



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Anthony Schneider, Historic Preservation Specialist
Date: May 14, 2019

Case No: 19COA1132
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1524-1530 S 2nd Street

Applicant: Anne Del Prince
Del Prince Designs, LLC
640 Country Club Road
Louisville, KY 40206
502-893-6026
adelprince@att.net

Owner: Stanley Murrell Living Trust
Mary Martin Living Trust
1466 S 3rd Street
Louisville, KY 40208
502-637-4000
oldloumary@aol.com

Estimated Project Cost: \$225,000.00

Description of proposed exterior alteration:

The applicant is proposing to demolish an existing twelve-car concrete garage structure at the rear of the lot. After demolition, the applicant is proposing to construct two new garage structures that will be designed like carriage houses, one for each of the two historic apartment structures. The new structures will each have five garage doors and two dwelling units above. The structures will have a split-face CMU block foundation with a limestone cap, cement-board siding in a 5" reveal, cement-board shingle to break up vertical massing, and cement-board trim.

Communications with Applicant, Completion of Application

The application was received on May 2, 2019 and was considered complete and requiring staff review on May 6, 2019. Staff discussed the application with the property owner numerous times prior to the application submittal. The property owner also submitted an engineer's report on the integrity of the existing garage structure in December 2018.

This case is scheduled to be heard by the Old Louisville Architectural Review Committee on Wednesday May 22, 2019 at 5:30pm in Conference Room 101, 444 S 5th Street Metro Development Center.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **Demolition, 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 TNZD zoned property within the Traditional Neighborhood Form District and mapped multi-family is located on the corner of S 2nd Street at the intersection of W Gaulbert Street. This site contains a pair of two, early twentieth century historic apartment structures built in the revival style. These structures are surrounded by a variety of multi-family and single-family structures of varying architectural styles and periods. The existing garage structure on the lot is constructed of rusticated cast stone block and poured concrete.

Staff found a number of previous COA's recorded on this site. The demolition and reconstruction of rear fire stairs and decking under **10989-OL** and COA's for tree removal over the span of the district.

Conclusions

The project generally meets the Old Louisville design guidelines for **Demolition, Garage, and New Construction-Residential**.

Demolition: Staff finds that based on the report of an engineer and the pictorial evidence that the structure is beyond reasonable repair and the historic integrity could be seen as compromised due to alterations over time. The engineer's report determined a significant number of repairs and replacements of the historic materials in which restoration of the garage would lead to a greater decrease in integrity. The historic window openings have been enclosed with CMU, the garage door openings have been altered and made smaller, the I-Beams have rusted and need replacement, and there are significant structural deficiencies in the roof and other aspects of all facades. Staff finds that the removal of the structure would not have a negative effect on the district as a whole and no longer retains historic

integrity as associated with the historic apartment structures that the structure is intended to serve.

Garage & New Construction-Residential: Staff finds that the proposed construction of two new accessory carriage house/garage structures to be an appropriate replacement for the original garage that is proposed for demolition. The new structures will be two-stories in height with two apartment units above each. Each of the buildings will have five garage door bays. The base of the buildings will be split-face block with a lime stone cap. The rest of the structure will be clad in 5" reveal, smooth-face, cement-board siding as well as a small section of cement-board shingle to break up the vertical massing from the alley and W Gaulbert. Staff recommends that the windows be a wood, clad-wood, or vinyl with a simulated divided light and have a six-over-one muntin configuration to tie the structure into the historic porch doors on the apartment structures at the front of the lot. Staff also recommends that the doors for the new apartment units be half-light doors so that they coordinate with the other historic structures on site. The access to the garages will be solely from the existing alley and all concrete elements will be replaced with historic concrete mix. The varied use of materials, including the limestone cap and the lap siding with a hipped roof make the structure a compatible addition to the neighborhood and enhances the pedestrian view from W Gaulbert and S 2nd Street.

