



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: February 7, 2019

Case No: 18COA1305
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1201 S 3rd Street

Applicant: Jerry Phelps
1500 Van Buren Road
Louisville, KY 40046
502-859-4063
phelps_vbv@hughes.net

Owner: Same as Applicant

Estimated Project Cost: \$2,500.00

Description of proposed exterior alteration:

The applicant is seeking an after-the-fact approval for changes to the roof drainage system. Applicant removed the existing, metal wall drainage system and replaced with a synthetic system of PVC pipe. The proposal is to encapsulate the PVC with a green metal material that coordinates with the roofing material and move it from the south wall to the west and north facades. The existing masonry damage is to be repaired with in-kind materials and painted to match.

Communications with Applicant, Completion of Application

The application was received on November 30, 2018 and was considered complete and requiring committee review on February 1, 2019. Staff has had a number of conversations with the applicant in regard to the maintenance of the drainage system. Applicant wishes to move the system to the front sides so that the system can be maintained on property without having to go onto the neighboring property for maintenance.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **Roofing**. 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 southeast corner at the intersection of S 3rd Street and W Oak Street. The structure is a single-story, mid-twentieth century commercial structure with a flat roof and small mansard cornice. The structure is situated amongst other commercial and residential structures varying in size, scale, and massing. This structure is uniquely modern in comparison to a majority of commercial structures in the district.

Previous COA's on this property include sign permits under **SI1076115** and **S-04-49-OL**. Additionally, an after-the-fact approval was granted for the standing seam metal mansard addition under **S-03-115-OL**.

Conclusions

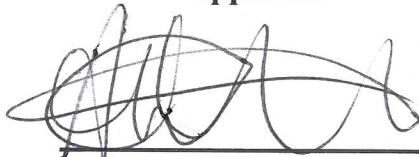
The project generally meets the Old Louisville design guidelines for **Roofing**. While the removal of period appropriate downspouts on the south side of the structure was not a preferred method of drainage mitigation, the lack of visibility and architectural period makes the proposal acceptable. The existing downspouts straddled the property line making access to perform maintenance difficult. The existing downspouts likely connected directly to the storm sewer and the current installation drains into the parking lot via a white PVC pipe affixed to the side of the building at a downward slope by "u" brackets. The proposal to remove the current system and reinstall it on the west and north facades would be an improvement over the current design. The committee is tasked with reviewing the after-the-fact removal of the period appropriate downspouts on the south façade and the proposed installation of new, metal encapsulated downspouts on the west and north facades.

DECISION

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

1. **The applicant shall obtain any necessary building permits.**
2. **New drainage pipes shall be consistent in color with the standing seam metal mansard.**
3. **Synthetic materials shall not be used in the construction of the new downspouts.**
4. **Applicant shall submit a final design showing accurate materials to staff for approval prior to installation.**

5. If the design changes, the applicant shall contact staff for review and approval.



Anthony Schneider
Historic Preservation Specialist

2/22/19
Date

Attached Documents / Information

1. Staff Guideline Checklist

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.	+	The roof will be replaced with new materials and will not be visible from the street. The "mansard" façade cornice is of green metal and new downspouts will coordinate.
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.	NA	
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.	NA	
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.	+	
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.	+	
R11	Do not destroy historic detail when installing replacement gutters. If synthetic materials are used, they should be painted to match the trim color.	+	The existing gutters were made of metal and circa 1950's with a water-catch from the roof scuppers.
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.	+	Applicant is installing painted steel downspouts.
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.	+	
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	