

20-COA-0181
515 W. Oak St.



Old Louisville Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
October 14, 2020

Request

Certificate of Appropriateness:

The applicant seeks approval to:

1. Remove the flat overhang roof on the front façade.
2. Remove the brick side panels that support the flat roof.
3. Remove the brick planters that flank the front door on the right and left on the front façade.

Request

Certificate of Appropriateness:

4. Paint the unpainted brick on the front façade an off-white/cream color.
5. Install metal awnings over the door and two large windows on the front façade.
6. Construct new planters under the two windows on the front façade.

Request

Certificate of Appropriateness:

The application also included the following items which are considered general maintenance and do not require a Certificate of Appropriateness.

1. Removal of the existing asphalt shingle roof, and replacement with an in-kind asphalt roofing material.
2. Painting of the cement block walls that have previously been painted.

Site Context / Background

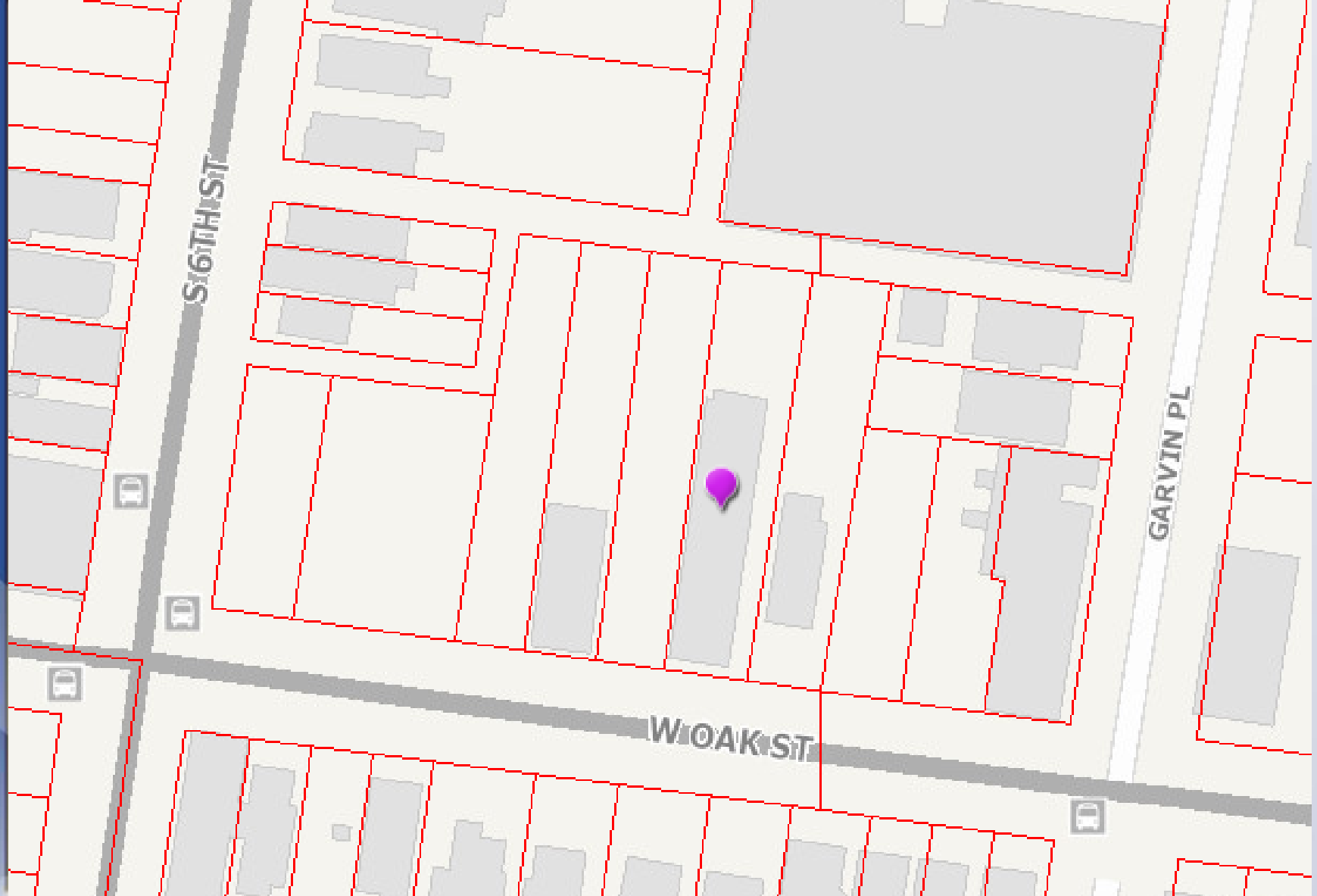
The TNZD zoned property within the Traditional Neighborhood Form District is located on the north side of W Oak St and located mid-block, five lots west at the intersection of Garvin Place. This is a masonry block construction, one-story Mid-Century Modern commercial building with a hip roof. The street consists of commercial as well as residential brick structures, with a mix of façade styles.

