



**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: August 16, 2018

Case No: 18COA1177
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1214 S Brook Street

Applicant: Kathryn Brown
1214 S Brook Street
Louisville, KY 40203
502-419-8866
kaye@earthbrowns.com

Owner: Same

Estimated Project Cost: \$60,000.00 (Estimated)

Description of proposed exterior alteration:

The applicant requests to construct a new carriage house structure in the rear portion of the lot and sitting 18 feet off the alley. The carriage house will be two stories in height with a brick sheath. Additionally, the applicant will be removing a tree and restoring a historic limestone wall.

Communications with Applicant, Completion of Application

The application was received on July 27, 2018 and was considered complete and requiring committee review on August 13, 2018. Applicant discussed the proposed materials with staff via the phone and supplied supplemental photos of materials via email. Applicant mailed notice to adjoining property owners on August 14, 2018.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **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 TNZD zoned property within the Traditional Neighborhood Form District is located on the west side of S Brook Street and is the first parcel on the west side south of the intersection of S Brook Street and E Oak Street. This 3 story Victorian home is constructed of masonry and limestone in the eclectic style with an intersecting gable roof form. The windows feature pronounced and decorative hoods with classical details. The masonry features a decorative brick banding in a Greek key pattern that separates the 2nd and 3rd floors. The home also boasts a pronounced front porch supported by Roman columns and a composite capital. Another unique feature of this structure is the historic retaining wall that abuts the alley. This retaining wall is built into the foundation of the side extension of the home and continues to the property line in the rear running the length of the alley and constructed of limestone.

Conclusions

The project generally meets the Old Louisville design guidelines for: **Garage, New Construction- Residential, and Site.** Precedent exists for carriage house and garage structures on this block and other neighboring blocks. Carriage houses are historically common on lots of this size and carriage houses of a similar size and scale are evident along this block.

The proposed structure is two stories with a gable roof that mimics the roof form of the main home and will be of frame construction with a brick sheath. The proposed carriage house features two carriage style doors and a person door facing the alley and two windows on the 2nd story. The yard-side elevation proposes a person door at grade and an exterior staircase leading to a second person door on the 2nd story. The yard-side also features two windows. The proposed brick work around the windows features arched tops to mimic the side and rear window details of the main house. Additionally, the gables feature a diamond pattern in the brick to break up the vertical massing of the east and west elevations. The proposed carriage doors will have arched details and animating features to provide a historical aesthetic. The proposed foundation is split face block in a medium grey. The proposed windows will be three-over-one, double-hung, aluminum-clad wood windows in dark bronze finish. The proposed exterior doors will be steel six-panel doors. The new brick exterior is of a medium brick red with elements of a darker tone to coordinate with the brick of the main house.

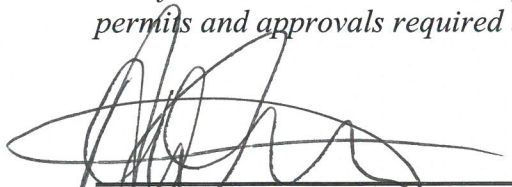
In addition to the structure, staff reviewed the proposed location of the new structure. The proposed carriage house will be sitting 18 feet from the rear property line. Staff determined that the proposed location is justifiable as there are existing garage structures on the same block face with similar setbacks and the geographical/historical constraints of the lot. The applicant proposed to restore the historic limestone wall as it is showing significant signs of deterioration. The applicant feels that locating the structure further back on the lot will allow for a successful restoration of the limestone wall which would involve the removal of a mature black walnut tree. The proposed building location will require a variance from the Board of Zoning Adjustment for private yard area reduction.

