



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Joe Haberman, Planning Manager *[Signature]*
From: Savannah Darr, Historic Preservation Specialist
Date: September 15, 2017

Case No: 17COA1205
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2014 Cherokee Parkway

Applicant: Glenn Price
Frost Brown Todd, LLC
400 W. Market Street, Ste. 3200
Louisville, KY 40202
502-779-8511
gaprice@fbtlaw.com

Owner: R. Michael Pitt, Successor Trustee
The Joseph S. Pitt Family Trust
966 Cherokee Road, Unit 302
Louisville, KY 40204
mpitt@pittemison.com

Estimated Project Cost: \$125,000 +/-

Description of proposed exterior alteration:

The applicant seeks approval to remove the existing fiberglass shingle roofing and replace it with a synthetic barrel tile roof made by Brava. The building was recently struck by lightning, and a portion of the roof was damaged. Thus, the owners wish to replace the entire roof with the synthetic barrel tile including the existing terra cotta ridge caps. The synthetic tile system is designed to be used with synthetic ridge caps for better weatherization. The first story portico roofs that contain the original terra cotta tiles will remain.

The applicant also seeks approval for other repairs from the fire damage. Those are considered general maintenance and include rebuilding the roof structure in the southernmost quarter of the roof; replacing attic windows destroyed by the

fire with in-kind windows; power washing the brick walls; and repainting damaged painted surfaces.

Communications with Applicant, Completion of Application

The application was received on September 8, 2017 and considered complete and requiring committee level review on September 11, 2017. Staff met with the owner's representatives and applicant prior to the application submittal. The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee (ARC) on September 20, 2017 at 4:30 pm, at 444 South Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alterations: **Roofing** and **Window**. 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 south side of Cherokee Parkway, one lot west of Cherokee Road and two lots east of Bardstown Road. It is zoned R7 within the Traditional Neighborhood Form District. The site contains the circa 1907 Besten Apartment Building, which was designed by architect J.J. Gaffney. According to historic photographs (see attached), the building originally had a terra cotta tile roof. The tiles were flat with inset grooves rather than a barrel shape.

On November 7, 1990 the Landmarks Commission approved a COA (A-90-48-C) allowing the tile roof to be replaced with fiberglass shingles as long as the portico roofs remained intact as well as the ridge lines, dormer corners, hips, gable ends, and hip caps with terra cotta material.

Conclusions

The proposed roofing material generally meets the Cherokee Triangle design guidelines for **Roofing**. While the proposed barrel tile shape does not exactly match the historic terra cotta tiles, it will match better than the existing fiberglass shingles. The **Roofing** design guidelines provide some flexibility in roof replacement because some historic roofing, such as slate and terra cotta, can be too costly to replace in-kind. The manufacturing and installation of the proposed synthetic roof tiles is less expensive than terra cotta tiles. There do not seem to be synthetic tiles available that match the exact design of the historic roofing. However, the proposed roof will be 4 to 5 stories above the ground. Thus, the details will be somewhat obscured and not easily visible from ground level. The proposed window replacement generally meets the Cherokee Triangle design guidelines for **Windows** because the new windows will be wood and match the historic windows destroyed by the fire damage.

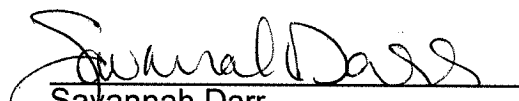
RECOMMENDATION

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 replacement material on the ridge lines, dormer corners, hips, gable ends, and hip caps shall closely match the historic material.
2. The color of the proposed synthetic barrel tile roof shall closely match the historic material on the portico roofs.
3. The attic windows shall be replaced with wood windows that match the historic windows and fit the historic window openings.
4. Sandblasting or high-pressure water shall not be used to clean historic masonry. The process of sandblasting or cleaning buildings using water pressure greater than 300 psi removes the tough, outer-protective surface of the brick and loosens mortar joints, accelerating deterioration.
5. 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.

