



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Bradley Fister, Historic Preservation Specialist
Date: June 16, 2020

Case No: 20-COA-0080
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1430 S. 1st Street

Applicant: Laura Neely
(270) 339-1460
clemmons.laura@gmail.com

Owner: Nash R. Neely
1430 S. 1st Street
Louisville, KY 40208

Estimated Project Cost: \$100,000

Description of proposed exterior alteration:

The applicant is seeking approval to construct a new two-story brick veneer carriage house that will be 34'-8" wide and 25'-4" deep. The carriage house will have a poured concrete foundation clad with brick. The gabled roof will have a 12:12 pitch with a dormer on the east elevation that will have a 12:5 pitch, and a skylight on the west elevation. The roof will be clad with a standing seam metal or copper roof. The alley side elevation of the carriage house will contain 2 single car garage door openings with carriage style overhead garage doors and a soldier course above each. The upper level of the west (alley side) elevation is a standing seam roof with one skylight. There is also an attached brick veneer garden wall 14'-8" wide, 1'-4" deep, and 9'-4" in height with a custom offset pivot hinged gate with a soldier course above it, along with a 14'-2" wide by approximately 28' deep concrete parking pad facing the brick wall and gate. The east (yard side) elevation will contain an entry door with window and soldier course, and a frosted glass single car overhead garage door opening with soldier course, an attached brick veneer garden wall 14'-8" wide, 1'-4" deep, and 9'-4" in height with a custom offset pivot hinged gate with a soldier course above it on the first level. The upper

level features a dormer that will have a gang of 3 functional casement windows with a muntin pattern to match the existing house, as well as a soldier course. The gabled side elevation (north) features a solid brick veneer wall. The side elevation (south) features an attached brick veneer garden wall 1'-4" deep, and 9'-4" in height, a poured concrete stoop, a solid wood door with soldier course on the first level and a 3 pane casement window with soldier course on the second level.

Communications with Applicant, Completion of Application

The application was received on May 13th, 2020 and considered complete and requiring committee level review on May 18th, 2020. The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on June 24th, 2020 at 4:30 pm, online.

FINDINGS

Guidelines

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

The early 1900's 2 1/2 story with full basement Italianate Revival Style wood frame brick clad home is zoned TNZD in a Traditional Neighborhood Form District. The property is located seven lots north east of the intersection of W. Burnette Ave., and S. 1st Street. It is surrounded by 2 1/2 and 3 story brick homes built in the same period. It previously has had a rear addition and deck added to the home.

Conclusions

The proposed carriage house generally meets the Old Louisville Design Guidelines for **Garage, New Construction-Residential, and Site**. The alleyscape has an eclectic mix of accessory structures and garages. The proposed structure meets the architectural context of the alley in location, size, massing, and scale and the materials are complimentary to those in the district. Staff recommends historic concrete mix should be used for the drive apron and parking pad.

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. **The new construction shall conform to all other municipal regulations, including the Louisville Metro Land Development Code.**
2. **The applicant and/or their representative shall coordinate with staff to finalize their material choice for the roof prior to installation.**
3. **The applicant and/or their representative shall make provisions for screening and storing trash and recycling receptacles.**

4. The applicant and/or their representative shall incorporate storm water management provisions into the design of new construction so that any related runoff will not adversely impact adjacent properties and nearby historic resources.
5. The applicant and/or their representative shall integrate mechanical systems into new construction in such a way that rooftops remain uncluttered and fixtures, such as air conditioning units and satellite dishes, are located on secondary elevations where they do not detract from the character of the site.
6. The new garage apron and parking pad shall be installed using historic concrete mix and shall not damage the alley or any existing curbing.
7. Any exterior lighting shall be submitted to staff for approval.
8. If the design or materials change, the applicant and/or their representative shall contact staff for review and approval prior to installation.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, their successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

Bradley Fister
 Bradley Fister
 Historic Preservation Specialist

06/15/2020
 Date

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	
Materials	Walls	NA	Horizontal wood siding (3" or 4" exposure)	
		NA	Board and batten siding	
		+	Brick	To clad building and foundation.
		NA	Stucco over frame or concrete block	

		NA	Cast stone, molded concrete block	
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		+	No painted concrete block.	
		+	No un-painted concrete block.	
		+	No T-111 plywood.	
	Roof	NA	Asphalt, fiberglass, wood, vinyl, or slate shingles.	
		+	Metal roofing	Metal or copper standing seam.
		+	Half-round or Ogee gutters	Half-round gutters are proposed.
		NA	Approved Gable-end element	
		NA	No membrane roofing on sloped roofs.	
Building Forms	Main Block	+	Simple, rectangular, prismatic volumes	
		NA	El-shaped buildings	
		NA	Slightly-projecting bays	
		NA	Cantilevered, second floors	
		+	No overly-elaborate volumes	
	Roof	+	Simple gable roofs (6-in-12 minimum slope)	5:12 pitch is proposed for a dormer 12:12 everywhere else.