Site Context / Background

The driveway runs parallel to the main structure, and the applicant has expressed concern over the dangers of exiting due to the side walls on the front façade obscuring one's vision. The flat overhang roof is said to collect water which develops into mold that runs down the building. The proposal to shrink the size of the existing flower beds is to allow for more space for pedestrians, as well as to provide added visibility of pedestrians to vehicles exiting the parking lot.

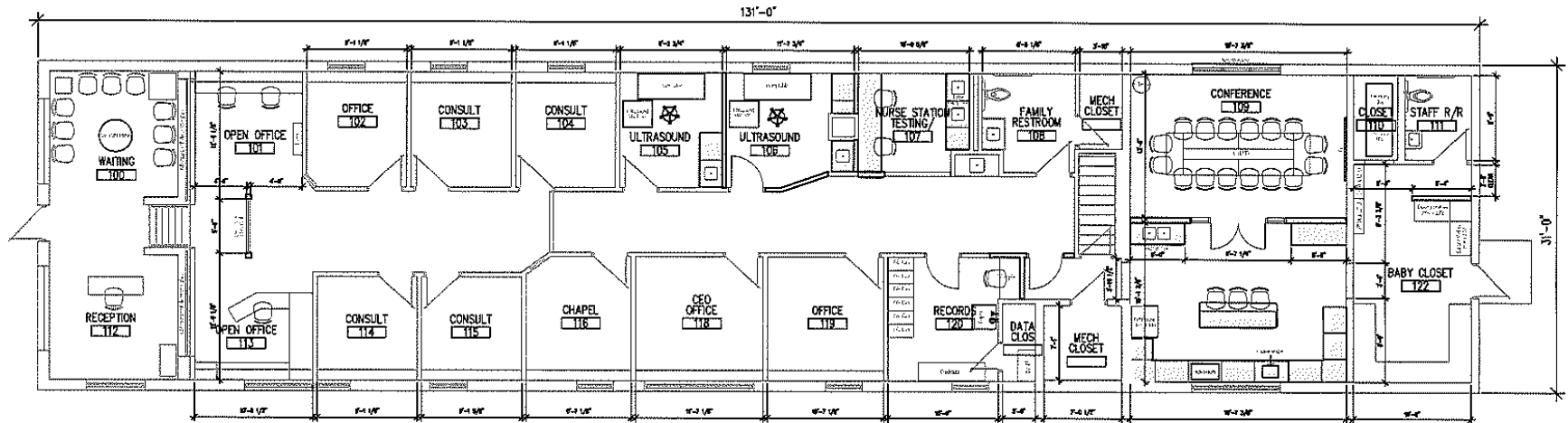
Site Context / Background

Though the brick on the front façade is not painted, the proposed color is similar to others nearby. The proposed awnings are also similar in style and material of other businesses in the area.

