

20-COA-0087
1142 ½ Garvin Place



Old Louisville Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
June 24, 2020

Request

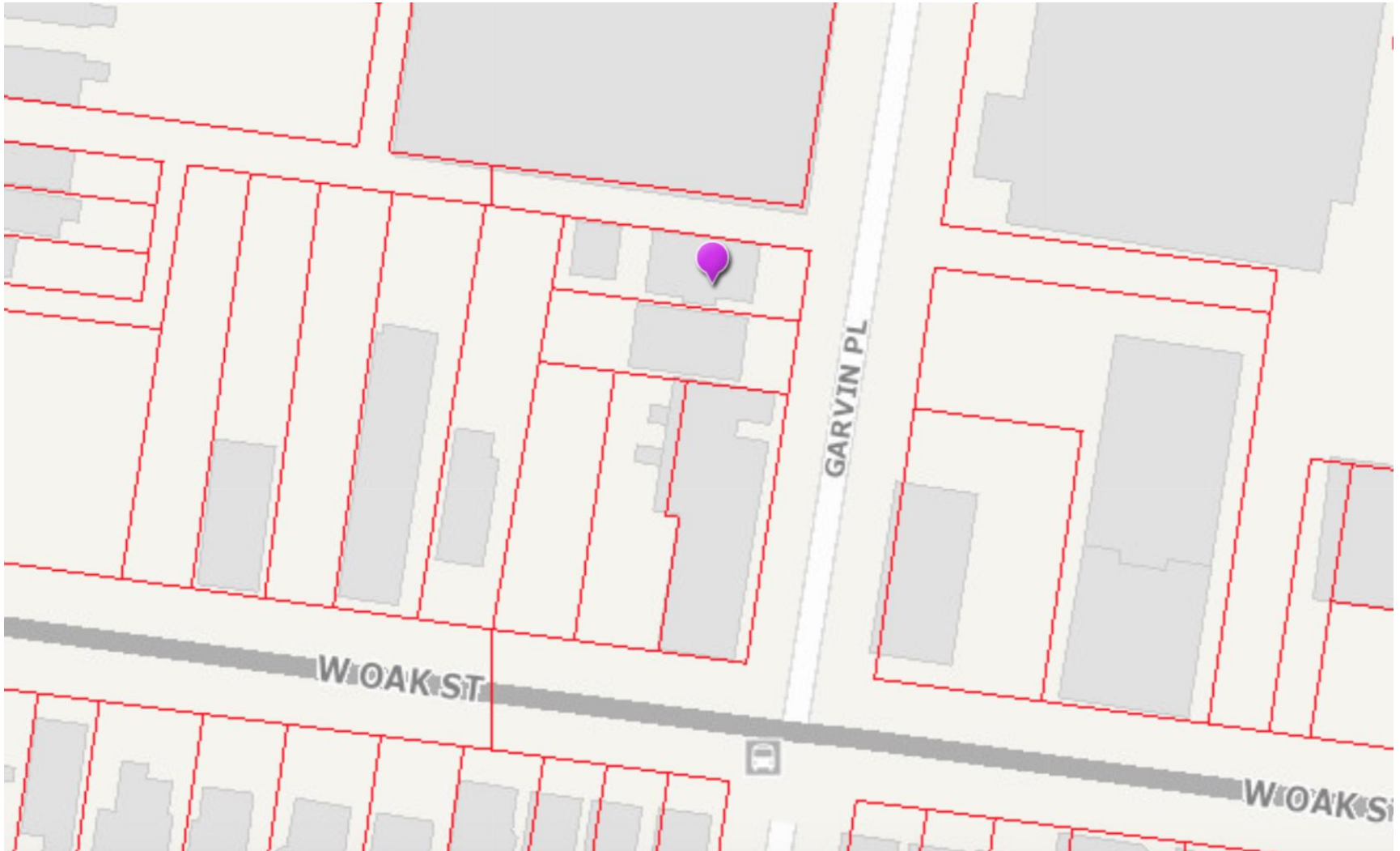
Certificate of Appropriateness:

The applicant is seeking approval to demolish the severely deteriorated second story of the carriage house, which has fallen in making the space inaccessible. The applicant also proposes to lower the exterior walls approximately 5'-0" to a finished 1 ½ - story height. The goal is to return the structure to general storage use by restoring the remaining shortened exterior volume. Using existing brick as exterior cladding, the proposed restoration will feature a new standing seam metal roof (which will shed to the west), rebuilt box cornice (east elevation), and a new overhead door access on the north façade facing the alley.

Case Summary / Background

- The early 1900's 1-1/2 story brick carriage house is zoned TNZD within the Traditional Neighborhood Form District. The property is located three lots north east of the intersection of W. Oak St. and Garvin Place. It is surrounded by 1 and 2-story brick structures built in a variety of architectural styles and over a long period of time. Originally the structure is presumed to have been used as a horse carriage house with hay storage above. The space was most recently a window repair shop used by the current owner and has no utility connections.

