

21-COA-0181
210 R E. Magnolia Ave.



Old Louisville Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
October 13, 2021

Request

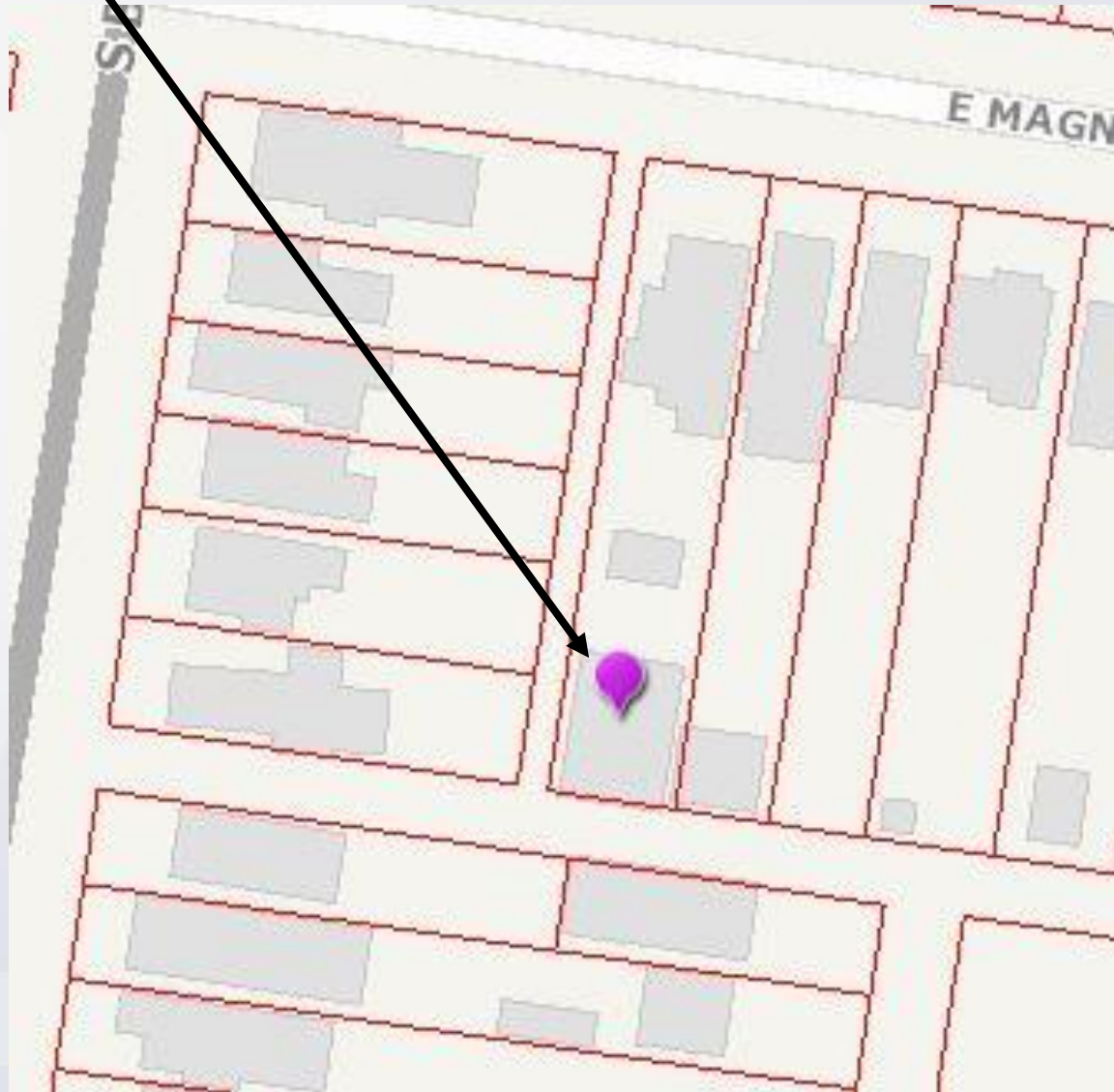
The applicant seeks approval to construct a new, two-story, three-car (one double door, and one single door) garage/carriage house on the footprint of the previous structure. The design will include a spa/gym area that will be approximately 600 sqft., and a garage that will be approximately 720 sqft. on the ground floor, and guest suite/apartment on the second level to be approximately 1248 sqft. with a balcony greenhouse and lower level screened in porch (not included in approximate sqft.).

Request

It will be approximately 33' – 2" W x 40' – 8" D x 22' – 7" H with a low slope (1:12) shed style roof, with a TPO floating material, clad with solar array. The exterior of the building will be primarily clad with a smooth finished stucco as well as a portion of the first level on the north and west elevations that will be raked finish stucco. The perforated metal material used for balcony railing is also proposed for the fencing, and a gate to allow access and enclose the west side of the property. There is an emphasis on sustainable design with the use of solar array and passive solar energy.

