



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Drake Watson, Planner I – Urban Design
Date: May 15, 2026

Case No: 26-COA-0090
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1466 St. James Ct.

Applicant: Leigh LaViolette, LaViolette Properties LLC
1445 St. James Ct
Louisville, KY 40208

Owner: Same as Applicant

Estimated Project Cost: \$75,000

Description of proposed exterior alteration:

The applicant seeks approval to repaint the previously painted masonry. The portions that are currently painted beige will be painted a dark purple color. The details and trim that are brown will be painted a lilac color.

The repainting of the wood trim and door is considered general maintenance and does not require review for color changes.

Communications with Applicant, Completion of Application

The application was received on April 2, 2026 and assigned to a case manager on April 6, 2026. Staff reached out to the applicant regarding the scope of work and final correspondence was received on April 22, 2026. At that time the application was considered complete and requiring a committee level review.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on Wednesday, May 20, 2026 at 4:30 p.m. in Room 101 of the Metro Development Center located at 444 S. 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **Masonry**. 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 zoned TNZD Traditional Neighborhood Zoning District and is within the Traditional Neighborhood form district. The lot is located on the west side of St. James Ct, one lot north of Belgravia Ct. It contains a three-story, semi-detached, Victorian-era masonry structure that features an inset, covered front porch with brackets under a hipped roof, a squared turret, and decorative masonry detailing. The property is surrounded by structures in a variety of massing and styles, from the same general era.

Previous COAs include case #26-COA-0079 for roof replacement, wood window repair, wood window replacement, and wood trim repair approved by staff in May, 2026.

Conclusions

The proposed painting project generally does not meet the Old Louisville design guidelines for **Masonry**. Masonry Guideline **M.12** states, "Paint a previously painted masonry element with a color that is appropriate to the building's context, historic period, and architectural style." However, the masonry has been previously painted, which meets **M.11**.

The proposed color palette is seen on wood sided buildings in this general region and dating to the Victorian era with this architectural style. In looking at the building's context, the immediately adjacent buildings are mostly all masonry, mostly in standard brick red or sandstone tan, but with various homes in blue (at the adjacent property at 1468 St. James Ct.), pink (at 1473 St. James Ct.), and a muted purple (at the apartment building at 1433 St. James Ct.). There have also been similar colors approved in the district as a whole under previous guidelines, but these buildings are not in close proximity to the subject property to create a surrounding context. Furthermore, Masonry Guideline **M.12** uses an "and" in listing context, historic period, and architectural style, which generally means that the color must meet all of these to meet the guideline.

However, the ARC previously approved a similar color palette for 1440 S. 4th St. (25-COA-0102) in May 2025, where they found the color change did meet the design guidelines as a whole. It is also important to note that ARC decisions are site-specific. While staff cannot recommend approval of the proposal based on **M.12**, the above factors provide background within the District for the ARC to consider.

RECOMMENDATION

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

However, if the Old Louisville ARC finds that the application meets the Masonry Design Guidelines, staff recommends the following conditions:

1. **Only previously painted masonry shall be painted; any unpainted masonry, no matter its location, shall not be painted, including but not limited to the limestone foundation.**
2. **The applicant shall repair any deteriorated mortar joints prior to painting or cleaning the previously painted masonry in accordance with the Masonry Design Guidelines below. They shall use a historic mortar mix formula, which is provided below.**
3. **The applicant shall clean the previously painted masonry prior to painting in accordance with the Masonry Design Guidelines below.**
4. **The applicant shall use a breathable paint designed specifically for use on historic masonry that requires airflow.**
5. **The applicant shall submit final paint samples to staff for final review and approval prior to painting.**
6. **If the design, materials, color, or scope of work should change, the applicant shall contact staff for review and approval before work takes place.**

