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## Historic Landmarks and Preservation Districts Commission

### Report to the Committee

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To: Limerick Architectural Review Committee  
Thru: Robert Keesaer, AIA, NCARB- Urban Design Supervisor  
From: Savannah Darr, Historic Preservation Specialist  
Date: August 18, 2016

**Case No:** 16COA1156  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 536 W. Saint Catherine Street

**Applicant:** Jon Ryan Neace  
536 W. Saint Catherine Street  
Louisville, KY 40203  
502-548-2681  
[jonryan@old502.com](mailto:jonryan@old502.com)

**Owner:** same as applicant

**Architect/Design:** Rick Gorter  
308 Buckland Trace  
Louisville, KY 40245  
502-262-0322  
[rickgorter@twc.com](mailto:rickgorter@twc.com)

**Estimated Project Cost:** \$35,000

#### Description of proposed exterior alteration:

The applicant requests approval to demolish the existing one-car garage, which was constructed circa 1950 (see attached Sanborn maps). The front gabled, concrete block garage contains a faux window and garage door on the alley side as well as a window and wooden pedestrian door on the yard side. There is also a pedestrian door on the west elevation. The windows and pedestrian doors appear to be original. The garage door is a modern replacement.

The applicant proposes to construct a new 29'-0" wide by 22'-9" deep two-car garage. Vinyl siding will cover the frame garage on three sides, and the yard side will be faced with brick that matches the main house. The 12/6 hipped roof will be covered with a 3-tab shingle and contain aluminum 5" ogee gutters. There will be

one double garage door on the alley side flanked by lights. The yard side will contain French doors. A 5' concrete apron will lead to the rear alley.

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

The application was received on July 13, 2016 and considered complete and requiring committee level review on July 18, 2016.

The case is scheduled to be heard by the Limerick Architectural Review Committee on August 24, 2016 at 5:30 pm, at 444 South Fifth Street, Conference Room 101.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Limerick Preservation District, are applicable to the proposed exterior alteration: **Garage, New Construction, and Site**. 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 in the Traditional Neighborhood form district is located on the south side of W. Saint Catherine Street five lots east of South 6<sup>th</sup> Street. The Queen Anne style house is two-and-a-half stories tall and of masonry construction. The only previous COA for this address dealt with roof and window replacement in 2009.

### **Conclusions**

The proposed project generally meets the Limerick design guidelines. The existing garage appears to be over 50 years of age, but its style and materials are not historically significant. The cracking in the concrete block is not only in the mortar joints but also through the blocks themselves. This seems to indicate settling, which could be due to poor construction. The proposed new garage is the appropriate size and form for the alley. The existing limestone curbing should be preserved with appropriate control joints in the concrete apron. The applicant proposes a single double garage door, which does not meet Garage Opening Guidelines or New Construction Guideline NC40.


## **RECOMMENDATION**

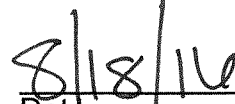
On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved** with the following conditions:

1. **The concrete apron shall be poured with historic concrete mix (see attached).**
2. **The existing limestone curbing shall be preserved (see attached).**
3. **Corner boards and trim around openings shall be used.**
4. **Vinyl siding shall have a 3" or 4" exposure.**

5. Antiqued brick shall not be utilized for the yard side elevation. The brick should appear new as the garage will be new construction.
6. The applicant shall submit garage door and lighting for approval.
7. The applicant shall make provisions for screening and storing trash receptacles.
8. Should the design change, the applicant shall contact staff.

*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.*

  
 Savannah Darr  
 Historic Preservation Specialist

  
 Date

## GARAGE

### Design Guideline Checklist

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

Design Element	Building Feature		Approved	Comments
<b>Location</b>		+	Rear-yard location	
		+	Align with adjacent secondary structures	
		+	Use to define and enclose rear yard	
		+	Minimize paving	
<b>Materials</b>	Walls	NA	Horizontal wood siding (3" or 4" exposure)	Corner boards and trim around openings.
		NA	Board and batten siding	
		+	Brick	Yard side elevation
		NA	Stucco over frame or concrete block	
		NA	Cast stone, molded concrete block	
		+	Aluminum and vinyl siding (3" or 4" exposure)	Vinyl siding
		NA	No painted concrete block.	
		NA	No un-painted concrete block.	
		NA	No T-111 plywood.	

