



**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: February 22, 2019

Case No: 19COA1014
Classification: Committee Review

GENERAL INFORMATION

Property Address: 605 W. Ormsby Ave

Applicant: Jim Phillips
Jim Phillips Restoration
1007 E Jefferson Street
Louisville, KY 40206
502.664.8161
jcphillips@earthlink.net

Owner: Laura and Giampaolo Santoni
605 W. Ormsby Ave
Louisville, KY 40203

Estimated Project Cost: \$20,000

Description of proposed exterior alteration

The applicant requests approval for the construction of a new, two-story addition to the rear of the main structure. The new addition would increase the footprint of the structure by 782 sq.ft. and approximately 1335 sq.ft of livable space. It will be approximately 25' deep with an additional 12' screened porch; and will be the full width of the original structure with first floor extending approximately 2.5' beyond the sides. The new addition will have a hipped roof and stucco finish. There is a deck proposed on the 2nd story of rear elevation above the screened porch. Windows are proposed to be Marvin casements. The addition will require the removal of the rear porch and shed room.

The applicant requests approval to remove several trees including one at the front of the house close to the foundation wall, the left side of the house close to the wall, and the overgrown Yew Shrub on the front right property line.

Other general maintenance items include the restoration of the cornice, box gutters, front porch, and windows.

Communications with Applicant, Completion of Application

The application was received on January 28, 2019. The application was determined to be complete and classified as requiring Committee Review on February 4, 2019.

The case is scheduled for a hearing at the regular meeting of the Old Louisville Architectural Review Committee on February 27, 2019 at 4:30 p.m. in Conference Room 101 of Metro Development Center at 444 S. 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **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.

Site Context/Background

The property is zoned TNZD in the Traditional Neighborhood Form District. The site is located second lot west of S. 6th Street on the north side of W. Ormsby Avenue. The structure is a 2½-story masonry eclectic style residence with Italianate features. It is surrounded by other 2- to 2½-story masonry residences of the same era.

Previous approvals include a tree removal and security grills for the widows and door.

Conclusions

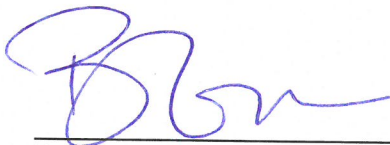
The proposed addition generally meets the design guidelines for Addition and Site. The Addition will be located on the rear elevation and sheathed in stucco which clearly distinguishes the new construction from the historic house. The footprint of the structure is about half the size of the footprint of the original structure which generally meets guideline A2. The first floor of the addition does extend beyond the sides of the historic structure. However, the addition is set so far back on the lot, it will not be highly visible; and the existing bay on the west side of the historic structure will obscure the view of the addition. The removal of the existing porch and deteriorated shed room on the rear elevation will not impact the historic integrity of the structure.

The proposed tree removal meets the Site guidelines. Staff recommends tree replacement with native deciduous trees.

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. New addition shall incorporate stormwater management provision so as to not damage historic resources.
2. Roofing material shall match the existing on the main house.
3. Block foundation shall be stuccoed.
4. Removal of trees shall not damage the structure.
5. Applicant shall consider replacing the tree. Select native deciduous species as canopy trees or trees appropriate to the period and character of the district.
6. All wood shall be painted or opaque stained within 9 months of installation.
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

2/22/19

Date

Attached Documents / Information

1. Staff Guideline Checklist

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.	+	
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.	+/-	
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.	+	The addition is proposed on the rear elevation.
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.	+	Stucco is subordinate to brick.
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+	The hipped roof on the addition matches the hipped roof on the main structure.
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	NA	
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.	NA	
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.	+	The stucco finish clearly defines the new addition.

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.	+	
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	+	
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.	+	
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.	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.	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.	+	The trees and over grown shrub proposed for removal are too close to the historic structure and could cause damage to the structure. Staff recommends replacement with select native deciduous species.
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	