210 R E. Magnolia Ave.

Site Map



210 R E. Magnolia Ave.

Aerial Image



Site Context / Background

The property is zoned TNZD in the Traditional Neighborhood Form District. The site is located at the first lot east of S. Brook Street on the south side of E. Magnolia Avenue. The 1895 structure is wood frame 1½-story Victorian residence surrounded by other 1½- to 2-story residences of the same era.

Site Context / Background

Previous COA work

2019- Old Louisville ARC approved **19COA1002** to replace the existing porch overhang, replace fencing, replacement of vinyl siding on sides and rear and fiber cement on the front façade, roof replacement, repair of stained glass window, and new corrugated metal on the roof and siding of the outbuilding.

Site Context / Background

2005- Staff approved **S-05-196-OL** the replacement of double-hung wood windows on the sides and rear of the home.

1990- Committee approved **A-90-4-OL** the installation of vinyl on the sides and rear of the building and denied approval of vinyl on the front façade.

Site Context / Background

1990- Staff approved **S-90-7-OL** the replacement of Insulbrick siding with smooth, non-grained vinyl siding on the duplex house at the rear of the property as well as the repair of door, window, corner, and ridge board trim with wood to be painted to match existing.



LOUISVILLE FORWARD
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

JEFF O'BRIEN
DIRECTOR

NOTICE OF EMERGENCY ORDER TO DEMOLISH

COMPLAINANT

Louisville/Jefferson County Metro Government

OWNER(S) OF RECORD

SOUL PROPRIETORSHIP LLC


ADDITIONAL INTERESTED PARTIES

JODIE BASS, REGISTERED AGENT

STRUCTURES LOCATED AT: 210 R East Magnolia Avenue
Louisville, Kentucky 40208
Tax Block: 032H Tax Lot: 0042 0000

The Code Official having inspected the above referenced structure, has determined that the structure is in imminent danger of failure or collapse or that the structure or a part of the structure has fallen, and endangers life. Pursuant to the attached Affidavit and Order, the Code Official has ordered the EMERGENCY DEMOLITION of this structure pursuant to Louisville/Jefferson County Metro Government Code of Ordinances §156.806.

Entered this 23RD day of SEPTEMBER, 2021 by the undersigned authorized representative of the Louisville/Jefferson County Metro Government Code Official.



Authorized Representative of the Code Official



AFFIDAVIT AND ORDER OF THE CODE OFFICIAL OR HIS AUTHORIZED REPRESENTATIVE

Pursuant to the Louisville/Jefferson County Metro Government Code of Ordinances ("LMCO"), on September 23, 2021.

I inspected the structure located at: 210 East Magnolia St. REAR ONLY

Condition of Structure:

The 1-story wood frame structure to the rear of this property is extremely deteriorated and the floor, wall and roof assemblies are starting to collapse.

In my opinion, this structure is in **imminent danger** of failure or collapse, or this structure or part of this structure has fallen and **endangers life**. I hereby Order the **Emergency Demolition of this structure pursuant to LMCO § 156.806.**