Site Location



Aerial View



Site Photos



Alley View

Site Photos



Deteriorated Window

Site Photos



Site Photos



Deteriorated Window

Site Photos



Exterior Facade

Site Photos



Site Photos



Alley View

Site Photos



Site Photos



Site Photos



Rear Facade

Site Photos



Window

Site Photos



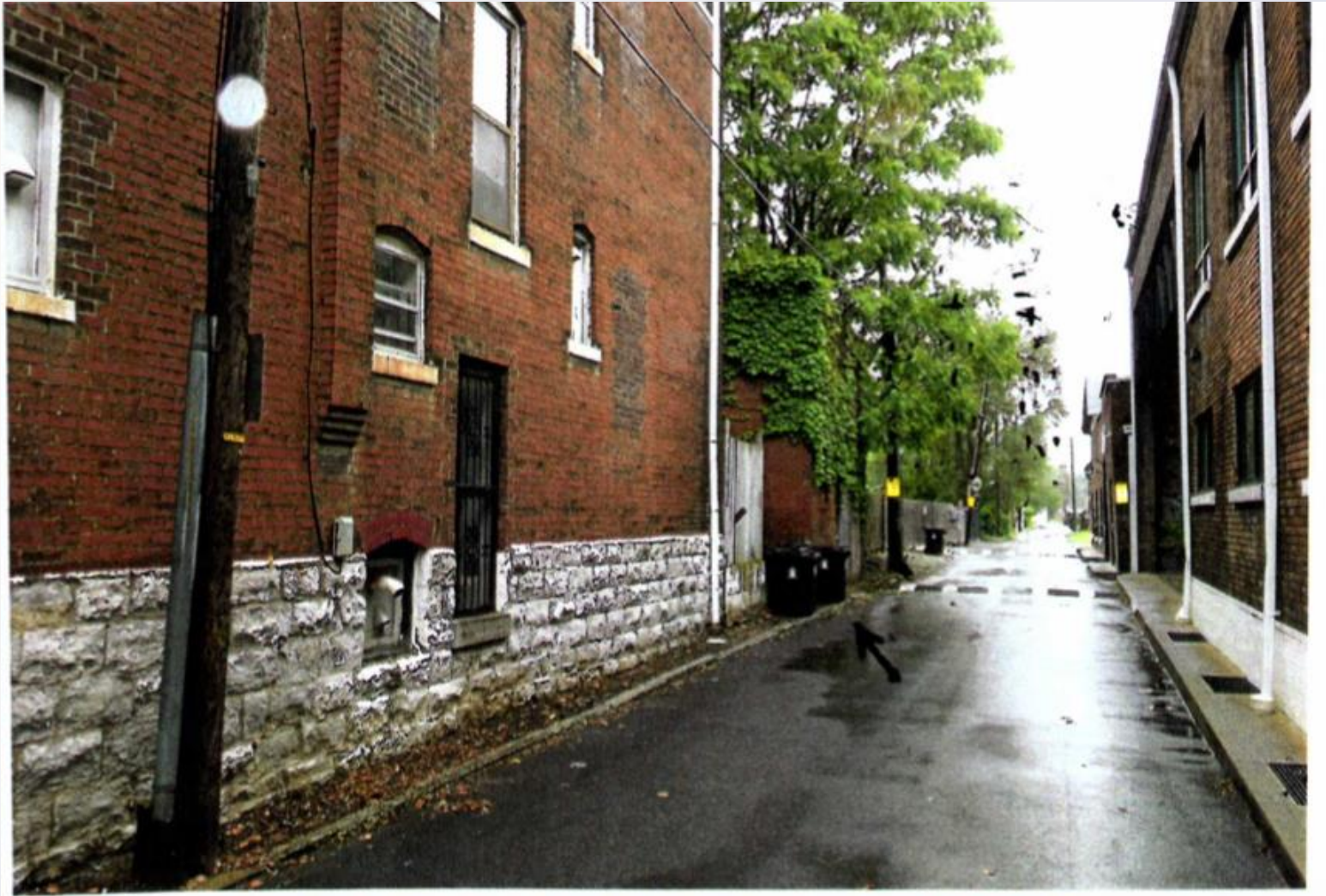
Alley View

Site Photos



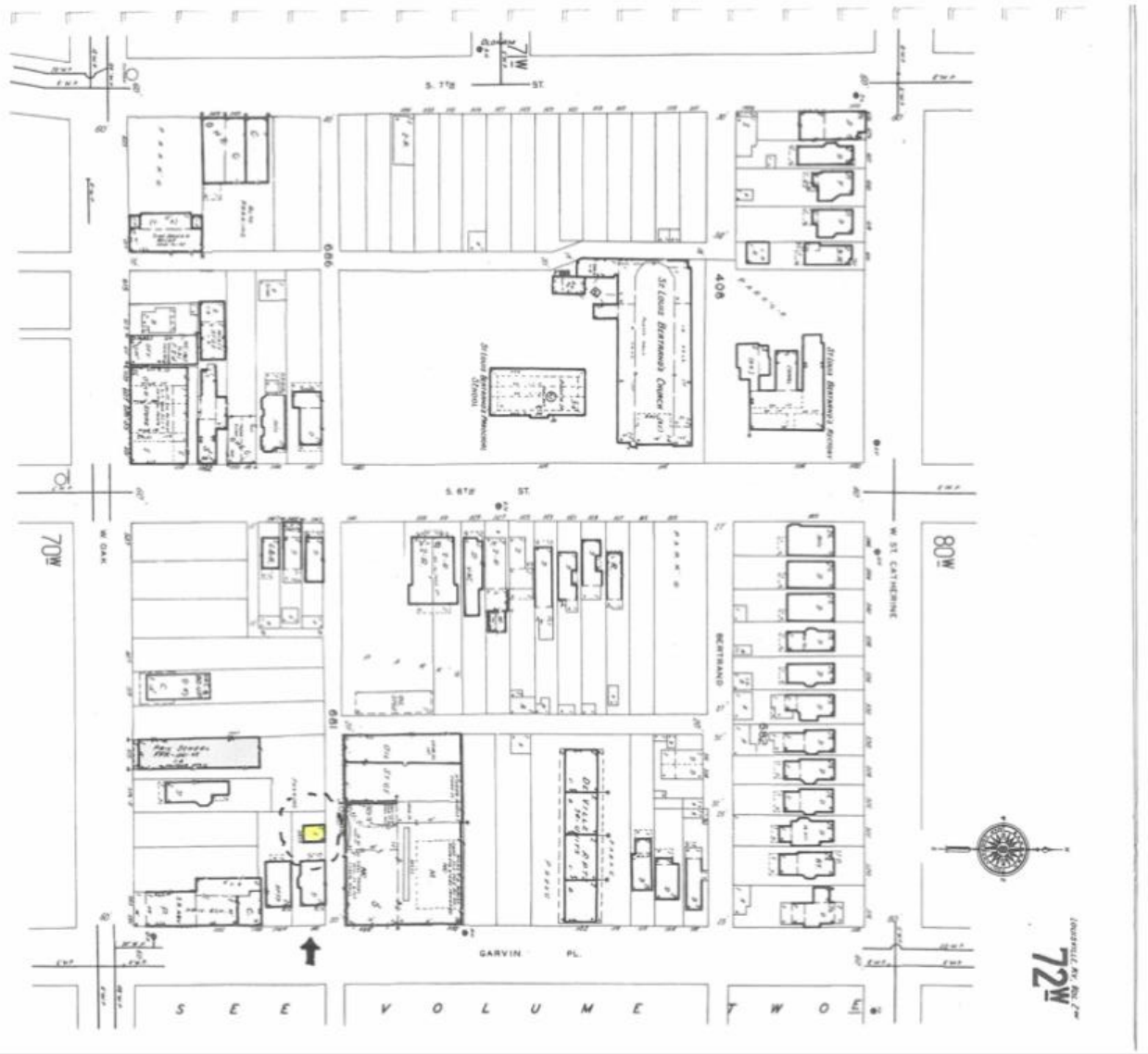
Exterior Facade

Site Photos



Site Plan

1142 1/2 GARVIN PLACE



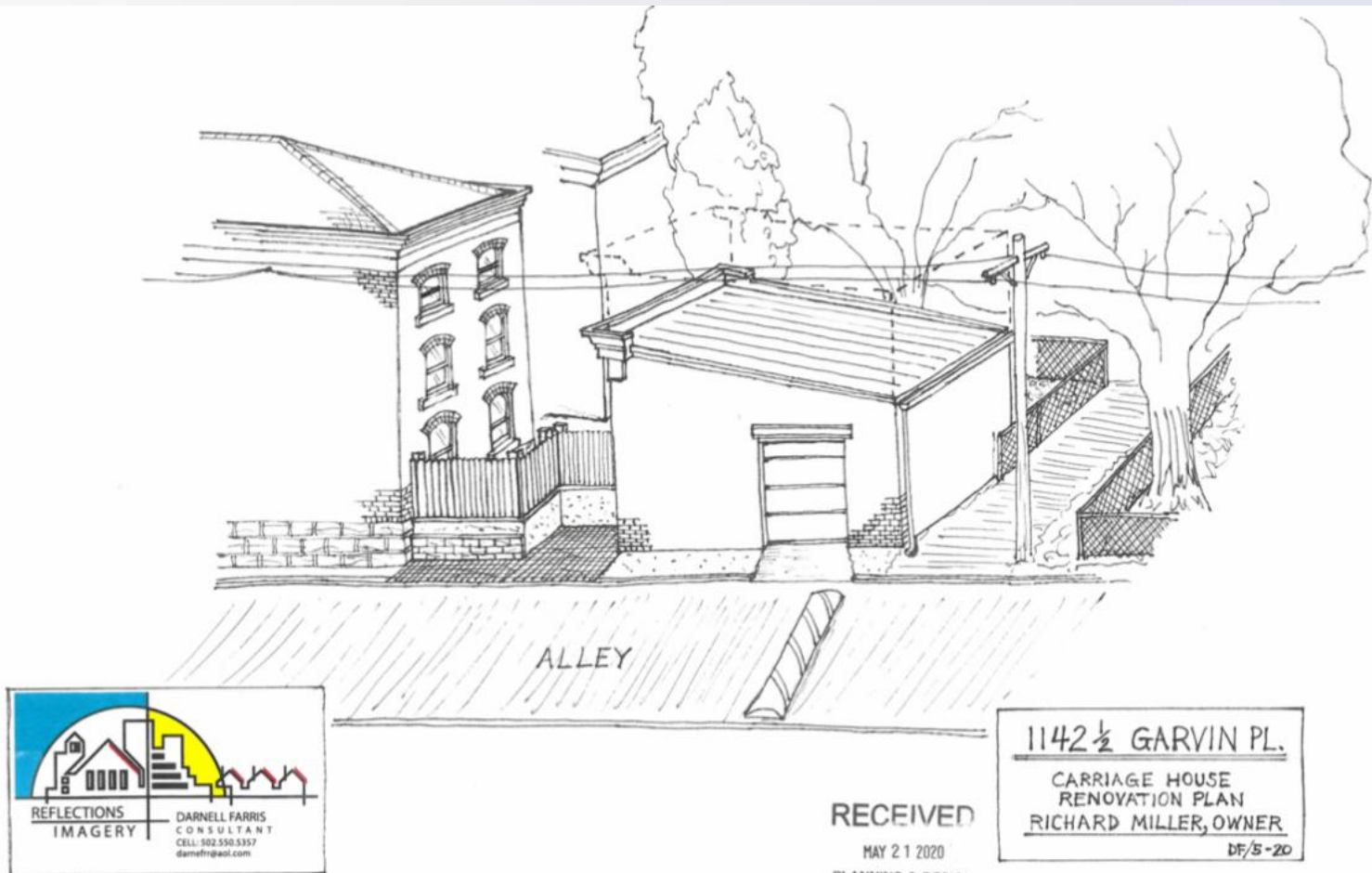
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MAY 21 2020

