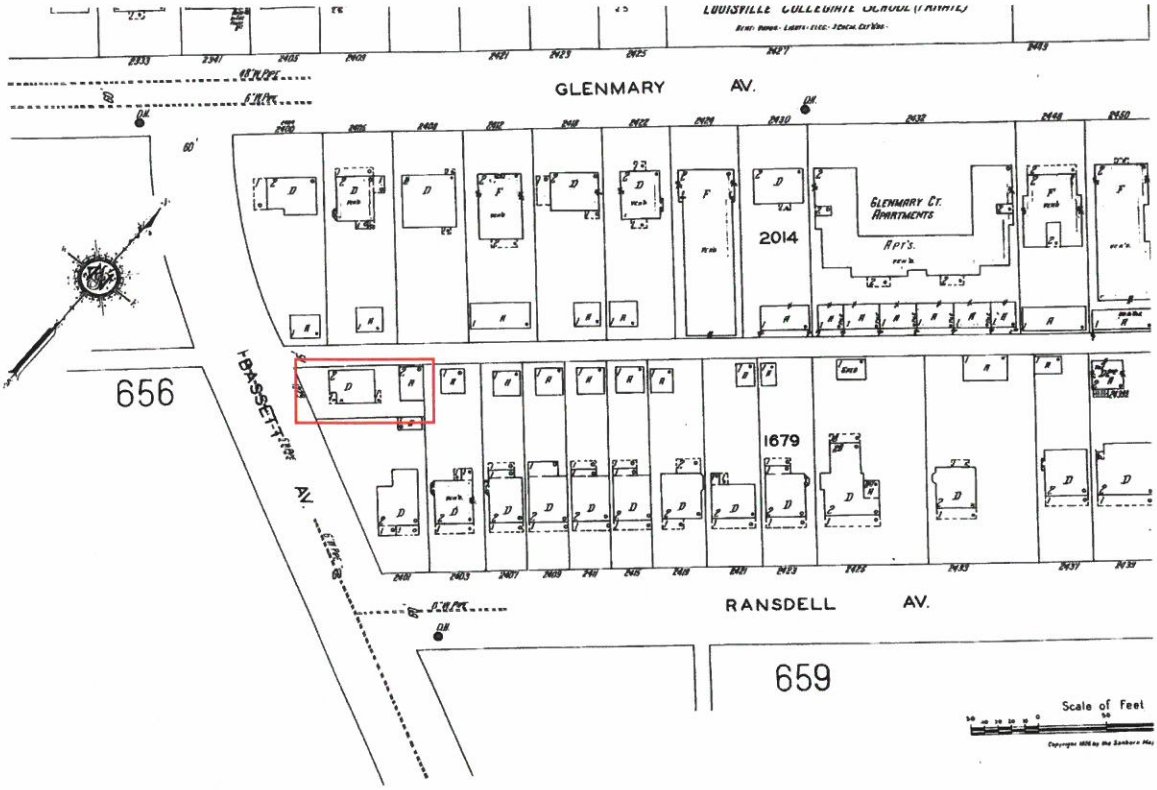

Figure 1. 1928 Sanborn Fire Insurance Map (Vol. 6, Sheet 657), showing the location of 1229 Bassett Ave.

Conclusions

The proposed project somewhat meets the Cherokee Triangle Preservation District design guidelines for **Demolition.** A two-story structure of the same relative size and location is shown on the 1928 Sanborn Fire Insurance Map. However, the building has been heavily altered over time and is not structurally sound. The building is leaning several inches towards the alley, and the floor on the second-story is sloping in the direction of the building lean. The original windows and doors have been replaced, a bay window has been added to the rear of the building. A two-story addition was built on the south side façade and the leaning of its wall is evident. The building is severely deteriorated, with damages dated prior to the acquisition by the current owners. Parts of the roof are missing, thus there is water damage and mold is permeating the structure. All other garages along this portion of the alley appear to date to the mid-century or newer, so the historic context of the alley has been heavily altered. The applicant has submitted attached documentation of a structural engineer recommending the demolition.

These unsympathetic changes to the structure have adversely impacted the historic integrity of the building. Thus, staff has determined that the building is noncontributing to the National Register-listed Cherokee Triangle Historic District and the locally designated Cherokee Triangle Preservation District.

The proposed project generally meets the applicable Cherokee Triangle Preservation District design guidelines for **New Construction – Residential** and **Garage**. The scale, massing, materials, and roof forms make the building

subordinate to the primary structure and the general appearance echoes the existing structure that it is replacing. It fully meets all applicable guidelines other than **NC1** and **NC22**, which are partially met. For **NC1,** variances for the rear yard setback and private yard are being sought through the Board of Zoning Appeals to meet compliance. **NC22** requests that the space between new construction and existing structures should fall within 20 percent of the average spacing for the block average space. However, the property is located on the corner with the alley, making it unique and not comparable with the average space of other lots. The proposed project will be wider to accommodate a two-car garage, thus the space between the new construction and existing structure will be reduced. Two single-car doors with horizontal panels are proposed for the project, which is consistent with the scale of the building. The nearby garage buildings along the alley have two single-car doors or double doors, so it maintains the existing context of the doors along the alley.

