

20-COA-0080
1430 S. 1st St.



Old Louisville Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
June 24, 2020

Request

Certificate of Appropriateness:

- 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.

Request

Certificate of Appropriateness:

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.

Request

Certificate of Appropriateness:

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.

Request

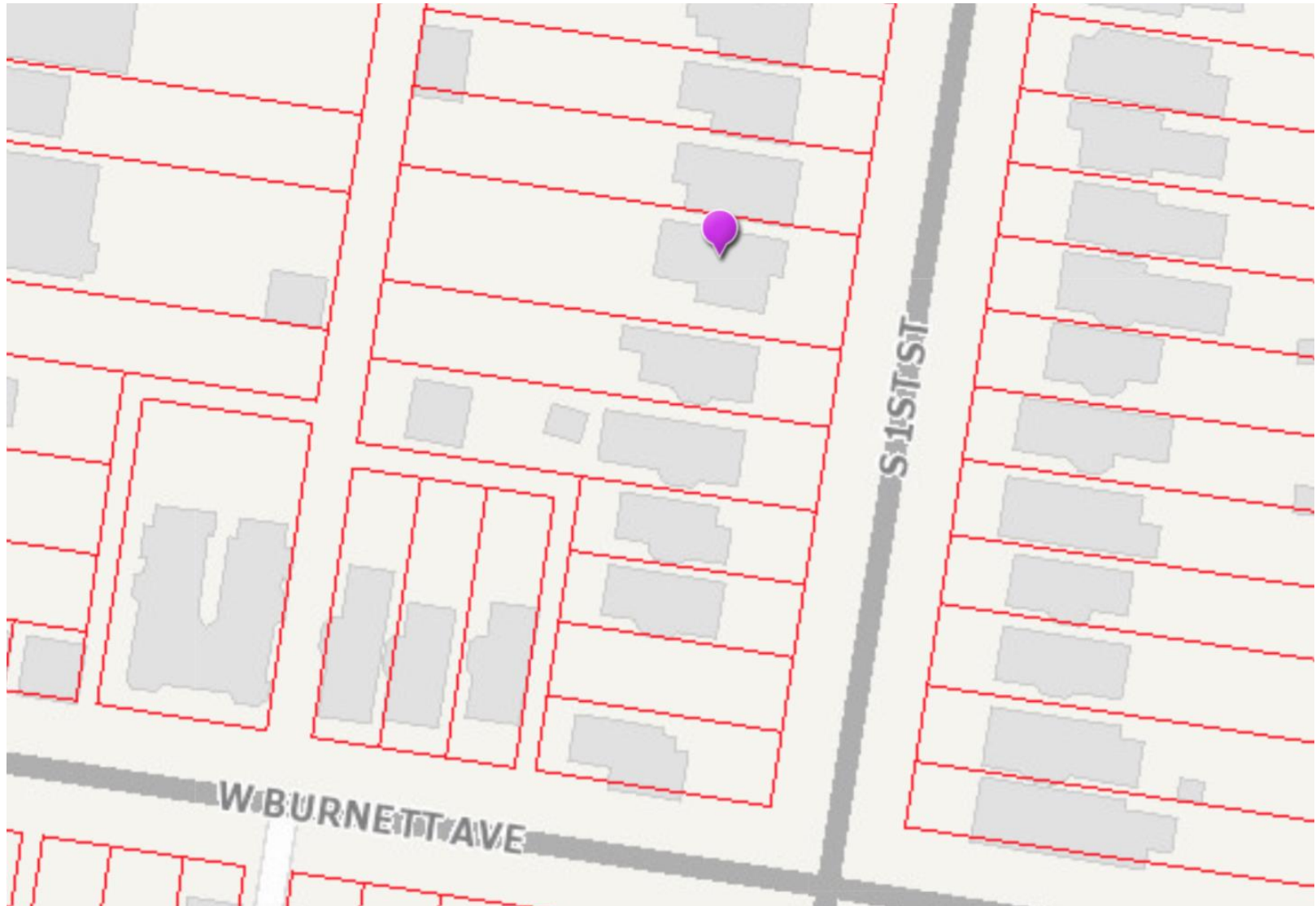
Certificate of Appropriateness:

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.

Case Summary / 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.