	Roof	+	Asphalt, fiberglass, wood, vinyl, or slate shingles.	
		NA	Metal roofing	
		+	Half-round or Ogee gutters	
		NA	Approved Gable-end element	
		NA	No membrane roofing on sloped roofs.	
<b>Building Forms</b>	Main Block	+	Simple, rectangular, prismatic volumes	
		NA	Ell-shaped buildings	
		NA	Slightly-projecting bays	
		NA	Cantilevered, second floors	
		+	No overly-elaborate volumes	
	Roof	NA	Simple gable roofs (6-in-12 minimum slope)	
		+	Hipped, shed, and flat roofs with parapets	
		NA	Intersecting gables	
		+	Overhanging eaves	
		+	Half-round or ogee gutters	
		NA	No low-pitched gable roofs (less than 6-in-12 slope)	
		NA	No flush eaves	
		NA	No roofs without gutters	
<b>Openings</b>	Garage	-	Single-car openings	
	Doors	NSI	Surface area of door broken up by articulated panels or stiles and rails to reduce scale	Need information from applicant
		-	No double and triple doors	
		NA	No flush garage doors (they accentuate the large size of the openings)	
	Windows	+/-	Use window openings to break up wall surface	
		NA	Security grills installed on the inside face of the windows	

# NEW CONSTRUCTION

## RESIDENTIAL DESIGN GUIDELINES

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

	Guideline	Finding	Comment
<b>NC1</b>	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+	
<b>NC2</b>	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.	+	While the garage appears to be over 50 years of age, it is not particularly significant or well-constructed, which makes it non-contributing

<b>NC3</b>	Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	+	
<b>NC4</b>	Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.	+	
<b>NC5</b>	Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.	+	
<b>NC6</b>	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.	+	See conditions
<b>NC7</b>	Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.	+	
<b>NC8</b>	Design new construction in such a way that it does not disrupt important public views and vistas.	+	
<b>NC9</b>	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	
<b>NC10</b>	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.	+	
<b>NC11</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.	+	
<b>NC12</b>	Design new construction so that the building mass has a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solids (walls) to voids (window and door openings). Historic window proportions are generally two-and-one-half (height) by one (width).	+	
<b>NC13</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.	NA	No windows
<b>NC14</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.	NA	Garage
<b>NC15</b>	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	+	
<b>NC16</b>	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	NA	Garage
<b>NC17</b>	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
<b>NC18</b>	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
<b>NC19</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 manner that does not damage historic fabric and is as unobtrusive as possible.	NA	
<b>NC20</b>	Design infill construction so that it is compatible with the average height and width of surrounding buildings.	+	

<b>NC21</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.	NA	
<b>NC22</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.	NA	
<b>NC23</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>NC24</b>	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	
<b>NC25</b>	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominant form is flat, built-up roofs are preferred. Where the predominant 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>NC26</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>NC27</b>	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	NA	
<b>NC28</b>	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	NA	
<b>NC29</b>	Make provisions for screening and storing trash receptacles when designing new construction.	NSI	Need information from applicant
<b>NC30</b>	Use an exterior sheathing that is similar to those of other surrounding historic buildings. While use of wood siding is preferred, vinyl siding may be used for new construction, but only in areas where the predominate historic construction material is wood.	+	Vinyl siding proposed on 3 sides and brick on yard side
<b>NC31</b>	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction. Red brick is the most common masonry material found throughout the city's historic districts.	NSI	Need information from applicant
<b>NC32</b>	Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features.	NA	
<b>NC33</b>	Do not use modern "antiqued" brick in new construction.	NSI	Need information from applicant/ See conditions
<b>NC34</b>	Design new construction to have a raised masonry foundation, which is compatible in proportion and height with surrounding buildings. Foundation materials may be of a warm-toned poured concrete, split-face concrete block, or stuccoed concrete block that has a uniform, textured appearance.	NA	Garage
<b>NC35</b>	Incorporate front porches on blocks where they are character-defining features. Design of new porches should be compatible with the form, scale, and detailing of surrounding buildings. On blocks where porch columns are prevalent, new columns should always consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	NA	Garage

