



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Becky Gorman, Historic Preservation Specialist
Date: November 9, 2018

Case No: 18COA1188
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1118 S. 3rd Street.

Applicant: Robert Lindgren
Luckett & Farley
737 S. Third Street
Louisville, KY 40202
Ph. 502-585-4181
rlindgren@luckett-farley.com

Owner: Dr. Sujama Reddy
585 Mays Branch
Prestonburg, KY 41653
Ph. 606-886-6344
ekyneph@yahoo.com

Architect/Design: Same as Applicant

Estimated Project Cost: \$150,000

Description of proposed exterior alteration:

The applicant seeks approval to install a new 48" tall iron fence along the front yard and side yard; and a new 8' tall iron fence along the north and south property lines, as well as, a fence from the south property line to the house. A new 8' brick wall with limestone cap is proposed along the rear property line with a gate for alley access. The applicant seeks approval for new driveway retaining walls on the sides of the driveway apron located at the front of the property where a new iron auto gate and brick gate columns are also proposed. The brick columns are 24" x 24" and approximately 8' in height from the lowest point of the sloped grade. New steps are proposed from the sidewalk to access the yard.

They will have clay brick risers and limestone treads and a person gate will be located at the top of the steps for yard access. The current driveway and motor court in front of the house are asphalt, but are proposed to be clay pavers with a limestone inlay. An asphalt drive is on the north of the building and leads to a motor court in the rear. This driveway is proposed as asphalt and edged with pavers. The asphalt drive on the south side of the house is proposed to be removed. A new 3-car garage is proposed at the rear of the property. The garage will have a hipped roof, and exterior walls will be a combination of brick and stone. The north elevation will feature 3-single car openings. The south elevation will have a single car opening and 2 arched windows. The east elevation will have a single person door and the west elevation is void of any features. A new gate is proposed between the garage and the rear elevation of the house. The applicant also seeks approval for a new wooden pergola in the south side yard.

The plans show changes to a stoop and stairwell on the south elevation. These proposed changes should be submitted for review in a new application.

Communications with Applicant, Completion of Application

The application was received on August 2, 2018. Staff met with the applicant on September 17, 2018. The application was considered complete and requiring Committee Review October 30, 2018.

The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on November 14, 2018 at 5:30 pm, at Metro Development Center, 444 S. 5th Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **Site, Garage, and New Construction-Residential**. 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, zoned TNZD, is located on the west side of South 3rd Street, 6 lots south of the intersection with West Saint Catherine Street. The 3½ -story masonry home is surrounded by other 3- and 3½-story masonry homes, the Walnut Street Baptist Church and an open surface parking lot across the alley. The site currently has a curb cut from South 3rd Street where an asphalt driveway circles from the front of the property along the side yards to the rear of property which was previously paved with asphalt and used for parking.

Staff approved case# 16COA1150 in 2016 for the removal a non-original screened wood shed addition in order to construct a new one story masonry addition for a dining area /sun room as an extension of the existing kitchen.

Conclusions

The existing curb cut driveway is historic concrete mix which is typical along South 3rd Street and matches the existing historic mix sidewalks. However, different types of paving materials have been used for paved areas on private property beyond the sidewalks. Therefore the proposal generally meets ST3 with the exception of the pavers for the driveway apron at the curb cut. Staff recommends keeping the historic concrete mix for the drive apron between the sidewalk and the street. The proposed new steps will have clay brick risers and limestone treads which generally meets guideline ST5.

Photos and the retaining walls along the front of the property show evidence of iron fencing that would have been there historically. The proposed new front yard fence will be a simple iron picket fence 48" in height. This generally meets the Site guidelines with exception of the proposed height which exceeds the recommended height of 2'-5" in guideline ST13. The 8' iron fence proposed along the north and south property lines and from the house to the south property line exceeds the recommended 7' height. There is precedent of iron fencing along the south property line. Staff recommends the new fencing be setback 2' from the plane of the front façade. The proposed side yard fencing generally meets Site guideline ST15.

The proposed new retaining walls would extend the existing curved retaining walls, located at the driveway, by approximately 48" and new brick columns would be installed. The proposed driveway gate would be attached to the columns. Currently, there are no driveway gates with columns along this area of South 3rd Street. However, there are not many curb cuts in front of residential structures along 3rd Street. The curb cut here, along with the wishbone driveway around the house, makes this an unusual site. The Site design guidelines do not directly address this type of installation. ST1 states "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." Perhaps a simpler design would fit better with the proposed front yard fencing. Staff recommends eliminating the brick columns.

The proposed garage generally meets the design guidelines for Garage and New Construction-Residential. There are a variety of structure types along this particular alley. The proposed garage generally meets the applicable design guidelines for New Construction: NC3, NC4, NC5, NC6, and NC7 with the exception of directional emphasis (NC3). Most of the alley structures or garages have doors facing the alley. Since this garage will be accessed from the driveway/motor court the garage doors are proposed to be on the elevation at the motor court, not facing the alley. If the proposed 8' brick wall is approved then the garage will not be visible from the alley. A variance would be needed for not providing the required Private Yard Area. A waiver would be needed for not providing access from the alley.