Site Location



Aerial View



Site Photos



Front Facade

Site Photos



Alley View

Site Photos



Back Yard View

Site Photos



Looking into Alley

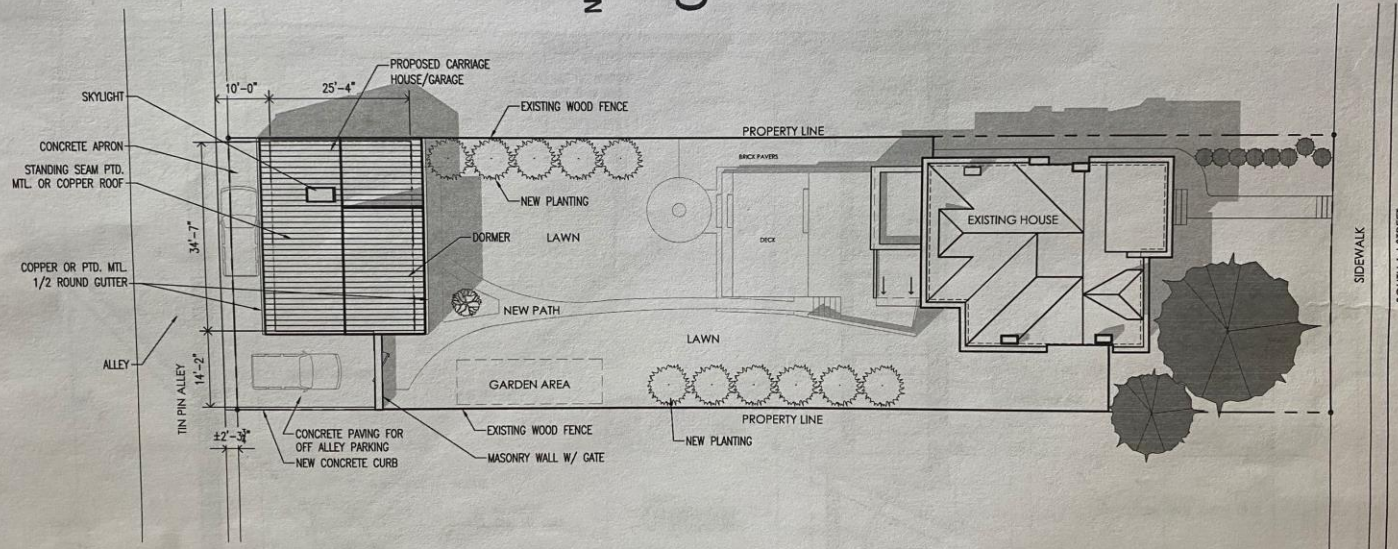
Site Photos



Alley View

Site Plan

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PLANNING & DESIGN
SERVICES



SITE PLAN

SCALE: 1/16"=1'-0"