PLANNING & DESIGN
SERVICES

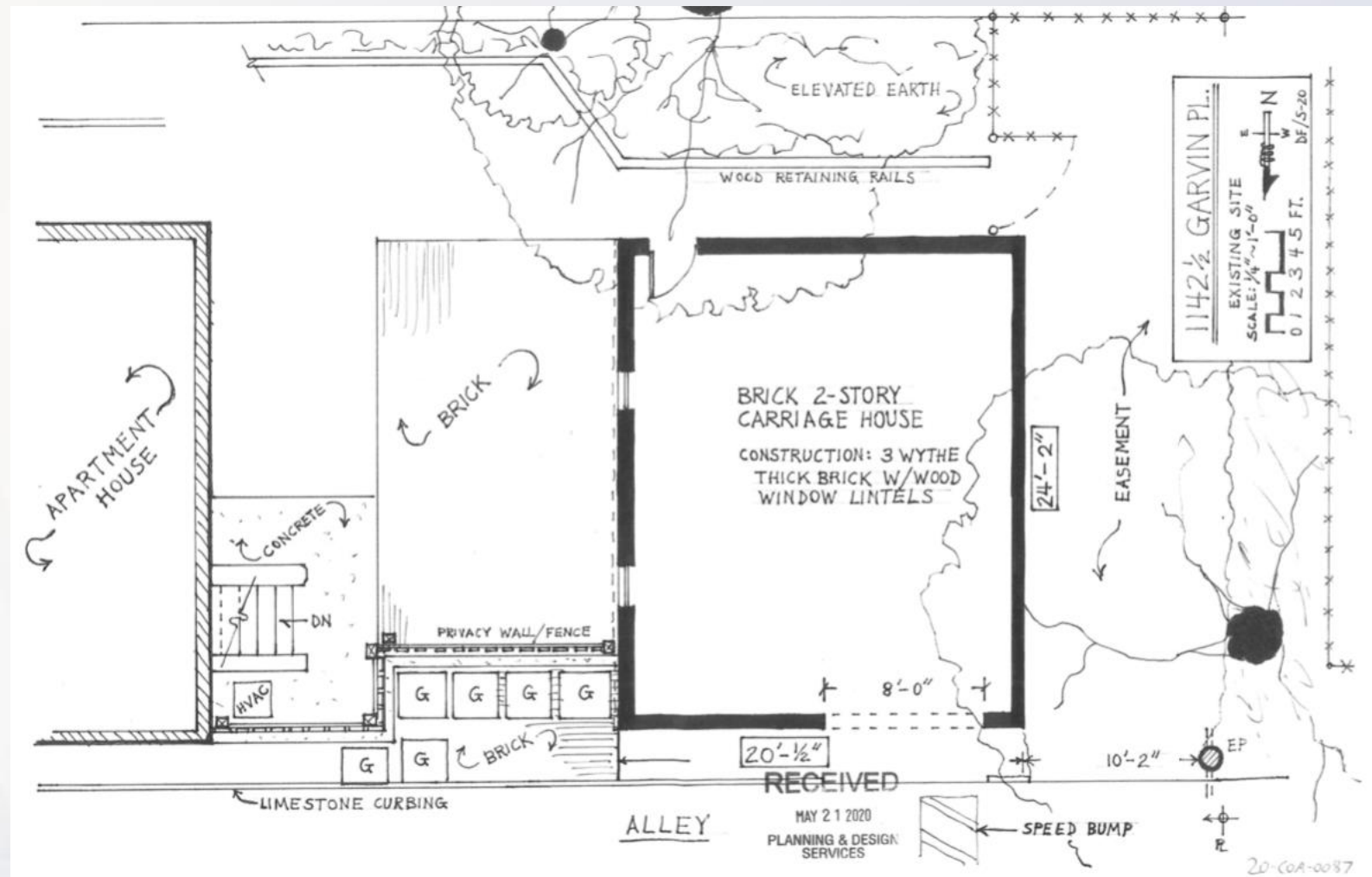
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