



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To:	Old Louisville Architectural Review Committee
Thru:	Cynthia Elmore, Historic Preservation Officer <i>CE</i>
From:	Becky Gorman, Historic Preservation Specialist
Date:	November 27, 2018

Case No: 18COA1272
Classification: Committee Review

GENERAL INFORMATION

Property Address: 627 Floral Terrace

Applicant: Anne Del Prince, Architect
640 Country Club Rd.
Louisville, KY 40206
502-893-6026
adelprince@att.net

Owner: Penny and Jed Johnson
627 Floral Terrace
Louisville, KY 40208
502.777.6132
pennyjed@gmail.com

Estimated Project Cost: 20,000.00 +/-

Description of proposed exterior alteration:

The applicant requests approval to raise the roof ridge up, approximately 2' in order to add a rear addition to allow for the attic area to be increased. The new attic addition will have a shallow shed roof with membrane roofing, and Hardie lap-siding that will match the exposure of the existing siding. Three 1-over-1 double-hung windows are proposed on the rear elevation of the addition.

Communications with Applicant, Completion of Application

The application was received on October 25, 2018. The application was considered complete and classified as requiring Committee Review on October 29, 2018.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on December 5, 2018 at 5:30 pm, at Metro Development Center, 444 S. 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District are applicable to the proposed exterior alterations: **Addition and Roofing**. 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 house at 627 Floral Terrace is wood frame side-gabled 2-story structure located on the north side of the walking court, 4 lots east of S. 7th Street and is zoned TNZD within a Traditional Neighborhood Form District. It is sited on the front half of the property facing Floral Terrace with an alley at the rear of the property. Floral Terrace is a walking court with the houses in close proximity to each other. It is bounded by South 7th Street to the west and South 6th Street to the east with alleys located behind the houses. Previous COA for the property include: S-93-15-OL for the removal of windows on the west wall and new windows to be installed, and on the rear elevation, first level, the removal of a door and paired windows and new French doors and casement windows topped with a transom, S-06-73-OL for a the reconstruction of shed roofed, screened in porch addition, and S-07-9012-OL to replace wood siding with fiber-cement lap siding.

Conclusions

The proposed addition generally meets the guidelines but conflicts with design guideline **A3** and **A5**. Addition design guideline **A3**, states, "... additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features." The addition is proposed on the rear elevation which meets the guideline but the new addition would eliminate the side gable roof which is a character defining feature. The proposal conflicts with design guideline **A5** which states, "Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them." Although the new addition will not be very visible from the walking court, it will eliminate the rear shed roof portion of the side gable roof form. Since the top of the front shed roof is not that visible from the walking court, the extended roof will have less of a visual impact. Staff recommends that the sides of the addition come in slightly from the side walls of the structure and that the side gable roof is maintained.

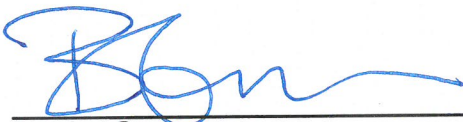
The proposal generally meets the applicable Roofing design guidelines. However, it does conflict with guideline **R8** which states, "New roof designs for additions or new construction should be compatible in size, scale, material, and color with the historic building and district." The proposed upward extension of

the front shed roof portion of the side gable changes the scale of the existing roof and the addition eliminates the rear shed portion of the side gable. The top of the roof is not very visible from the walking court but the side of the roof and structure are visible.

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 new addition take the form of a rear dormer, and the side walls of the addition are moved in from the existing side walls and the side gable roof form is preserved.
2. Make sure that any new roof-top additions do not compromise the structural integrity of the building.
3. All Planning & Design approvals and building permits shall be obtained prior to construction.
4. If the design changes, the applicant shall contact staff for review and approval.



Becky Gorman
Historic Preservation Specialist

11/30/18

Date

Attached Documents / Information

1. Staff Guideline Checklist
2. Staff photos

ADDITION

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
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+/-	The proposed addition is slightly over scaled due to the impact the proposed addition will have on the roof form.