		NA	Hipped, shed, and flat roofs with Parapets	
		NA	Intersecting gables	
		+	Overhanging eaves	
		+	Half-round or Ogee gutters	Half-round gutters are proposed.
		+	No low-pitched gable roofs (less than 6-in-12 slope)	5:12 pitch is proposed for dormer 12:12 everywhere else.
		+	No flush eaves	
		+	No roofs without gutters	
Openings	Garage	+	Single-car openings	Carriage style doors
	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
NC1	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+	This will be evaluated during the building permit process.
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.	NA	
NC3	Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	+	The proposed carriage house is consistent with other carriage houses in the District and fits the character of this alley.
NC4	Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.	+	Scale is consistent with other carriage houses in the District.
NCS	Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.	+	Brick cladding will tie into the existing structures in the area.

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, alousie windows, glass block, picture windows, unpainted wood, and asphalt sidina.	+	Brick veneer is proposed
NC7	Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.	+	
NCS	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.	+	
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.	NA	
NC11	Design infill construction in such a way that the facade'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	
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).	+	The proposed carriage house is consistent with other carriage houses in the District and fits the character of this alley.
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.	+	The proposed carriage house is consistent with other carriage houses in the District and fits the character of this alley.
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.	NA	
NC15	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	NA	
NC16	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	NA	
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 provide barrier-free access.	NA	
NC19	Locate handicapped access ramps on secondary elevations wherever possible. If locating a ramp on the primary facade 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.	+	The proposed carriage house is consistent with other carriage houses in the District and fits the character of this alley.
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.	+	The proposed carriage house is consistent with other carriage houses in the District and fits the character of this alley. See conditions.
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.	+	The proposed carriage house is consistent with other carriage houses in the District and fits the character of this alley. See conditions.
NC24	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	
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.	NA	
NC28	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	NSI	See conditions.
NC29	Make provisions for screening and storing trash receptacles when designing new construction.	NSI	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 predominant historic construction material is wood.	+	Brick veneer is proposed for exterior sheathing
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.	NA	
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.	+	Poured concrete foundation clad in brick

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.	+	The proposed carriage house is consistent with other carriage houses in the District and fits the character of this alley.
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.	+	The proposed carriage house is consistent with other carriage houses in the District and fits the character of this alley. See conditions.
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 -	+	
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.	+	5:12 roof pitch is proposed for a dormer, the rest of the roof is 12:12
NC43	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+	Carriage house is proposed off the rear alley.
NC44	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.

SITE

Design Guideline Checklist

+ Meets Guidelines

Does Not Meet Guidelines

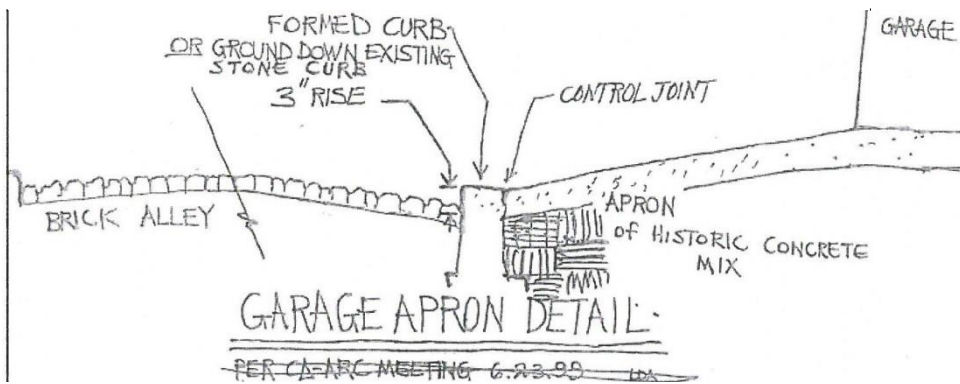
+/- Meets Guidelines with Conditions as Noted

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.	+	See conditions of approval.
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	
STS	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.	+	Parking will be in the proposed carriage house off the rear alley.
STS	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.	+	Excavations for new carriage house are not too close to adjacent historic buildings.
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	See conditions of approval.
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.	+	See conditions of approval.
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.	NA	
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	



FOR BRICK ALLEYS