9/15/17
Date


Savannah Darr
Historic Preservation Specialist

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.	+/-	While the proposed barrel tile shape does not exactly match the historic terra cotta tiles, it will match better than the existing fiberglass shingles (see Conclusions).

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.	+/-	Historic ridge and hip terra cotta tiles will be replaced with synthetic, but the appearance will be the same.
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.	+	
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.	+	Historic photographs show terra cotta tiles on the main and turret roofs. The new material will not match exactly but will be better than the existing fiberglass shingles (see Conclusions).
R8	New roof designs for additions or new construction should be compatible in size, scale, material, and color with the historic building and district.	NA	
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.	+	
R11	Do not destroy historic detail when installing replacement gutters. If synthetic materials are used, they should be painted to match the trim color.	NSI	The application does not mention gutters
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.	NA	
R16	Install any new roof-top mechanical or service equipment in such a way that historic fabric is not damaged.	NA	

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.	+/-	Historic ridge and hip terra cotta tiles will be replaced with synthetic, but the appearance will be the same.

WINDOW

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
W1	Replace severely deteriorated historic windows with new windows that convey the same visual appearance. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of vinyl- and aluminum-clad wood window systems on primary elevations may be permissible if the proportion and detail closely match the original.	+	Windows destroyed in fire. New windows will be wood to match historic windows.
W2	Select windows that match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features when repair of original windows is impossible.	+	
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NSI	
W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+	New windows will match historic windows
W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	+	New wood windows

W7	Install replacement windows that operate in the same way as the original windows - double-hung windows are replaced with double-hung, and casement windows are replaced with casements.	+	
W8	Do not replace multi-pane windows that have true divided lights with thermal glazing windows that have false "snap-in" or applied muntins on primary façade elevations.	NA	
W9	Do not apply reflective or insulating film to window glass.	+	
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	+	
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	
W12	Do not block-in or back-paint transoms or sidelights.	NA	
W13	Use surviving prototypes to reconstruct missing window elements, such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. The reconstructed element should be constructed of materials for which there is a historic precedent or a compatible substitute material if that is not possible.	+	Maybe some reconstruction due to fire damage. The new will match the historic.
W14	Do not alter the number, size, location, or shape of original windows seen from a public way by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.	NA	
W15	Locate any new windows openings that may be required for a new use on a façade that cannot be seen from a public way. Newly-installed windows should be compatible with the overall design of the building.	NA	
W16	Do not obscure historic window trim with metal or siding material.	NA	
W17	Do not install new floors or dropped ceilings that block the glazed area of historic windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.	NA	
W18	Install exterior storm windows that duplicate the shape of the original window. Storm windows should be painted to match the color of the window frame.	NA	
W19	Do not install exterior storm windows or screens that damage or obscure historic windows or frames. Mount storm windows on the blind stop within the window frame. Storm window or screen rails should always match the rails of the windows behind. They should have either wood or narrow, metal frames that are painted to match the color of the building trim.	NA	
W20	Do not install window air conditioning units on a primary façade if installation on a secondary façade can address the same need. If this is not an option, do not alter the window sash to accommodate the air-conditioning unit.	NA	
W21	Install any security bars in such a way that they do not obscure the architectural character of original windows or damage historic fabric. Commercial security grills should retract out of sight during business hours.	NA	
W22	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
W23	Install awnings made of weather-proofed canvas of a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	NA	

W24	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	
W25	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	
W26	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 and building scale allows.	NA	
W27	Install awnings so that the valance is no lower than 7' above the sidewalk.	NA	
W28	Repair shutters with in-kind materials. If damage is so extensive that they cannot be repaired, replacement shutters should match the visual appearance of the originals.	NA	
W29	Install shutters only where there is historic evidence for them. Replacement shutters should be or appear to be operable, measure the full height and width of the windows, and be constructed of a historically-appropriate material. Solid shutters are appropriate for the ground floor, and solid or louvered shutters are appropriate for upper floors.	NA	
W30	Mount replacement shutters so that they partially cover the vertical trim of the window frame. This gives shutters the appearance that they are indeed operable, even if in truth they are not. Shutters should not be applied to the masonry or cladding on either side of the window.	NA	
W31	Do not install aluminum or vinyl shutters.	NA	
W32	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	