NEELY RESIDENCE: CARRIAGE HOUSE
1430 S. FIRST ST. LOUISVILLE, KY. 40208

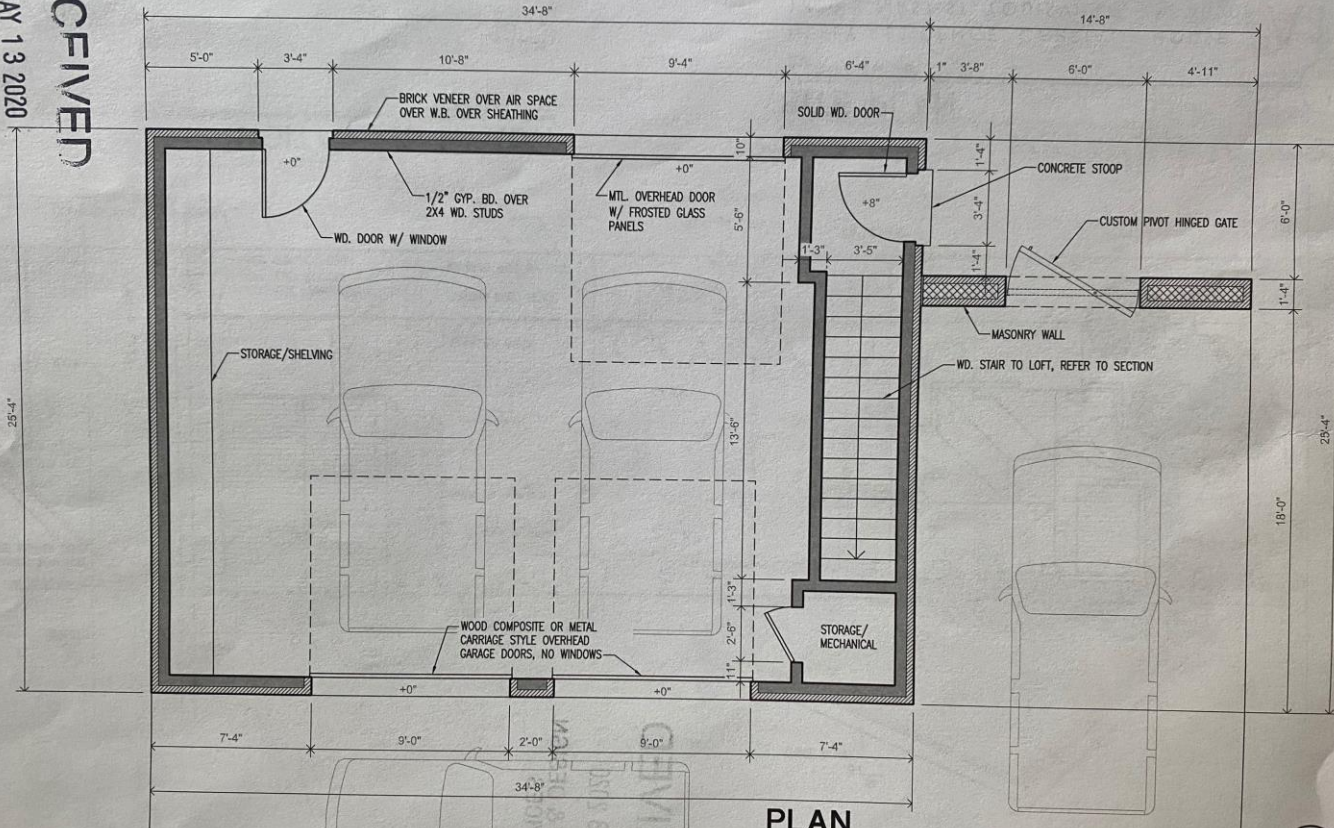
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PPA 4.24.2020

First Floor Plan

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PLANNING & DESIGN
SERVICES



PLAN

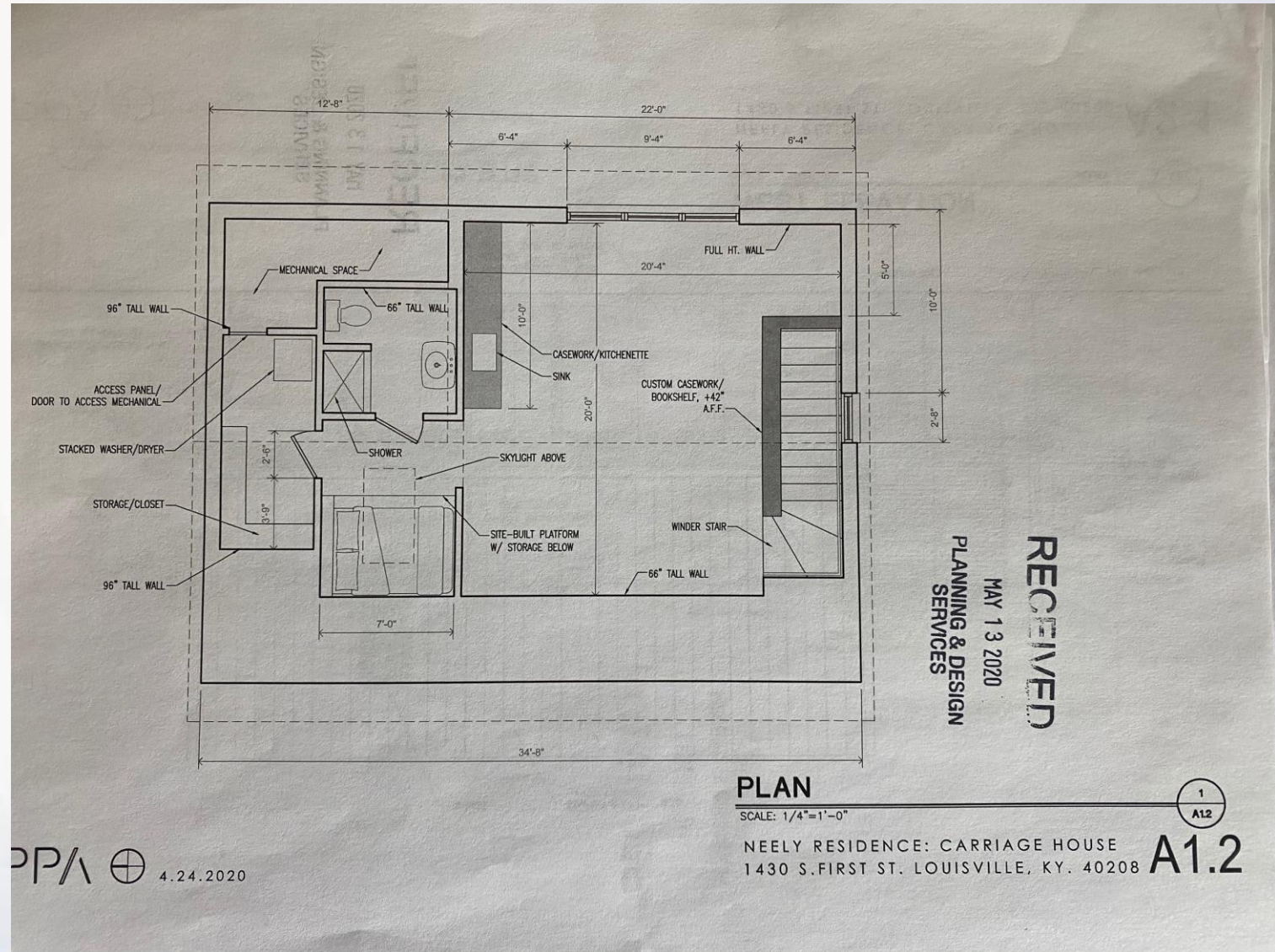
SCALE: 1/4"=1'-0"

