



Historic Landmarks and Preservation Districts Commission

Report to the Committee

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

Case No: 19COA1097
Classification: Committee Review

GENERAL INFORMATION

Property Address: 219 Saunders Avenue

Applicant: Mark Meinhart
Prodigy Construction
11106 Decimal Drive
Louisville, KY 40299
502-939-9600
mmeinhart@prodigy-consturction.com

Owner: Inga Marren
219 Saunders Avenue
Louisville, KY 40206
843-385-7614

Estimated Project Cost: \$15,000.00

Description of proposed exterior alteration:

The applicant is requesting to construct a new, two-story, single car garage at the rear of the lot. The proposed second story will have up-grade access to the rear yard and serve as a shed due to the topographical constraints of the lot. Garage access will be obtained from S Jane Street.

Communications with Applicant, Completion of Application

The application was received on April 4, 2019 and was considered complete and requiring committee review on April 17, 2019. Staff met with the applicant after submittal to discuss some preliminary concerns on height and vertical massing.

This case is scheduled to be heard by the Clifton Architectural Review Committee on Wednesday May 22, 2019 at 6:30pm in Conference Room 101, 444 S 5th Street Metro Development Center.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Garage**. 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-5A zoned property within a Traditional Neighborhood Form District is located on the west side of Saunders Avenue and is the third parcel to the south of the alley running parallel with Payne Street. This lot has frontage on both Saunders and S Jane Street. The home is a 1 ½ story Victorian cottage with decorative porch elements and fish scale details in the gable. The house is located at the top of a hill that slopes toward S Jane Street. This home is situated amongst other single-story Victorian and craftsman cottages and bungalows of varying construction periods.

Staff did not find previous COA's issued for this site; however, a COA was withdrawn that was requesting to construct a rear addition.

Conclusions

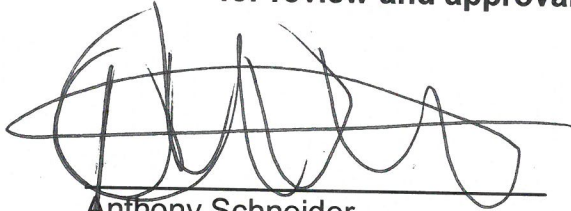
The project generally meets the Clifton design guidelines for **Garage**. Staff finds that the proposal is in keeping with other approved garages along the alley. The topographical constraints and the nature of the lot's location make the need for a two-story garage site specific. The yard-side of the structure will be single-story in height while the façade facing S Jane Street will be two-story. The applicant is proposing a single garage door, a band board between the floors to alleviate vertical massing in addition to the window facing S Jane Street. Staff recommended the inclusion of a water-table board and drip cap. Additionally, staff recommends the use of a hip roof rather than that of the 4/12 side gable roof as proposed as it would not meet Guideline **G12**. Staff chose not to use the **New Construction-Residential** Guidelines as the proposal does not contain living space

RECOMMENDATION

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 any necessary building permits.**
2. **There shall be trim around all openings and corner boards on all corners.**

3. New siding shall be smooth-face, traditional lap siding with a 3" or 4" exposure.
4. A water-table board and drip cap shall be installed around the foundation.
5. The proposed roof shall be hip in design.
6. Drive apron shall be poured using historic concrete mix.
7. Setback of the structure shall be in line with that of the adjacent accessory structure on the alley.
8. Applicant shall make necessary provisions for the screening and storage of trash receptacles.
9. Storm water management provisions shall be incorporated into the structure as to reduce the impact on nearby historic resources.
10. 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
2. Louisville Sanborn Map 1928-1941

Garage

Clifton Design Guideline Checklist

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

| | Guideline | Finding | Comment |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G1 | Contributing secondary structures should be preserved. However, when demolition is being requested to make way for a new secondary building, then Landmarks staff and/or the ARC will evaluate and review the demolition permit request based on the structure's integrity, historical character and materials, functionality, and security concerns. All structures in the district will be identified as either contributing or non-contributing at the time of application. See the Demolition guidelines for more details. | NSI | |
| G2 | New garages or other secondary structures should be designed so they complement the scale, mass, roof form, setback, and materials of adjacent secondary structures. They should also be subordinate to the primary structure. | + | New carriage house will be 2 stories in height from the S Jane façade and 1 story from the internal rear yard. The structure will have a side gable roof and will be set back to mirror that of adjacent accessory structures. |

| | Guideline | Finding | Comment |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------|
| G3 | New garages should be sited adjacent to an alley where present. Review the garage prototype illustration that identifies styles appropriate to preservation districts when planning a garage construction project. | +/- | This garage will face S Jane St.; however, a number of accessory structures from Saunders Avenue face S Jane and use it as an alley. |
| G4 | When no alley exists, garages should be sited at the rear of the property behind the main house. Landscape screening is encouraged along the driveway. | + | |
| G5 | Single garage doors should be used rather than expansive double or triple doors. | + | |
| G6 | The roofline of a new garage should be oriented so it is parallel with the main house or follows the predominant pattern of existing secondary structures when a pattern exists. | +/- | Neighboring structures have hip roofs. |
| G7 | Roof pitch should be no less than one in six. The roof form of the garage should match the roof form of the main house when it is a character-defining feature. | + | |
| G8 | New garages should be designed so access to off-street parking is off alleys or secondary streets wherever possible. | + | S Jane Street is secondary to Saunders Avenue. |
| G9 | New garages should be located at the rear of the property, should define and enclose the rear yard, and should be aligned with adjacent secondary structures. | + | |
| G10 | The garage design should be simple and rectangular in shape. Ell-shaped floor plans, slightly-projecting bays, and cantilevered second floors are also permitted. | + | |
| G11 | New garage walls should be constructed with any of these materials (1) Horizontal siding to match existing exposure of the primary structure (normally 3" or 4" exposure), (2) corner boards and trim around openings, (3) board and batten siding, (4) brick, (5) stucco over frame or concrete block, (6) painted concrete block with parged or flush joint finish, (7) cast stone, molded concrete block, or (8) wood, aluminum or vinyl siding, or fiber cement siding or board to match existing exposure of the primary structure. Do not use these materials: T-111, exposed uncoated concrete block, or painted concrete block unless parged or skim coated first. | + | See Conditions. |
| G12 | Approvable roof designs include simple gable roofs (6-in-12 minimum slope), hipped, shed, and flat roofs with parapets, intersecting gables, overhanging eaves, and gable end-vents. Not approvable are low-pitched gable roofs (less than 6-in-12 slope), flush eaves, and roofs without gutters. | - | Staff recommends a hip roof instead of the 4/12 pitch as proposed. |
| G13 | Asphalt, fiberglass, wood, tile, metal, slate or synthetic shingles are recommended roof materials. Half-round or ogee gutters, gable-end elements, and solar collectors are approvable. Do not use membrane or roll roofing on sloped roofs with 3-in-12 pitch or greater. See Roofing guidelines for additional details. | + | |
| G14 | Single-car garage doors or openings are preferred. Double- or triple-wide doors which convey the appearance of 2 or 3 single doors may be approved. Flush garage doors which accentuate the large size of the opening are prohibited. | + | Building will have a single garage door. |
| G15 | Garage window openings should be used that visually break up the wall's surface and may be placed at higher elevations for security. Security grills may be installed on the inside face of the windows. | + | |