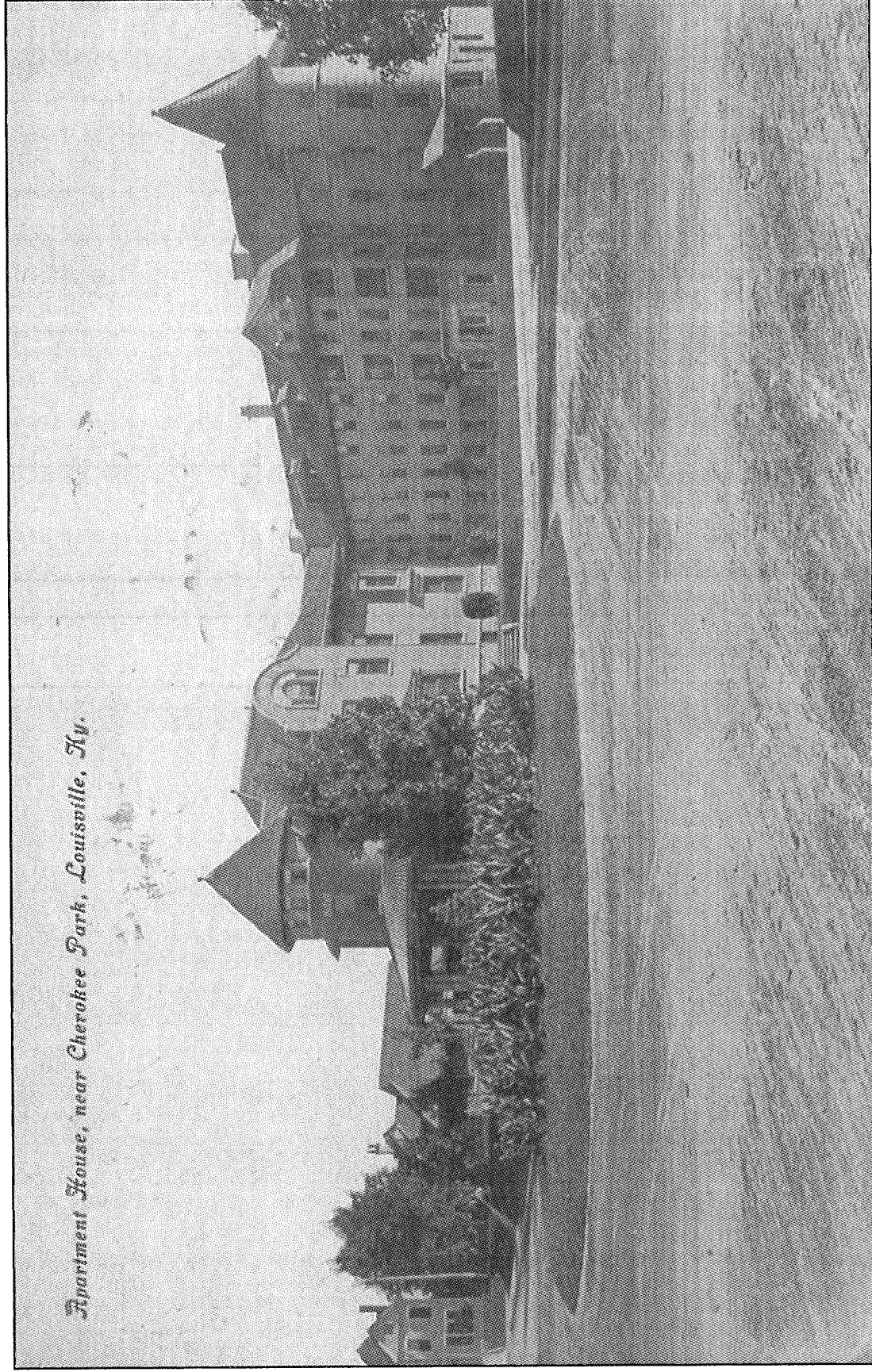


Figure 1. Postcard of The Besten, no date (note the absence of the Castleman Statute, installed in 1913).