Authorized Representative of the Code Official

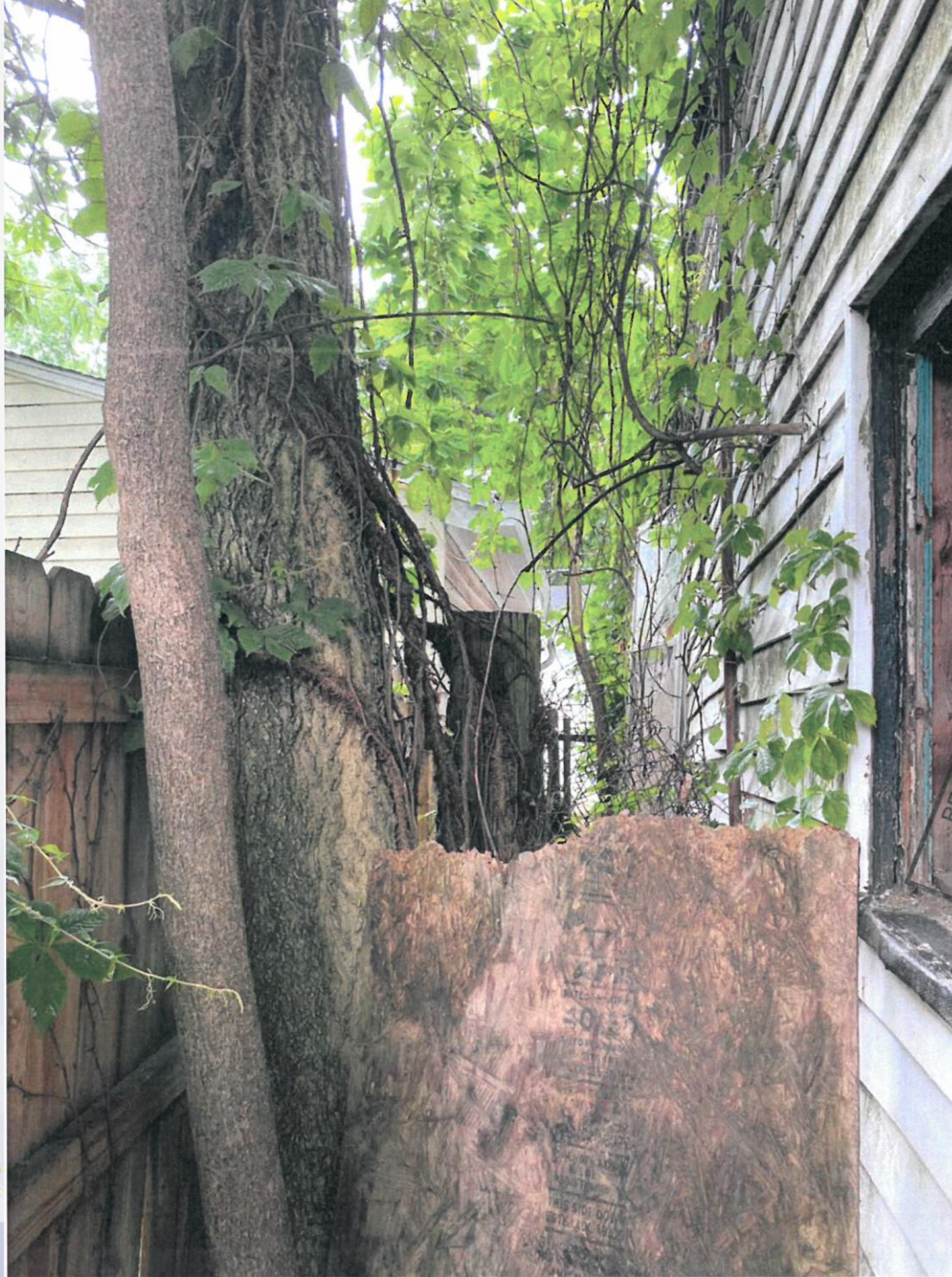
STATE OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing Affidavit was acknowledged before me this 23 day of September, 2021 by Allen Porter as an authorized representative of the Louisville/Jefferson County Metro Government Code Official to be his/her true act and deed on behalf of the Louisville/Jefferson County Metro Government.

