



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-0087
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1142 ½ Garvin Place

Applicant: Richard Miller
1232 Garvin Place
Louisville, KY 40203
(502) 821-2275
viewrenew@gmail.com

Owner: same as applicant

Architect: Darnell Farris
Reflections Imagery
3104 Teal Ave.
Louisville, KY 40213
(502) 550-5357
darnefr@aol.com

Estimated Project Cost: \$10,000

Description of proposed exterior alteration:

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.

Communications with Applicant, Completion of Application

The application was received on May 21st, 2020 and considered complete and requiring committee level review on May 25th, 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 via WebEx.

FINDINGS

Guidelines

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

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 plans to save the majority of the accessory structure and retain its general historic form while removing the current hazardous situation to the public. The structure is 3-wythe 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 which has necessitated this partial demolition. The partial removal of the upper floor will allow a substantial of the historic accessory structure to be retained.

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. The alleyscape has an eclectic mix of accessory structures. The historic form and many of the features like the cornice line and historic brick will be reconstructed or reused. 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. All work 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 and color 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 any concrete from street-view 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

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.	+/-	It is the intent to cautiously deconstruct the second level to prevent further damage to the contributing structure.
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.	+	Existing street wall shall be maintained

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 standing seam.
		+	Half-round or Ogee gutters	Half-round gutters are proposed.
		NA	Approved Gable-end element	
Building Forms	Main Block	+	No membrane roofing on sloped roofs.	Standing seam metal
		+	Simple, rectangular, prismatic volumes	
		NA	EI-shaped buildings	
		NA	Slightly-projecting bays	
		NA	Cantilevered, second floors	
		+	No overly-elaborate volumes	
	Roof	NA	Simple gable roofs (6-in-12 minimum slope)	

		+	Hipped, shed, and flat roofs with parapets	Shed roof
		NA	Intersecting gables	
		+	Overhanging eaves	
		+	Half-round or Ogee gutters	Half-round gutters are proposed.
		NA	No low-pitched gable roofs (less than 6-in-12 slope)	
		+	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	

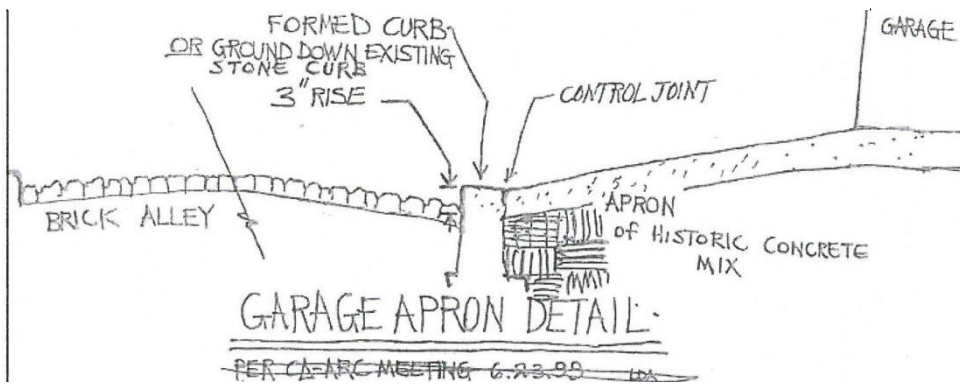
SITE

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	
ST5	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.
ST8	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