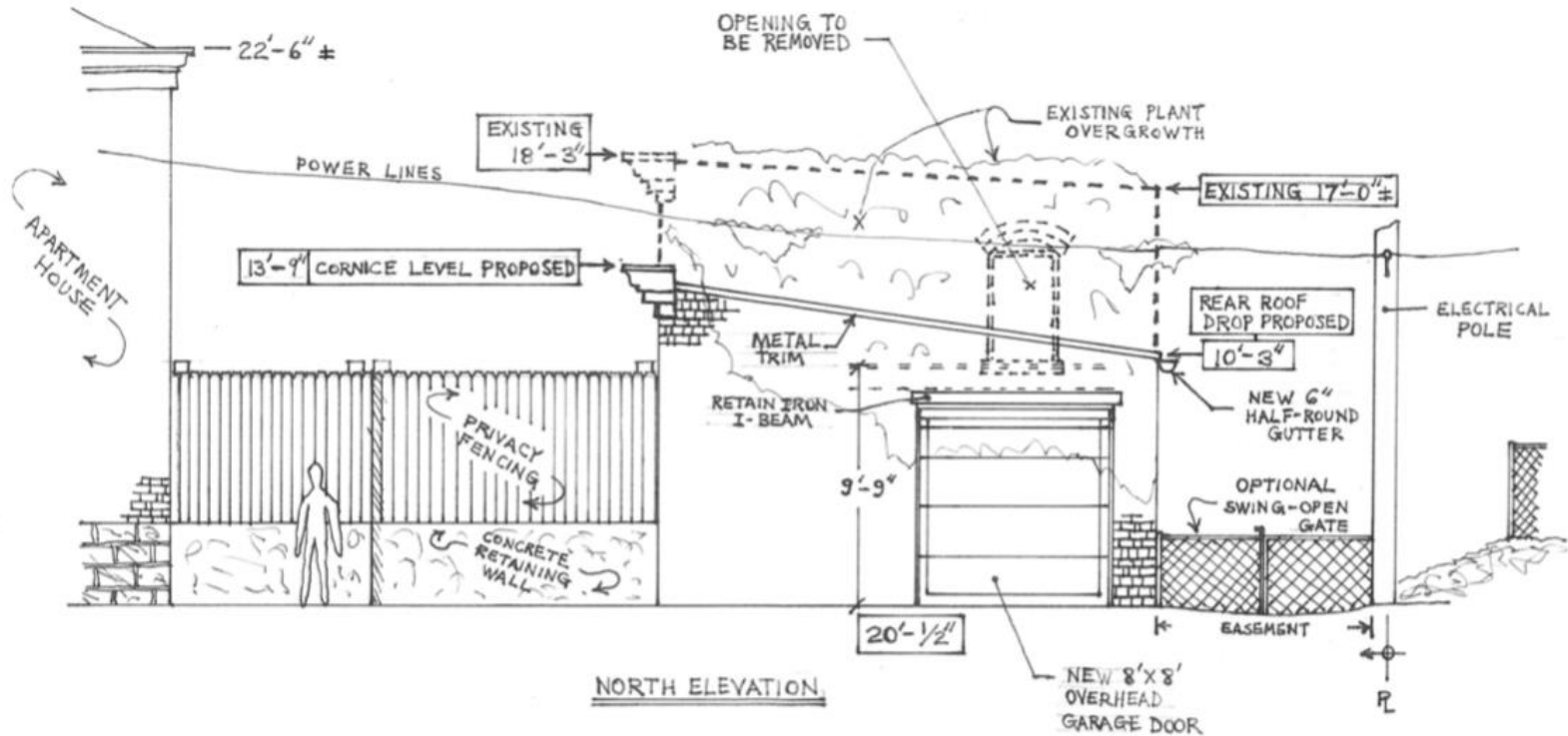
Finished Perspective



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Floor Plan





1142 1/2 GARVIN PL.

