



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Limerick Architectural Review Committee
Thru: Bob Keesaer, AIA, NCARB, Planning & Design Supervisor *BK*
From: Savannah Darr, Historic Preservation Specialist
Date: April 21, 2017

Case No: 17COA1090
Classification: Committee Review

GENERAL INFORMATION

Property Address: 965 S. 7th Street

Applicant: Carrie Fry
Vacant and Public Property Administration
Develop Louisville
444 S. 5th Street, Suite 500
Louisville, KY 40202
502-574-2879
carrie.fry@louisvilleky.gov

Owner: Carl and LaShonda Fletcher
304 Doe Run Road
Sellersburg, IN 47172

Estimated Project Cost: \$12,000+/-

Description of proposed exterior alteration:

The applicant requests approval to demolish the primary structure at 965 S. 7th Street due to its severe state of deterioration and the inability of the property owner to come into compliance. The Vacant and Public Property Administration (VPPA) handles demolition requests per Chapter 156.807 of the Property Maintenance Code. The property is also going through the foreclosure process, which takes approximately one year. The vacant property will then be sold at the Jefferson Circuit Court Commissioner's sale.

Communications with Applicant, Completion of Application

The application was received on April 13, 2017 and considered complete and requiring committee level review on April 17, 2017. Staff has been in consultation with the applicant and VPPA since the original demolition review was requested

on February 14, 2017. Staff conducted a site visit on February 23, 2017 to assess the integrity of the building with Bob Keesaer, Carrie Fry, and Building Inspector Allen Porter.

The case is scheduled to be heard by the Limerick Architectural Review Committee on April 26, 2017 at 5:30 pm, at 444 South Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Limerick Preservation District, are applicable to the proposed exterior alterations: **Demolition**. 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 TNZD zoned property in the Traditional Neighborhood Form District is located on the east side of S. 7th Street, one lot north of W. Kentucky Street. The two-story frame, residential building was constructed circa 1913 for Louis Franconia, who owned grocery next door. Franconia remained in the house until 1919 when it appeared to become a rental as it had many different tenants over time. Some of those tenants include Nelson Brown, stockman for Prince Wells Co. (1924); Julia Brown, widow of W.K. Brown (1924); Robert W. Jones, switchman for L&N Railroad (1926); W.J. Lowman, policeman (1927); Eugene R. Culver, helper for L&N Railroad (1927); and Coy L. Borders, employee of Mengel Co. (1929). The 1979 designation photograph of the building shows wood lap siding, wood double hung windows, double front doors, and a standing seam metal roof (see attached). An undated, older PVA photograph shows the house similar to how it appears today except the roof now has asphalt shingles.

The current owners, Carl and LaShonda Fletcher, purchased the property in 2000. The structure has been vacant since 2004 and code enforcement has inspected it over 100 times in the last 17 years. The property has accumulated over \$56,000 in property maintenance fines and violations.

Conclusions

This is technically a case of demolition by neglect, which is defined in the Demolition Design Guidelines as "The deteriorated condition of a historic building attributable to the owner's failure to provide proper maintenance over an extended period of time." Cases of demolition by neglect are typically not approved by the ARC, and demolition by neglect is not a factor considered when an applicant applies for economic hardship to demolish a structure. However, the property owner is going into the foreclosure to be released of any liens and mortgages against the property.

The Demolition Design Guidelines state,

“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 individual landmark unless:

- 1) the demolition will not adversely affect the district's (or 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; and
- 3) the proposed replacement structure and development will strengthen the viability of the district as a whole.”

In its current condition, this building still contributes to the integrity of the Limerick Preservation District. The house was constructed than many others on the block, but its style and massing blend. It is indicative of the working class residents of the Limerick neighborhood. While it is in poor condition, the building can be rehabilitated for future use. Those missing architectural details can be reconstructed or restored. There is no guarantee that a replacement structure will be constructed in its place. Thus, this demolition request does not meet the Demolition guidelines.

RECOMMENDATION

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

4/21/17

Date



Savannah Darr
Historic Preservation Specialist

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.