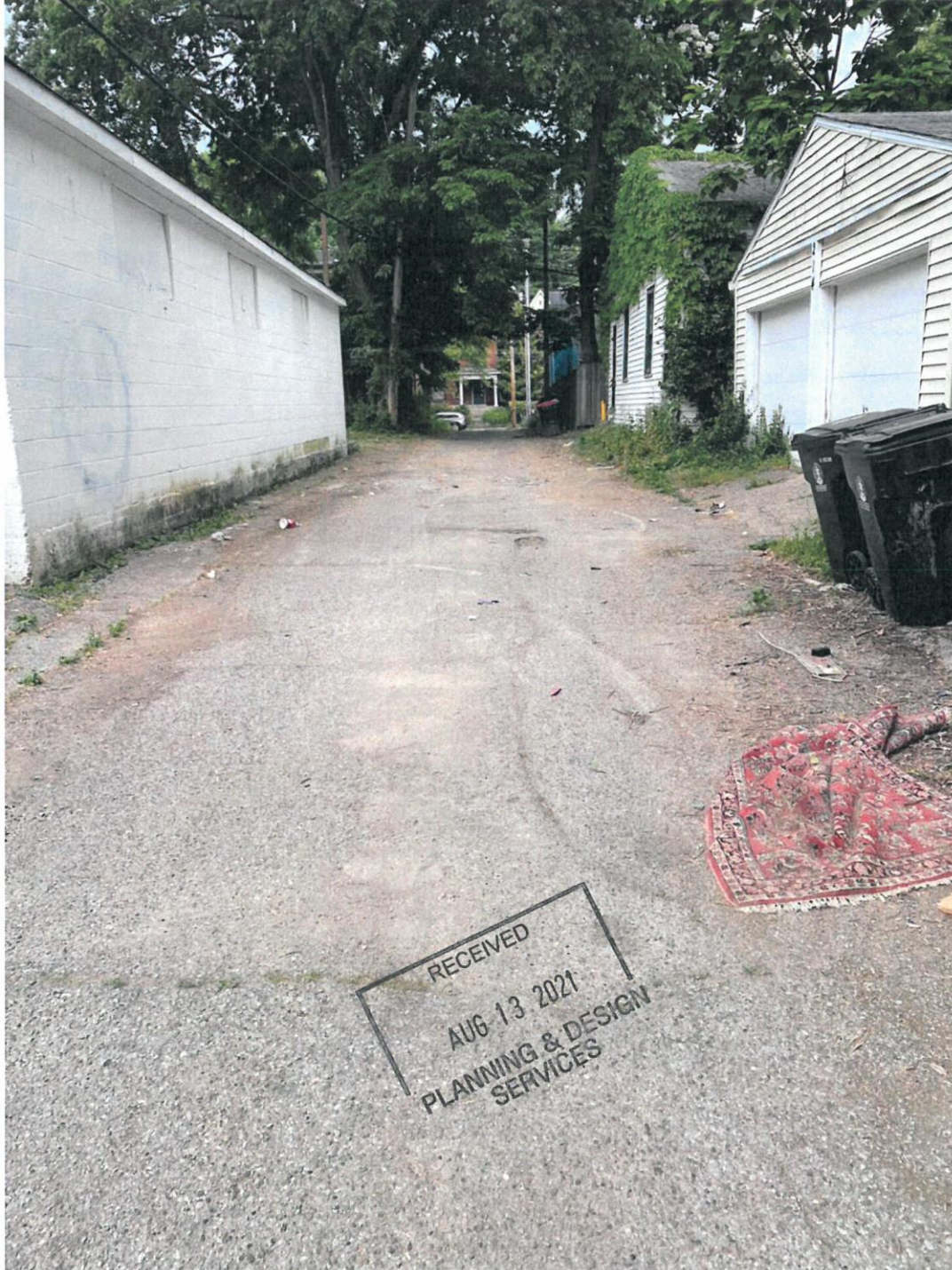
My Commission expires: 14 June 2025

Stephanie Fladung
Notary Public, Kentucky KY NP31481













RECEIVED
AUG 13 2021
PLANNING & DESIGN
SERVICES

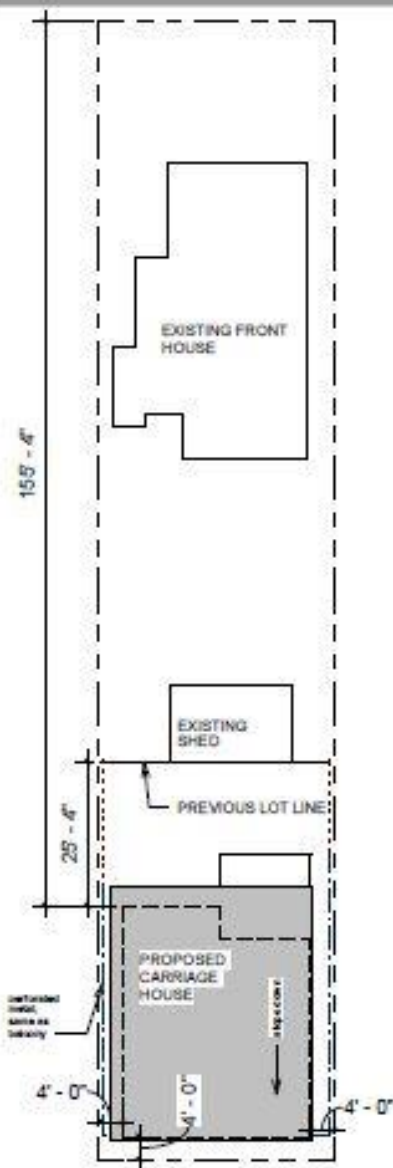




2'10" SETBACK

NEW STRUCTURE INCREASES
REAR SETBACK

NEW STRUCTURE TO BE
FLUSH WITH ADJACENT
GARAGE



1 SITE PLAN
scale: 1" = 20'-0"

SITE PLAN LEGEND

---	PROPERTY LINE
---	ROOF OUTLINE
---	(N) BUILDING OUTLINE UNDER ROOF
---	(N) PERIMETER WOOD FENCE
---	(N) PERIMETER METAL FENCE

PROJECT TEAM

ARCHITECT:

ARTERBERRY COOKE
5239 WINDERMERE AVE
LOS ANGELES, CA 90041

CONTACT: BARRETT COOKE
TEL: 323.479.8005
EMAIL: barrett@arterberrycooke.com

OWNER:

JODIE BASS
210 R E MAGNOLIA AVE
LOUISVILLE, KY 40208

EMAIL: soulprop.llc@gmail.com

PROJECT INFORMATION

ADDRESS:	210 R E MAGNOLIA AVE, LOUISVILLE, KY 40208
PARCEL:	052-000420000
ZONING:	TRADITIONAL NEIGH ZONING DIS (TN2D)
LOT AREA:	8,006.3 S.F. (COMBINED)
BUILDING AREA:	1,733 S.F. EXISTING FRONT HOUSE (INCLUDING FINISHED ATTIC AREA) 308 S.F. EXISTING ACCESSORY UNIT / GARAGE "SHED" 1,448 S.F. EXISTING REAR DUPLEX
CARRIAGE HOUSE:	1320 S.F. NEW 1ST FLOOR (720 S.F. GARAGE) 1248 S.F. NEW 2ND FLOOR
BUILDING HEIGHT:	EXISTING MAIN HOUSE: 23' - 0" PROPOSED CARRIAGE HOUSE: 22' - 7"
TYPE OF CONTR:	TYPE V-B - UNSPRINKLERED

PROJECT SUMMARY

SCOPE OF WORK:

1. New 3 car garage/carriage house with a gym / spa on first floor and a 2-bedroom apartment on second floor.

SHEET LIST

A0.0	SITE PLAN & PROJECT INFORMATION
A2.0	FLOOR PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR RENDERINGS

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
A.D.	AREA DRAIN
AT	AT
C.H.	CEILING HEIGHT
C.H.B.O.B.	CEILING HEIGHT BOTTOM OF BEAM
C.H.T.O.B.	CEILING HEIGHT TOP OF BEAM
C	CENTER LINE
CONC.	CONCRETE
EQ.	EQUAL
(E)	EXISTING
HT	HEIGHT
INT.	INTERIOR
(N)	NEW
NR	NON-RATED
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
SF	SQUARE FEET
U.N.O.	UNLESS NOTED OTHERWISE
W	WITH
WD	WOOD

GRAPHIC SYMBOLS

	SECTION NUMBER
	SHEET NUMBER
	SINGLE ELEVATION IDENTIFICATION
	ELEVATION NUMBER
	SHEET NUMBER
	INTERIOR ELEVATION IDENTIFICATION
	ELEVATION NUMBER
	SHEET NUMBER

ARTERBERRY COOKE
ARCHITECTURE

ARCHITECT:
ARTERBERRY COOKE
5239 WINDERMERE AVE
LOS ANGELES, CA 90041
barrett@arterberrycooke.com
323.479.8005

