



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Anthony Schneider, Historic Preservation Specialist
Date: January 24, 2019

Case No: 19COA1000
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2225 Dearing Court

Applicant: Jeff Rawlings
Architectural Artisans
213 S Shelby Street
Louisville, KY 40206
502-582-3907
jr@architecturalartisans.net

Owner: Kirkby & Stephanie Tittle
2225 Dearing Court
Louisville, KY 40204
502-919-4852

Estimated Project Cost: \$80,000.00

Description of proposed exterior alteration:

The applicant is seeking approval for the construction of a new, two-story addition on the rear of the principle structure. The new addition will extend the structure 16' toward the rear and be 21'9" in width. The addition will be the full width of the rear of the main structure and will be comprised of 697 square feet increasing the current square footage of 1429 to 2126. The new addition will have a gable roof and will be clad in new lap siding to match the historic counterpart. The addition will require the removal of an existing, enclosed rear porch.

Communications with Applicant, Completion of Application

The application was received on January 3, 2019 and was considered complete and requiring committee review on January 24, 2018. Staff discussed the design with the

applicant prior to docketing the case for committee review and applicant was amenable to all recommended modifications.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee on January 30, 2019 at 4:30pm, at Metro Development Center, 444 S 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alterations: **Addition** 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 R-5B zoned property within the Traditional Neighborhood Form District is located mid-block on the west side of Dearing Court and two parcels from the intersection of Dudley Avenue. This structure is a 2½ story, frame Victorian with a prominent turret and wide front porch. The home is notably delicate yet simple in design and retains a significant amount of historic detailing. This home is situated amongst other Victorian era homes a similar style and scale.

In the research process, staff found a previous COA issued for this property under **13280-CT**. The COA was for the replacement of the existing standing seam metal roof with asphalt, dimensional shingle.

Conclusions

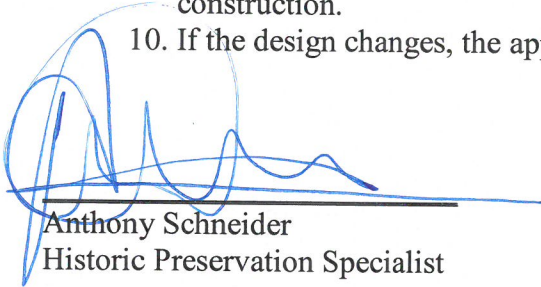
The project generally meets the Cherokee Triangle design guidelines for **Addition** and **Site**. The proposed addition will be adding 697 square feet to the existing 1429 square foot structure. The addition will be two-stories with a gable roof and span the entire width of the rear of the historic home and will extend into the rear yard by 16 feet. The exterior walls of the addition will be clad with new lap siding with a 4" reveal and smooth-face. The rear façade of the addition will have an attic vent in the gable with three windows on the second floor and three windows and a door on the first floor. The addition will be constructed upon a poured concrete foundation and staff recommended a warm toned concrete. New roofing material will be consistent with the existing and the guttering will also coordinate with the current system. Lastly, the construction of this addition will require the removal of an existing enclosed porch addition that is on a block foundation.

DECISION

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

1. Applicant shall obtain any necessary building permits.
2. Excavation for the construction of the addition shall be completed in a manner that does not adversely affect the integrity of surrounding historic resources.

3. New addition shall be separated by a vertical "corner board" on both sides to differentiate between the historic and new portions of the structure.
4. New addition shall incorporate stormwater management provisions so as to not damage historic resources.
5. New siding shall be 4", smooth-face siding to coordinate with the historic portions of the structure.
6. Corner boards shall be installed on all corners and trim around all openings.
7. New concrete foundation and steps shall be a warm-toned concrete.
8. Applicant shall provide specifications for the new windows prior to construction.
9. Applicant shall obtain any necessary Planning & Design approvals prior to construction.
10. If the design changes, the applicant shall contact staff for review and approval.



Anthony Schneider
Historic Preservation Specialist

11/25/19
Date

ADDITION

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
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+	A number of Victorians have similar additions added in the earlier part of the twentieth century, and this addition is consistent in size and scale of those historic additions.
A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+	The new addition is less than 50% of the existing floor area.
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	+	
A4	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+	Addition will have compatible lap siding of a comparable width. Additionally, the trim board will be installed on the side to differentiate between the new and historic portions.

A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+	New addition will extend the rear gable and roofline.
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	+	
A7	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	+	
A8	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	+	
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	+	
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	+	A trim board will be installed on the sides to differentiate between the new and historic portions.
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
A12	Do not design additions to appear older than the original building.	+	
A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	+	
A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	NA	
A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	NA	
A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	NA	
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	NA	
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	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.	+	A number of Victorians have similar additions added in the earlier part of the twentieth century, and this addition is consistent in size and scale of those historic additions and will not adversely affect the site context.
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.	NA	
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.	+	
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.	+	See Conditions.
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.		
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.		
ST24	Install utility lines underground whenever possible.		