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 new construction shall conform to all other municipal regulations including the Land Development Code and applicable Zoning District Regulations.
2. The split-face concrete block foundation shall be used on all sides.
3. Brick veneer shall be as proposed to staff in this report.
4. There shall be trim around all openings.
5. The applicant and/or their representative shall make provisions for the screening and storing for trash receptacles.
6. The applicant and/or their representative shall incorporate storm-water management provisions into the design of the new construction so that any related runoff will not adversely impact nearby historic resources.
7. The applicant and/or their representative shall integrate mechanical systems into new construction in such a way that rooftops remain uncluttered and fixtures, such as air conditioning units and satellite dishes, are located on secondary elevations where they do not detract from the historic character.
8. The new garage apron shall be installed using historic concrete mix.
9. The drive apron shall have a profile that mimics missing limestone curbing at the edge of alley. Any existing limestone curbing shall remain.
10. Any proposed exterior lighting shall be submitted for staff approval prior to installation.
11. The applicant shall incorporate a banding detail in the brick between the first and second floors to alleviate vertical massing of the north and south façades.
12. Guttering systems shall be painted to match the color of the trim.
13. The limestone wall abutting the alley shall be restored as part of the proposed construction.
14. If the design or materials change, the applicant and/or their representative shall contact staff for review and approval prior to installation.

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.


Anthony Schneider
Historic Preservation Specialist

8/17/13
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	There will be 18' of historic mix paving between the alley and the proposed structure.
Materials	Walls	NA	Horizontal wood siding (3" or 4" exposure)	
		NA	Board and batten siding	
		+	Brick	Brick will coordinate with the existing house.
		NA	Stucco over frame or concrete block	
		+	Cast stone, molded concrete block	Split-face block to be used as foundation material.
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		+	No painted concrete block.	
		+	No un-painted concrete block.	
		+	No T-111 plywood.	
	Roof	+	Asphalt, fiberglass, wood, vinyl, or slate shingles.	Asphalt Shingle
		NA	Metal roofing	
		+	Half-round or Ogee gutters	
		+	Approved Gable-end element	
		NA	No membrane roofing on sloped roofs.	
Building Forms	Main Block	+	Simple, rectangular, prismatic volumes	
		NA	Ell-shaped buildings	
		NA	Slightly-projecting bays	
		NA	Cantilevered, second floors	
		+	No overly-elaborate volumes	
	Roof	+	Simple gable roofs (6-in-12 minimum slope)	7:12 Roof Ratio
		NA	Hipped, shed, and flat roofs with parapets	
		NA	Intersecting gables	
		+	Overhanging eaves	
		+/-	Half-round gutters	Ogee gutters are acceptable
		+	No low-pitched gable roofs (less than 6-in-12	

			slope)	
		+	No flush eaves	
		+	No roofs without gutters	
Openings	Garage	+	Single-car openings	2 Single carriage style doors
	Doors	+	Surface area of door broken up by articulated panels or stiles and rails to reduce scale	
		+	No double and triple doors	
		+	No flush garage doors (they accentuate the large size of the openings)	
	Windows	+	Use window openings to break up wall surface	
		NA	Security grills installed on the inside face of the windows	

NEW CONSTRUCTION

RESIDENTIAL DESIGN GUIDELINES

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

	Guideline	Finding	Comment
NC1	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+	A variance will be required from the land development code.
NC2	Do not demolish contributing structures in a historic district to make way for new or large-scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.	+	
NC3	Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	+	See Conditions
NC4	Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.	+	Massing and size is large, but not inappropriate based on the size and massing of nearby carriage units.
NC5	Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.	+	
NC6	Do not use materials in new construction that are visually incompatible with surrounding historic buildings within the district. Materials to be avoided include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, chain-link fencing, exterior carpeting, jalousie windows, glass block, picture windows, unpainted wood, and asphalt siding.	NA	
NC7	Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.	+	
NC8	Design new construction in such a way that it does not disrupt important public views and vistas.	+	
NC9	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	New construction will define the rear yard area and separate it from the alley.