The two properties to north of the subject site have some type of masonry wall structure along the rear yard and/or the rear side yard. A masonry wall wouldn't necessarily conflict with the context of the alley. The proposed 8' height exceeds the recommend 7' height in the guidelines.

The proposed pergola generally meets the Site design guidelines. Staff recommends that the pergola be set back at least 2' from the plane of the front façade behind the proposed new fence.

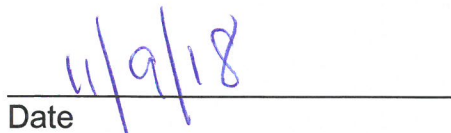
RECOMMENDATION

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 drive apron between the sidewalk and the street shall remain historic concrete mix
2. The new fencing (7'-8') on the north and south property lines and the fence from the house to the south property line shall be setback 2' from the plane of the front façade.
3. That steel fence posts be used for the driveway gate instead of the brick columns.
4. The pergola shall be set behind the new fence which will be setback 2' from the plane of the front façade.
5. All new wood for the pergola shall be painted or opaque stained within 9 months of installation.
6. The proposed changes for the stoop and stairwell on the north elevation shall be submitted for review in a new application.
7. All Planning & Design approvals and building permits shall be obtained prior to construction.
8. If the design changes, the applicant shall contact staff for review and approval.



Becky Gorman
Historic Preservation Specialist



Date

Attached Documents / Information

1. Design Guideline Checklists

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
Location		+	Rear-yard location	
		+	Align with adjacent secondary structures	
		+/-	Use to define and enclose rear yard	Not visible if 8' rear wall is approved
		+	Minimize paving	Asphalt being removed and returned to grass in the rear-side yard
Materials	Walls	NA	Horizontal wood siding (3" or 4" exposure)	
		NA	Board and batten siding	
		+	Brick	
		NA	Stucco over frame or concrete block	
		NA	Cast stone, molded concrete block	
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		NA	No painted concrete block.	
		NA	No un-painted concrete block.	
		NA	No T-111 plywood.	
	Roof	NSI	Asphalt, fiberglass, wood, vinyl, or slate shingles.	
		NSI	Metal roofing	
		+	Half-round or Ogee gutters	
		NA	Approved Gable-end element	
		+	No membrane roofing on sloped roofs.	
Building Forms	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 gutters	Ogee gutters are acceptable
		NA	No low-pitched gable roofs (less than 6-in-12 slope)	Hipped roof

		+	No flush eaves	
		+	No roofs without gutters	
Openings	Garage	+	Single-car openings	
	Doors	+	Surface area of door broken up by articulated panels or stiles and rails to reduce scale	
		+	No double and triple doors	
		+	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
NC1	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+	See conditions of approval.
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, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	+/-	Since this garage will be accessed from the driveway/motor court the garage doors are proposed to be on the elevation at the motor court, not the alley. A waiver will be needed for no access from the alley.
NC4	Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.	+	
NC5	Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.	+	
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	Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.	+	

NC8	Design new construction in such a way that it does not disrupt important public views and vistas.	NA	
NC9	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	A variance for the required Private Yard Area will be needed.
NC10	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.	NA	
NC11	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.	NA	
NC12	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).	+	
NC13	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.	+	
NC14	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.	+	
NC15	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	-	See NC3
NC16	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	NA	
NC17	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
NC18	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
NC19	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	
NC20	Design infill construction so that it is compatible with the average height and width of surrounding buildings.	NA	
NC21	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	
NC22	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	
NC23	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.	+	
NC24	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	

NC25	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.	+	
NC26	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.	+	
NC27	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	NA	
NC28	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	NA	
NC29	Make provisions for screening and storing trash receptacles when designing new construction.	+	
NC30	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.	+	
NC31	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	Submit material sample to staff for approval prior to construction.
NC32	Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features.	NA	
NC33	Do not use modern "antiqued" brick in new construction.	NA	
NC34	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.	+	
NC35	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	
NC36	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	
NC37	Design new garages or other secondary structures so that they complement the scale, roof form, setback, and materials of adjacent secondary structures.	+	
NC38	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.	+	
NC39	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	

NC40	Use of smaller, single garage doors rather than expansive double or triple doors is preferred.	+	
NC41	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.	+	
NC42	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.	+	
NC43	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	-	
NC44	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	NSI	

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.	+/-	See conclusions.
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.	+	See conclusions and conditions of approval.
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.	+	
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	The curb cut and driveway are an existing condition.

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.		
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.	+	A simple picket iron fence is proposed. There is precedent for fencing in this location. See conclusions.
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.	+	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	+/-	The proposed fence is 48" tall exceeding the recommended height.
ST14	Do not install front-yard fencing where there is no historic precedent.	+	
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.	+/-	See conclusions.
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.	NSI	
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.		
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	



Bishop Floersch house, 1936. U of L archives Herald Post Collection.