



**Historic Landmarks and Preservation Districts
Commission**

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Becky Gorman, Historic Preservation Specialist
Date: February 18, 2019

Case No: 19COA1002
Classification: Committee Review

GENERAL INFORMATION

Property Address: 210 E. Magnolia Avenue

Applicant: Jodie Bass
Soul Proprietorship LLC
210 E Magnolia Ave
Louisville, KY 40208
917.957.1522
soulpropllc@gmail.com

Owner: same as applicant

Estimated Project Cost: \$19,582

Description of proposed exterior alteration

The applicant requests approval to replace (after-the-fact) the existing porch overhang with a new sculptural metal overhang. The applicant requests approval to replace (after-the-fact) the existing chain link fence along the rear side yard and back property line with vertical wood slat privacy fence and install a new a horizontal slat cedar wood fence/screen in the front side yard. Other work included the replacement of the existing vinyl siding with new vinyl siding on the sides and rear and fiber cement on the front facade, roof replacement, and the repair of the stained glass window on the front façade. Additionally, the roof and siding on the outbuilding were replaced with corrugated metal.

Communications with Applicant, Completion of Application

The application was received on January 9, 2019. The application was determined to be complete and classified as requiring Committee Review on January 14, 2019.

The case is scheduled for a hearing at the regular meeting of the Old Louisville Architectural Review Committee on February 27, 2019 at 4:30 p.m. in Conference Room 101 of Metro Development Center 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 alteration: ***Porch, Roofing, Siding and Trim, and Site.*** The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

Site Context/Background

The property is zoned TNZD in the Traditional Neighborhood Form District. The site is located first lot east of S. Brook Street on the south side of E. Magnolia Avenue. The 1895 structure is wood frame 1½-story Victorian residence surrounded by other 1½- to 2-story residences of the same era. The designation photo shows that the porch structure had a hipped roof and wood columns. It is documented on the 1905-1922 Sanborn map. At some point, the wood columns were replaced with metal columns, and the wood porch cornice elements were wrapped with aluminum. Staff believes due to the simple design and construction of the porch that it was added on. It is not reflective of the time of construction and has changed over time, both before and after the designation of district.

In 2005, staff approved the replacement of double-hung wood windows on the sides and rear of the home (case# S-05-196-OL).

Conclusions

The new porch overhang, which is made of powder coated steel, is a modern porch interpretation that is reflective of the historic arched window on the front façade. The newly constructed porch overhang conflicts with Porch guidelines PO1 as it does not replace the porch features with in-kind materials. However, the porch materials have been altered overtime. The guidelines imply the only treatment is to replace in-kind materials and do not address a change in design. The guideline, however, does allow for a change in material. It states, "Replace reconstructed entrance or porch features with in-kind materials. If that is not economically or technically feasible, a compatible substitute material may be considered. Composition and plastic moldings, however, should not be used due to their unproven longevity." Preservation practice generally allows for additions to be contemporary or of a modern design "of its time." Therefore, it is

differentiated as a modern element to the historic structure and not conjectural. The committee should determine if the modern design and material is an appropriate treatment for the altered and deteriorated porch.

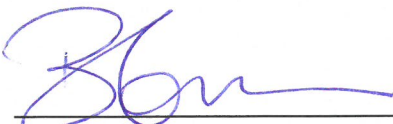
The screen/fence in the front side yard does not strictly adhere to the Site guidelines ST15 and ST16. In order to meet the guidelines the screen/fence should be set back 2' from the plane of the front façade and either painted or opaque stained. The new wood privacy fence in the rear yard should be installed finished side out and be painted or opaque stained.

The replacement of the existing vinyl siding with new vinyl siding on the sides and rear, roof replacement, and the repair of the stained glass window on the front façade are all considered general maintenance. The installation of fiber cement on the front façade is an appropriate substitute material for wood siding and meets the design guidelines for Siding. The metal siding and roofing used on the outbuilding are an appropriate material for the structure and meet the design guidelines for Siding and Roof. Staff recommends approval of these items.