NEELY RESIDENCE: CARRIAGE HOUSE
1430 S. FIRST ST. LOUISVILLE, KY. 40208

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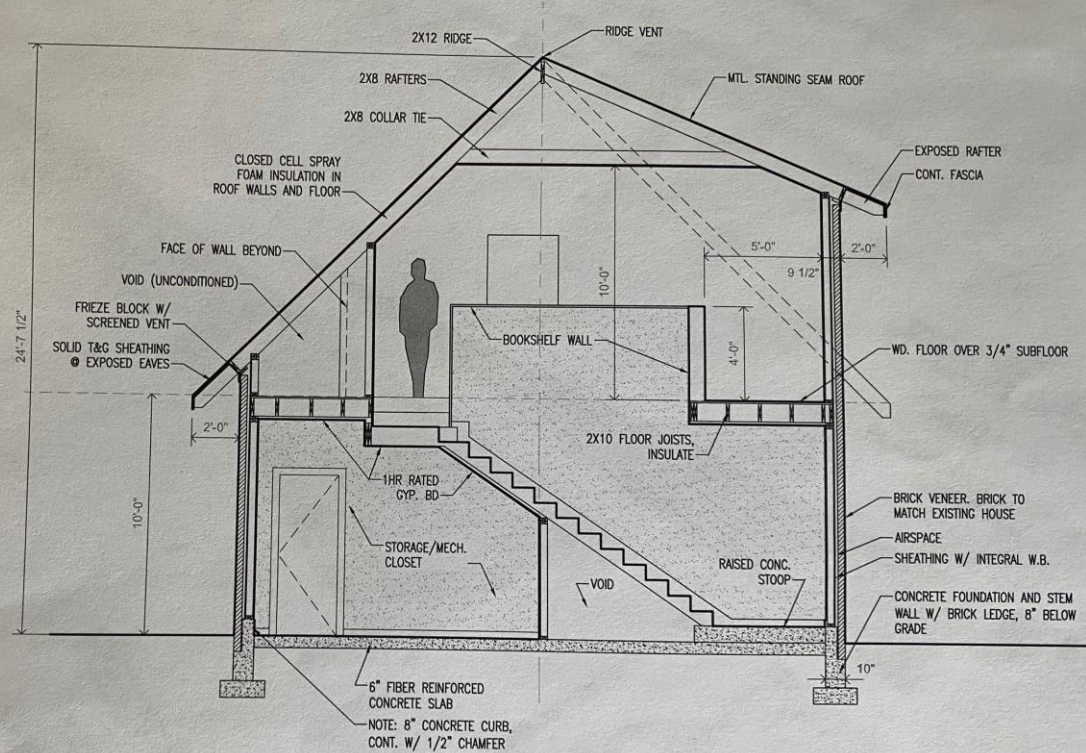
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Second Floor Plan