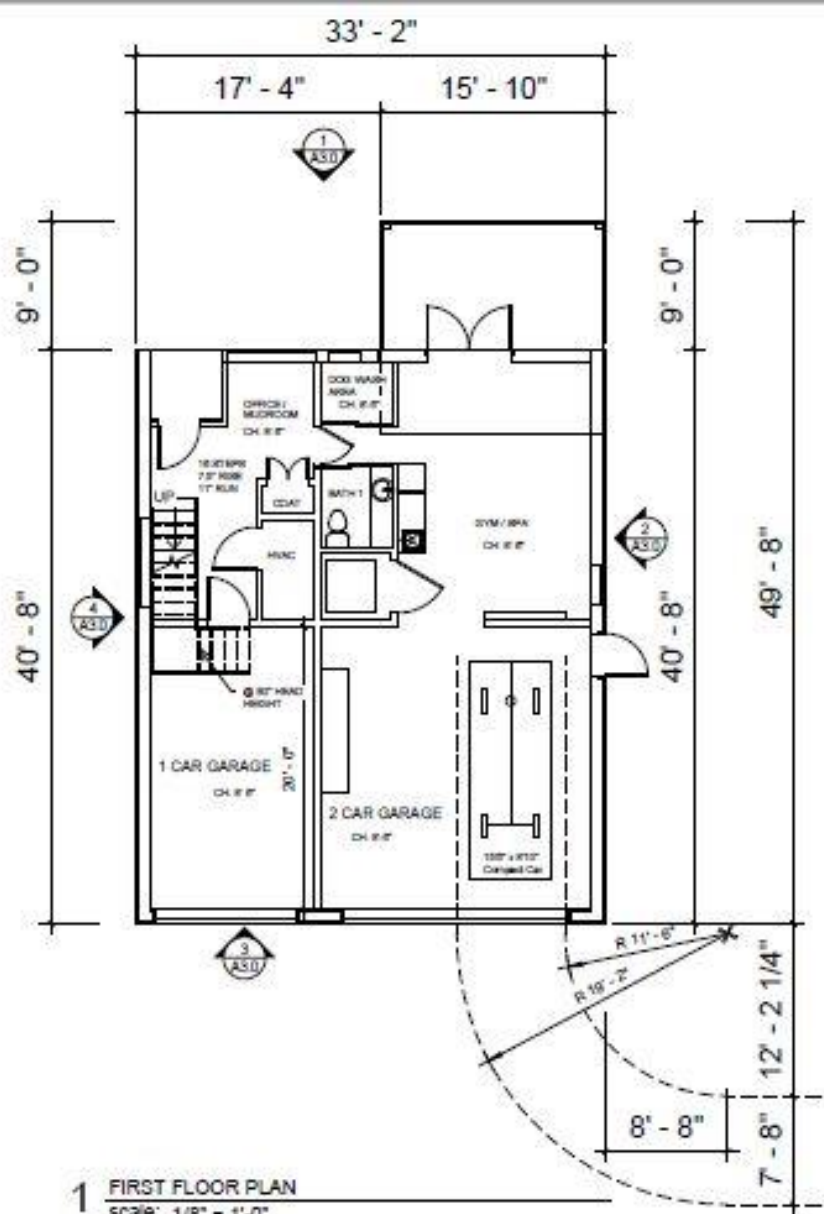
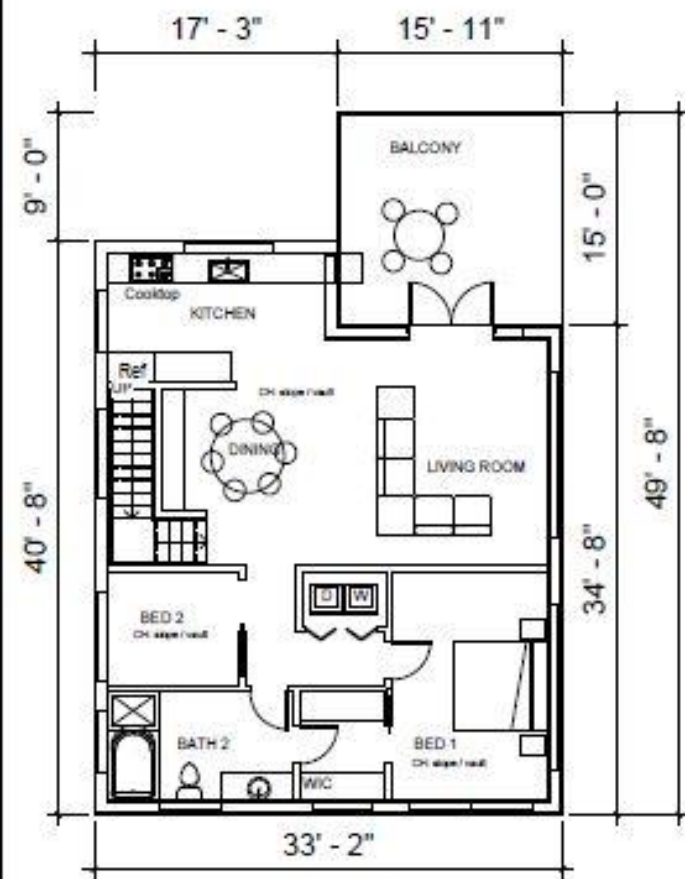
PROJECT OWNER:
JODIE BASS
soulprop.llc@gmail.com

PROJECT ADDRESS:
210 R E MAGNOLIA AVE
LOUISVILLE, KY 40208

SITE PLAN & PROJECT INFORMATION

A0.0

PLOT DATE: 10/06/2021



ARTERBERRY COOKE
ARCHITECTURE

ARCHITECT:
ARTERBERRY COOKE
5239 WINDYMAN AVE
LOS ANGELES, CA 90041
barrett@arterberrycooke.com
323.479.6009

PROJECT OWNER:
JODIE BASS
soulprop.fo@gmail.com

PROJECT ADDRESS:
210 N E MAGNOLIA AVE
LOUISVILLE, KY 40201

FLOOR PLANS

A2.0

PLOT DATE: 10/08/2024

ARTERBERRY COOKE ARCHITECTURE

ARCHITECT:
ARTERBERRY COOKE
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barrett@arterberrycooke.com
323.479.8005

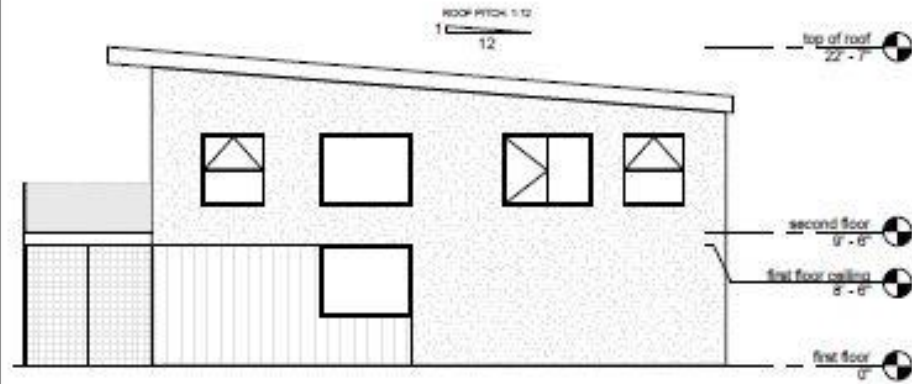
PROJECT OWNER:
JODE BASS
souprop30@gmail.com

