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## Historic Landmarks and Preservation Districts Commission

### Staff Report to the Architectural Review Committee

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To: Butchertown Architectural Review Committee  
Thru: Bob Keesaer, AIA, NCARB, Planning and Design Supervisor *PK*  
From: Becky Proctor Gorman, Historic Preservation Specialist  
Date: September 9, 2016

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**Case No:** 16COA1183  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 813 E. Main Street

**Applicant:** Ann Swope, 813 Properties Group, LLC.  
813 East Main Street  
Louisville, KY40206  
ann@swopedesigngroup.com

**Owner:** Same as above

**Architect:** Jeff Rawlins  
Architectural Artisans  
748 East Market Street  
Louisville, KY 40202  
jr@architecturalartisans.net

**Contractor:** TBD

**Estimated Project Cost:** \$250,000.00

#### Description of proposed exterior alteration:

The applicant requests approval to construct a new office building on the street facing side of the subject property which currently contains a previously approved accessory structure on the rear of the property. The vehicular entry point on the site will remain in the same location; two parking spaces will be added to the west side of the building and will be screened from the street with a fence and landscaping. A fluted split face concrete block wall will separate the parking lot and garden space.

The office building is a 2 story building with a slight shed roof. The building height is 20', depth is 74' and has a footprint of 1480 square feet. The building will be clad with corrugated sheet metal with the color matching the existing accessory structure and a standing seam metal roof also matching the existing structure's roof. The window and door openings are aluminum storefront systems arranged in a contemporary pattern. The main entry will be on the west elevation.

Three type "B" trees are proposed for removal from the street facing portion of the lot. Other trees proposed for removal are 5 type "C" trees and 1 type "A" tree located on the side of the lot or closer to the rear.

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

The application was received on August 16, 2016. The application was considered complete and requiring Committee Review on August 22, 2016. Staff met with the applicant's representative, Jeff Rawlins, on August 26, 2016 to discuss the project.

The case is scheduled for a hearing at the regular meeting of the Butchertown Architectural Review Committee on September 14, 2016, at 4:30 pm, at 444 South 5<sup>th</sup> Street, Conference Room 302; notice mailed not less than seven days before the meeting to the abutting property owners.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Butchertown Preservation District, are applicable to the proposed exterior alterations: **Site and New Construction-Commercial**. 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**

The property is located on the north side of E. Main Street two lots east of the intersection of Campbell Street. The lot was recently subdivided from the 809-815 E. Main site. It is adjacent to an adaptively re-used church converted into condominiums located at 801 E. Main Street. It is zoned CM and in the Traditional Marketplace Corridor Form District. The lot is within the Residential Character area of the Preservation District.

### **Background**

The existing accessory structure and garden were approved by the Butchertown ARC on July 27, 2011(case #16148-BT). The ARC discussed the 8' privacy fence along the property frontage and determined the fencing is a sculptural element in the garden design. The fence was approved to set back 5' from the sidewalk and to have landscaping in front of it.

The 2011 report states that according to the 1905 Sanborn map, these parcels had dwellings and accessory structures located on them. The block now currently consists of commercial structures and some vacant lots.

### **Conclusions**

The proposed new office building generally conforms to the applicable Design Guidelines. The scale and massing of the structure is compatible with the structures in the block. The structure is built to the street and emphasizes the human scale and pedestrian connectivity with the storefront system arranged in a contemporary pattern. The previously approved garden and carriage house have a contemporary design and this building is complementary to the current site and its structures.

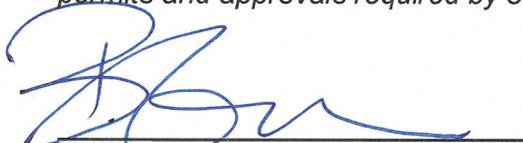
The proposed parking uses an existing vehicle access and will be screened by a fence and landscaping. The committee should discuss the proposed fence design. The existing fence was approved as a sculptural element of the garden.

## RECOMMENDATION

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

1. Pervious paving materials should be used for the parking area.
2. Wood fencing shall be painted or opaque stained.
3. Any proposed lighting shall be reviewed and approved by staff prior to installation.
4. Trees should be replaced somewhere on the site.

*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.*



Becky Proctor Gorman  
Historic Preservation Specialist

9/9/16  
Date

## Attached Documents / Information

1. Staff Guideline Checklist
2. Application

# SITE

## 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
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.	+	
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.	NSI	Site plan states construct new granite parking lot
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.	NA	
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.	+/-	Existing curb cut for vehicular access already exists.
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.	+	A fluted split face concrete block wall will separate the parking lot and garden space.
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.	+/-NSI	Existing fencing was approved as a sculptural element of the garden design. Staff recommends keeping the horizontal style fencing.

