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## Historic Landmarks and Preservation Districts Commission

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### Staff Report to the Committee

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To: Cherokee Triangle Architectural Review Committee  
Thru: Cynthia Elmore, Historic Preservation Officer  
From: Becky P. Gorman, Historic Preservation Specialist  
Date: October 17, 2018

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**Case No:** 18COA1239  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1269 Bassett Ave

**Applicant:** Kyle Bragg  
One World Architecture  
414 Baxter Ave, Suite 101  
Louisville, KY 40204  
502.212.2056  
Kyle@oneworldarchitecture.com

**Owner:** David Young  
1269 Bassett Ave  
Louisville, KY 40204

**Estimated Project Cost:** \$25,000

#### Description of proposed exterior alteration:

The applicant requests approval for the removal of an existing garage and construction of a new 2-car garage 20'-0" wide by 20'- $\frac{3}{4}$ " deep with a gabled roof with asphalt shingles, fiber-cement siding and clad wood windows. The reconstructed garage will be located in same spot and will use the existing concrete pad. The west elevation (yard side) of the structure will feature a person door and 2 windows, the south elevation (side alley) will have a person door, the east elevation will feature 2 windows, and the north elevation will feature a single garage door. A new concrete parking pad is proposed off the rear alley where the garage door would be located. A new concrete walk is proposed at the corner of the north and west elevations.

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

The application packet was received on September 21, 2018. It was determined to be complete and requiring Committee review on September 24, 2018. Staff visited the site on October 15, 2018.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee on October 24, 2018 at 4:30 pm, at 444 South Fifth Street, conference room 101.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **Demolition, Garage, New Construction – Residential, 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**

The house is a 2½ story wood frame in the Colonial Revival style. It was constructed circa 1920. The lot is located midblock between Ransdell Avenue and Longest Avenue, and is zoned R-5B within a Traditional Neighborhood Form District.

### **Background**

The existing garage structure appears on the 1929 Sanborn map. It is likely that this is the same structure. However, the structure currently is in a state of disrepair with rotting siding and a severe lean and roof damage from a fallen tree during a storm. The current alley context has changed over time and most of the accessory structures either no longer exist or have been replaced with modern garages or carriage houses.

### **Conclusions**

*Demolition of existing garage:* The existing garage has a severe lean, roof damage and deteriorated siding. There is not much historic material to preserve and replacement of the material would essentially lead to a reconstruction of the garage.

*New Construction:* The proposed garage reconstruction generally meets the Design Guidelines for Cherokee Triangle Historic Preservation District for Garage, New Construction-Residential and Site. The proposed new garage will be built on the existing concrete pad replicating the size, height, and form of the existing garage. Staff recommends that the new windows either match the grid pattern of the existing windows in the garage or 6-over-1 double hung windows to match those in the main house. Car access to the garage door is typically



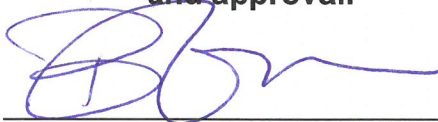
directly off the alley. Approval of the garage door at the proposed location is at the discretion of the Committee.

### **RECOMMENDATION**

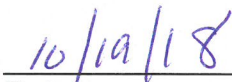
On the basis of the information furnished by the applicant, Staff recommends that the application for a Certificate of Appropriateness for the demolition of the existing garage be approved.

On the basis of the information furnished by the applicant, Staff recommends that the application for a Certificate of Appropriateness for the proposed design of the new garage be approved with following conditions:

1. **Garage door design shall be submitted to staff for approval prior to installation.**
2. **Fiber cement siding shall be smooth face with 4" exposure.**
3. **Windows shall match either the existing windows in the garage or 6-over-1 double hung windows to match those in the main house.**
4. **The garage shall have gutters that match the gutters on the main house.**
5. **Any exterior lighting shall be submitted to staff for approval prior to installation.**
6. **Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.**
7. **Historic concrete mix shall be used for garage drive apron and the new parking pad.**
8. **The owner shall make provisions for screening and storing trash receptacles.**
9. **All Planning & Design approvals and building permits shall be obtained prior to construction.**
10. **If the design changes, the applicant shall contact staff for review and approval.**



Becky P. Gorman  
Historic Preservation Specialist



Date

### **Attached Documents / Information**

1. Staff Guideline Checklist

# DEMOLITION

## Design Guideline Checklist From Economic Hardship Exemption

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

### Introduction

Unless the city 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.

