



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Butchertown Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Katherine Groskreutz, Historic Preservation Specialist
Date: September 29, 2020

Case No: 20-COA-0158
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1607 Frankfort Ave.

Applicant: Jeff Rawlins
Architectural Artisans
213 S. Shelby St.
Louisville, KY 40202
(502) 582-3907
jr@architecturalartisans.net

Owner: Isaiah Hoagland
HRE, Inc.
9103 Kingdom Way
Louisville, KY 40291
(502) 939-0889
isaiahhoagland@gmail.com

Estimated Project Cost: Not provided

Description of proposed exterior alteration:

The applicant seeks approval for:

1. A new, semi-enclosed, three-parking space structure raised over an existing four-car parking pad that is located along the rear side yard. The structure will be of painted wood with a metal roof and is meant to mimic the look of a carriage house. The three new spaces will be accessed from the interior rear side yard, and all of the new and existing parking spaces will be covered but not enclosed with garage doors. Four fixed windows will be installed on that second story of the structure facing Blue Horse Avenue.

2. A new concrete driveway with entry from the front side yard with access from Blue Horse Avenue, roughly following the slope of the hill up toward the rear side yard at an oblique angle from Blue Horse Avenue.
3. A new circular brick patio in the side yard close to the primary building.
4. A two-tiered wooden deck, stairs, and landing with steel railings located on the rear façade.
5. Concrete work throughout the side and rear yard of site for a retaining wall and stairs to the left of the carport, retaining walls to grade the new driveway and turn around for access to the upper level of the carport, and retaining walls and ramps to allow for ADA accessibility from the home to the carport, decks, and patio.

All concrete work is proposed to use historic concrete mix.

Communications with Applicant, Completion of Application

The application was received on August 13, 2020 and considered complete and requiring committee level review on August 24, 2020.

The case is scheduled to be heard by the Butchertown Architectural Review Committee (ARC) on October 7, 2020 at 5:30 pm, via WebEx video conference.

FINDINGS

Guidelines

The following design guidelines, approved for the Butchertown Preservation District, are applicable to the proposed exterior alterations: **Addition, Garage, 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 site is zoned R7 and is located on the northeast side of Frankfort Avenue in the Traditional Neighborhood Form District. It is located on the lot northwest of Blue Horse Avenue. The structure is a circa 1802, masonry, Federal style building with a side gabled roof, Victorian style covered entry porch, segmental arched windows, and inset side porch.

This site is unusual for the general residential area but characteristic of early riverside development. The building is a two-and-a-half-story residence converted to a bed and breakfast surrounded by other two-story commercial buildings and one- to two-story residences. The house is sited upon a steep hill with a very small rear yard. Most of the useable yard is in the front and southeast side yard. An inset parking pad with concrete block retaining walls already exists on the rear side yard along Blue Horse Avenue and is large enough for four cars.

In 2006 a COA was approved (S-06-21-BT) for a metal handrail along the flight of stairs at the front of the house.

In 2015 a COA was approved (15COA1002) for four, aluminum-clad, wooden window replacements on the third floor.

In 2016 a COA was approved (16COA1109) for a new patio area east of the house to include a wood pergola, a brick paver surface, and retaining walls screened with landscaping, plantings, and a trellis wall system; an existing railroad retaining wall by the stairs to the left of the parking pad was approved to be replaced with concrete and screened with a trellis wall and the stairs widened; and new iron fencing around the perimeter and existing parking area. It appears none of these projects were implemented after approval was received.

Conclusions

The proposed decks on the rear façade generally conform with the applicable guidelines for **Addition**. The decks are on the rear of the building to accommodate fire egress for guest rooms. They do not extend beyond the front side facades of the building. They are of wood with simple metal railings which delineate new from existing without competing with the historic elements.

The proposed carport generally conforms with the applicable guidelines for **Garage**. The parking area and footprint already exist on site. It is located within the side yard with Blue Horse Avenue access due to the siting of the primary building which has almost no rear yard. The raised parking area is to allow ADA access to parking spaces for the establishment. The siding is of wood with a metal roof, with four fixed windows on the wall facing Blue Horse Avenue to break up the massing. The parking entries on the carport will be open and have no doors, with the lower opening facing Blue Horse Avenue and the upper parking with access from the internal side yard. The structure will help define and enclose the side yard for private use. The plans have not provided the overall height from either side of grade or the siding, roof, or guttering material specifications. The perspective renderings show the height to be subordinate in size to the primary structure, and the lower edge of the shed roof is facing Blue Horse Avenue to minimize visual impact of the new second story from that street.

The proposed patio and concrete work generally conform with the applicable guidelines for **Site**. The house sits on top of a steep hill. The hill does not allow for comfortable use of the expansive yard. The proposed patio will provide usable flat space for guests. The current parking pad can only be easily accessed by steps. The new carport, drive, and ramps will allow for ADA accessibility access for parking spaces and to and from the building.