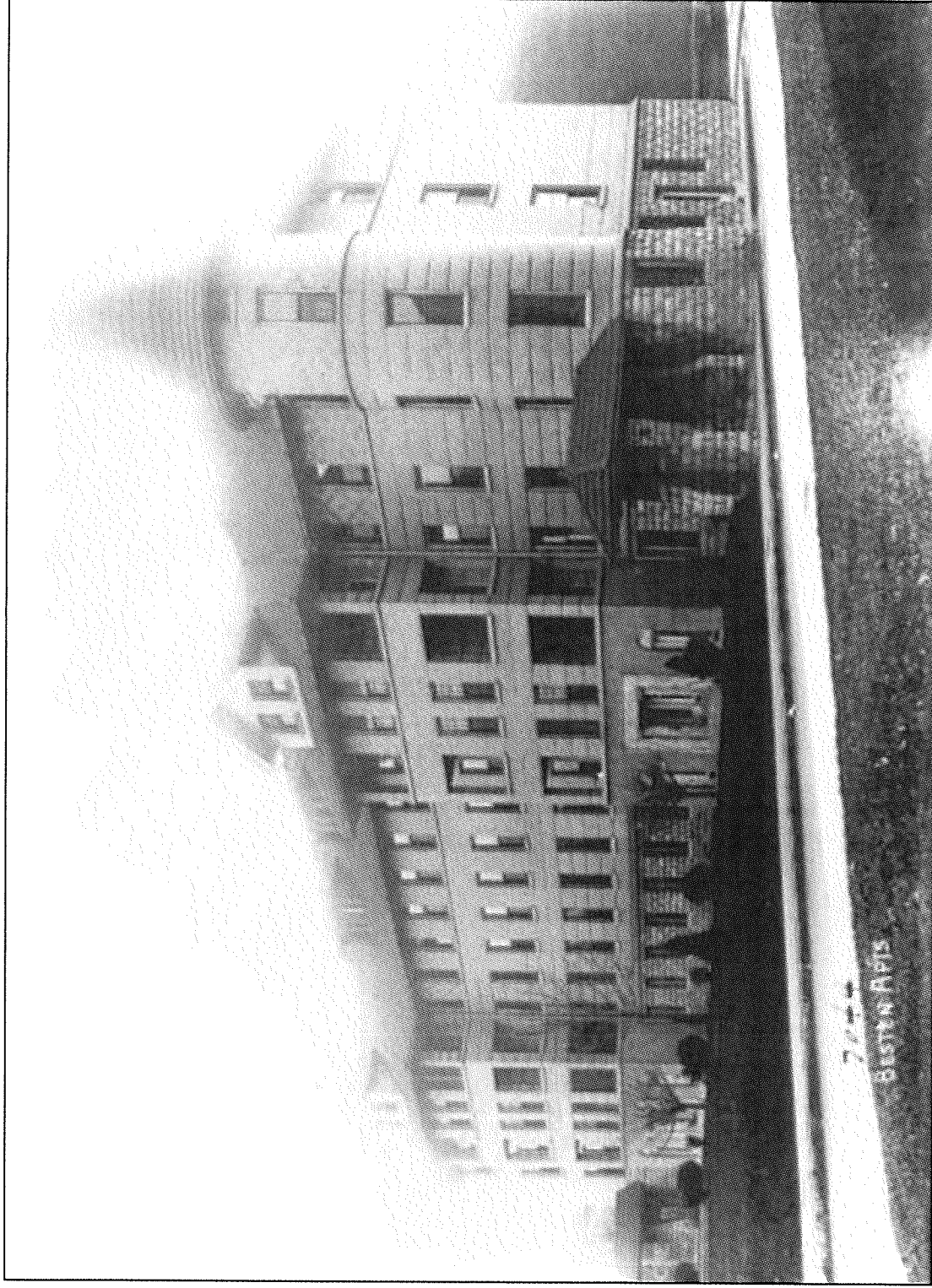


Figure 2. 1913 Photograph of The Besten (University of Louisville Photographic Archives).