RENOVATION PLAN

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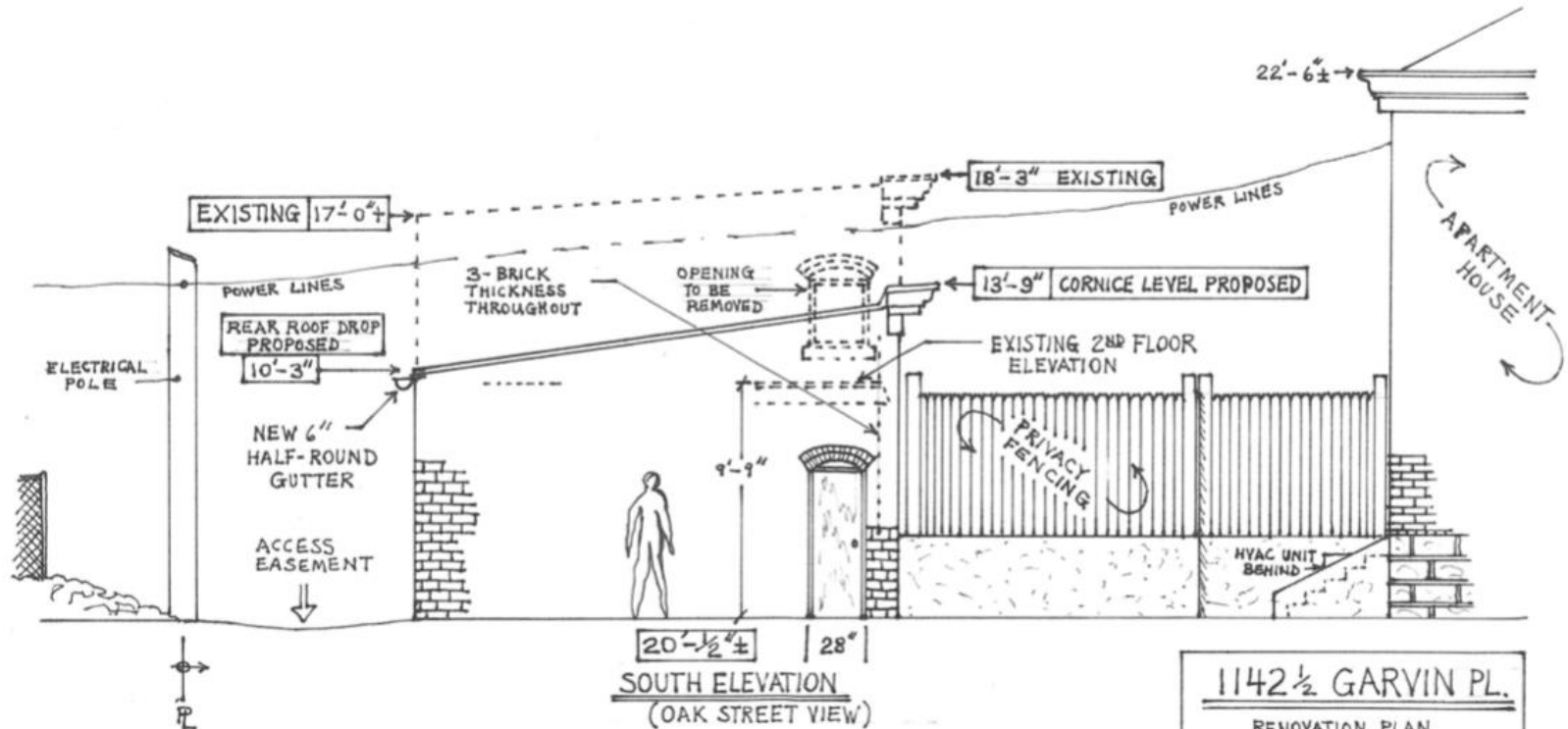
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PLANNING & DESIGN SERVICES

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

20-CoA-0087

South Elevation



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1142 1/2 GARVIN PL.