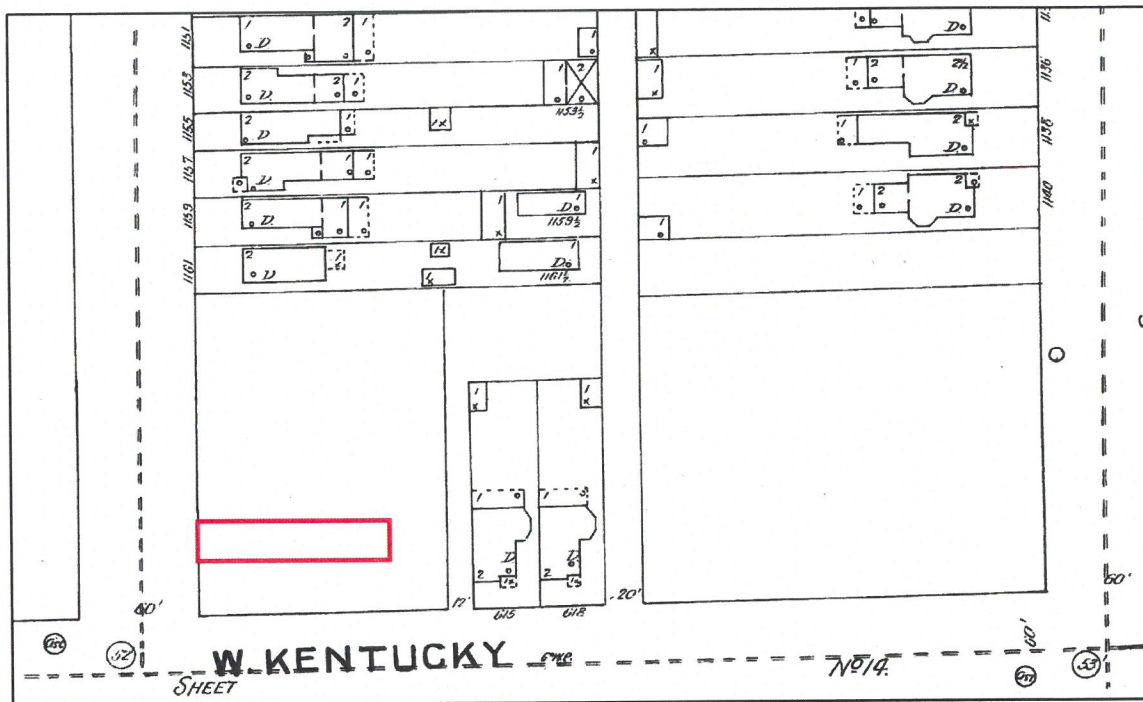
	Guideline	Finding	Comment
DE1	Do not demolish existing non-contributing buildings and additions in a manner that will threaten the integrity of existing contributing structures.	NA	
DE2	Do take steps to assure the integrity of a wall exposed to the elements by the removal of a non-historic addition.	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.	+	
DE6	Do take measures to reestablish the street wall after demolition through the use of low fences, walls, and/or vegetation.	-	This vacant lot shall be sold as-is.



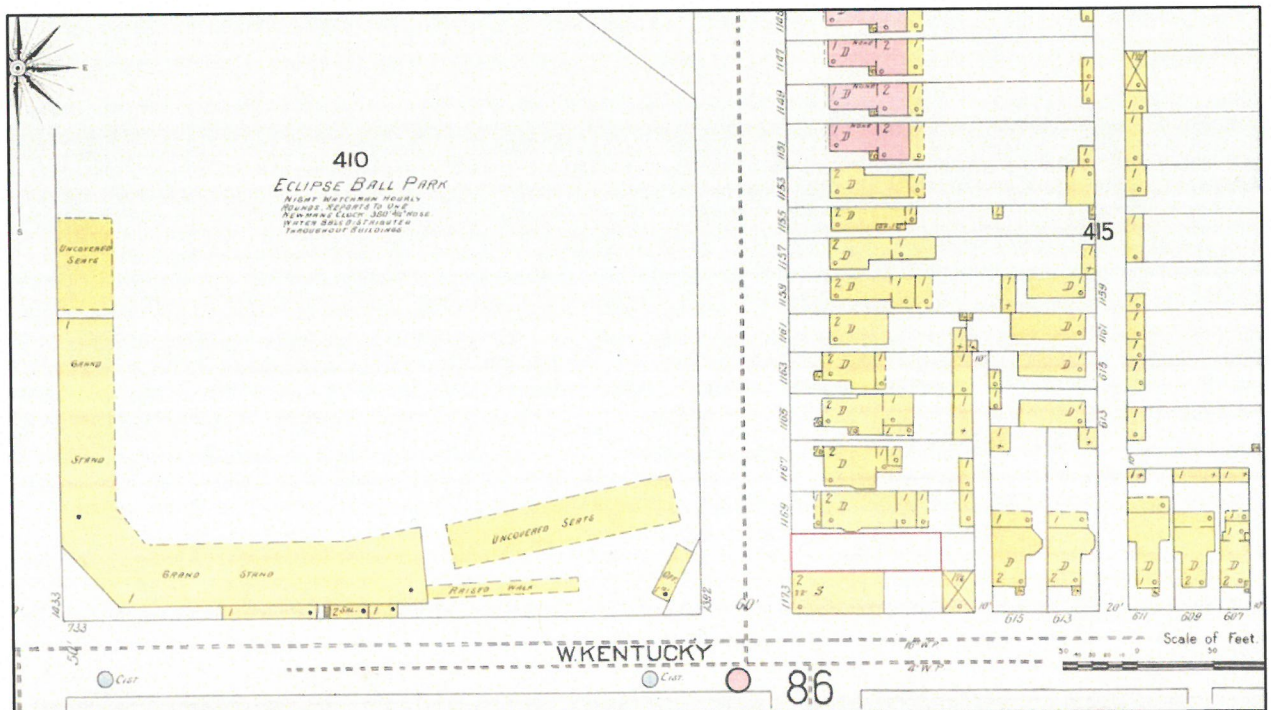
1979 Designation Photograph.



