



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Butchertown Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Becky P. Gorman, Historic Preservation Specialist
Date: April 13, 2018

Case No: 18COA1061
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1121 East Washington Street

Applicant: Ted Payne
Payne Architecture LLC
141 Sherrin Ave
Louisville, KY 40207
PH. 502.895.4344
paynearchitecture@gmail.com

Owner: Trevor Heron
Copper & Kings American Brandy Co.
1121 E. Washington
Louisville, KY 40206
651.334.9959
Lesley@copperandkings.com

Architect: Same as applicant

Estimated Project Cost: Estimated \$30,000

Description of proposed exterior alteration:

The applicant requests approval for the construction of a new open air barn pavilion (1770 s.f.) within the existing courtyard. The barn pavilion will be constructed of exposed heavy timber framing and cladding will be charred wood boards which will be installed at an angle to match the roofline. The roof will be a standing seam metal roof with a gray/black finish.

The applicant seeks approval for the repurposed shipping containers to be approved as a permanent structure. The shipping containers were approved as a temporary installation in 2014.

Communications with Applicant, Completion of Application

The application was received on March 23, 2018. The application was determined to be complete and classified as requiring Committee Review on March 26, 2018. The case is scheduled to be heard by the Butchertown Architectural Review Committee on April 18, 2018 at 5:30 p.m. at Metro Development Center at 444 South Fifth Street, Conference Room 101.

FINDINGS**Guidelines**

The following design review guidelines, approved for the Butchertown Preservation District, are applicable to the proposed exterior alterations: **Industrial Character Area 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 site is part of an industrial area that is located on the north side of East Washington Street. The property is zoned EZ1 in the Traditional Neighborhood Form District. It is surrounded by other 1 and 2 story commercial and industrial buildings and an open surface parking lot.

In 2013, the loading dock structure was declared an emergency demolition and taken down. Case #13COA1034 approved exterior changes including metal panels, new window system and roof as well as new stair/elevator tower and loading dock. In 2014, Case #14COA1079 approved the courtyard design and the temporary installation of the shipping containers.

Conclusions

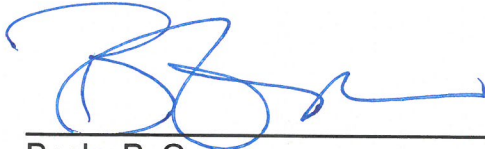
The proposed new open air barn pavilion meets the applicable guidelines for Industrial Character and Site. The new structure will be in the existing on-site courtyard. The proposed design, height, scale, massing, volume, and materials, reflect the architectural context of the site and compliment the historic character of the district.

The container installation is in keeping with the character of the property and the neighborhood and generally meets the guidelines for Industrial Character and Site.

RECOMMENDATION

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

1. **Any changes or additional work shall be submitted to staff for review and approval prior to installation.**



Becky P. Gorman
Historic Preservation Specialist

4/13/18
Date

Attached Documents / Information

1. Staff Guideline Checklist

Industrial Character Area 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
IN1	Structures identified as contributing shall follow the design guidelines adopted for the Residential Character Area.	NA	
IN2	Make sure that new designs conform to all other applicable regulations including the Jefferson County Land Development Code.	+	
IN3	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 local landmark designations or National Register nominations.	NA	
IN4	Design construction so that the building height, scale, massing, volume, directional emphasis, and setback reflect the architectural context established by surrounding structures and do not conflict with the historic character of the district.	+	

IN5	Select materials and design elements for 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. For new construction, use an exterior sheathing that is similar to those of other surrounding historic buildings. When there is no adjacent context, masonry is preferred for facades that are visible from the public right-of-way. Metal and stucco in dark warm tones may also be appropriate alternatives.	+	
IN6	Medium and darker earth tone colors should be used instead of bright and/or very light colors.	+	
IN7	Design new construction in such a way that it does not disrupt important public views and vistas.	NA	
IN8	New industrial buildings should be aligned with the prevailing setbacks of existing buildings in a block.	+	New construction will be within the front courtyard area of site.
IN9	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	NA	
IN10	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.	NA	
IN11	Design infill construction so that the organization of the street-facing façade closely relates to any 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, pilasters, and parapets are important character-defining elements.	NA	
IN12	Maintain the historic rhythm of the streetscape where it exists.		
IN13	Various roof forms that are found in historic industrial architecture and are compatible for new construction include gables, stepped parapets, low-sloped hipped, and shed forms. Mansard roofs are not compatible.	+	
IN14	Freestanding and drive-through canopies should be designed with piers that are proportional to the roof mass.	NA	
IN15	Incorporate mechanical systems into new construction in an organized, planned manner.	NA	
IN16	Shed-roofed canopies at loading docks help reduce the visual impact of overhead doors.	NA	
IN17	Make provisions for screening and storage of trash receptacles when designing new construction.	NA	
IN18	Design construction so that access to off-street parking and storage yards is off alleys or secondary streets whenever possible.	NA	
IN19	Generally speaking, parking and storage lots should be located in the rear. Parking areas shared among groups of	NA	

	business is encouraged. Design required new parking and storage lots in a way that it is as unobtrusive as possible and minimizes the impact on the historic setting. Perimeter landscaping, fencing, colonnades, or other construction shall visually continue the building line along open sidewalks.		
IN20	Galvanized chain link fencing may not be used in the front or street-side yard. Wrought iron, aluminum tube fencing, and masonry walls are preferred. Vinyl-coated chain-link combined with landscaping may be acceptable.	NA	

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.		
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.	NA	
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.	NA	
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.	NA	
ST12	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	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	
ST15	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	
ST16	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	
ST17	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.	NA	
ST18	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.	NA	
ST19	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	
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
ST21	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	
ST22	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	
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	NA	