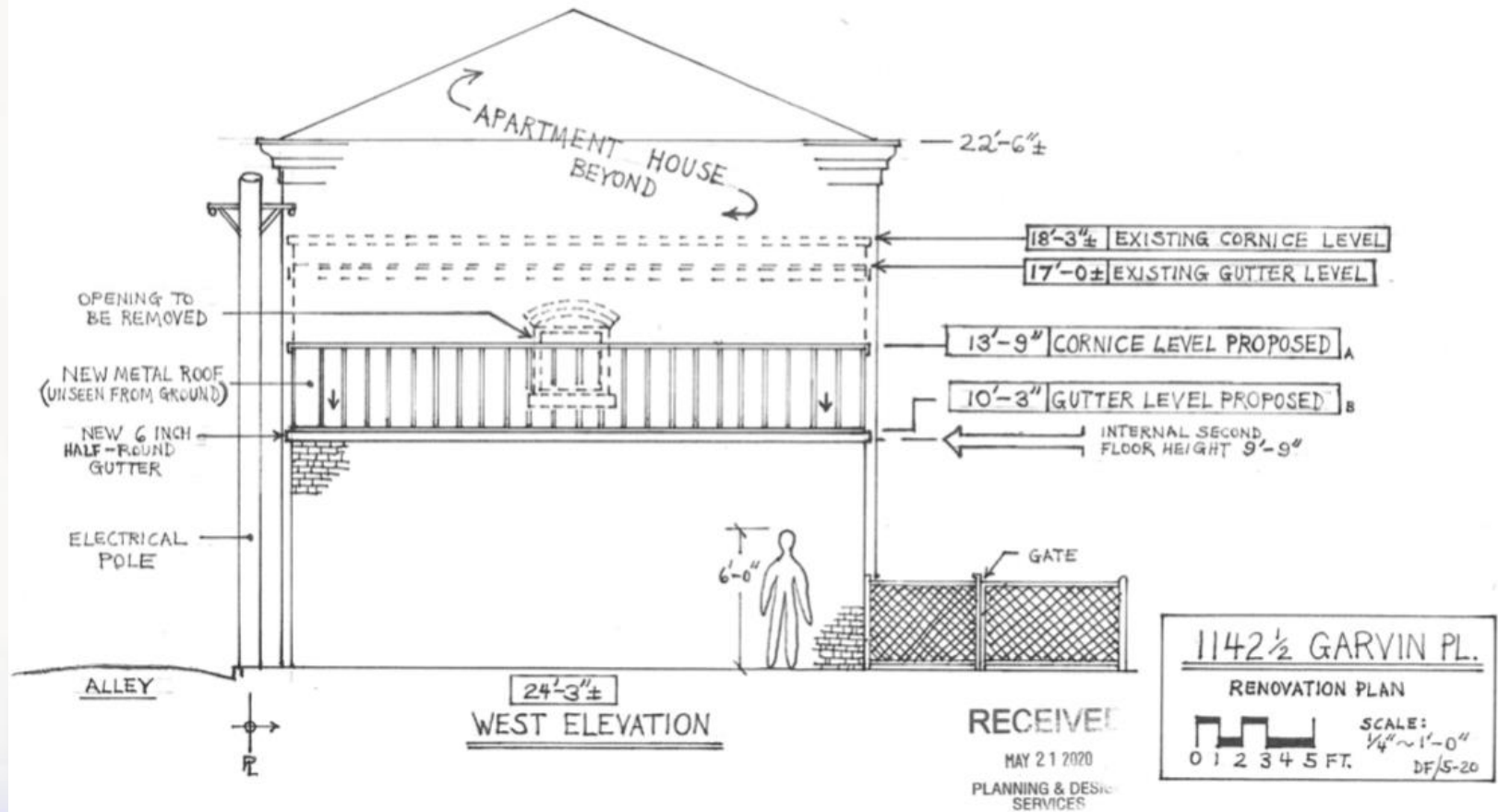
RENOVATION PLAN

0 1 2 3 4 5 FT.

SCALE:
1/4" = 1'-0"
DF/5-20

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West Elevation



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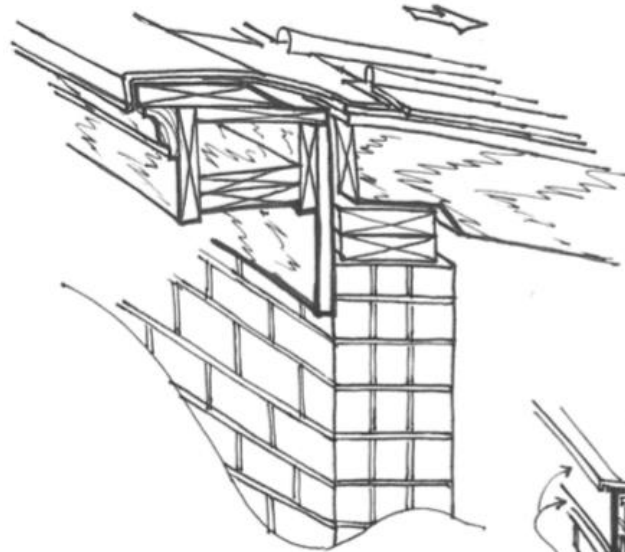
Detail

THROUGH CORNICE

NO SCALE

1142½

GARYIN PL.



