



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Anthony Schneider, Historic Preservation Specialist
Date: September 4, 2018

Case No: 18COA1162
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1035 S 3rd Street

Applicant: Hailay Araya
Kaleb, LLC
1035 S 3rd Street
Louisville, KY 40203
404-849-7298
araya711@yahoo.com

Owner: Same

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant requests to replace existing garage doors on an automobile repair garage with new, CMU block and a glass door assembly. A new person door is proposed in the south garage bay. The applicant is also seeking to paint the structure and to install roller-style security bars to be used when the business is not in operation.

Communications with Applicant, Completion of Application

The application was received on July 10, 2018 and was considered complete and requiring committee review on August 24, 2018. Staff discussed the proposal with the applicant in the office and on the phone multiple times. Staff recommended the installation of fixed commercial glass and steel superstructure in each of the existing garage door openings to give the visual appearance of garage bays. The applicant obtained a quote for the product and decided they would like to pursue concrete block installation in lieu of the glass storefront design. Staff informed the applicant that alteration of character defining features would require committee review.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **Door**, **Paint**, and **Storefront**. 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 within the Traditional Neighborhood Form District is located on the northeast corner of W St. Catherine Street and S Third Street. The property is a single-story automobile service station. The structure was a Texaco station at the time of district designation and has served an automobile oriented use until recent years.

The building is constructed of concrete blocks, glass, and various metals. The building's frame is concrete block with metal windows on the sides and rear. The front corner of the building features a modest glass vestibule which would have served as the retail area for the service station. The Third Street façade boasts three service bays with garage doors. The building is painted and has a faux mansard roof style. This is one of few automobile oriented structures in the vicinity and is distinct from surrounding architectural styles.

Conclusions

The project does not meet the Old Louisville design guidelines for **Door** and **Storefront**, but meets the guidelines for **Paint**. Applicant proposes the removal of the garage doors as they exist currently. In the proposal, the garage door openings will be filled with CMU block. The middle garage door will have a small framed window in the upper half and the southernmost garage door nearest the glass vestibule will have a framed area in the CMU block for a glass entry door. The proposed CMU block will be painted along with the rest of the structure to provide a uniform appearance. Applicant proposes painting the masonry elements *5008-1C Sandy Sage* with the accent details painted *3006-8C Ivory Essence*.

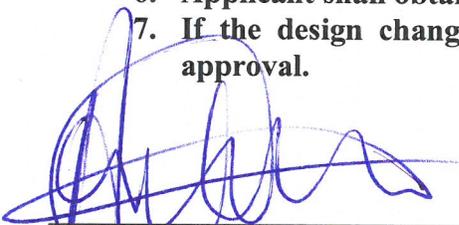
Upon review of the proposed alterations to the structure, staff finds that the proposal does not meet guidelines **D1** & **D4** of the **Door** design guidelines as the proposal alters historic entrances. The proposal removes historic garage door openings and replaces them with CMU block. The garage doors are character defining features of an automobile service garage of this era. The removal of the doors would significantly alter character defining features. Staff also finds that the proposal does not meet guidelines **SF6**, **SF9**, and **SF10**. Removal and infill of the garage door openings effectively removes the character defining feature of this structure's intended purpose, automobile service station. Replacement of the doors with a fixed glass system or new, inoperable garage doors would allow the structure to retain historic character while allowing for adaptive reuse of an automobile oriented structure to a use that is less intensive. The proposed changes would impact the historic integrity of structure's unique qualities that are period specific including the relevance of automobile stations in the urban areas after World War II.

The structure is indicative of the construction period and of the post-war period of growth in Louisville.

DECISION

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 garage bays doors shall either be repaired or replaced with in-kind materials.
2. The garage bay doors shall be replaced with new plate glass and metal superstructure to mirror the appearance of the historic garage features.
3. Applicant shall work with staff to determine an appropriate design program for the garage door replacement.
4. Historic openings shall not be expanded or reduced to accommodate new materials.
5. Applicant should consider the installation of interior, roll-down security bars rather than an exterior system to reduce the impact on historic character. (Example: commercial structure at 8th & Broadway)
6. Applicant shall obtain all necessary building permits.
7. If the design changes, the applicant shall contact staff for review and approval.