NC10	Design infill construction that reinforces the spatial organization established by surrounding buildings. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly-designed facades.	+	
NC11	Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, columns, and storefronts are other important character-defining facade elements.	+	Carriage style doors and architecturally appropriate person doors are being used to convey a similar architectural program.
NC12	Design new construction so that the building mass has a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solids (walls) to voids (window and door openings). Historic window proportions are generally two-and-one-half (height) by one (width).	+	
NC13	Develop designs for new construction using windows that are sympathetic to the window patterns of surrounding buildings. Use of comparable frame dimensions, proportions, and muntin configurations is encouraged.	+	New windows are three-over-one
NC14	Develop designs for new construction using front doors that are sympathetic to the door patterns of surrounding buildings. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	NA	
NC15	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	+	
NC16	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	NA	
NC17	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
NC18	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
NC19	Locate handicapped access ramps on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible.	NA	
NC20	Design infill construction so that it is compatible with the average height and width of surrounding buildings.	+	New structure is of a similar massing and scale to other carriage structures along the same alley.
NC21	Design new construction to have a floor-to-floor height that is within 10 percent of adjacent historic construction where the floor-to-floor height is relatively consistent, and a character-defining feature.	+	
NC22	Maintain the historic rhythm of the streetscape. The space between new construction and existing structures should fall within 20 percent of the average spacing for the block.	NA	
NC23	Maintain historic setback patterns. In order to maintain the continuity of the streetscape, setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+	18' setback from alley as there is not a precedent for reduced setback on this block face. Also, the setback of 18' allows for restoration of limestone wall.
NC24	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	Gable roof of 7:12
NC25	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominant form is flat, built-up roofs are preferred. Where the predominant form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	+	See Conditions

NC26	Design new construction so that the orientation of the main roof form is parallel with the majority of other roofs on the street, where roof forms are relatively consistent and a character-defining feature.	+	
NC27	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	+	See Conditions.
NC28	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	+	See Conditions.
NC29	Make provisions for screening and storing trash receptacles when designing new construction.	+	See Conditions.
NC30	Use an exterior sheathing that is similar to those of other surrounding historic buildings. While use of wood siding is preferred, vinyl siding may be used for new construction, but only in areas where the predominate historic construction material is wood.	+	Brick veneer that complements brick of the main house.
NC31	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction. Red brick is the most common masonry material found throughout the city's historic districts.	NA	
NC32	Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features.	NA	
NC33	Do not use modern "antiqued" brick in new construction.	NA	
NC34	Design new construction to have a raised masonry foundation, which is compatible in proportion and height with surrounding buildings. Foundation materials may be of a warm-toned poured concrete, split-face concrete block, or stuccoed concrete block that has a uniform, textured appearance.	+	Split-faced block to be used.
NC35	Incorporate front porches on blocks where they are character-defining features. Design of new porches should be compatible with the form, scale, and detailing of surrounding buildings. On blocks where porch columns are prevalent, new columns should always consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	NA	
NC36	Design porches on newly-constructed buildings so that the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the facade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	NA	
NC37	Design new garages or other secondary structures so that they complement the scale, roof form, setback, and materials of adjacent secondary structures.	+	
NC38	Site new garages adjacent to alleys where present. Review the garage prototype insert that identifies styles appropriate to preservation districts when planning a garage construction project.	+	
NC39	Where no alleys exist, garages should be sited at the rear of the property behind the main house. Garage doors should not face the street, and access should be along the side yard. Landscape screening along the driveway is encouraged.	NA	
NC40	Use of smaller, single garage doors rather than expansive double or triple doors is preferred.	+	Single carriage style doors to be used.
NC41	Orient the roofline of a new garage so that it is parallel with the main house or follow the predominant pattern of existing secondary structures where such a pattern exists.	+	
NC42	Roof pitch should be no less than one in six. Where the roof form of the main house is character-defining, owners are encouraged to echo the form of the main house.	+	
NC43	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+	

NC44	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	+	See Conditions.
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SITE

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
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+	New structure complements the architectural details of the eclectic Victorian main house by incorporating brick details around the windows and doorways.
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	NA	
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	+	Historic Mix for apron.
ST4	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	NA	
ST5	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	NA	
ST6	Do not harm historic resources through road widening or underground utility repair.	NA	
ST7	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	+	
ST8	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	NA	
ST9	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	NA	
ST10	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	NA	
ST11	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	

ST12	Use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	+	See Conditions
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	
ST15	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	NA	
ST16	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	NA	
ST17	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	NSI	See Conditions.
ST18	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	NA	
ST19	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	NA	
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
ST21	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	+	See Conditions
ST22	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	NA	
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	NA	