PROJECT ADDRESS:
240 N E MAGNOLIA AVE
LOUISVILLE, KY 40201

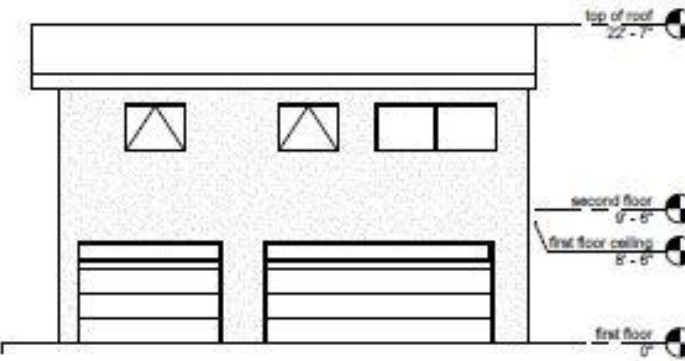
EXTERIOR ELEVATIONS

A3.0

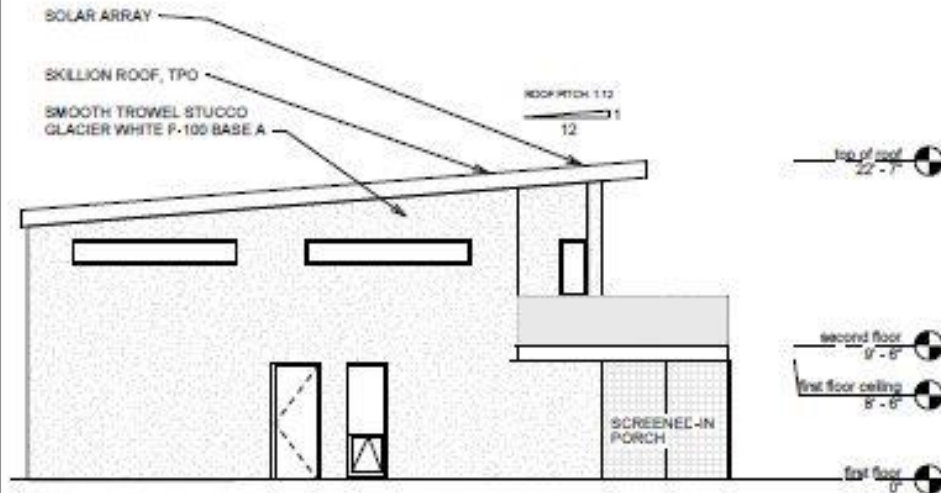
PLOT DATE: 10/05/2021



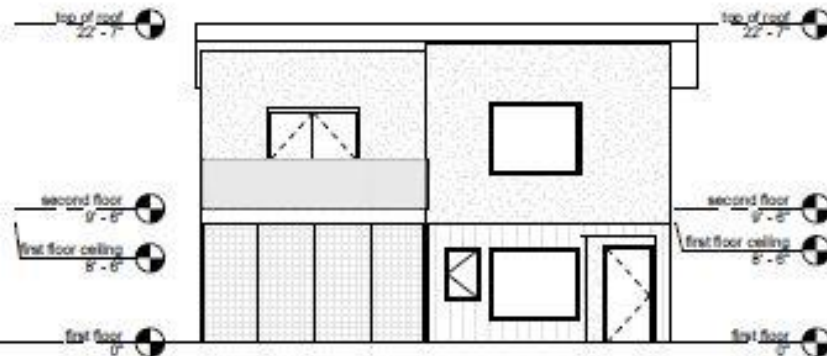
4 ELEVATION - WEST



3 ELEVATION - SOUTH
scale: 1/8" = 1'-0"



2 ELEVATION - EAST
scale: 1/8" = 1'-0"



1 ELEVATION - NORTH
scale: 1/8" = 1'-0"



Perforated Metal Balcony railing,
Powder coated black:



