



Historic Landmarks and Preservation Districts Commission

MEMORANDUM

To:	Old Louisville Architectural Review Committee
From:	Bradley Fister, Planning & Design Coordinator
Thru:	Savannah Darr, Historic Preservation Officer
Date:	June 23, 2023 <i>SD</i>

Case No: 21-COA-0166

Property Address: 1398 S. 2nd St.

Case History

May 11, 2022: The Old Louisville Architectural Review Committee (ARC) met to discuss case 21-COA-0166 at 5:30 pm at the Metro Development Center, 444 S. 5th St. in Conference Room 101. Committee members present were Committee Chair Mary Martin, Jonathan Klunk, Doug Wilson, Stefanie Buzan, Howard Rosenberg, and Dave Marchal. The applicant proposed to keep the storefront as-is and paint it to match the rest of the building. Staff recommended that a storefront mural be painted. After the staff presentation, applicant presentation, and public testimony, Mr. Marchal made a motion for the ARC to continue the case; to allow the applicant time to work with staff to consider alternate solutions to mitigate the loss of the historic storefront. Mr. Wilson seconded the motion. The motion passed 6-0 in favor of continuation.

2022 & 2023: Since the original ARC meeting, staff has met with the applicants on site two times to discuss the after-the-fact work and possible design solutions.

June 28, 2023: The Old Louisville ARC is scheduled to meet at 4:30 pm at the Metro Development Center, 444 S. 5th St. in Conference Room 101, to discuss the case.

Conclusions

Due to the removal and infill of the historic storefront; Staff believes that reopening it to recreate the previous window configuration may lead to further damage to the remaining historic masonry and the building as a whole. The brick infill was not toothed-in to the historic masonry, which has created an outline of the historic storefront that will remain to explain what was changed over time. The surrounding masonry painted previously and the new masonry that was used to fill in the historic storefront are proposed to be painted the same color.

Since the damage to the building has already been done and cannot be reversed without causing further potential structural damage; Staff recommends painting the masonry all the same color, while maintaining the outline of the storefront with the continuous mortar joint. The applicant has also proposed to replace both the raised six panel and the flat steel door located on the side façade with historically appropriate doors that are configured to look like a 3/4 lite door, but with no glass.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness to leave the bricked-in wall as-is be **approved with the following conditions:**

1. The applicant shall work with staff on choosing an appropriate color choice for the new and existing painted masonry.
2. Unpainted masonry sections of the building, other than the bricked in historic storefront opening, shall remain unpainted.
3. The applicant shall use a "breathable" masonry paint that is compatible with and can create a strong bond with the existing paint.
4. The applicant shall submit cut sheets for the proposed replacement doors to staff prior to placing the order for the doors.
5. If the scope of the project should change, the applicant shall contact staff prior to changes taking place.
6. The applicant shall apply separately for a COA for any other exterior work to be done in the future, or to bring other past work into compliance.
7. The applicant shall obtain any other applicable approvals and building permits.

Bradley Fister

Bradley Fister
Planning & Design Coordinator

06/23/2023

Date