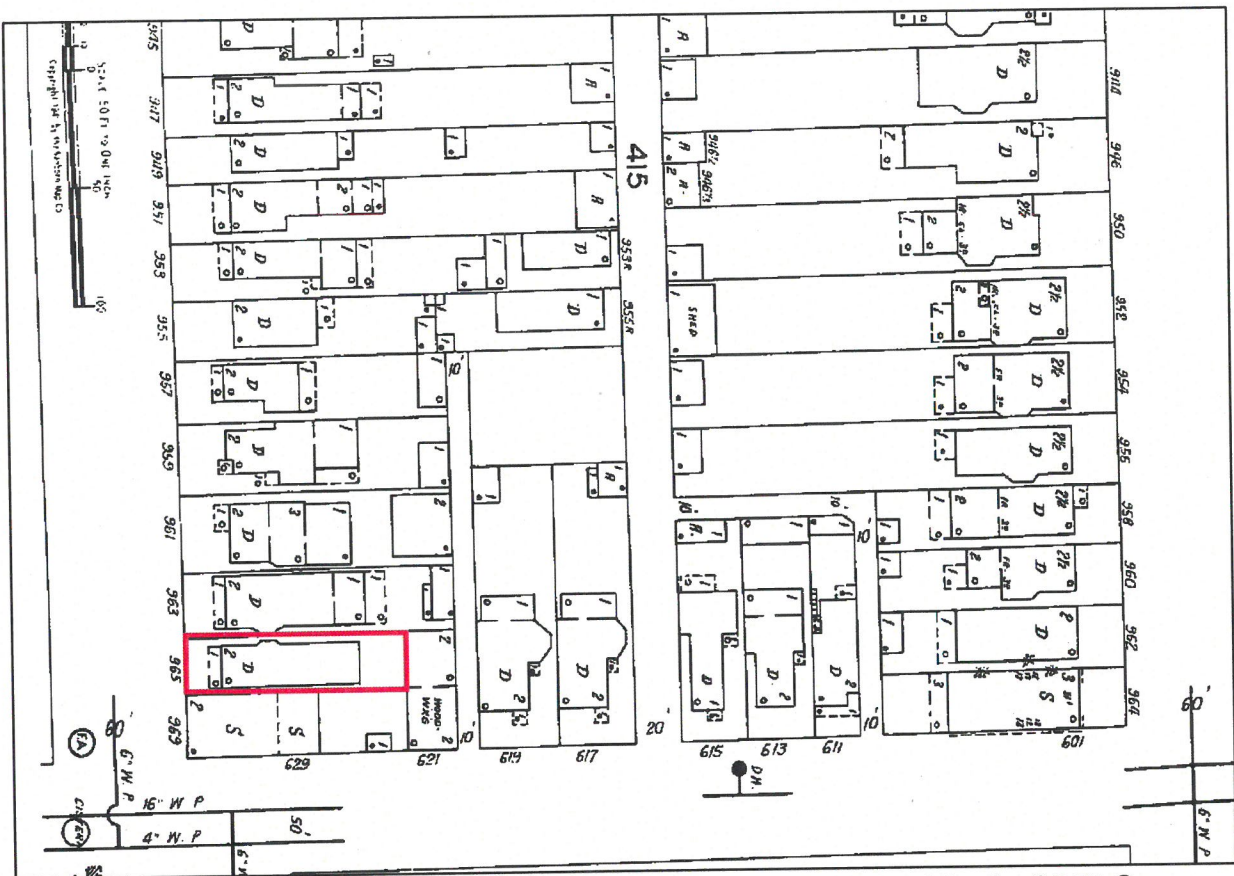
Undated PVA Photograph.



1892 Sanborn Fire Insurance Map showing the approximate location (red line) of 965 S. 7th Street, which was not constructed yet.



1905 Sanborn Fire Insurance Map showing the approximate location (red line) of 965 S. 7th Street, which was not constructed yet.



1941 Sanborn Fire Insurance Map showing the location (red line) of 965 S. 7th Street.