Anthony Schneider
Historic Preservation Specialist

9 / 7 / 18
Date

DOOR

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
D1	Do not alter the character of entrances by either removing historic elements or through the addition of elements for which there is no historic precedent.	-	Removal of the garage doors and filling with CMU block will alter a character defining feature. See Conditions.
D2	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric	+	
D3	Use historical, pictorial, and physical documentation when undertaking the reconstruction of a missing entrance or porch feature. If there is not	NA	

	sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely-historical designs are not appropriate.		
D4	Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original.	-	New commercial window will mirror the aesthetic and appearance of the garages style doors. New "doors" will be inoperable.
D5	Do not replace historic double leaf doors with a single door.	NA	
D6	Do not alter original openings to accommodate stock doors.	NA	
D7	Install only screen doors or storm doors that are simple with a narrow-frame design that enables the inner door to be seen. Metal screen and storm doors should be painted or finished to match the inner door.	NA	
D8	Install any security bars in such a way that they do not obscure the architectural character of original doors or damage historic fabric. Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Painting security bars an unobtrusive color is recommended.	+/-	See Conditions
D9	Differentiate between primary and secondary doors, using the detailing of the doors or the articulation of the frame.	+	
D10	Do not add vestibules to primary facades unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.	NA	
D11	Do not create new entrances on facades that can be seen from a public way.	+/-	New person door to be added in garage bay
D12	Replacement of non-original, non-historic doors with new doors that are appropriate to the period and style of the building and are the size of the original opening is recommended.		

PAINT

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
P1	Painting masonry or stucco that has never been painted is not recommended. Paint is difficult to remove, accumulated layers will obscure decorative detail, and paint coatings (even "breathable" paints) will affect the wall's vapor transmission performance. The presence of a lead oxide wash does not constitute a precedent for painting a building.	+	
P2	When removing paint from previously-painted masonry, use gentle treatments that have been previously tested in an inconspicuous location. Do not sandblast or use acid-based cleaners.	+	Any necessary paint removal will be done in a delicate manner as to not deteriorate the historic resources.

P3	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint, only on previously-painted masonry.	+	
P4	If painting previously-painted masonry, select a color that matches the existing color, approximates a natural masonry color as approved, or is recommended by the staff. Staff is available to consult with you on appropriate colors.	+	The proposed colors are earth tones.
P5	Have paint samples analyzed when possible. Paint seriation studies can determine historic pigments and appropriate colors for repainting, by analyzing a paint sample under special lighting conditions to ascertain specific color, hue, and value of paint layers.	NA	
P6	Do not expose metal types that require protection from the elements or apply paint or other coatings to metals that were historically meant to be exposed, such as copper, bronze, or stainless steel.	NA	
P7	Paint replacement gutters, downspouts, metal frame screen and storm windows, roof-vent assemblies, and fire escapes to match wall, trim, cornice, or roof color of the house, whichever is most effective in reducing the visibility of these elements.	NA	
P8	Be aware that historic structures often contain hazardous substances, such as lead paint and asbestos. Contact the Board of Health regarding proper methods of removal and disposal.	NA	

STOREFRONT

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
SF1	Do not remove historic materials from storefronts. Such materials as wood, cast iron, terra cotta, Carrara glass, ceramic tile, and brick contribute significantly to a storefront's architectural character.	+/-	Garage doors to be removed and filled with CMU block. See Conditions.
SF2	Use historic materials where historic storefronts must be replaced in part of in whole. Cast iron, limestone, or wood are appropriate materials for storefront replacement.	+/-	Building is CMU block currently, so the material is not inappropriate but the location and use is inappropriate. See Conditions.
SF3	Retain all historic storefront elements, including later alterations that are historic in their own right. An example is a late nineteenth-century storefront with Art Deco features added during the 1930s.	+/-	See Conditions .
SF4	Respect façade alterations that have attained historic or architectural significance in their own right. Work to incorporate such elements into any new storefront design or renovation. Do not attempt to recreate a conjectural historic design if there is insufficient physical or documentary evidence.	NA	