A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+	
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	+/-	
A4	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+	
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	-	The new addition will not be very visible from the walking court, it will eliminate the rear shed roof portion of the side gable roof form.
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	NA	
A7	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	NA	
A8	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	+	
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	+	
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	+	
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
A12	Do not design additions to appear older than the original building.	+	
A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	+	
A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	NA	
A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	NA	

A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	NA	
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	NA	
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	NA	

ROOFING

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
R1	Use only replacement materials that closely match the original roofing material in color, texture, and profile. Possible substitute materials include asphalt shingles, dimensional shingles, or cement tiles.	NA	
R2	Use copper, lead-coated copper, terne-coated stainless steel, or terne metal when replacing a historic metal roof with in-kind materials. While copper roofs may be left unpainted, terne-metal roofs should be painted either muted red or green, traditional roof colors. Replacement with in-kind materials is recommended in order to preserve the visual appearance of the original.	NA	
R3	Make sure that the proportion of the seams and trim on replacement metal roofing matches that of the original. Commercial-grade architectural metal roofing systems should not be used on residential architecture, because the scale is inappropriate.	NA	
R4	Retain ridge and hip tiles on historic tile roofs. Field tiles may be replaced with a compatible substitute material, such as a dimensional shingle in a color approximating the original. Ridge and hip tiles, however, should be reinstalled to maintain the roof's historic profile. Reinstallation of sound roof tiles and slates on smaller, secondary roof forms (porches, bay windows, etc.) is encouraged wherever possible.	NA	
R5	Remove existing roofing material when replacing non-repairable or non-historic roofing. Removing these underlying layers will prolong the life of the roof and help restore the original profile of the roof edge.	NA	
R6	Do not apply asphalt shingles over wood shingles. This will trap moisture and cause deterioration of the roof structure.	NA	
R7	Base the reconstruction of any missing roof feature on historical, pictorial, and physical evidence. If such evidence is insufficient, the feature should be of a compatible new design rather than a falsely-historical or conjectural reconstruction.	NA	

R8	New roof designs for additions or new construction should be compatible in size, scale, material, and color with the historic building and district.	+/-	The proposed upward extension of the front shed roof portion of the side gable changes the scale of the existing roof and the addition eliminates the rear shed portion of the side gable.
R9	Use the form and detailing of severely deteriorated roof features, such as cupolas and dormers, or chimneys, to create appropriate replicas.	NA	
R10	Avoid having extensive areas of flashing visible. In some cases, portions of metal flashing may be covered by mortar or stucco.	NA	
R11	Do not destroy historic detail when installing replacement gutters. If synthetic materials are used, they should be painted to match the trim color.	NA	
R12	Half-round replacement gutters that are of a simple design and do not alter the character of the trim, or in limited cases ogee profile gutters, are preferred. Synthetic materials painted to match the trim color are acceptable.	NA	
R13	Do not use unpainted galvanized steel gutters or downspouts, which rust and stain adjacent materials. These gutters should be painted after a period of weathering. Vinyl gutters and downspouts should be avoided due to their short life expectancy.	NA	
R14	Leave historically-exposed rafter ends and eaves open and uncovered.	NA	
R15	Make sure that any new roof-top additions do not compromise the structural integrity of the building.	NSI	
R16	Install any new roof-top mechanical or service equipment in such a way that historic fabric is not damaged.		
R17	Do not attach antennae, satellite transmitters, skylights, vents, air conditioning units, decks, terraces, dormers, or solar panels that can be seen from a building's primary elevation. Skylights should be flush (not the "bubble" type) with curbs painted to match the color of the roof material. Consolidate antennae wherever possible.	NA	
R18	Do not introduce mechanical equipment or systems that may overload and compromise a historic building's existing structural system.	NA	
R19	Paint all roof vent assemblies to match the color of the roofing material.	NA	
R20	Do not install ridge vents on historic structures. They are non-historic approaches to attic ventilation.	NA	
R21	Replace historic roof details, such as decorative cresting and finials and metal ridge caps on slate roofs with in-kind materials or materials that are visually compatible.	NA	