



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *JH FOR C. ELMORE*
From: Anthony Schneider, Historic Preservation Specialist
Date: July 26, 2019

Case No: 19-COA-0020
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1141 S Brook Street

Applicant: Benjamin Brainard
Hollyhock Rentals
321 S Peterson Avenue
Louisville, KY 40206
502-817-7034
benjaminbrainard@gmail.com

Owner: Same as Applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant is seeking after-the-fact approval for the construction of a carriage house adjacent to the alley. The carriage house, as constructed, is 1½ stories with a front-gable roof and a rear deck/stairway for access to the upstairs portions of the structure.

Communications with Applicant, Completion of Application

The application was received on June 28, 2019 and was considered to require a committee review on July 16, 2019. Staff met on-site with members of the Board of Zoning Adjustment team with Planning and Design Services prior to applicant submittal. The owner is currently in code enforcement proceedings regarding the construction of the current structure without an approved COA and for work performed without proper building permits. Staff informed the applicant that a variance for Private Yard Area would also be required should a new COA be issued for the structure as constructed.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **Garage** and **New Construction-Residential**. 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 mid-block on the east side of S Brook Street. The 2 ½ story masonry home is constructed in the Italianate style with a deep cornice and in-set entry vestibule. This home is surrounded by other masonry Italianate residences varying between two and three stories in height.

A previous COA was issued for the construction of a garage under **12739-OL** in which the applicant pulled permits and constructed the garage with unapproved alterations. This case was reviewed using only the Garage Design Guideline. The structure, as built, is significantly different than what was approved under **12739-OL** including a change in overall height, massing, and use as the building operates as a carriage house. The COA **12739-OL** is independent of the request of this COA due to the significant differences in what was previously approved compared to what was erected.

Conclusions

The project partially meets the Old Louisville design guidelines for **Garage** and **New Construction-Residential**. The design of the carriage house, as constructed, is quite bulky. The front gable design and steep roof pitch with lacking architectural details creates a visual imposition on the alley. The structure's constructed height is approximately 23' to the top of the gable and approximately 12' to the eaves. Staff recommends that the applicant add architectural details to help alleviate the vertical massing and soften the form. Staff recommends that the applicant add a water table board around the foundation, trim around all openings at a minimum of 4" based on the scale of the structure, rake moldings in the gable, and a band board on the east and west facades to delineate the first and the half story above.

Staff finds that the carriage house would not meet Guidelines **NC-1** and **NC-3** as the structure was erected out of compliance with the permit and COA that was initially sought. The structure also fails to coordinate with the surrounding structures both on-site and along the alley. For the construction of a carriage house, staff would have recommended a hip roof with dormers or a side-gable roof for a visual reduction of vertical massing along the alley. Additionally, staff would have suggested architectural features that better connect the design elements of the principle structure on the lot with the accessory structure for a more compatible design program. Historically, a carriage house would have had architectural

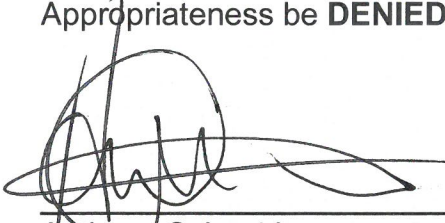
elements that connect the structure to the design program of the main structure. Staff finds that the structure could be more compliant with Guidelines **NC-4, NC-7, NC-12, NC-13, NC-21, NC-34, and NC-41** should the applicant be willing to make the previously mentioned architectural changes. Additionally, staff would recommend that the existing windows be converted to a four-over-four configuration via applied muntins; or if replacement is necessary for code compliance, staff would recommend the windows have a four-over-four configuration with simulated divided light or other comparable design. The four-over-four design in the window configuration is common on accessory structures throughout the district and would help unify the existing gable window facing the alley to other facades of the building. This carriage house has a significant amount of massing along the alley compared to that of other accessory structures along the intersecting and adjacent alleys as visible from the site. The addition of architectural moldings and details would help to alleviate the visual impact. Lastly, the incorporation of a stormwater management system—gutters and downspouts—is imperative to the structural longevity of the building.

Recommendation

On the basis of the information furnished by the applicant, staff recommends that the application for a Certificate of Appropriateness be **approved with these conditions:**

1. The applicant shall obtain all necessary building permits.
2. Rear deck and staircase shall have a compliant railing as detailed in an attachment to this report.
3. All wood shall be painted or opaque stained in compliance with condition 13 of this report.
4. Applicant shall make provisions for the storage and screening of trash receptacles.
5. Applicant shall install stormwater management provisions—gutters and downspouts—as to minimize the impact on historic resources.
6. There shall be trim at minimum of 4" in width installed around all openings.
7. Applicant submit revised renderings of doors and windows to staff for review and approval prior to alteration.
8. Applicant shall install a minimum of 8" band board on the east and west facades to alleviate vertical massing.
9. Applicant shall install a minimum of 8" water table board with drip cap at the base of the foundation.
10. Any exterior lighting shall be presented to staff for review and approval prior to installation. All lighting shall be directed downward and away from neighboring properties.
11. Applicant shall submit proposed new moldings to staff for review and approval prior to installation.
12. If design changes are necessary, the applicant shall contact staff for review and approval.
13. All exterior modifications under the scope of this review shall be completed by October 31, 2019 with the potential for an extension to be granted by staff on a conditional basis.