Drake Watson

Drake Watson
Planner I – Urban Design

05-15-2026

Date

Masonry

Standard Design Guideline Checklist


+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
M.1	Preserve an original or historic masonry material. <ul style="list-style-type: none"> Do not cover original or historic masonry with new materials. 	NA	
M.2	Do not resurface historic masonry with alternative materials such as stucco, permastone-cladding, or exterior insulation.	NA	
M.3	When replacing a section of a brick wall, match the existing bonding pattern, coursing, color, size, strength, and pointing mortar of the historic masonry. <ul style="list-style-type: none"> Tooth-in new bricks to historic brickwork to disguise the joint between new and old. Inset new bricks in historic window or door openings on secondary or tertiary elevations that have approval to be removed. Preserve opening details, such as lintels, to demarcate where the historic opening was once located. Do not remove or rebuild substantial portions of exterior walls if such an action would adversely impact a structure's historic integrity. 	NA	
M.4	Use a replacement material that is suited for exterior use and that is of similar strength to the historic masonry.	NA	
M.5	Do not construct a new masonry feature that is falsely historical or that is incompatible with the building in terms of size, scale, material, or color. <ul style="list-style-type: none"> Do not cut new openings into exterior walls on street-facing or street-address facades. 	NA	
M.6	Repoint a deteriorated masonry mortar joint. <ul style="list-style-type: none"> Repoint only a joint that is no longer sound. Do not attempt to remove joints that have been repointed using a very hard mortar or in an unworkmanlike manner until natural weathering has begun to weaken and crack them. Remove an unsound mortar joint by hand, not using power tools, to a depth of two and a half times the width of the joint, or to sound mortar. Match a historic joint in color, texture, joint size, and tooling when repointing. Utilize a mortar mix that is compatible with historic masonry and that will allow moisture to escape. Prior to re-pointing, analyze the historic mortar to determine an appropriate mortar mix for the specific property. Do not use a synthetic caulking compound to repoint historic masonry. 	NSI	Details of the mortar joints and repairs have not been provided at this time. See conditions of approval.
M.7	Prior to cleaning, ensure that a mortar joint is not deteriorated, as deteriorated joints will allow for water to penetrate the wall during cleaning.	NSI	See conditions of approval.
M.8	Use the gentlest means possible to clean masonry. <ul style="list-style-type: none"> Have realistic expectations of how the cleaned masonry surface will appear. Remember, it is better to underclean than overclean. 	NSI	See conditions of approval.
M.9	Test proposed cleaning treatments in an inconspicuous area to evaluate potential adverse effects prior to applying the method to an entire masonry structure. <ul style="list-style-type: none"> Do not use sandblasting or high-pressure water to clean historic masonry. 	NSI	See conditions of approval.

	Guideline	Finding	Comment
	<ul style="list-style-type: none"> Do not use water- or chemical-based cleaning systems when the possibility for freezing temperatures exists. 		
M.10	<p>When patching stucco, utilize a material that matches the strength, composition, color, and texture of the historic material.</p> <ul style="list-style-type: none"> Cut back successive layers of stucco to determine the historic material properties and to provide a guide for the new, patched layers to prevent future cracking. Perform stucco repairs so that the new layer is flush to the surface of the historic stucco layer. 	NA	
M.11	Preserve an unpainted masonry element that was not historically painted. Do not paint it.	+	Only previously painted masonry elements are proposed to be painted.
M.12	Paint a previously painted masonry element with a color that is appropriate to the building's context, historic period, and architectural style.	-	The proposed color palette is not traditionally found on masonry buildings in the District. However, the proposed color palette is seen on wood sided buildings in this general region and were used during the Victorian era. In looking at the building's context, the immediately adjacent buildings are a variety of colors. There have been similar colors approved in the District under previous guidelines, and by the ARC under the current guidelines. However, this building is not adjacent to them to help create an immediately surrounding context.
M.13	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint.	NSI	See conditions of approval.
M.14	<p>Remove inappropriate paint, such as graffiti, as soon and as gently as possible.</p> <ul style="list-style-type: none"> The use of a solvent-based chemical stripper is acceptable for removing paint only after testing its effectiveness on an inconspicuous area of the building. Do not sand-blast or use an acid-based cleaner to remove paint. 	NA	

Historic Mortar Mix Formula Chart

All ratios are by volume (e.g., 1 bucket of binder to 3 buckets of sand). 

Application/Era 	Binder Composition	Aggregate (Sand)
Pure Lime Putty (Pre-1850s)	1 Part Lime Putty	2–3 Parts Sand
NHL Mortar (General Repair)	1 Part Natural Hydraulic Lime (e.g., NHL 3.5)	2.5–3 Parts Sand
"Soft" Brick/Historic (Type O)	1 Pt Portland : 2 Pts Lime : 6-9 Pts Sand	6–9 Parts Sand
Limestone (ASTM C270 Type N)	1 Pt Portland : 1 Pt Lime : 4-6 Pts Aggregate	4–6 Parts Aggregate
Hard Granite (ASTM C270 Type S)	2 Pts Portland : 1 Pt Lime : 7-9 Pts Aggregate	7–9 Parts Aggregate
1870s-1930s (Transition)	1 Pt Portland : 3 Pts Lime : 8-12 Pts Sand	8–12 Parts Sand