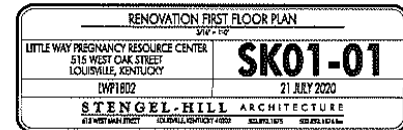




Site Photos



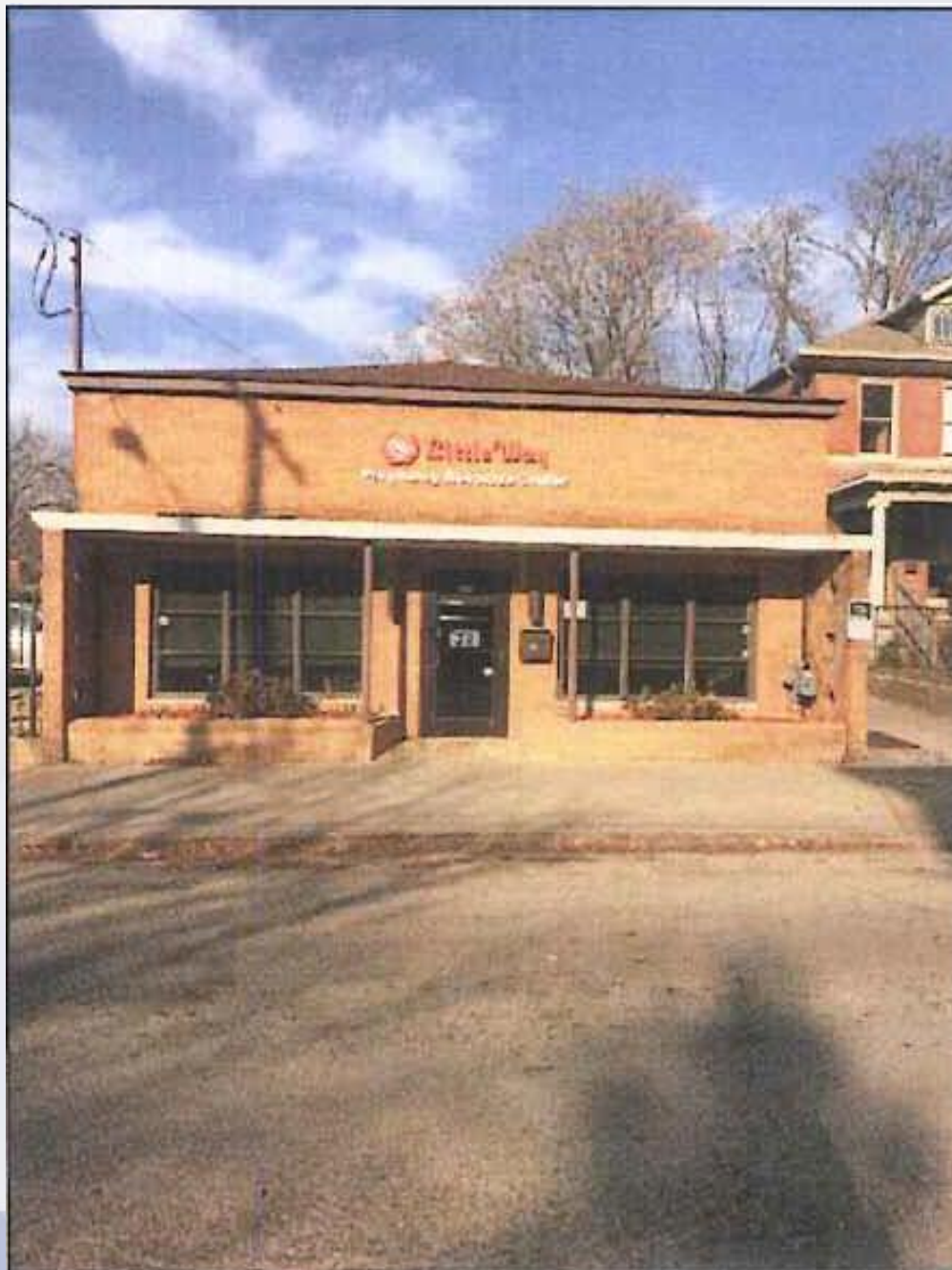
01 ENLARGED
FIRST FLOOR PLAN
SK01-01 3/16" = 1'-0" NORTH



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



01

SK01-02

SOUTH ELEVATION

1/4" = 1'-0"

SOUTH ELEVATION	
DATE = 1/16	
LITTLE WAY PREGNANCY RESOURCE CENTER 515 WEST OAK STREET LOUISVILLE, KENTUCKY	SK01-02
LWP1802	21 JULY 2020
STENGEL-HILL ARCHITECTURE	
613 WEST MAIN STREET LOUISVILLE, KENTUCKY 40202 502.583.1875 502.583.1822 FAX	

Site Photos



Site Photos



1. Photo shows driver's vision as you approach the end of Little Way driveway and pedestrian sidewalk.



2. Here is a car at the end of Little Way driveway. Driver is unable to see any pedestrians or bikers until very last minute, because brick panels impede vision.



3. Driver is often surprised by biker or pedestrian on the sidewalk at the end of Little Way driveway due to impeded vision.



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Conclusion

The removal of the flat roof, brick side panels, and masonry planters are not in conformance with the **Storefront Design Guidelines**. Which states in **SF1** not to remove historic elements from front facades. Though the reasons behind removal of the proposed historic elements are not unfounded, **SF3** states to retain all historic storefront elements.

Conclusion

The removal of said elements would also change the scale and proportion of the building as a whole, which is discouraged in **SF6**. The proposal in regard to the **Paint Design Guidelines**, the non-painted masonry conflicts with **P1**, which states not to paint masonry that has not previously painted. The project generally meets the Design guidelines for **Site**, in regard to if the project is approved, the changes would be complementary in nature per **ST1**.

Recommendations

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is recommended for **Denial**, however if the Committee were to find the changes appropriate, staff recommends the following conditions:

1. The applicant shall not paint the masonry on the front façade per **P1**.
2. The applicant shall photographically document the existing façade prior to removing any historic elements.
3. If the design changes, the applicant shall contact staff for review and approval.