<b>NC36</b>	Design porches on newly-constructed buildings so that the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the facade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	NA	Garage
<b>NC37</b>	Design new garages or other secondary structures so that they complement the scale, roof form, setback, and materials of adjacent secondary structures.	+	
<b>NC38</b>	Site new garages adjacent to alleys where present. Review the garage prototype insert that identifies styles appropriate to preservation districts when planning a garage construction project.	+	
<b>NC39</b>	Where no alleys exist, garages should be sited at the rear of the property behind the main house. Garage doors should not face the street, and access should be along the side yard. Landscape screening along the driveway is encouraged.	NA	
<b>NC40</b>	Use of smaller, single garage doors rather than expansive double or triple doors is preferred.	-	One large double door is proposed
<b>NC41</b>	Orient the roofline of a new garage so that it is parallel with the main house or follow the predominant pattern of existing secondary structures where such a pattern exists.	+	
<b>NC42</b>	Roof pitch should be no less than one in six. Where the roof form of the main house is character-defining, owners are encouraged to echo the form of the main house.	+	
<b>NC43</b>	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+	
<b>NC44</b>	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	NSI	Need information from applicant

## SITE

### Design Guideline Checklist

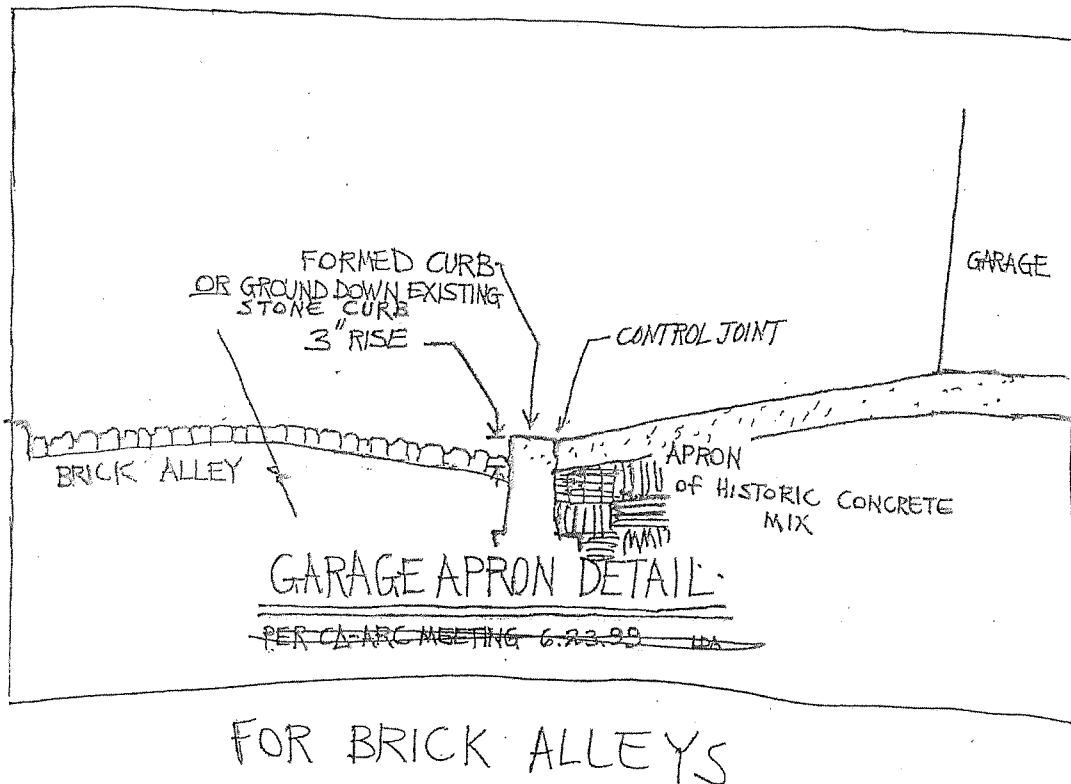
- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
<b>ST1</b>	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.	+	
<b>ST2</b>	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	NA	
<b>ST3</b>	Use paving materials that are compatible with adjacent sites and architectural character.	+	Apron should be historic concrete mix