Recommendation

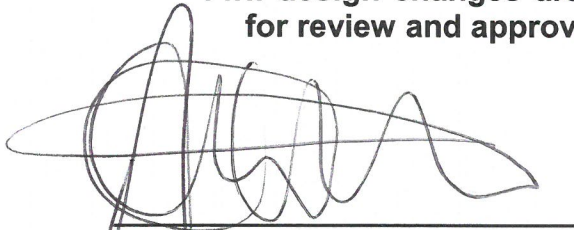
On the basis of the information furnished by the applicant, staff recommends that the application for a Certificate of Appropriateness for demolition be **approved with the following conditions:**

1. **The demolition permit shall not be issued until the permit for construction of the entire development has been issued.**

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

1. **The applicant shall obtain all necessary building permits.**
2. **Any new wood materials shall be painted or stained within a period of 6 months.**
3. **There shall be trim around all openings and corner boards on all corners.**
4. **New siding shall be smooth-face, cement-board, traditional lap siding with a 4" or 5" exposure.**
5. **New windows shall have a six-over-one muntin configuration.**
6. **New doors shall be at least half-light.**
7. **Applicant shall repair or replace any damaged concrete elements with historic concrete mix.**
8. **Drive apron and all new concrete walks shall be poured using historic concrete mix.**

9. Applicant shall make necessary provisions for the screening and storage of trash receptacles.
10. Storm water management provisions shall be incorporated into the structure as to reduce the impact on nearby historic resources.
11. Applicant shall submit proposed exterior lighting to staff prior to installation.
12. All exterior lighting shall be directed downward as to minimize the impact on adjacent properties.
13. Applicant shall integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.
14. If design changes are necessary, the applicant shall contact staff for review and approval.


Anthony Schneider
Historic Preservation Specialist

5 / 15 / 19
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.	+	The structure has lost historic integrity due to alterations over time. Additionally, the building is sited significantly farther away from the other historic 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.	+	Applicant's proposed reconstruction will add to the street wall along W Gaulbert.

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	
		+/-	Minimize paving	Existing rear yard area is already paved.
Materials	Walls	+/-	Horizontal wood siding (3" or 4" exposure)	Corner boards and trim around openings & siding will be 5" smooth cement-board & cement-board shingle. This is new construction and the 5" width is a more modern approach.
		NA	Board and batten siding	
		NA	Brick	
		NA	Stucco over frame or concrete block	
		+	Cast stone, molded concrete block	Foundation walls will be split-face block with limestone caps.
		NA	Aluminum and vinyl siding (3" or 4" exposure)	

		+	No painted concrete block.	
		+	No un-painted concrete block.	
		+	No T-111 plywood.	
	Roof	+	Asphalt, fiberglass, wood, vinyl, or slate shingles.	
		NA	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	
			EII-shaped buildings	
			Slightly-projecting bays	
			Cantilevered, second floors	
		+	No overly-elaborate volumes	
	Roof		Simple gable roofs (6-in-12 minimum slope)	
		+	Hipped, shed, and flat roofs with parapets	Hipped roof with eaves.
		+	Intersecting gables	
		+	Overhanging eaves	
		+/-	Half-round gutters	Ogee gutters are acceptable, staff recommends ½ round
		+	No low-pitched gable roofs (less than 6-in-12 slope)	
		+	No flush eaves	
		+	No roofs without gutters	
Openings	Garage	+	Single-car openings	10 individual 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
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NC1	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+	New structures and dwelling units would meet the density of requirements of the TNZD and the Traditional Form areas.
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.	+/-	Existing structure was considered historic to the district at the time of designation; however, the integrity of the current garage is significantly compromised. The existing window openings were blocked in, door openings have been altered to accommodate modern garage doors, and the structure has significant structural deficiencies.
NC3	Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	+	The new structure will be two individual garage structures, each with 5 parking bays. Each structure will also have two dwelling units and will be two stories in height with a hip roof.
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.	+	Applicant is incorporating limestone, block, and lap siding which are all prevalent on accessory structures within the district.
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.	+	
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.	+	New structure will have a similar footprint.
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.	+	
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.	+	New construction faces the alley and a number of structures along the alley exceed one story in height.
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.	+	Staff recommends a two-over-two or a three-over-one window of either wood, clad-wood, or vinyl with a simulated divided light.

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.	+	Staff recommends that the doors be at least ½ light.
NC15	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	+	
NC16	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	+	
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.	+	
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.	+	
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.	+	
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.	+	Hip roof design.
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.	NSI	
NC28	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	+	See Conditions.
NC29	Make provisions for screening and storing trash receptacles when designing new construction.	+	See Conditions.
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.	+	

NC32	Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features.	+	
NC33	Do not use modern "antiqued" brick in new construction.	+	
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.	+	See Conditions.