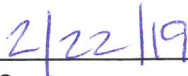
RECOMMENDATION

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 front side yard fencing shall be setback 2' from the plane of the front façade of the house.
2. The new wood privacy fence in the rear yard shall be installed finished side out and painted or opaque stained within 9 months of installation.
3. All Planning & Design approvals and building permits shall be obtained prior to construction.
4. If the design changes, the applicant shall contact staff for review and approval.



Becky Gorman
Historic Preservation Specialist



Date

Attached Documents / Information

1. Staff Guideline Checklist

PORCH

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
PO1	Replace reconstructed entrance or porch features with in-kind materials. If that is not economically or technically feasible, a compatible substitute material may be considered. Composition and plastic moldings, however, should not be used due to their unproven longevity.	+/-	See conclusions
PO2	Photographically document architectural porch features that are slated for reconstruction prior to the removal of any historic fabric.	+	
PO3	Design replacement porch railings and balusters to match the originals as closely as possible. If it is technically or economically unfeasible to accomplish this, a simplified porch rail and baluster design may be used of 2" x 4" rails and 2" x 2" pickets, set between top and bottom rails, and nailed to the inside face of the rail. Railings should be finished with paint or an opaque stain. Plans are available from the Landmarks Commission.	NA	
PO4	Do not use cast- or wrought-iron columns, railings, or balusters as a replacement for brick or wood porch elements. Columns should match the proportion, detailing, and size of the original.	NA	
PO5	When installing a new code-required handrail or railing, select a design that is simple and stylistically appropriate. Generally, metal is appropriate for masonry buildings and wood for frame buildings.	NA	
PO6	Do not add conjectural porch ornament; often its style conflicts with the style of the house.	NA	
PO7	Do not use over-sized boards (2" thick) for porch floors. 3/4" to 1" tongue-and-groove boards are generally appropriate.	NA	
PO8	Install replacement porch flooring that closely matches the original tongue-and-groove flooring dimensions. A maximum gap of 1/16" should be left between boards to allow for expansion. Wood edging should be applied to the exposed ends of floorboards to prevent moisture infiltration into the grain.	NA	
PO9	Do not cover porch or cornice elements with vinyl or aluminum siding.	NA	
PO10	Do not install porch ceilings or close in exposed eaves where none existed previously. Exposed rafters and roof decks are character-defining features for certain architectural styles.	NA	
PO11	Replace deteriorated porch steps with in-kind materials. Replacement steps should be of the same scale and dimensions as the original. Stone steps may be patched with concrete that is tinted a visually-compatible color.	NA	

PO12	Do not replace historic stone steps unless the stone itself is no longer useable. Resetting stones on a firm foundation and repointing or applying sealant can address most problems.	NA	
PO13	Do not enclose front porches. Screen panels that can be removed seasonally, are set behind porch elements, and do not damage historic fabric may be permitted.	NA	
PO14	Do not obscure the design or detailing of original porch elements when undertaking a side or rear porch enclosure project. Large sheets of glass recessed behind original porch features should be used rather than solid materials such as wood, stucco, or masonry.	NA	
PO15	Do not add porches to the primary façades of structures that never had porches.	+	

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.	+	
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.	+	
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.	+	
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.	NA	
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.	NSI	
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.	NA	
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.	NA	
R11	Do not destroy historic detail when installing replacement gutters. If synthetic materials are used, they should be painted to match the trim color.	NA	
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.	NA	

