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PLANNING &
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Project:

Neon Photography Studio Rennovation
1419 Story Ave, 40206
15COA1260

Participants:

- Mitchell Kersting, Work Architecture + Design (architect)
- Christopher Eldridge, Eldridge Company Design + Build (general contractor)
- Alex Grisanti, Eldridge Company Design + Build (project manager)
- Becky Gorman, Louisville Metro Planning and Design (historic preservation specialist, case manager)

Conditions of the COA that we have had to address (up to current):

1. tree in rear yard. The tree noted in the COA was looked at by an arborist, and was subsequently removed by same arborist. The center of its trunk was 18" into the property from the left property line. The outside edge of the building sits on the property line. The two were in conflict. Per the COA, we removed the existing tree and are planting a new tree as part of the landscaping package towards the tail-end of the project. We will work with Ms. Gorman regarding specifics for new tree to be planted.
2. historic portion (front portion of existing structure and L-shape porch) of existing structure to be salvaged, with emphasis on porches and cornice/spindles of existing porches. Throughout the entire demo phase and foundation rework, we temporarily braced and secured as best as possible to try and stabilize this portion of the structure. From the initial demo work, we realized the entire structure, including this front section, was in need of significant repair. The front window glass was broken and the frames and mutins were either broken or missing. Nearly all floor joists were rotten at the bearing ends, and active termite colonies were present. The sill plate sitting directly on the brick foundation was non-existent. The brick foundation itself had in part failed because of mortar degradation and water infiltration. We temporarily braced the existing floor joists and exterior walls while we repaired the foundation, in hopes of saving the existing structure. When we began rework with framers to sister on new joists and studs onto the existing, decayed members, I personally had to make the safety call to remove the roof structure that was bearing down on the unstable walls/floor. We were, however, able to keep existing front stairs, fence, and several other important historic features including the front porch fenestration. I took pictures and have field sketches documenting existing conditions so that we were able to rebuild it back as precise as it was in its previous state.

In no way was it our intention to demo the existing historic structure. Truthfully, we were pretty frustrated when we got to this point, as we had spent effort and money to try to save the existing structure. Unfortunately as quick as these events happened, we were unable to solicit the immediate advise/guidance/clarification of the board for steps forward in a situation like this. I believe we handled this in the safest way possible, but are more than sympathetic to the many interests and views of everyone as it relates to this project, and understand the importance of getting our heads together on this. (pictures attached)

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3. masonry chimneys. There were two existing masonry chimneys (a front chimney and a rear chimney), both on the west facade of the existing structure. The COA and the plans both call out keeping the "front most visible chimney" intact (which we have done), and the expectation that the rear chimney will be deconstructed with "any replacement parts [to] be taken from the rear stack". We intend to use the rear chimney terra cotta flue pot to replace the damaged front chimney flue cover. We want to make sure we have concerned ourselves with every bit of detail of this aspect of the project, so please let me know if there is additional feedback or comments.

Conditions of the current COA that we are proposing amendments to:

1. Metal roof on the historic and new portions of the building
 - a. This was a requirement of the original COA that we hope to be able to amend to asphalt shingle roofing. Our reasoning is two-fold. First, the original historic building had an asphalt shingle roof. Second, the unexpected costs that were incurred in relation to the front of the building has greatly affected the overall economy of the project, and owner's are hoping to recapture some of this expenditure.
2. new fiber cement siding (both horizontal lap and vertical)
 - a. original COA calls for existing wood lap siding to be repaired/replaced. Because of the circumstances and the existing historic fabric no longer exists, our hope is that we can amend the COA to allow for fiber cement siding to be used on this front shotgun section for durability and longevity. The siding will match in reveal and aesthetic of historic wood siding.