<b>ST12</b>	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	
<b>ST13</b>	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
<b>ST14</b>	Do not install front-yard fencing where there is no historic precedent.	+	Existing fencing was approved as a sculptural element of the garden design. Staff recommends keeping the horizontal style fencing. The fence will screen proposed parking.
<b>ST15</b>	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.	+	
<b>ST16</b>	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.	+	Existing fencing was approved as a sculptural element of the garden design. Staff recommends keeping the horizontal style fencing. The fence will screen proposed parking.
<b>ST17</b>	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.	NSI	
<b>ST18</b>	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.	NSI	
<b>ST19</b>	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	
<b>ST20</b>	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
<b>ST21</b>	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.	+	
<b>ST22</b>	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.	-	Tree removal is proposed for the new office building.
<b>ST23</b>	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
<b>ST24</b>	Install utility lines underground whenever possible.	NA	

# NEW CONSTRUCTION

## COMMERCIAL AND INSTITUTIONAL DESIGN GUIDELINES

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
NC1	Make sure that new designs conform to all other applicable regulations including the Jefferson County Development Code and Zoning District Regulations.	+	
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, scale, massing, volume, directional emphasis, and setback reflects the architectural context established by surrounding structures.	+	
NC4	Make sure that the scale of new construction does not conflict with the historic character of the district.	+	
NC5	Select materials and design elements for new construction that are sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	+	The contemporary design fits the design of this lot.
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	Have new construction reinforce the human scale of historic districts by emphasizing the base of the building where this is a character-defining feature.	+	
NC8	Design infill construction that enhances the pedestrian-oriented character of historic commercial districts. Commercial buildings should have a well-defined base at the pedestrian level with details conveying a sense of horizontality and progression along the sidewalk.	+	
NC9	Design new construction in such a way that it does not disrupt important public views and vistas.	+	
NC10	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	NSI	
NC11	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	
NC12	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.	+/-	This lot is in the Residential Character area of the Preservation District. However, this is mostly a commercial corridor. The proposed design is compatible in this area.

<b>NC13</b>	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 design relates to this particular lot. However, it is adjacent to a vacant lot. It does not conflict with any character-defining façade elements in the area.
<b>NC14</b>	Design new construction so that the building mass has a similar sense of lightness or weightiness as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).	+	
<b>NC15</b>	Maintain historic patterns of window and door proportion and placement in designs for new construction.	+/-	This is a contemporary window pattern that is relatable to the historic storefront and pedestrian scale.
<b>NC16</b>	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.	+	This is a contemporary window pattern that is relatable to the historic storefront and pedestrian scale.
<b>NC17</b>	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.	+	This is a contemporary window pattern that is relatable to the historic storefront and pedestrian scale.
<b>NC18</b>	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street.	+/-	The main entrance will be on the west side, but the street facing elevations will have a door element.
<b>NC19</b>	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
<b>NC20</b>	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
<b>NC21</b>	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 way that does not damage historic fabric and is as unobtrusive as possible.	NA	
<b>NC22</b>	Design infill construction so that it is compatible with the average height and width of surrounding buildings. The rhythm of the façade should also reflect the characteristic rhythm of existing buildings on the street. Vertical elements (doors, columns, and storefronts) should be spaced approximately every 20 to 40 feet at the pedestrian level.	+/-	There is a lack of rhythm of the existing buildings in this area.
<b>NC23</b>	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.	+	
<b>NC24</b>	Incorporate set-back upper stories into designs for new construction that exceed the established cornice line.	NA	
<b>NC25</b>	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. New construction should be built out to the property lines where this is a character-defining feature.	+	
<b>NC26</b>	Historic commercial properties have long been anchors in Louisville's preservation districts. Construction of commercial properties on vacant corner lots should preferably be built to the corner with an entrance oriented to the corner.	NA	
<b>NC27</b>	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.	+	
<b>NC28</b>	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	The roof is appropriate for the design.

<b>NC29</b>	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominate form is flat, built-up roofs are preferred. Where the predominate 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.	+	
<b>NC30</b>	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.	+	
<b>NC31</b>	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.		
<b>NC32</b>	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	+	
<b>NC33</b>	Make provisions for screening and storage of trash receptacles when designing new construction.	NSI	
<b>NC34</b>	Use an exterior sheathing that is similar to those of other surrounding historic buildings.	-/+	This is a contemporary material which matches the design of the previously approved carriage house and garden.
<b>NC35</b>	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction.	NA	
<b>NC36</b>	Do not use modern "antiqued" brick in new construction.	NA	
<b>NC37</b>	Design parking garages so that they relate closely to adjacent structures. Their facades should reflect the hierarchical organization and design elements seen on surrounding buildings.	NA	
<b>NC38</b>	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+/-	Off street parking will be accessed from an existing curb cut and be screened by fencing.
<b>NC39</b>	Generally, leave at least 20 percent of a parking lot's surface area unpaved and planted. All parking lots must meet the minimum requirements of the city's Development Code. Perimeter landscaping, fencing, colonnades, or other construction that visually continues the building line along open sidewalks is encouraged.	+	
<b>NC40</b>	Generally speaking, parking should be located in the rear.	-	See NC38
<b>NC41</b>	Design required new parking in such a way that it is as unobtrusive as possible and minimizes the impact on the historic setting. Shared parking areas among groups of businesses is encouraged.	+	
<b>NC42</b>	Do not build additional surface parking lots within the West Main Preservation District.	NA	
<b>NC43</b>	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	+	
<b>NC44</b>	Do not create additional open space within the West Main Historic District.	NA	