<b>ST4</b>	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.	+	Maintain limestone curbing
<b>ST5</b>	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	
<b>ST6</b>	Do not harm historic resources through road widening or underground utility repair.	NA	
<b>ST7</b>	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	+	
<b>ST8</b>	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	
<b>ST9</b>	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	
<b>ST10</b>	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.	NA	
<b>ST11</b>	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.	NA	
<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.	NA	
<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.	NA	
<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.	NA	
<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	Need information from applicant
<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	Need information from applicant
<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.	NA	
<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.	NA	
<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	



## Historic Concrete Mix A

*This formula contains pea gravel and is designed to accommodate light maintenance vehicles.*

PROVIDE AND INSTALL HISTORIC MIX CONCRETE WHERE INDICATED ON THE PLANS. CONTRACTOR SHALL SUPPLY ONE THREE FOOT SQUARE TEST SAMPLE OF THE HISTORIC MIX CONCRETE FOR THE OWNER'S APPROVAL PRIOR TO POURING THE CONCRETE. SPRAY HISTORIC MIX WITH RETARDER AND LIGHTLY WASH TO MATCH EXISTING HISTORIC MIX WALKS IN THE PARK. ALL HISTORIC MIX CONCRETE SHALL BE 4,000 PSI @ 28 DAYS W/ 5% AIR (+/- 1-INCH), A 0.51 WATER/CEMENT RATIO AND A 4-INCH SLUMP (+/- 1-INCH) WITH A MIX DESIGN AS FOLLOWS:

MATERIAL	QUANTITY/(C.Y.)	VOLUME (C.F.)
TYPE I/II PORTLAND CEMENT	470 lb.	2.39
CLASS C FLY ASH	100 lb.	0.59
3/8" PEA GRAVEL	781 lb.	4.74
CONCRETE SAND	2,196 lb.	13.48
CITY WATER	290 lb.	4.65
AIR ENTRAINMENT	0.60 oz./cwt	0.00
WATER REDUCER	2.00 oz./cwt	0.01
TOTAL	3,837 lb.	27.20 C.F.

*\*Based on Shawnee Dream Playground Specifications 2010  
Metro Parks*

*This formula is useful in matching existing historic concrete walks.*

SIMULATED LIMESTONE  
HEADER CURB

NOTE: IT IS INTENDED THAT THE SAND BE A FINE SAND THAT WILL STAY IN SUSPENSION IN THE MIXTURE TO THE EXTENT REQUIRED TO OBTAIN A FLOWABLE CONSISTENCY.