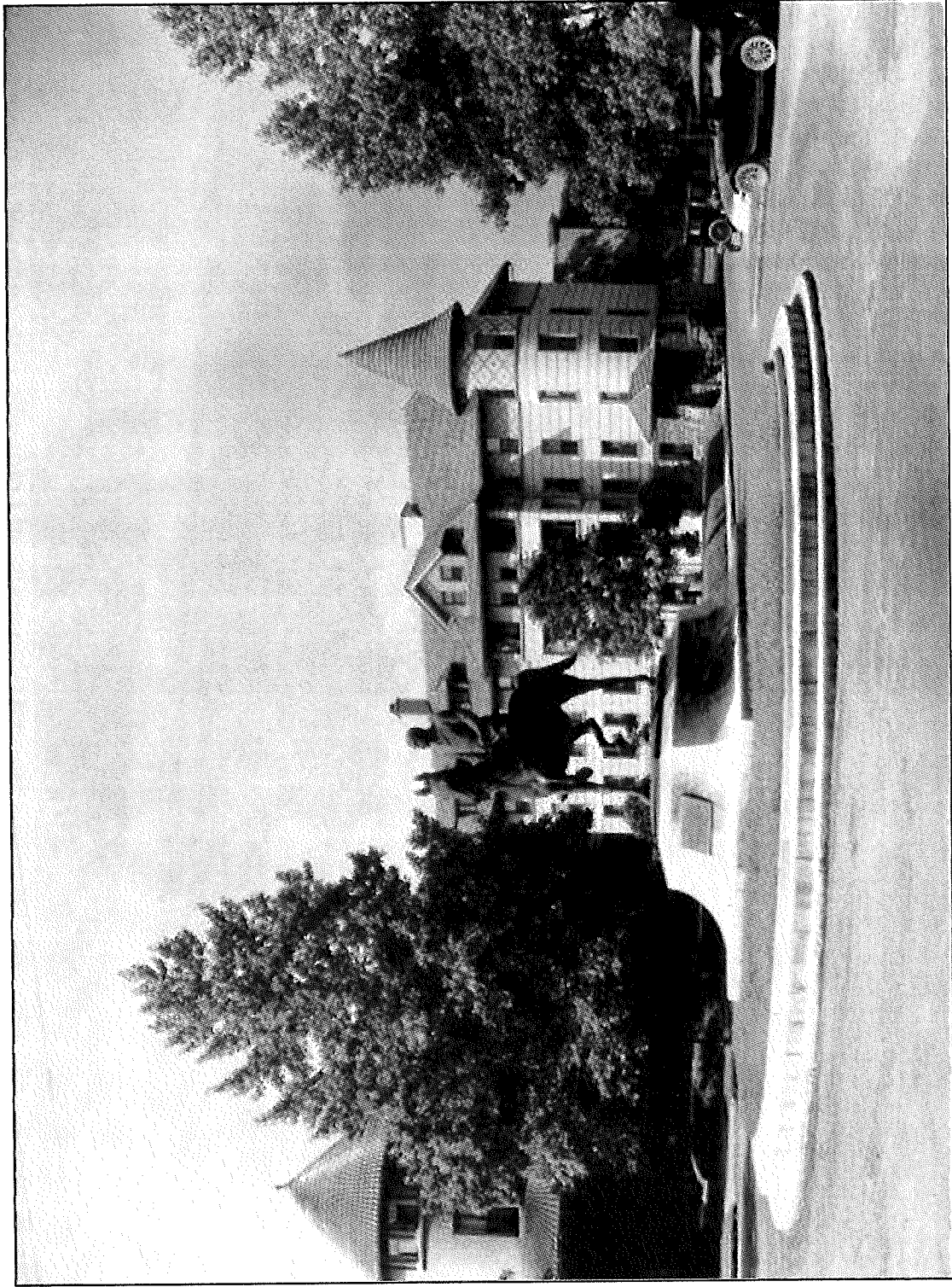


Figure 3. 1922 Photograph of The Besten (University of Louisville Photographic Archives).