### Demolition by Neglect

*The deteriorated condition of a historic building attributable to the owner's failure to provide proper maintenance over an extended period of time will not be considered a mitigating circumstance in evaluations of economic hardship. Hardship that is attributable to a building's being allowed to deteriorate will be considered self-imposed; restoration costs incurred to remediate such neglect will not be considered.*

	Guideline	Finding	Comment
DE1	Do not demolish existing non-contributing buildings and additions in a manner that will threaten the integrity of existing contributing structures.	+	
DE2	Do take steps to assure the integrity of a wall exposed to the elements by the removal of a non-historic addition.	NA	
DE3	Do remove non-historic interior finishes such as plaster, drywall, or paneling that may be exposed as a result of the removal of non-historic additions.	NA	
DE4	Do infill non-historic openings in historic walls, exposed as a result of the removal of the non-historic finishes.	NA	
DE5	Do landscape areas that are left vacant as the result of removals of non-contributing buildings and additions. Topography should be made consistent with that of adjacent properties. The slope and grades of land left vacant after demolition should continue and be consistent with those features on adjacent properties.	NA	
DE6	Do take measures to reestablish the street wall after demolition through the use of low fences, walls, and/or vegetation.	NA	

# 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	+	Horizontal wood siding (3" or 4" exposure)	Fiber cement siding is proposed
		NA	Board and batten siding	
		NA	Brick	
		NSI	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	+	Asphalt, fiberglass, wood, vinyl, or slate shingles.	
		NA	Metal roofing	
		NSI	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	+/-	Simple gable roofs (6-in-12 minimum slope)	
		NA	Hipped, shed, and flat roofs with parapets	
		NA	Intersecting gables	
		+	Overhanging eaves	
		NSI	Half-round gutters	
		+	No low-pitched gable roofs (less than 6-in-12 slope)	
		+	No flush eaves	
		NSI	No roofs without gutters	
	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	
		NA	No flush garage doors (they accentuate the large size of the openings)	
	Windows	+	Use window openings to break up wall surface	See conditions of approval
		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.	+	
<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.	+	
<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.	NA	



<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.	NA	
<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).	NA	
<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	
<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	
<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	NA	
<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	
<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.	NA	
<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.	+	
<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.	NA	
<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	See conditions of approval.
<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.	+	
<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.	NA	
<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.	NA	
<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.	NSI	
<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	
<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	
<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.	+	
<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	See conditions of approval
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# SITE

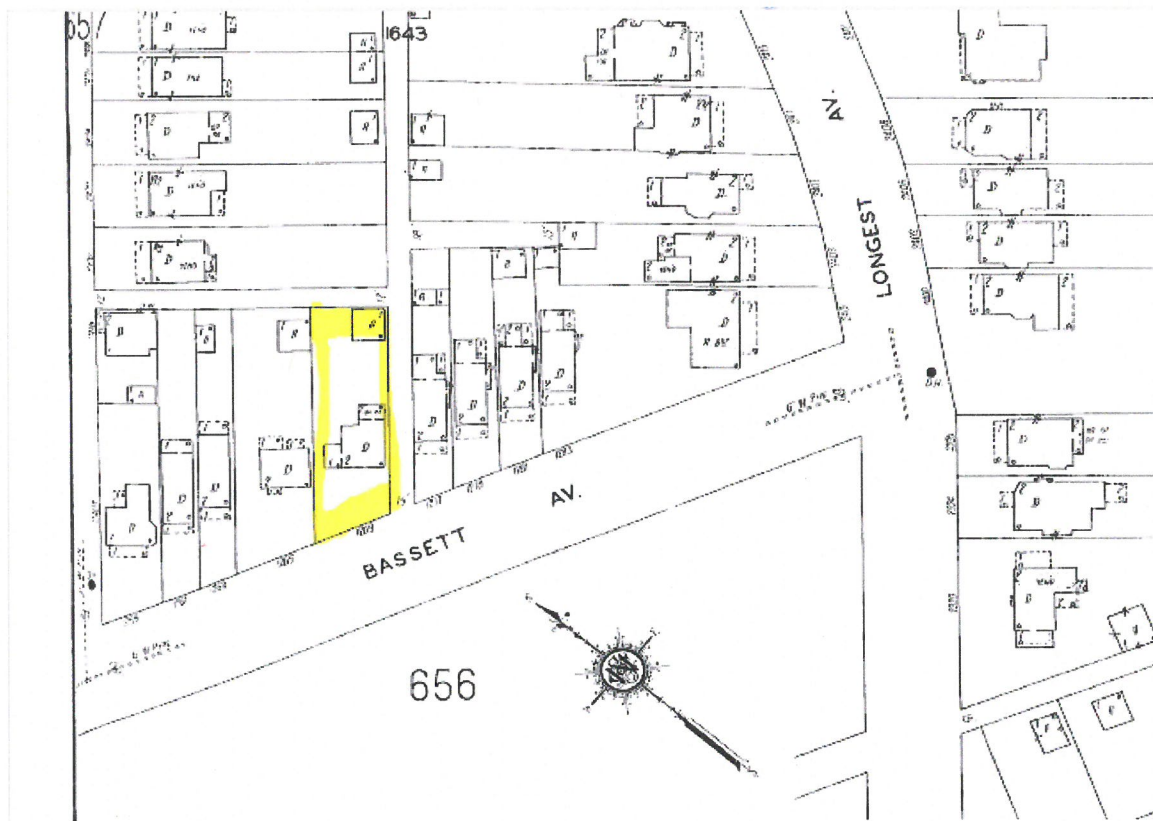
## Design Guideline Checklist

- + Meets Guidelines
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- NA Not Applicable
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	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.	+	See conditions of approval.
<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.	NA	
<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	See conditions of approval.
<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.	NA	
<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	





1928 Sanborn map