Section

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SECTION

SCALE: 1/4"=1'-0"

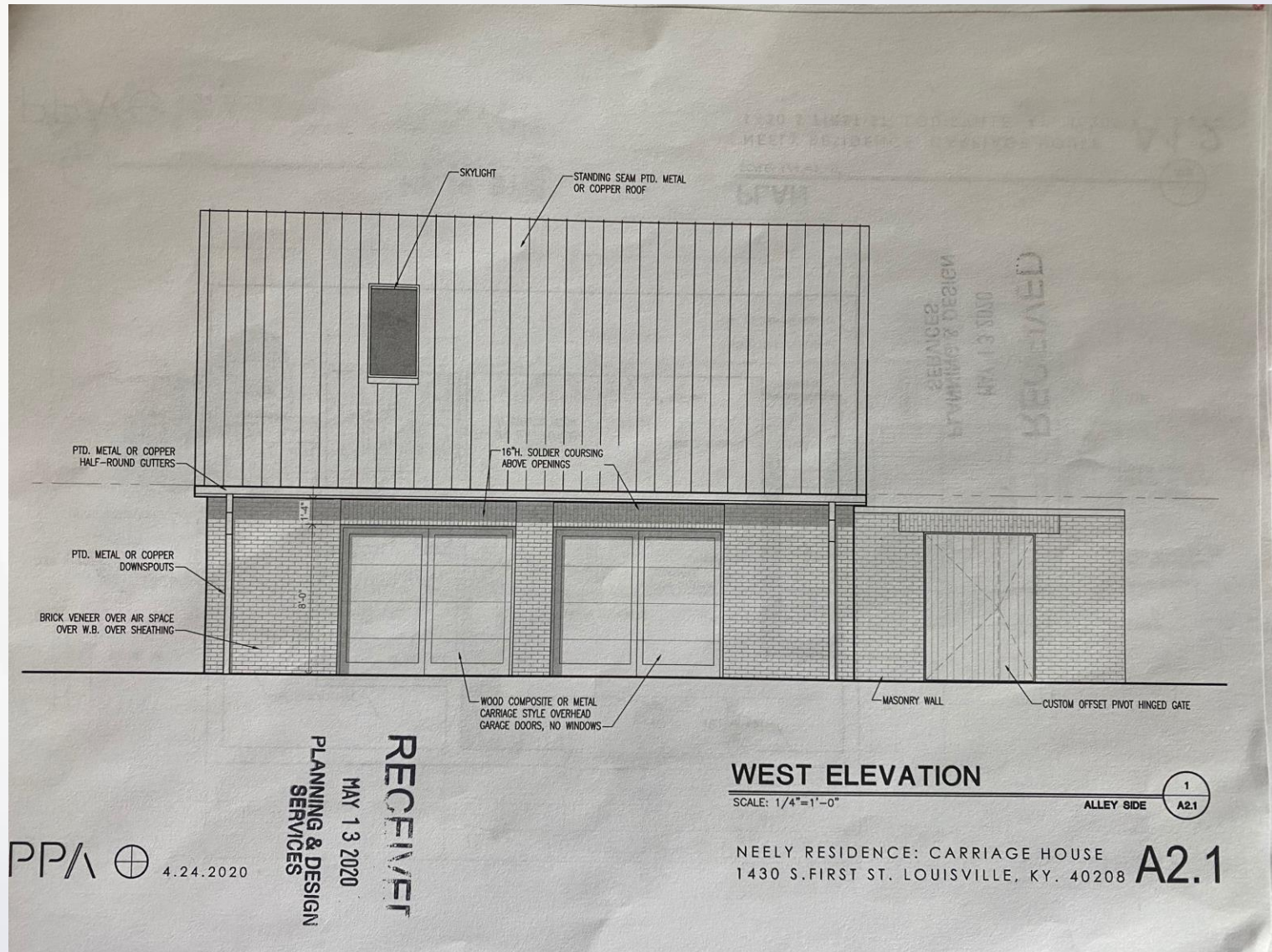
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NEELY RESIDENCE: CARRIAGE HOUSE
1430 S. FIRST ST. LOUISVILLE, KY. 40208