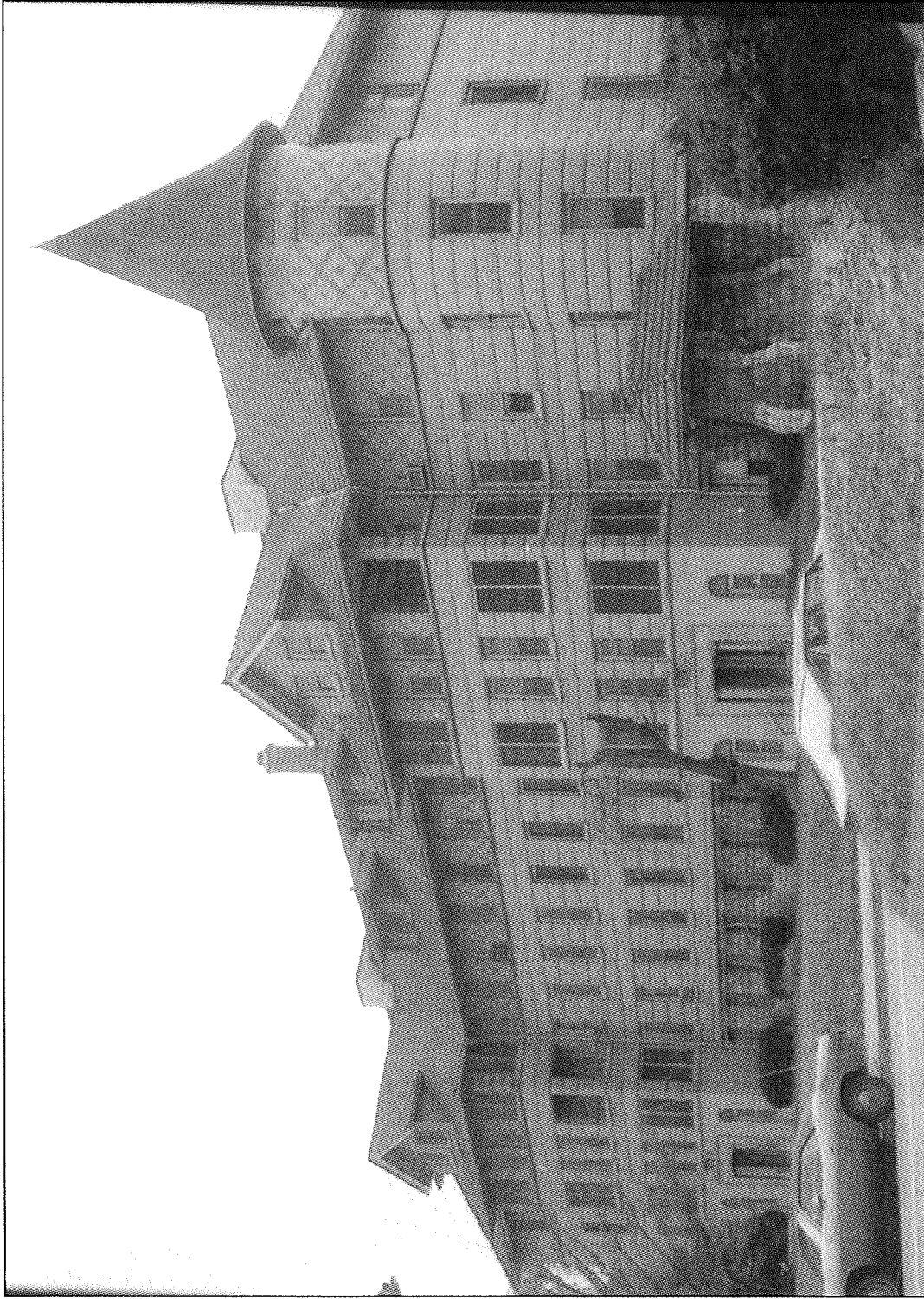


Figure 4. 1975 Designation Photograph of The Besten.