The proposed project meets most of the applicable guidelines; is similar to the existing structure that it is replacing in form, scale, and material; and is subordinate to and complements the primary structure. The noncontributing status coupled with the clear structural issues, also lead staff to recommend approval of this proposal.

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 existing carriage house shall not be demolished until construction permits for the proposed new carriage house are issued.**
2. **The existing carriage house shall not be demolished in a manner that will threaten the structural integrity of any existing historic structure.**
3. **Complete construction drawings shall be submitted to staff for review and approval prior to submittal for required permits.**
4. **If historic limestone curbing is uncovered during construction, it shall be retained.**
5. **All grade level concrete shall be of historic concrete mix.**
6. **New masonry foundation shall match the foundation of the primary building.**
7. **Windows shall not have reflective or insulating film or smoked, tinted, or reflective glass.**
8. **Exterior lighting shall be directed down and away from neighboring properties.**
9. **New gutters shall be half-round or ogee.**
10. **Mechanical systems shall be integrated into new construction in such a way that rooftops remain uncluttered.**
11. **Provisions shall be made for screening and storing trash receptacles.**
12. **Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.**
13. **If the design or materials change, the applicant shall contact staff for review and approval.**
14. **All other required permits and approvals shall be obtained prior to construction.**

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, their 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.

Ina Nakao
Historic Preservation Specialist

03.10.23
Date

DEMOLITION

Design Guideline Checklist
From Economic Hardship Exemption

+	Meets Guidelines
-	Does Not Meet Guidelines
+/-	Meets Guidelines with Conditions as Noted
NA	Not Applicable
NSI	Not Sufficient Information

Introduction
Unless the city 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.

Demolition by Neglect
The deteriorated condition of a historic building attributable to the owner's failure to provide proper maintenance over an extended period of time will not be considered a mitigating circumstance in evaluations of economic hardship. Hardship that is attributable to a building's being allowed to deteriorate will be considered self-imposed; restoration costs incurred to remediate such neglect will not be considered.

	Guideline	Finding	Comment
DE1	Do not demolish existing non-contributing buildings and additions in a manner that will threaten the integrity of existing contributing structures.	+/-	See conditions of approval
DE2	Do take steps to assure the integrity of a wall exposed to the elements by the removal of a non-historic addition.	NA	
DE3	Do remove non-historic interior finishes such as plaster, drywall, or paneling that may be exposed as a result of the removal of non-historic additions.	NA	
DE4	Do infill non-historic openings in historic walls, exposed as a result of the removal of the non-historic finishes.	NA	
DE5	Do landscape areas that are left vacant as the result of removals of non-contributing buildings and additions. Topography should be made consistent with that of adjacent properties. The slope and grades of land left vacant after demolition should continue and be consistent with those features on adjacent properties.	NA	
DE6	Do take measures to reestablish the street wall after demolition through the use of low fences, walls, and/or vegetation.	+	A new carriage house is proposed for this location.

NEW CONSTRUCTION

RESIDENTIAL DESIGN GUIDELINES

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions as Noted		

	Guideline	Finding	Comment
NC1	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+/-	The applicant will seek the required variances and permits.
NC2	Do not demolish contributing structures in a historic district to make way for new or large-scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.	+	Carriage house to be demolished is noncontributing.
NC3	Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	+	Design is similar to existing structure that it is replacing.
NC4	Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.	+	Similar scale of existing structure that it is replacing.
NC5	Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.	+	Meets guideline.
NC6	Do not use materials in new construction that are visually incompatible with surrounding historic buildings within the district. Materials to be avoided include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, chain-link fencing, exterior carpeting, jalousie windows, glass block, picture windows, unpainted wood, and asphalt siding.	NA	
NC7	Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.	+	
NC8	Design new construction in such a way that it does not disrupt important public views and vistas.	+	
NC9	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	Design is similar to existing structure that it is replacing.
NC10	Design infill construction that reinforces the spatial organization established by surrounding buildings. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly-designed facades.	NA	
NC11	Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, columns, and storefronts are other important character-defining facade elements.	NA	

NC12	Design new construction so that the building mass has a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solids (walls) to voids (window and door openings). Historic window proportions are generally two-and-one-half (height) by one (width).	+	
NC13	Develop designs for new construction using windows that are sympathetic to the window patterns of surrounding buildings. Use of comparable frame dimensions, proportions, and muntin configurations is encouraged.	+	1/1, double-hung which matches the primary structure and are common in the district.
NC14	Develop designs for new construction using front doors that are sympathetic to the door patterns of surrounding buildings. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	NA	
NC15	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	+	Alley facing garage doors.
NC16	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	NA	
NC17	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
NC18	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
NC19	Locate handicapped access ramps on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible.	NA	
NC20	Design infill construction so that it is compatible with the average height and width of surrounding buildings.	NA	
NC21	Design new construction to have a floor-to-floor height that is within 10 percent of adjacent historic construction where the floor-to-floor height is relatively consistent, and a character-defining feature.	+	
NC22	Maintain the historic rhythm of the streetscape. The space between new construction and existing structures should fall within 20 percent of the average spacing for the block.	-	See conclusions.
NC23	Maintain historic setback patterns. In order to maintain the continuity of the streetscape, setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+	Maintains alley block face
NC24	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	Simple hipped roof matches existing structure; slightly lower slope to reduce height and emphasis secondary nature
NC25	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominant form is flat, built-up roofs are preferred. Where the predominant form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	+	Lower pitched roofs are common along the alley; hipped roofs are present and match the existing structure.
NC26	Design new construction so that the orientation of the main roof form is parallel with the majority of other roofs on the street, where roof forms are relatively consistent and a character-defining feature.	+	