CLIP FLASHING

EXTERIOR
BRICK WALL
[3 COARSE]
THICK



THROUGH ROOF

RECEIVED

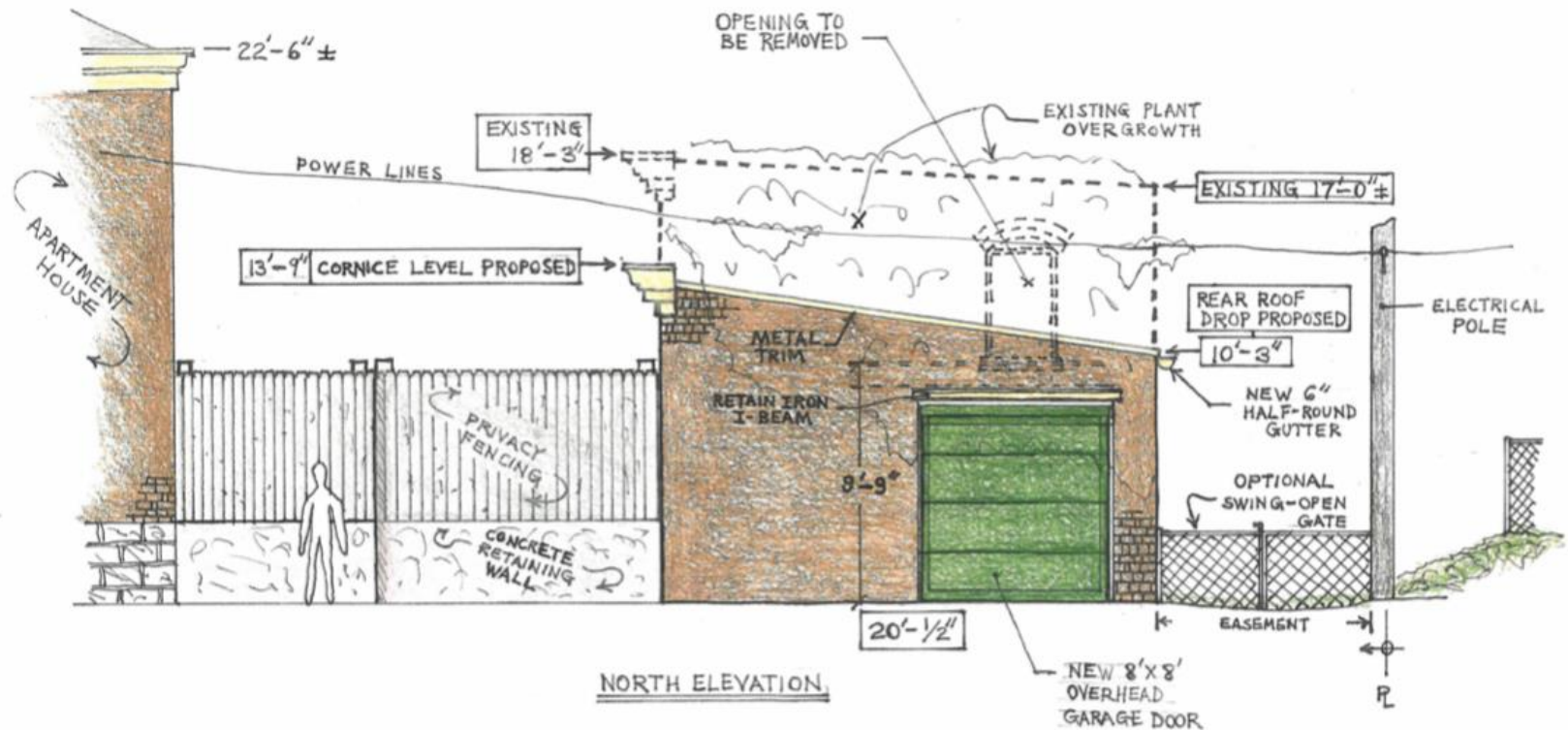
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North Elevation Rendering



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1142 1/2 GARVIN PL.

RENOVATION PLAN

0 1 2 3 4 5 FT.

SCALE:
1/4" = 1'-0"
DF/5-20

20-COA-0087

Conclusions

- The proposed carriage house alterations generally meet the Old Louisville Design Guidelines for **Garage, Demolition, and Site**. The existing carriage house is 20'-1/2" long by 24'-2" wide and two stories tall at the rear of the site (facing an east-west alley). The applicant wishes to save the structure and give it new life, and reduce the current hazardous situation to the public, while retaining its general form and keeping its existing site context.

Conclusions

- The structure is 3-withe thick red brick, and has a shallow sloping shed roof not visible from the street. The roof is severely rotted, with huge holes and vine overgrowth weakening the brick mortar on the east side which has created bowing and cracking of the brick. Tree limbs are also growing through the roof. Furthermore, the second story of the carriage house has fallen in making the space inaccessible. The alleyscape has an eclectic mix of accessory structures.

Conclusions

- The proposed changes to the structure meet 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 any other concrete seen from the street-view.

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 instillation.
- 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.