SF5	Do not remove later historically-significant material to restore a building to an earlier period. For example, a 1910 storefront should not be taken back to a conjectural 1850s appearance.	NA	
SF6	Maintain the original scale, proportion, and organization of architectural elements (bulkheads, display windows, transoms, door, piers, and cornices) when renovating historic storefronts.	-	The garage doors will be removed and filled with CMU block. This will eliminate significant architectural features that are significant to this design.
SF7	Use the original form and detailing of a storefront as a model, if extensive deterioration requires complete reconstruction. The reconstruction should convey the same visual appearance and use the same material as the original. Under no circumstances should a historic storefront be removed and not replaced.	NA	
SF8	Use historic, pictorial, and physical documentation to construct a historic storefront when the original is missing. The design may be an accurate restoration, if sufficient evidence exists, or a new design that is compatible with the size, scale, material, and color of the historic building and district.	NA	
SF9	Keep storefront designs within their original openings. Transitions from one façade to another should be clean and clearly defined.	-	Original opening will be filled with CMU block.
SF10	Emphasize the transparent character of storefronts when implementing new designs or renovations. Generally, 60 percent of the wall surface at the sidewalk level should be transparent. Historically, merchandise seen in storefront displays was emphasized to a much greater extent than any ornament on the storefront itself.	-	New CMU block will replace glass and aluminum garage doors with a solid material that would reduce street level transparency.
SF11	Do not apply reflective or insulating film to window glass.	NA	
SF12	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NA	
SF13	Use large sheets of clear glass when replacement of storefront display windows is required.	+/-	See Conditions.
SF14	Select replacement doors that reflect the storefront's original character. Doors should have large glass panels and be made of wood or painted steel or aluminum. They should not be overly-decorated or possess inappropriate historic features.	NA	
SF15	Do not change or reorient the location of the main entrance of a storefront.	+/-	See Conditions.
SF16	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
SF17	Install awnings made out of matte-finish weather-proofed fabric or a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	NA	
SF18	Select an awning color that complements the building, with solid colors and narrow or wide stripes running perpendicular to the building being the preferred patterns.	NA	
SF19	Install awnings in a way that does not harm the building. Hardware installation should be limited to that which is required for structural stability and should be driven into mortar joints rather than into masonry.	NA	
SF20	Attach awnings between the window display area and the signboard or second-floor window sills. Awnings should be attached below the transom line where historic prism glass is present.	NA	
SF21	Install awnings so that the valance is no lower than 7'-6" above the sidewalk.	NA	
SF22	Maintain the commercial character of storefronts, even if they have changed use. Blinds or insulating curtains may be added for privacy and thermal performance.	+/-	While the historic glass portions of the structure are to be maintained, the enclosure of the garage doors will significantly alter the design of the structure.

SF23	Design replacement storefronts that are compatible with and complementary to their historic neighbors, but are recognizable as being of their own era.	+/-	The proposed storefronts do not enhance the architectural features of the structure. See Conditions.
SF24	Do not add elements to storefronts that have no historic precedent. Common examples of inappropriate alterations include the installation of coach lanterns, false mansard designs, small-paned windows, and inoperable shutters.	+/-	While the historic glass portions of the structure are to be maintained, the enclosure of the garage doors will significantly alter the design of the structure.
SF25	Do not add false fronts, false stories, or pent eaves to the roofs of commercial buildings.	NA	
SF26	Do not use storefront design elements that are historically inappropriate, such as small-pane windows or colonial doors on late-nineteenth and twentieth-century buildings.	NA	
SF27	Do not use materials in storefront renovations that were not available at the time of original construction, such as vinyl or aluminum siding, stainless steel, uncoated anodized aluminum, tinted glass, or artificial stone.	NA	
SF28	Use historic materials when replacement of bulkheads is required in part or in whole. Wood or stone panels are most appropriate.	NA	
SF29	Do not use rough-textured wood siding or simulated masonry, such as permastone, on storefronts.	NA	
SF30	Use historic materials when cornice replacement is required in part of in whole. Cast iron, wood, or sheet metal area appropriate materials.	+	Applicant using CMU block as it is an existing construction material.
SF31	Do not install inappropriately-scaled signs that obscure or damage surviving storefront features that convey a building's architectural character.	NA	
SF32	Include the following storefront elements when redesigning or renovating a historic storefront: large display windows and doors, transoms, relatively thin framing elements, a cornice element separating the storefront from the upper façade, low bulkheads, and tile entry flooring.	+/-	See Conditions.
SF33	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	See Conditions.