SIDING & TRIM

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
SD1	Do not replace missing wood features with conjectural or falsely-historic reconstructions or with newly-designed elements that are incompatible with the building's size, scale, material, or color.	NA	
SD2	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	NA	
SD3	Consider using contemporary wood siding, which conveys the visual appearance of historic siding, when replacement of such materials is required.	+	
SD4	Do not use textured plywood (T-111) vertical siding. It is not an appropriate substitute material.	NA	
SD5	Do not install artificial stone, asbestos shingles, or asphalt shingles over or as a replacement for exterior siding.	NA	
SD6	Orient all replacement siding horizontally, unless there is sound, historic documentation for a different original orientation.	+	
SD7	Do not install vinyl or aluminum siding on primary elevations on historic buildings. Retention of exposed original wood siding is always preferred; however, if a decision is made to apply siding to side and rear elevations, it should be done in a way that does not obscure or damage historic ornament, such as fishscale shingles, window casings, sills, hoods, brackets, and cornerboards.	+	
SD8	Use only vinyl or aluminum siding that matches the dimensions of the original siding. Generally, smooth-faced, narrow-profile siding (3" or 4" depending on the character of the existing siding) is acceptable for installation on secondary elevations. Wherever possible without causing damage to historic fabric, trim, such as cornerboards, should project slightly beyond the vinyl siding.	+	
SD9	Make sure that removal, handling, and disposal of lead-containing paint complies with all local, state, and federal standards.	NSI	
SD10	Do not remove exterior siding to install insulation within the exterior walls of historic wood frame construction. This can result in damage to historic fabric. Installation of insulation with a proper vapor barrier should be done from the interior.	NA	

SITE

Design Guideline Checklist

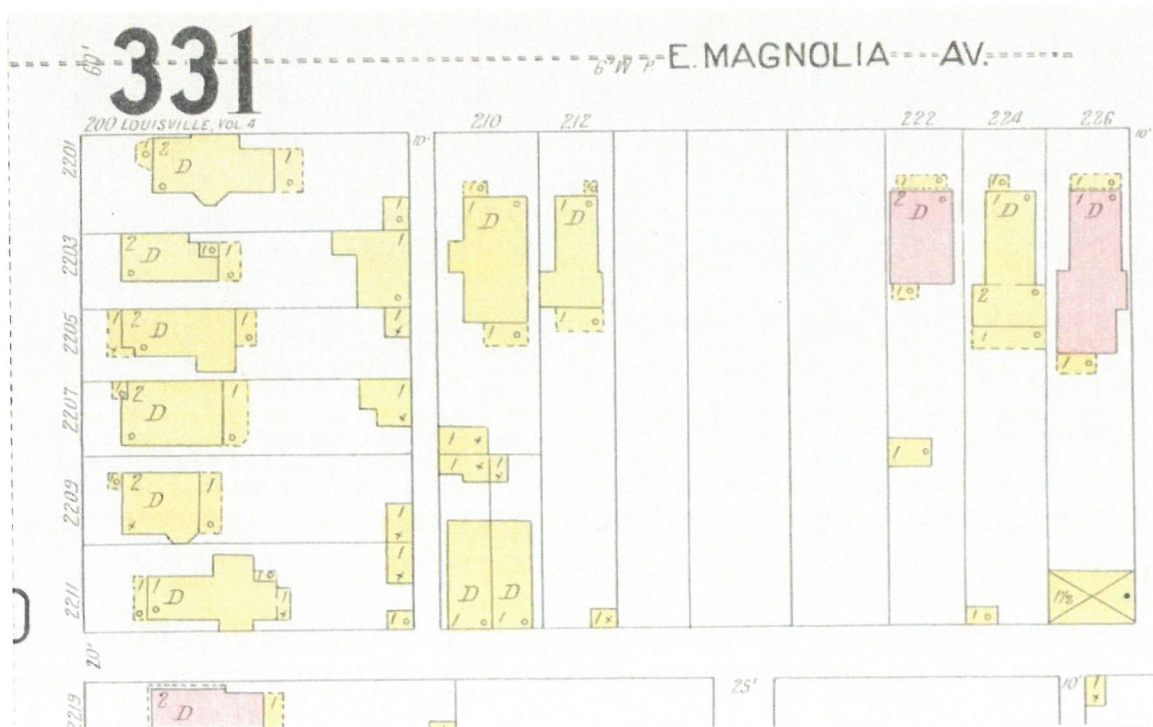
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	Guideline	Finding	Comment
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+/-	See ST15.
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.	NA	
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.	+	
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.	NA	
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.	NA	
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.	-	The horizontal cedar plank screen is not setback 2 feet.

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.	-	Fencing shall be painted or opaque stained.
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.	+	
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.	NA	
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	



Designation photo.



1905 Sanborn map