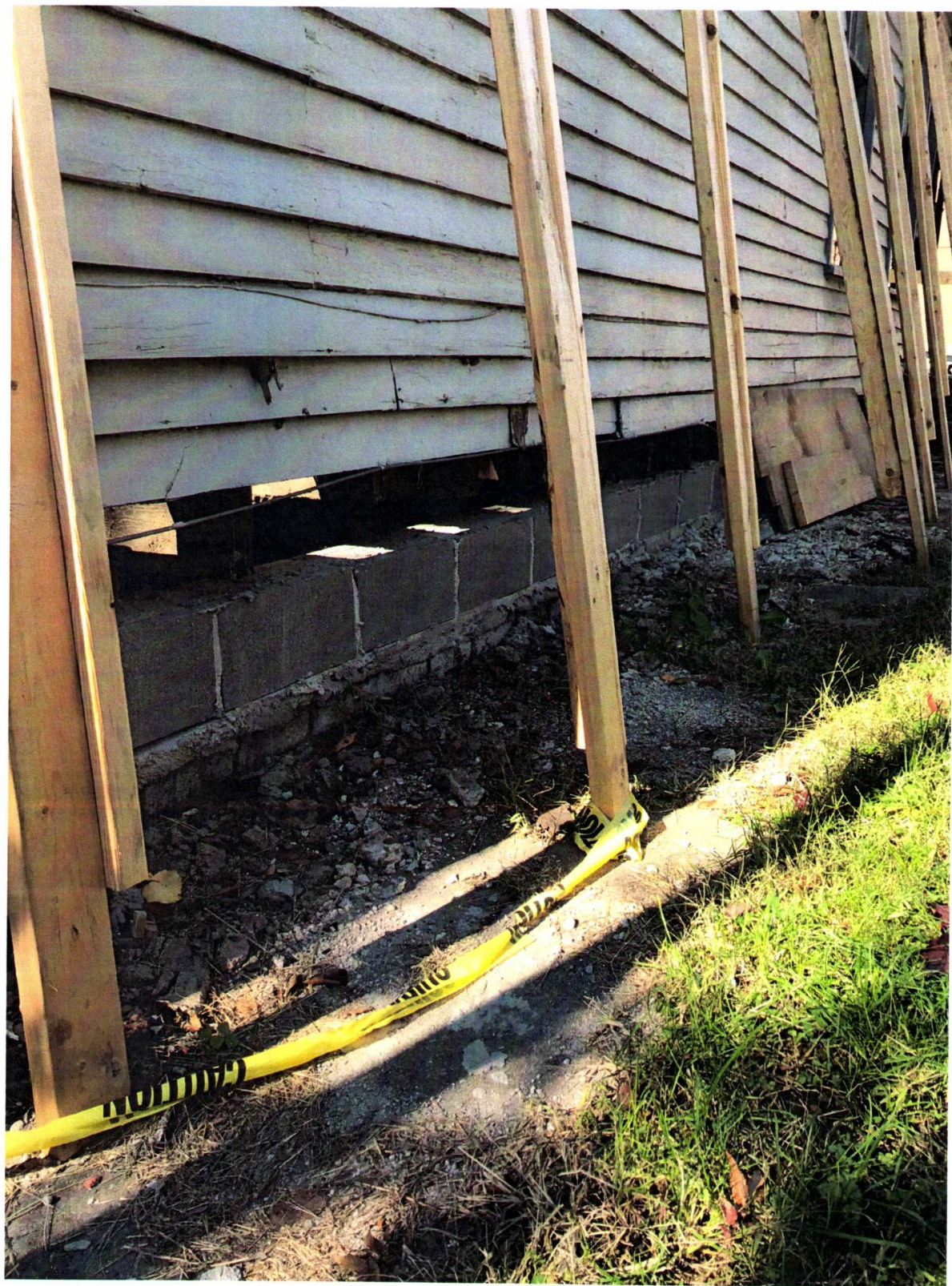
Conditions of the current COA that I will work with Ms. Gorman to monitor/address as the project progresses forward:

1. rear parking area
2. geometry of existing sidewalk
3. new windows
4. guardrails for the new balcony

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