



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: June 1, 2021

Case No: 21-COA-0070
Classification: Committee Review

GENERAL INFORMATION

Property Address: 811 E. Washington St.

Applicant: Matt Eldridge
Eldridge, CO LLC
931 E. Main St.
Louisville, KY 40206
(502) 640-9278
matt@eldridgecompany.com

Owner: Same as applicant

Estimated Project Cost: ~\$1,080,000

Description of proposed exterior alteration:

The applicant is seeking approval to construct a new, approximately 3600 sq. ft., 28'-4" W x 49'-2" D x 37'-3" H, energy efficient, single-family dwelling on a vacant lot along E. Washington St. It is a contemporary, three-story structure with a basement foundation. A 12'-8.5" W x 12'-6.5" D x 12'8.5" H greenhouse is proposed to be attached to the rear. The home will be setback 11' to 11'-8.5" from the sidewalk.

The structure is to be clad primarily in warm toned masonry with smooth fiber cement panel accents above and below the front and rear windows. The new structure will feature a ½:12 sloped, rolled asphalt roof pitched toward the rear. All windows will be Windsor Pinnacle, black aluminum clad wood, with all but four in a 2/2 muntin pattern.

The south front elevation will feature: a concrete walkway and stairs to an inset front door entry with a full-lite, aluminum clad wood door and vertical cedar siding surround; a slight façade projection along the left side; five double-gang windows

with a 2/2 muntin pattern that will be a mix of fixed or casement operation; and smooth fiber cement accents above and below the five double-gang windows.

The east side elevation will feature: a four-gang of fixed picture windows along the first-floor inset entry and four 2/2 fixed glass windows on the second and third floors toward the front half of the side façade. The rear half will be brick with no openings.

The west side elevation will feature: a façade projection on the rear half of the side façade with two, 3:12 pitched, standing seam metal roofs; two 2/2, single-hung windows near the front half and a 2/2, double-casement window on the rear half of the first floor; and one 2/2, single-hung window in the middle of the third floor.

The north rear elevation will feature: a left side, first floor projection with attached greenhouse; a right side, first floor entry stoop with a aluminum clad wood, full-lite door and full sidelight with vertical cedar siding surround; a 2/2, fixed glass window to the right of the greenhouse; two sets of 2/2, double casement windows on the second floor; one 2/2 double casement and one 2/2, single hung window on the third floor; and smooth fiber cement board accents above and below the left side second and third floor windows.

A detached, two-story, 25'-7" W x 23'-7" D x 22'-8.75" H, two-story carriage house with double garage is proposed for the rear lot with alley access. It will be clad in matching brick, have a 6:12 sloped, asphalt shingle gable roof, a 3:12 sloped shed roof over a slight extension on the south facade; a double garage door on the west façade; a wooden exterior stairway with fabricated steel railings from the rear yard to the second floor, a roll-up overhead steel sheet door and one solid fiberglass man door on the first floor south façade; and a full-lite fiberglass man door and a 2/2 double casement window on the second floor south façade.

The applicant is also requesting approval to construct a wooden privacy fence from the front west façade down the west side to the south façade of the carriage house, and from the rear east façade to approximately midway along the east side garage façade.

Communications with Applicant, Completion of Application

The COA application was received on April 01, 2021 and was determined to be complete and requiring Committee level review on April 5, 2021.

The applicant is working with other PDS Staff regarding potentially required variances or waivers.

The case is scheduled to be heard by the Butchertown Architectural Review Committee (ARC) on Jun 9, 2021 at 5:30 pm, via WebEx video conference.

FINDINGS

Guidelines

The following design review guidelines, approved for the Butchertown Preservation District, are applicable to the proposed exterior alteration: **New Construction-Residential, 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 subject property is currently a vacant site zoned R7 in the Traditional Neighborhood Form District. The site is four lots east of the intersection with N. Shelby St. The rear property line does not extend to the alley, and the rear of the lot is split and connected to 809 E. Washington St. It is flanked by a two-and-a-half story and a two-story masonry home, and the street is a mix of one-and-a-half-story Victorian shotguns and two- to three-story masonry, Italianate and Victorian homes.

Conclusions

The proposed new single-family structure generally meets the applicable design guidelines for New Construction-Residential. The design of the new structure is contemporary, but meets the recommendations of the guidelines for spatial organization, façade organization, and compatibility of roof forms, scale, massing, materials, window proportions, front entry design, and orientation of the main entrance as reflections of the historic context.

The proposal somewhat meets guidelines **NC3**, **NC23**, **NC24**, and **NC42** regarding height, height, setback, and roof pitch. The structure is one-half to one full story taller than the adjacent buildings, but multiple two-and-a-half to three-story structures are located on E. Washington, including ones that are two and three parcels west. The structure's setback is roughly 7' to 8' closer to the sidewalk than the two adjacent buildings. However, E. Washington has a mix of setbacks with some on the property line, so an 11' setback is not completely out of line for the district. Although the primary roof has a very low pitch, it fits the contemporary design and from the street will appear as a flat roof line similar to other low hipped or extended gabled roofs along the street.

