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## Historic Landmarks and Preservation Districts Commission

### Certificate of Appropriateness Report of the Committee

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To: Gregory Likins  
Thru: Old Louisville Architectural Review Committee  
From: Savannah Darr, Historic Preservation Specialist  
Date: October 19, 2016

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**Case No:** 16COA1208  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1366 S. Third Street

**Applicant:** Gregory M. Likins  
Diversified Designs, Inc.  
1366 S. Third Street  
Louisville, KY 40208  
502-592-9469  
[glikins@diversifieddesigns.com](mailto:glikins@diversifieddesigns.com)

**Owner:** same as applicant

**Architect/Design:** Brent Likins  
CBL Construction Co.  
1522 Goshen Lane  
Goshen, KY 40026  
502-821-1821  
[brentlikins@bellsouth.net](mailto:brentlikins@bellsouth.net)

**Estimated Project Cost:** \$40,000

#### Description of proposed exterior alteration:

The applicant requests approval to construct an 864 square foot second floor addition on top of an existing one-story, three-car garage. The existing garage was constructed in 2014 (14COA1024). The walls are board and batten and the shed roof is covered with fiberglass shingles. The second floor addition will change the shed roof form to a 5/12 side gable roof to allow for the new dwelling unit. The west elevation (alley elevation) of the addition will contain two 2'-0" square casement windows and one 6'-0" square stationary window. The east elevation (yard elevation) of the addition will contain two 6'-0" by 7'-0" sliding glass doors with 12" transom windows and one 3'-0" by 7'-0" door with a 12"

transom window. The doors will lead to an 8'-0" deep wooden deck that will be covered by the main roof. The deck will also have a wood handrail and balusters with a stoop and stairs that lead to the ground on the side (north) elevation. A concrete pad will be poured below the deck at the ground surface. The north elevation will contain one 3'-0" by 4'-6" casement window as well as the stairs that lead down from the addition. A concrete pad will be poured at the bottom as a landing. The south elevation will have no doors or windows.

### **Communications with Applicant, Completion of Application**

The application was received on September 8, 2016, and was determined to be complete and requiring committee review on September 12, 2016. The case is scheduled to be heard by the Old Louisville Architectural Review Committee on October 12, 2016 at 5:30 pm, at 444 South Fifth Street, Conference Room 101.

The Old Louisville Architectural Review Committee met on October 12, 2016 at 5:36 pm in Conference Room 101 at 444 S. 5<sup>th</sup> Street to discuss the case. Members present were Herb Fink (Chair), Mary Clark, Chris Hartman, Bob Bajandas, and Deborah Stewart. The case was the second on the agenda. Gregory Likins, the owner and applicant, could not attend the hearing. Brent Likins, the engineer who prepared the plans, attended in his place as did Bruce Likins, the project designer. Ms. Darr presented the case for the addition to the garage, which would convert it into a carriage house. Mr. Brent Likins clarified that they no longer had plans to pour concrete under the deck. Mr. Bruce Likins explained that they wanted to remove the transom windows from above the two sliding doors and make the doors taller. Ms. Stewart commented that she does not particularly care for sliding doors when French doors could be used. Furthermore, she wanted to see the transom windows stay because it better matched the first floor of the garage. Mr. Bruce Likins said that they could keep it that way. Ms. Stewart asked for more clarification on the new deck posts and if they would affect the drainage system in the designed landscape of the rear yard. Mr. Brent Likins stated that they would not damage the system. Mr. Bajandas asked for more information on the deck posts. Mr. Brent Likins mentioned that the posts of the deck would be 6x6 tube steel posts rather than wood posts. Mr. Fink believed there is a strong precedent for carriage houses in this particular alley, including carriage houses of this height. The Committee members agreed. Mr. Bajandas made a motion to approve the staff report as the report of the committee with no additional conditions of approval. Mr. Hartman seconded the motion and it carried with five ayes.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **Addition.** The report of the Committee'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 site, zoned TNZD, is located on the west side of S. Third Street in the Traditional Neighborhood Form District. It is located on the sixth lot south of Park Avenue. The site contains a single family, three-story Queen Anne style masonry house surrounded by other two- and three-story Victorian era houses of varying architectural styles.

The existing 36'-0" by 24'-0" board and batten garage was constructed in 2014 with approval from the Old Louisville ARC (14COA1024).

### Conclusions

The proposed addition generally meets the Old Louisville design guidelines for **Addition**. While full-floor additions and roof alterations are typically not allowed in the District, these alterations are proposed on a modern garage with no historic significance. Therefore, there is no historic fabric to be negatively impacted. South of the garage, there are several two-story carriage houses along the alley with both side gabled and hipped roofs. Immediate to the north of the garage, there are two one-story garages with side gabled and shed roofs. Further north down the block, there are several two-story carriage houses along the alley with a variety of roof configurations. Thus, there is a strong context for carriage houses on this alley.

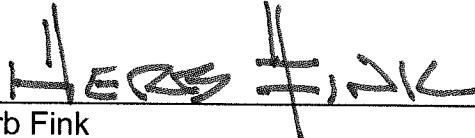
Based on preliminary calculations, the applicant will need to apply for a private rear yard variance for the 8' covered deck portion of the addition that goes into the rear yard.


### DECISION

Considering the information furnished, the Committee **approves** the application for a Certificate of Appropriateness with the following conditions:

1. **The wood deck and stair elements shall be opaque stained or painted (see attached).**
2. **All new concrete shall be poured with historic concrete mix and finished to match the surrounding historic concrete (see attached).**
3. **The applicant shall apply for a private rear yard variance if determined to be needed by Planning staff.**
4. **If the design changes, the applicant shall contact staff.**

*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.*

  
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Herb Fink  
Chair

  
\_\_\_\_\_  
Date

# ADDITION

## 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
<b>A1</b>	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+	This addition would be similar in size to other carriage houses on the block
<b>A2</b>	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+/-	This is a modern garage building (circa 2014) not a historic structure
<b>A3</b>	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	NA	This is a modern garage (circa 2014), so the addition would not damage any character-defining features.
<b>A4</b>	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+	Board and batten to be used to match garage
<b>A5</b>	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+/-	This is a modern garage (circa 2014), but the addition would change the roof from a shed to side gable form.
<b>A6</b>	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	+/-	This is a modern garage building (circa 2014) not a historic residence
<b>A7</b>	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	+	
<b>A8</b>	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	NA	Second floor addition
<b>A9</b>	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	+/-	This is a modern garage building not a historic residence, but there is a similar pattern
<b>A10</b>	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	NA	This is a modern garage (circa 2014)
<b>A11</b>	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
<b>A12</b>	Do not design additions to appear older than the original building.	NA	This is a modern garage (circa 2014)

<b>A13</b>	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	NA	
<b>A14</b>	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	NA	
<b>A15</b>	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	NA	
<b>A16</b>	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	+	Rear façade/yard façade of garage
<b>A17</b>	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	+/-	The stairs do extend from side of garage, but are necessary to access apartment. This is an accessory structure and not a main residence.
<b>A18</b>	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	+	