



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Susanna Kim
Thru: Savannah Darr, Historic Preservation Officer
From: Priscilla Bowman, Historic Preservation Specialist
Date: May 16, 2023

Case No: 23-COA-0067
Classification: Staff Review

GENERAL INFORMATION

Property Address: 1105 S. 1st Street

Applicant: Susanna Kim
614 Davenport Rd.
Louisville, KY 40245
(502) 216-0957
s.kim0102@gmail.com

Owner: same as applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant requests after-the-fact approval for the front door replacement on the home.

Communications with Applicant, Completion of Application

The application was received on March 30, 2023. The application was determined to be complete and classified as requiring Committee Review after receiving further documentation from the applicant on April 17, 2023.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **Door**. 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 two-story masonry building at 1105 S. First St. was constructed circa 1890 and has character defining decorative lentils over the front facing windows as well as rusticated stone string courses on the front façade. The multi-residential apartment building is located 3 lots south of the intersection of S. First St. and E. Saint Catherine St. The property is zoned TNZD and located within the Traditional Neighborhood Form District.

There was a COA (21-COA-0084) approved with conditions by the Old Louisville ARC for after the fact window replacement. A COA (23-COA-0068) was approved by Staff for chimney removal and masonry repair on April 6, 2023. There was a COA (23-COA-0096) approved with conditions by Staff for after-the-fact masonry work on April 18, 2023.

Conclusions

The proposed after-the-fact door replacement generally does not meet the design guidelines for **Door**. The previous door was a solid door with a mail slot (**Figure 1**). It was not historic or original to the home. The historic door was a $\frac{3}{4}$ lite wood door, which was replaced without Landmarks' approval (**Figure 2**). Although the new door appears to be the same size as the previous door, the new door is a modern door with horizontal slat details. Its design is not fitting with the architectural character of the home. Specifically, the replacement door does not conform with the following guidelines:

- **D1:** While the previous door was not historic, it was in better keeping with the character of the entrance than this new modern door. There is no historic precedent for this modern style door.
- **D3:** The designation photo shows the original door as a $\frac{3}{4}$ lite wood door. While it had been previously replaced with a solid door, both were more compatible with the architectural character of the building. The modern door is not appropriate.
- **D4:** The designation photo shows the original door as a $\frac{3}{4}$ lite wood door. The previous door was a solid door as is this replacement door. However, neither door duplicate the design of the original.
- **D12:** A non-original, non-historic door was replaced with a new door. However, the new door is not appropriate to the period and style of the building. It is too modern in design. A $\frac{3}{4}$ lite door like the original or a more traditional solid door would be more appropriate.

Even though the historic entry door had been previously replaced with a solid door, the guidelines still call for a replacement door that is compatible with the architectural character of the building. Because the after-the-fact request does not meet the design guidelines for Door, staff recommends denial of the request. A $\frac{3}{4}$ lite door or a more traditional, paneled, solid door could be considered.



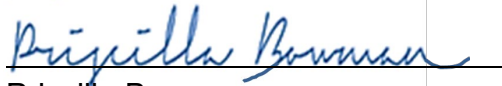
Figure 1. Photo of 1105 S. 1st Street prior to door replacement.



Figure 2. 1974 Designation Photo of 1105 S. 1st Street.

RECOMMENDATION

On the basis of the information furnished by the applicant, Staff recommends that the application for a Certificate of Appropriateness be **denied**.



Priscilla Bowman
Historic Preservation Specialist

5-16-2023

Date

DOOR

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
D1	Do not alter the character of entrances by either removing historic elements or through the addition of elements for which there is no historic precedent.	-	While the previous door was not historic, it was in better keeping with the character of the entrance than this new modern door. There is no historic precedent for this modern style door.
D2	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric	-	This is an after-the-fact request. Previous photos exist in the file.
D3	Use historical, pictorial, and physical documentation when undertaking the reconstruction of a missing entrance or porch feature. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely-historical designs are not appropriate.	-	The designation photo shows the original door as a ¾ lite wood door. While it had been previously replaced with a solid door, both were more compatible with the architectural character of the building. The modern door is not appropriate.
D4	Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original.	-	The designation photo shows the original door as a ¾ lite wood door. The previous door was a solid door as is this replacement door. However, neither door duplicate the design of the original.
D5	Do not replace historic double leaf doors with a single door.	NA	
D6	Do not alter original openings to accommodate stock doors.	+	The original opening does not appear to be altered.
D7	Install only screen doors or storm doors that are simple with a narrow-frame design that enables the inner door to be seen. Metal screen and storm doors should be painted or finished to match the inner door.	NA	
D8	Install any security bars in such a way that they do not obscure the architectural character of original doors or damage historic fabric. Commercial security grilles should	NA	

	retract out of sight during business hours and preferably be mounted inside the glass. Painting security bars an unobtrusive color is recommended.		
D9	Differentiate between primary and secondary doors, using the detailing of the doors or the articulation of the frame.	NA	
D10	Do not add vestibules to primary facades unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.	NA	
D11	Do not create new entrances on facades that can be seen from a public way.	NA	
D12	Replacement of non-original, non-historic doors with new doors that are appropriate to the period and style of the building and are the size of the original opening is recommended.	-	A non-original, non-historic door was replaced with a new door. However, the new door is not appropriate to the period and style of the building. It is too modern in design. A $\frac{3}{4}$ lite door like the original or a more traditional solid door would be more appropriate.