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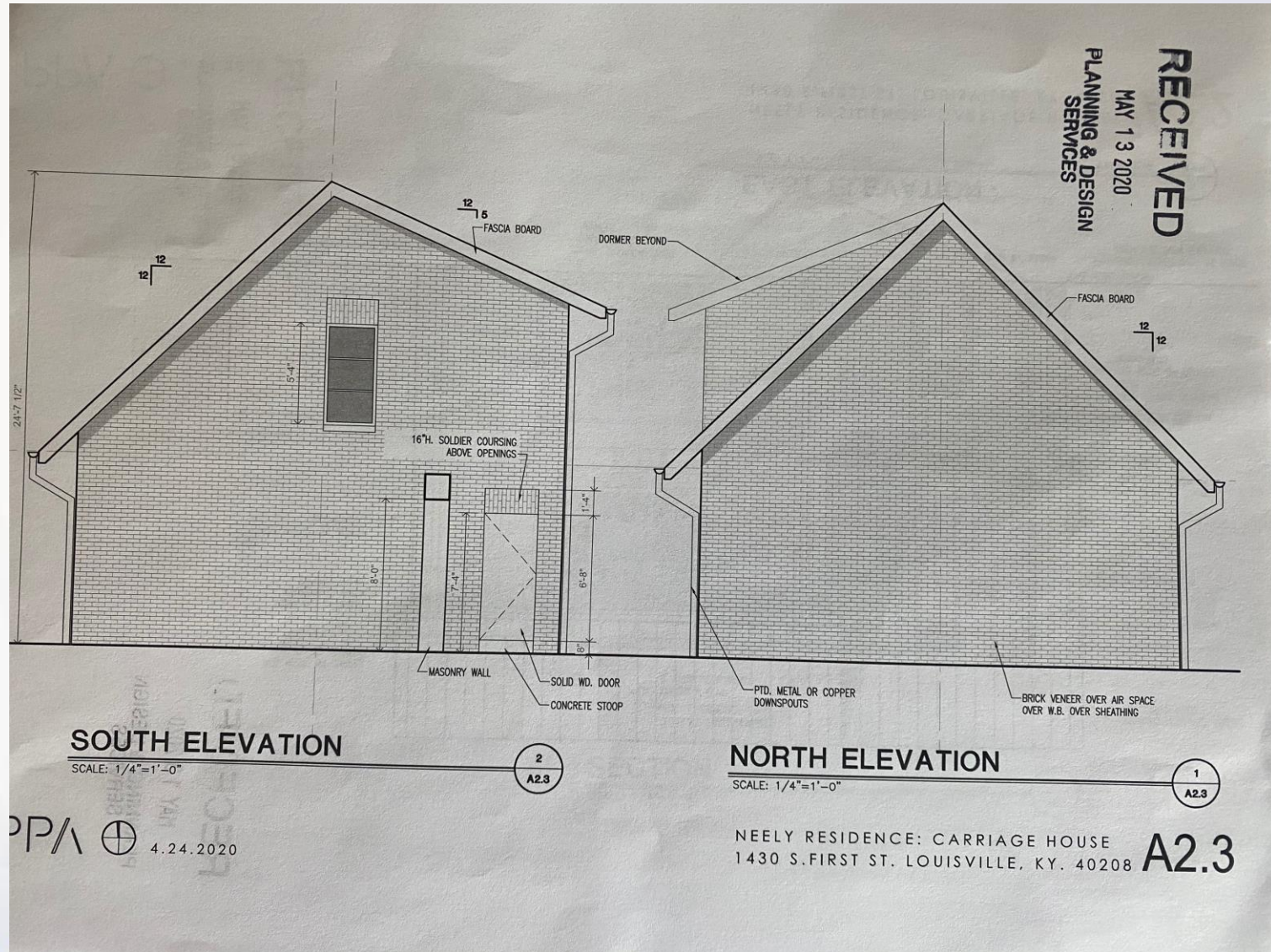
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Elevations



20-COA-0080

Elevations



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.

Recommendation

- 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.

Recommendation

- 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.