LOUISVILLE METRO PUBLIC WORKS  
444 5th Street, Louisville, Kentucky 40202

TRANSITIONAL CLIPP

**508**

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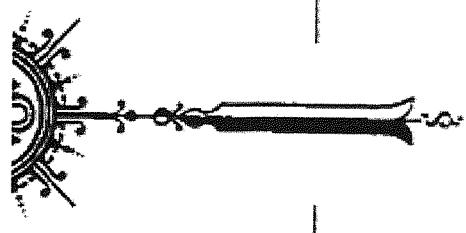
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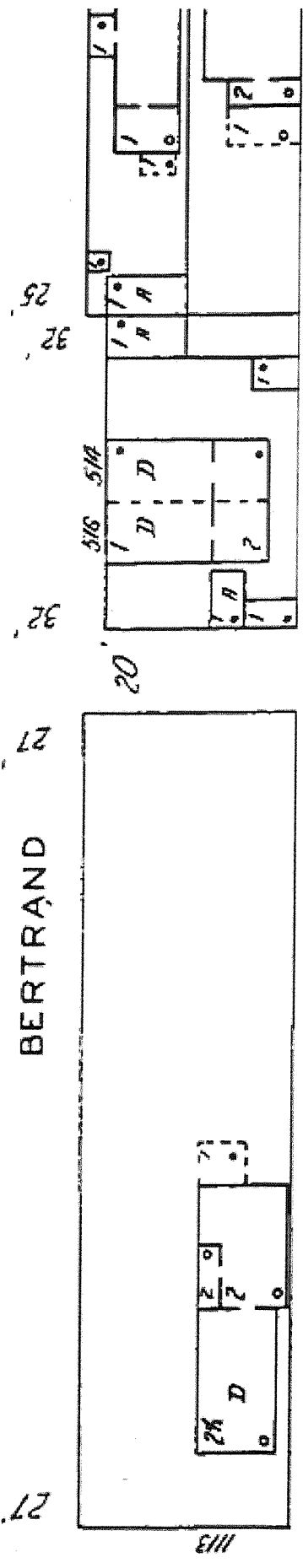
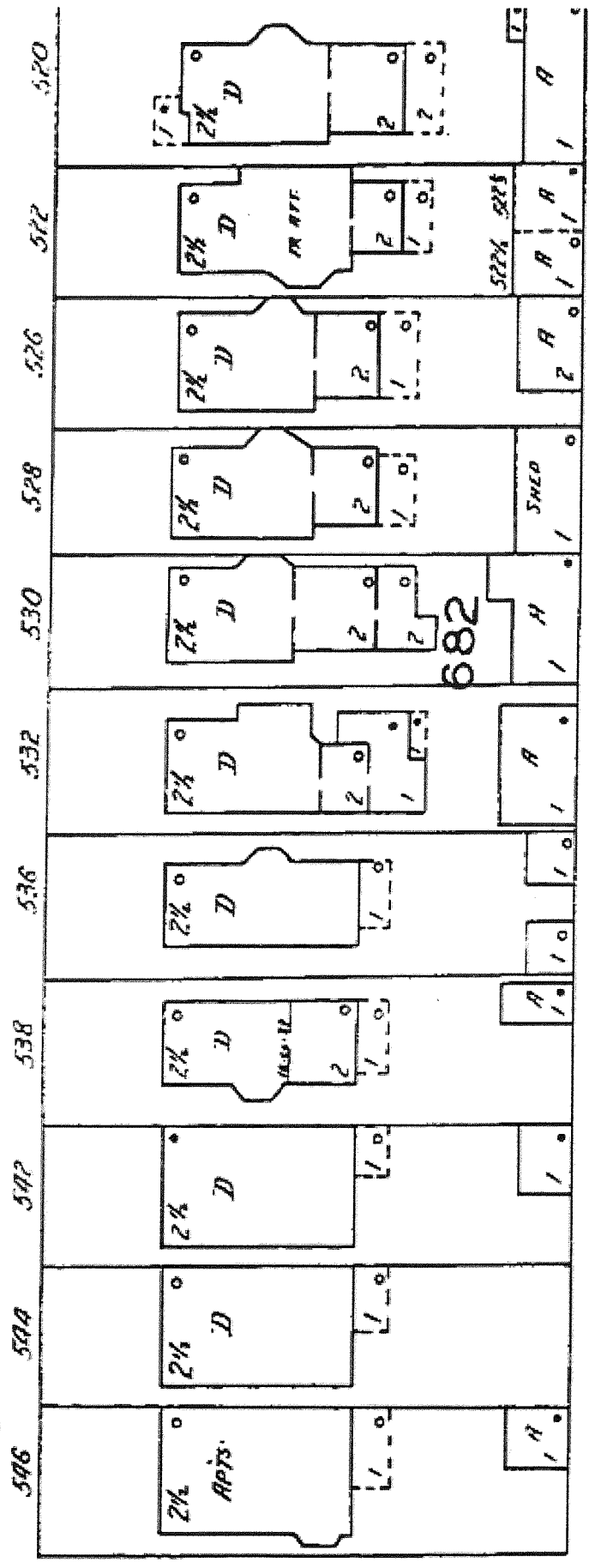
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