The proposal does not meet Guideline **NC34** regarding a raised masonry foundation in materials of warm-toned poured concrete, split-face concrete block, or stuccoed concrete block that has a uniform, textured appearance. The designs show the brick veneer down to the grade. While most of the homes along E. Washington do have a raised masonry foundation, the home directly to the east at 815 E. Washington also has brick down to grade, so historic context for that treatment does exist.

The proposed carriage house structure generally meets the applicable design guidelines for Garage. It is located in the rear yard with access from a rear alley through a shared access agreement with a neighbor. It helps enclose the rear yard and is of similar materials to the primary structure for site cohesion. There are multiple garages, sheds, and carports along the rear alley which are a mix of

heights, materials, and gable, shed, and flat roof styles. While most of the garages are single story, there is a two-story infill carriage house and a three-story home with garage that abuts the alley.

The flush double garage door does conflict with the **NC40** and the **Openings** checklist section of the Garage guidelines, which requests single-car openings or doors that are broken up by articulated panels or stiles and rails to reduce the scale. Multiple double garage doors are also located along the alley, but as the proposed garage entry will be located perpendicular to the alley, and with the carriage house deeply inset due to the property lines, the door will not be readily seen and will help reduce the impact of the overall height of the structure.

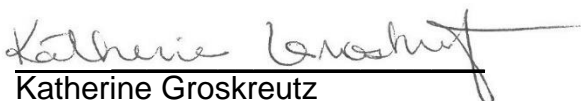
The proposal generally meets the design guidelines for Site. The privacy fence is proposed to be wood and will be located the side and rear yards. The design and material are appropriate for the district.

Overall, staff finds the single-family home, carriage house, and privacy fence proposal to be appropriate infill design for the site and district.

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 new, grade level concrete and stairs shall use historic concrete mix.**
2. **The privacy fence shall be no taller than 7' from grade and be setback at least 2' from the front façade.**
3. **The existing retaining wall, stairs, and metal fencing along the front façade shall be retained.**
4. **All unfinished wood shall be opaque painted or stained within 6 months of construction.**
5. **Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.**
6. **The applicant shall use understated fixtures when installing any type of exterior lighting.**
7. **The applicant shall 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 and try to minimize noise levels to adjacent properties.**
8. **All other required approvals and permits shall be obtained prior to construction.**
9. **If the design or material changes, the applicant shall contact staff for review and approval.**


Katherine Groskreutz
Historic Preservation Specialist

06/01/2021
Date

NEW CONSTRUCTION

RESIDENTIAL DESIGN GUIDELINES

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

	Guideline	Finding	Comment
NC1	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+	See conditions of approval
NC2	Do not demolish contributing structures in a historic district to make way for new or large-scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.	+	Vacant lot
NC3	Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	+/-	While the height is taller than the two adjacent buildings, E. Washington has a mix of heights, including some three-story buildings nearby
NC4	Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.	+	Scale does not conflict with the Butchertown neighborhood
NC5	Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.	+	Brick, smooth fiber cement siding panels, and vertical cedar siding
NC6	Do not use materials in new construction that are visually incompatible with surrounding historic buildings within the district. Materials to be avoided include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, chain-link fencing, exterior carpeting, jalousie windows, glass block, picture windows, unpainted wood, and asphalt siding.	NA	
NC7	Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.	+	
NC8	Design new construction in such a way that it does not disrupt important public views and vistas.	NA	
NC9	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	The street trees will remain; fence to be installed in side and rear yard
NC10	Design infill construction that reinforces the spatial organization established by surrounding buildings. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly-designed facades.	+	Modern design that takes cues of spatial organization of surrounding buildings
NC11	Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, columns, and storefronts are other important character-defining facade elements.	+	Front façade has a front entry door and double first story window in similar proportion to surrounding buildings; proportional in window to wall space
NC12	Design new construction so that the building mass has a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solids (walls) to voids (window and door openings). Historic window proportions are generally two-and-one-half (height) by one (width).	+	Massing and window proportions are compatible with surrounding buildings and the district

NC13	Develop designs for new construction using windows that are sympathetic to the window patterns of surrounding buildings. Use of comparable frame dimensions, proportions, and muntin configurations is encouraged.	+	The windows are modern in design but similar in proportion to surrounding historic windows
NC14	Develop designs for new construction using front doors that are sympathetic to the door patterns of surrounding buildings. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	+	Modern full lite design that takes cues from surrounding buildings
NC15	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	+	Front façade faces E. Washington St.
NC16	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	+	Paved walkway between sidewalk and front entry
NC17	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
NC18	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
NC19	Locate handicapped access ramps on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible.	NA	
NC20	Design infill construction so that it is compatible with the average height and width of surrounding buildings.	+	Site is surrounded by a mix of heights, including some three-story buildings; the width is a few feet wider, but similar to surrounding buildings
NC21	Design new construction to have a floor-to-floor height that is within 10 percent of adjacent historic construction where the floor-to-floor height is relatively consistent, and a character-defining feature.	+	Proposed floor-to-floor height is roughly 9' to 10' – is not a character defining feature of this block
NC22	Maintain the historic rhythm of the streetscape. The space between new construction and existing structures should fall within 20 percent of the average spacing for the block.	+	the proposed side setbacks are 3' on the west and 5' from the east property lines which is similar to surrounding buildings
NC23	Maintain historic setback patterns. In order to maintain the continuity of the streetscape, setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+/-	The 11' front façade setback is 7' to 8' closer to the sidewalk than the immediately surrounding buildings; E. Washington is a mix of setbacks, including structures on the property line or very close to it
NC24	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+/-	The roof has a very low slope, but is similar in look to some low hip or extended gable roofed structures that appear to have a flat roof line from the street
NC25	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominant form is flat, built-up roofs are preferred. Where the predominant form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	+	See above