Should conditions **1, 2, 4, 5, 6, 8, 9,** and/or **13** of the previous recommendation be removed, staff would recommend that the application for a Certificate of Appropriateness be **DENIED**.



Anthony Schneider
Historic Preservation Specialist

July 26, 2019
Date

Attached Documents / Information

1. Staff Guideline Checklist
2. Deck/Porch Rail Design Template

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	The 15' setback is paved.
Materials	Walls	+/-	Horizontal wood siding (3" or 4" exposure)	See Conditions. Existing siding is 5" exposure.
			Board and batten siding	
			Brick	
			Stucco over frame or concrete block	
			Cast stone, molded concrete block	
			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.	
			Metal roofing	
		-	Half-round or Ogee gutters	Gutters do not exist currently, see conditions.
		+/-	Approved Gable-end element	Staff recommends that the applicant consider adding rake moldings to better frame the detail of the gable and soften the verticality.
			No membrane roofing on sloped roofs.	
Building Forms	Main Block	+	Simple, rectangular, prismatic volumes	Garage is a rectangle.
			Ell-shaped buildings	
			Slightly-projecting bays	
			Cantilevered, second floors	
		-	No overly-elaborate volumes	
	Roof	+	Simple gable roofs (6-in-12 minimum slope)	Gable with windows
			Hipped, shed, and flat roofs with parapets	
			Intersecting gables	
			Overhanging eaves	
		-	Half-round gutters	Ogee gutters are acceptable; structure does not have gutters. See Conditions.
			No low-pitched gable roofs (less than 6-in-12 slope)	
			No flush eaves	
			No roofs without gutters	
Openings	Garage	+	Single-car openings	
	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	
		-	Security grills installed on the inside face of the windows	Windows have bars installed outside.

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
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NC1	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+/-	The permits pulled for the structure on-site do not match the building as erected. The applicant will need to pull permits to come into compliance which can occur subsequent to the approval of a new COA. See Conditions.
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.	NA	
NC3	Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	-	For a carriage house, staff would have recommended a hip roof with dormers for a visual reduction of vertical massing. Additionally, staff would have suggested architectural features that better connect the design elements of the principle structure on the lot with the accessory structure for a more compatible design program.
NC4	Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.	+/-	The size of the structure and vertical massing create a visual imposition on the alley; however, adding architectural details and other aesthetic features could help alleviate the ways in which the structure detracts. While the structure has a large vertical massing, carriage houses add to alleyscape. The addition of architectural elements could aid in bringing the structure into compliance.
NC5	Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.	+/-	See Conditions.
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.	+	
NC7	Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.	+/-	Building height creates a vertical massing issue; however, the location is in the alley and is not pedestrian oriented in location. The structure stands at approximately 23' in height.
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.	+	Structure's location creates a defined private rear yard.

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.	+/-	The alley face lacks a significant collection of accessory structures, but adjacent and intersecting alley's do have them. The structures along those alleys are much closer to the street and are at about 1 story in height.
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.	+/-	The material used is a 5" traditional lap cement board material.
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).	+/-	The windows on the building should be slightly larger to be in scale with the size and massing of the structure as built.
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.	+/-	The windows on the garage are one-over-one windows. Staff would recommend two-over-two windows or four-over-four windows to be compatible with other accessory structures and the principle structure on the lot. The muntins could be applied to the exterior of the glass for a simulated divided light.
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.	+	Existing door is ½ lite.
NC15	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	NA	
NC16	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	+	
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.	+/-	The structure stands at 23' in height which appears to be slightly larger than the majority of accessory structure in eyeshot.
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.	+/-	The structure could meet this guideline with the installation of a band-board to help delineate the first and half story.

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.	+	The setback of structures on the alley varies.
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.	+	
NC24	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+/-	The steepness of the roof's pitch creates a large vertical massing. Staff would have recommended a side-gable or hip roof if a carriage house was proposed. The materials used are indicative of other accessory structures in the district.
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.	NA	
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.	NA	
NC27	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	NA	
NC28	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	NSI	Staff was unable to determine the location of mechanical systems.
NC29	Make provisions for screening and storing trash receptacles when designing new construction.	NSI	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.	+	Cement board
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.	+/-	The foundation is concrete, but the siding is installed at-grade. Staff would recommend the installation of a water table board to visually separate the foundation and siding.
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.	+	
NC40	Use of smaller, single garage doors rather than expansive double or triple doors is preferred.	+	Single Carriages doors.
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.	+/-	The existing house has a low gable/hip roof.
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.	-	Gutters were not installed. See Conditions.

TYPICAL HANDRAIL PATTERN USED IN HISTORIC DISTRICTS