The site changes will have some impact from the front street views, but the front yard topography is not being changed. Existing trees will have a visual blending effect, and only one tree in the side yard is proposed to be removed. The plans do not provide the proposed height of the retaining walls. Staff would like the minimal height for the walls without sacrificing safety. Historic concrete mix is an acceptable material for the retaining walls. In the COA approved in 2016, plantings and a trellis wall were proposed to help with screening, but none is proposed now. Staff has concerns regarding the amount of new concrete, and that during the winter season especially the retaining walls will be more visible. Staff suggests a stone veneer for the wall system and additional plantings to aid with screening.

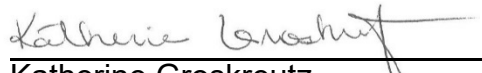
RECOMMENDATION

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 wood deck and stairs shall be opaque painted or stained within 6 months of construction.
2. The wood siding of the carport shall be either 3" or 4" reveal horizontal style or board and batten vertical style and shall be opaque painted or stained within 6 months of construction.
3. Gutters shall be installed on the carport and shall be half round or ogee style.
4. There shall be no flush eaves on the carport. Eaves shall project a minimum of 4" from the facades.
5. Cornerboards and trim around the windows shall be added in at least 4" depth boards.
6. All concrete work shall be of historic concrete mix.
7. Any proposed lighting shall be reviewed and approved by staff prior to installation.
8. Excavations or regrading within or adjacent to a historic building shall not be done which could cause the foundation to shift or destroy significant archeological resources.
9. Any archeological resources shall be reported to Landmarks staff.
10. Construction drawings or elevations that include material information and dimensions for the carport and the decks, and the heights of all retaining walls shall be provided to staff.
11. All other required building and zoning permits and approvals shall be obtained prior to construction.

09/29/2020

Date


Katherine Groskreutz
Historic Preservation Specialist

ADDITION

Design Guideline Checklist

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

	Guideline	Finding	Comment
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+	
A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+	
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	+	Rear elevation
A4	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+	Wood deck and stairs with metal railing
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	NA	
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	NA	
A7	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	NA	
A8	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	NA	
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	NA	Open decks
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	+	Simple decks and horizontal slat railing
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
A12	Do not design additions to appear older than the original building.	+	
A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	+	

A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	+	
A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	+	Rear elevation
A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	+	Rear façade, wood
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	+	The landing of the deck stairs extends beyond the rear portion of the side façade which is inset from the front portion of the side façade; the deck does not extend beyond the side façade as seen from the front of the site
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	+	

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	Side yard – the site has very minimal rear yard and no rear alley access; the carport will be located in the rear side yard over an existing parking pad and high retaining wall
		+	Align with adjacent secondary structures	Aligns with existing parking pad and retaining walls
		+	Use to define and enclose rear yard	Helps create private space between Blue Horse Ave and the building
		+/-	Minimize paving	There is a new driveway and turn around area proposed; due to the steep grade of the site, it would be difficult to add parking for the B&B business elsewhere without significant yard/dirt removal
Materials	Walls	NSI	Horizontal wood siding (3" or 4" exposure)	See conditions of approval

		NSI	Board and batten siding	See conditions of approval
		NA	Brick	
		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.	Existing concrete block to be painted
		NA	No un-painted concrete block.	
		NA	No T-111 plywood.	
	Roof	NA	Asphalt, fiberglass, wood, vinyl, or slate shingles.	
		+	Metal roofing	
		NSI	Half-round or Ogee gutters	See conditions of approval
		NA	Approved Gable-end element	
		NA	No membrane roofing on sloped roofs.	
Building Forms	Main Block	+	Simple, rectangular, prismatic volumes	
		NA	Ell-shaped buildings	
		NA	Slightly-projecting bays	
		NA	Cantilevered, second floors	
		+	No overly-elaborate volumes	
	Roof	NA	Simple gable roofs (6-in-12 minimum slope)	Gable end vent
		+	Hipped, shed, and flat roofs with parapets	Shed roof
		NA	Intersecting gables	
		NSI	Overhanging eaves	See conditions of approval
		NSI	Half-round gutters	See conditions of approval
		NA	No low-pitched gable roofs (less than 6-in-12 slope)	Shed roof
		NSI	No flush eaves	See conditions of approval
		NSI	No roofs without gutters	See conditions of approval
Openings	Garage	+/-	Single-car openings	Walled carport – no doors
	Doors	NA	Surface area of door broken up by articulated panels or stiles and rails to reduce scale	
		NA	No double and triple doors	No doors
		NA	No flush garage doors (they accentuate the large size of the openings)	
	Windows	+	Use window openings to break up wall surface	Four fixed windows on wall facing Blue Horse Ave.
		NA	Security grills installed on the inside face of the windows	

SITE

Design Guideline Checklist

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

	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.	+	
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	+	Brick and historic concrete mix
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.	+	
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.	+/-	Driveway is partially in front yard, but mostly the side yard with access from Blue Horse Ave.; no available access from the rear yard
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.	+	Grading and concrete retaining walls located in side and rear yards
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.	+/-	See conditions of approval
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.	+	Used to retain earth at changes in grade
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.	NSI	See conditions of approval
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.	NA	
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.	+	Only one tree in the side yard proposed for removal; all other retained
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	