



Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To: Lincoln Lewis
Thru: Cynthia Elmore, Historic Preservation Officer
From: Savannah Darr, Planning & Design Coordinator
Date: September 24, 2019

26

Case No: 19-COA-0085
Classification: Staff Review

GENERAL INFORMATION

Property Address: 1148 S. Brook Street

Applicant: Lincoln Lewis
1148 S. Brook Street
Louisville, KY 40203
323-240-6356
lincolnrlewis@gmail.com

Owner: same as applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval to construct a one-story, two-car garage off the rear alley. The proposed garage (36' by 24') will have a poured concrete foundation and exterior walls clad with red brick veneer. The roof will have a 4/12 pitch to match the low pitch of the main house, and it will be clad either in standing seam metal or asphalt shingles. There will be two single garage door openings on the alley side with two French doors on the yard side. A single pedestrian door is proposed for the side elevation. There are no windows proposed for the garage.

Communications with Applicant, Completion of Application

The application was received on September 19, 2019 and considered complete and requiring staff level review on September 23, 2019. Staff communicated with the applicant to modify the proposed garage to better meet the design guidelines.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **Garage, New Construction-Residential, and Site**. 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 located on the west side of S. Brook Street, five lots north of E. Oak Street. The site is zoned TNZD within the Traditional Neighborhood Form District. The one-story, masonry, Italianate style shotgun house is surrounded by other residential buildings of varying heights and architectural styles.

Conclusions

The proposed work generally meets the Old Louisville design guidelines for **Garage, New Construction-Residential, and Site**. The size and design are appropriate for this block of S. Brook Street. The proposed materials are compatible with the buildings on the block even though there are very few existing accessory structures. Typically, the design guidelines do not allow for gabled roofs with pitches lower than 6/12. However, the proposed 4/12 roof is more compatible with the low-pitched hipped roof of the main house as it is only one-story tall. The applicant has not determined the proposed roofing material yet. It will be either standing seam metal or asphalt shingles. Both of these materials meet the design guidelines and are approved in this document.

DECISION

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is **approved with the following conditions:**

1. **The new concrete apron shall be poured with historic concrete mix or a standard mix that is tinted to match surrounded historic concrete.**
2. **Any existing limestone curbing off the alley shall remain in place.**
3. **Provisions shall be made for screening and storing trash receptacles when designing new construction.**
4. **Mechanical systems shall be integrated into new construction in such a way that rooftops remain uncluttered.**
5. **Storm-water management provisions shall be incorporated into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.**
6. **The applicant shall apply for variances with Planning & Design Services for private yard area and rear yard setback.**
7. **If the design or materials change, the applicant shall contact staff for review and approval.**

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.


 Savannah Darr
 Planning & Design Coordinator

9/24/19
 Date

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	NA	Horizontal wood siding (3" or 4" exposure). Corner boards and trim around openings.	
		NA	Board and batten siding	
		+	Brick	
		NA	Stucco over frame or concrete block	
		NA	Cast stone, molded concrete block	
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		+	No painted concrete block.	
		+	No un-painted concrete block.	
		+	No T-111 plywood.	
			Roof	+/-
		+/-	Metal roofing	See conclusions
		+	Half-round or Ogee gutters	
		NA	Approved Gable-end element	
		+	No membrane roofing on sloped roofs.	
Building Forms	Main Block	+	Simple, rectangular, prismatic volumes	
		NA	Ell-shaped buildings	