NC27	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	NA	
NC28	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	NSI	See conditions of approval
NC29	Make provisions for screening and storing trash receptacles when designing new construction.	NSI	See conditions of approval
NC30	Use an exterior sheathing that is similar to those of other surrounding historic buildings. While use of wood siding is preferred, vinyl siding may be used for new construction, but only in areas where the predominate historic construction material is wood.	+	Vinyl siding will be used to match the primary structure.
NC31	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction. Red brick is the most common masonry material found throughout the city's historic districts.	NA	
NC32	Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features.	NA	
NC33	Do not use modern "antiqued" brick in new construction.	NA	
NC34	Design new construction to have a raised masonry foundation, which is compatible in proportion and height with surrounding buildings. Foundation materials may be of a warm-toned poured concrete, split-face concrete block, or stuccoed concrete block that has a uniform, textured appearance.	+/-	See conditions of approval
NC35	Incorporate front porches on blocks where they are character-defining features. Design of new porches should be compatible with the form, scale, and detailing of surrounding buildings. On blocks where porch columns are prevalent, new columns should always consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	NA	
NC36	Design porches on newly-constructed buildings so that the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the facade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	NA	
NC37	Design new garages or other secondary structures so that they complement the scale, roof form, setback, and materials of adjacent secondary structures.	+	
NC38	Site new garages adjacent to alleys where present. Review the garage prototype insert that identifies styles appropriate to preservation districts when planning a garage construction project.	+	
NC39	Where no alleys exist, garages should be sited at the rear of the property behind the main house. Garage doors should not face the street, and access should be along the side yard. Landscape screening along the driveway is encouraged.	NA	
NC40	Use of smaller, single garage doors rather than expansive double or triple doors is preferred.	+	Two single doors are proposed.
NC41	Orient the roofline of a new garage so that it is parallel with the main house or follow the predominant pattern of existing secondary structures where such a pattern exists.	+	
NC42	Roof pitch should be no less than one in six. Where the roof form of the main house is character-defining, owners are encouraged to echo the form of the main house.	+	Most roofs along alley are lower pitch; hipped roof matches the existing structure.

NC43	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+	Alley access.
NC44	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	+/-	See conditions of approval

GARAGE

Design Guideline Checklist

+ Meets Guidelines

- Does Not Meet Guidelines

+/- Meets Guidelines with Conditions as Noted

NA Not Applicable

NSI Not Sufficient Information

Design Element	Building Feature		Approved	Comments
Location		+	Rear-yard location	
		+	Align with adjacent secondary structures	
		+	Use to define and enclose rear yard	
		+	Minimize paving	
Materials	Walls	+/-	Horizontal wood siding (3" or 4" exposure)	Fiber cement siding is proposed
		NA	Board and batten siding	
		NA	Brick	
		NA	Stucco over frame or concrete block	
		NA	Cast stone, molded concrete block	
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		NA	No painted concrete block.	
		NA	No un-painted concrete block.	
		NA	No T-111 plywood.	
	Roof	+	Asphalt, fiberglass, wood, vinyl, or slate shingles.	Asphalt shingles
		NA	Metal roofing	
		+/-	Half-round or Ogee gutters	See conditions of approval
		NA	Approved Gable-end element	
		NA	No membrane roofing on sloped roofs.	
Building Forms	Main Block	+	Simple, rectangular, prismatic volumes	
		NA	Ell-shaped buildings	
		NA	Slightly-projecting bays	
		+	Cantilevered, second floors	Second floor is cantilevered on alley side
		NA	No overly-elaborate volumes	
	Roof	NA	Simple gable roofs (6-in-12 minimum slope)	
		+	Hipped, shed, and flat roofs with parapets	
		NA	Intersecting gables	
		+	Overhanging eaves	18" eaves
		+/-	Half-round or Ogee gutters	See conditions of approval

		NA	No low-pitched gable roofs (less than 6-in-12 slope)	
		+	No flush eaves	
		+	No roofs without gutters	
Openings	Garage	+	Single-car openings	
	Doors	+	Surface area of door broken up by articulated panels or stiles and rails to reduce scale	
		+	No double and triple doors	
		+	No flush garage doors (they accentuate the large size of the openings)	
	Windows	+	Use window openings to break up wall surface	
		NA	Security grills installed on the inside face of the windows	