NC26	Design new construction so that the orientation of the main roof form is parallel with the majority of other roofs on the street, where roof forms are relatively consistent and a character-defining feature.	+	Low slope running toward the rear yard, which is similar to other extended gable roofed structures on the street
NC27	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	NA	
NC28	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	+	
NC29	Make provisions for screening and storing trash receptacles when designing new construction.	+	Rear yard will be fenced
NC30	Use an exterior sheathing that is similar to those of other surrounding historic buildings. While use of wood siding is preferred, vinyl siding may be used for new construction, but only in areas where the predominate historic construction material is wood.	+	Brick with fiber cement and cedar siding accents
NC31	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction. Red brick is the most common masonry material found throughout the city's historic districts.	+	Warm toned brick
NC32	Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features.	NA	Not a character defining feature on this block
NC33	Do not use modern "antiqued" brick in new construction.	NA	
NC34	Design new construction to have a raised masonry foundation, which is compatible in proportion and height with surrounding buildings. Foundation materials may be of a warm-toned poured concrete, split-face concrete block, or stuccoed concrete block that has a uniform, textured appearance.	-	Brick sheathing shown to ground level; 815. E Washington also has historic brick down to grade
NC35	Incorporate front porches on blocks where they are character-defining features. Design of new porches should be compatible with the form, scale, and detailing of surrounding buildings. On blocks where porch columns are prevalent, new columns should always consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	+	Does have a small front covered entry, but it is not a character defining feature on this block
NC36	Design porches on newly-constructed buildings so that the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the facade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	+	
NC37	Design new garages or other secondary structures so that they complement the scale, roof form, setback, and materials of adjacent secondary structures.	+	
NC38	Site new garages adjacent to alleys where present. Review the garage prototype insert that identifies styles appropriate to preservation districts when planning a garage construction project.	+	Adjacent to rear property line near alley
NC39	Where no alleys exist, garages should be sited at the rear of the property behind the main house. Garage doors should not face the street, and access should be along the side yard. Landscape screening along the driveway is encouraged.	NA	
NC40	Use of smaller, single garage doors rather than expansive double or triple doors is preferred.	+/-	Double garage doors with windows to break up the surface; other double garage doors exist along the alley
NC41	Orient the roofline of a new garage so that it is parallel with the main house or follow the predominant pattern of existing secondary structures where such a pattern exists.	+	

NC42	Roof pitch should be no less than one in six. Where the roof form of the main house is character-defining, owners are encouraged to echo the form of the main house.	+/-	The roof lines are ½:12 and 3:12; this is a contemporary design with proper drainage; from the street the roof lines will look similar to surrounding buildings
NC43	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+	alley
NC44	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	NSI	See conditions of approval

Garage

Design Guideline Checklist

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

Design Element	Building Feature		Approved	Comments
Location		+	Rear-yard location	Rear yard
		+/-	Align with adjacent secondary structures	Will be inset due to rear property lines
		+	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	
		NA	Stucco over frame or concrete block	
		NA	Cast stone, molded concrete block	
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		NA	No painted concrete block.	
		NA	No un-painted concrete block.	
		NA	No T-111 plywood.	
	Roof	+	Asphalt, fiberglass, wood, vinyl, or slate shingles.	
		NA	Metal roofing	
		+	Half-round or Ogee gutters	
		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	
		NA	No overly-elaborate volumes	
	Roof	+	Simple gable roofs (6-in-12 minimum slope)	6:12
		+	Hipped, shed, and flat roofs with parapets	shed
		NA	Intersecting gables	
		+	Overhanging eaves	
		+	Half-round gutters	Ogee or half-round gutters
		NA	No low-pitched gable roofs (less than 6-in-12 slope)	
		NA	No flush eaves	
		NA	No roofs without gutters	
Openings	Garage	-	Single-car openings	Double
	Doors	+	Surface area of door broken up by articulated panels or stiles and rails to reduce scale	8 horizontal windows
		-	No double and triple doors	double
		NA	No flush garage doors (they accentuate the large size of the openings)	
	Windows	+	Use window openings to break up wall surface	Windows along yard facing facade
		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.	NSI	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.	NSI	See conditions of approval
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.	+	Rear
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.	+	
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.	NA	Vacant parcel
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.	+/-	See conditions of approval
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.	NSI	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.	+	Street trees will remain; no trees on parcel

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	