



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Individual Landmarks Architectural Review Committee
Thru: Bob Keesaer, AIA, NCARB, Planning and Design Supervisor
From: Becky Gorman, Historic Preservation Specialist
Date: February 3, 2017

Case No: 17COA1007
Classification: Committee Review

GENERAL INFORMATION

Property Address: 818 Kenwood Drive

Applicant: Jeff Underhill
Underhill Associates
808 Lyndon Ln. #204
Louisville, KY 40222
Ph: 502.637.5638

Owner: Louisville Metro Government
C/O Jeff Mosley
444 S. Fifth Street
Louisville, KY 40202

Architect: Jeff Rawlins
Architectural Artisans
748 East Market Street
Louisville, KY 40202
Ph: 502.582.3907

Contractor: NA

Estimated Project Cost: \$3,500,000

Project Description:

The Colonial Gardens Project consists of developing the site for three or four new restaurants gathered around a common courtyard space. Parking is located along the rear of the site. The historic Colonial Gardens building would anchor the development on the corner of West Kenwood Drive and New Cut Road. The

treatment for the historic Colonial Gardens is to return it to its appearance as shown in the 1940s photograph (see below). The Colonial Gardens Landmarks designation includes only the contiguous building.



Circa 1940s, Courtesy of the Louisville Public Library

Description of proposed exterior alteration:

The applicant proposes the following exterior alterations to the historic Colonial Gardens building:

South elevation:

-the demolition of a small one story addition constructed in 1939, new cladding will match the existing and two egress doors are proposed;

East elevation(facing new courtyard):

-the addition of aluminum full glass overhead doors facing an inner courtyard and the new construction of a one story kitchen addition which will replace a previous kitchen removed by emergency order. This addition is screened from visibility from W. Kenwood where a painted wood panel fence is proposed.

West elevation (fronting New Cut Road):

-the addition of a porch facing Iroquois Park; the porch structure will consist of hip roof sheathed in metal and a baluster of synthetic materials replicating the look of painted wood.

Communications with Applicant, Completion of Application

The application was received on January 19, 2017. The application was considered complete and requiring Committee Review on January 19, 2017.

The case is scheduled to be heard by the Individual Landmarks Architectural Review Committee on February 8, 2017 at 6:30 p.m. at 444 S. Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Individual Landmarks, are applicable to the proposed exterior alterations: Demolition, Addition, Door and Porch. 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 site zoned C1 and is located in a Neighborhood Form District. Colonial Gardens was designated an Individual Landmark by the Landmarks and Historic Preservation Districts Commission in November 2008.

The site context and assessment of historic significance are fully explained in the "Colonial Gardens Local Landmark Designation Report" prepared by Metro Historic Preservation Officer Richard Jett, dated August 19, 2008 and attached to this report. It should be noted that the report proposes the designation to include the entire property, but the final designation includes only the contiguous building.

Background

There was one previous case(#12455-IL) in 2009 for the proposed demolition of Colonial Gardens which was denied by the Individual Landmarks ARC.

In October of 2015 three additions on the east elevation were demolished by emergency order so that the historic portion of Colonial Gardens could be stabilized.

Conclusions

The guidelines for Demolition are included in the Commission pamphlet entitled "Economic Hardship Exemption and Guidelines for Demolition."

In the Introduction this premise states, "The first and most important guideline for demolition of an existing contributing structure within any historic district or any individual landmark within Louisville is: Unless the City (Metro Louisville Government) has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark unless:

1. "The demolition will not adversely affect the landmark's distinctive characteristics taken as a whole, retained over time." *Finding-* the proposed demolition of the 1939 addition will not have an adverse impact to the structure but will allow for the recognizable historic characteristics of the building to be put back and the site to be developed in a respectful and beneficial way.

2. "The demolition will not adversely affect the district's importance as a unified entity composed of interrelated resources united historically or aesthetically by plan or physical development." *Finding-* Although the statement refers specifically to districts, from the perspective of an Individual Landmark as an entity the removal of this small addition will not diminish the building's historic importance or value.

3. "The proposed replacement structure and development will strengthen the viability of the district as a whole." *Finding-* Again, from the perspective of an Individual Landmark, the demolition of this small addition will allow for it to return to a viable structure as an anchor for a development that contributes to the economic vitality of the community.

Therefore proposed demolition of the 1939 addition meets the caveats established in the above mentioned guidelines. The replacement siding material will match the existing and the proposed new egress doors meet the Door Design Guidelines.

The new overhead doors proposed to be featured on a secondary façade, facing a proposed courtyard, serve of a modern purpose for the reuse of the building. This façade was altered over time and most recently has been mothballed for protection after the additions were removed. The proposed new doors generally meet the Door Design Guidelines.

The proposed kitchen addition will be screened by the proposed wood panel fence. The materials are still to be decided but in concept the proposal generally meets the Addition Guidelines.

The porch addition is designed to be a complimentary feature in an area where there were originally porch-like features. The proposed design and materials meet the applicable Porch guidelines PO1 and PO15.

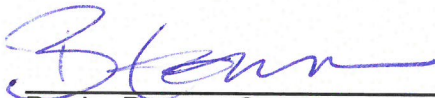
The treatment for the recognizable historic core of Colonial Gardens is to return it to the look in the 1940s photograph. Such repair that replicates the existing building elements in material and exterior appearance does not constitute an exterior change and would therefore fall under the purview of Maintenance.

RECOMMENDATION

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

1. Continue to consult with Landmarks staff on the preservation and rehabilitation of the historic Colonial Gardens as historic materials are revealed.
2. Any changes to the proposal as presented in the application submitted on January 20, 2017 shall be submitted to staff for review.

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

2/3/2017
Date

Attached Documents / Information

1. Design Guidelines checklists

ADDITION

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
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+	
A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+	
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	+	

A4	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	NSI	Materials TBD. Addition will be screened by a proposed wood panel fence.
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+	
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	NA	
A7	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	NA	
A8	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	+	
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	NA	Proposed addition will be screened by a wood panel fence.
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	NSI	Materials TBD.
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
A12	Do not design additions to appear older than the original building.	+	
A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	+	
A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	NA	
A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	NA	
A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	NA	
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	NA	
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	NA	

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.	NA	
D2	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric	NA	
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.	NA	
D4	Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original.	NA	
D5	Do not replace historic double leaf doors with a single door.	NA	
D6	Do not alter original openings to accommodate stock doors.	NA	
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 retract out of sight during business hours and preferably be mounted inside the glass. Painting security bars an unobtrusive color is recommended.	NA	
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.	+	New door openings are proposed on secondary facades.
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.	NA	

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.	+	
PO2	Photographically document architectural porch features that are slated for reconstruction prior to the removal of any historic fabric.	NA	
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.	+	The porch addition is located on a secondary façade and in a location where there were original porch features. The proposed design is complimentary to the existing structure.
-------------	---	---	---