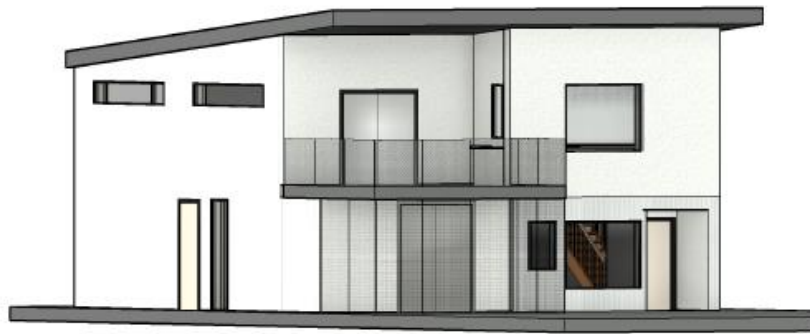
Smooth Trowel Stucco,
Glacier White
P-100
Base A



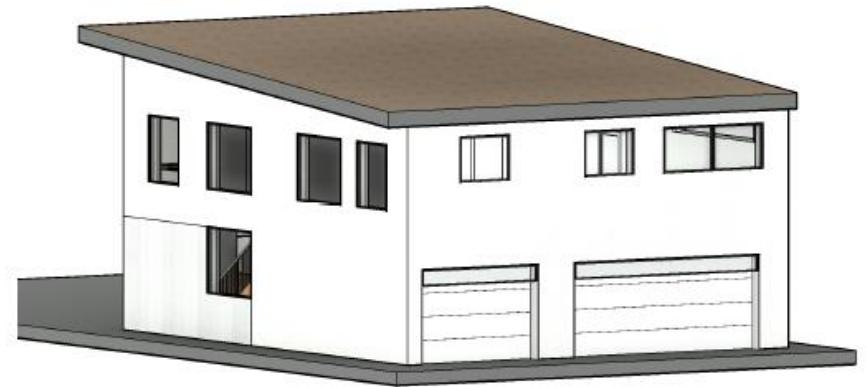
Raked Stucco,
Glacier White
P-100
Base A



Windows,
Aluminum Clad Exterior
Black



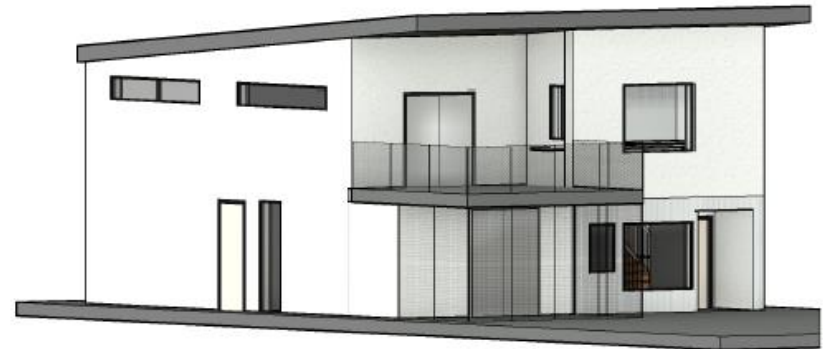
4 EXTERIOR RENDERING - SOUTHEAST



3 EXTERIOR RENDERING - SOUTHWEST



2 EXTERIOR RENDERING - NORTHWEST



1 EXTERIOR RENDERING - NORTHEAST

Conclusion

The proposed project generally meets the Old Louisville Preservation District design guidelines. The applicant originally applied for demolition of the historic double shotgun located at the rear of the property. The structure is shown starting on the 1905-1922 Sanborn Map. Based on research from city directories, the building was inhabited primarily by African Americans beginning in 1901, making its construction date believed to be 1900. The alley is still open to vehicle traffic. All other buildings along the alley are primarily garages and appear to be approximately mid-century or newer, so the historic context of the alley has been heavily altered.

Conclusion

When the current owner purchased the property there was an inspection of the double shogun by a structural engineer, and it was found to be structurally unsound. The building was declared an emergency demolition (BLD-WRE-21-00303) on September 23, 2021.

Conclusion

The proposed project generally meets the Old Louisville Preservation District, design guidelines for **Garage**. It meets all the applicable guidelines other than the ones calling for a single car door. As well as the use of a low sloped roof. A double-car door is proposed but is not flush and is broken up with articulated panels. There is a mix of garage doors along the alley, some are double-car, and some are single-car. The proposed use of one of each maintains the existing context of the doors along the alley.

Conclusion

The proposed project generally meets the Old Louisville Preservation District, design guidelines for **Site**. The new garage will have the same general setback from the alley and help to further enclose the rear yard. Historic limestone curbing does not appear to still be in place in this location, but if discovered shall be retained.

Conclusion

The proposed project generally meets the Old Louisville Preservation District, design guidelines for **New Construction Residential**. The plans for the new garage/carriage house incorporate simple, clean, modern design elements as a reflection of the time period it is proposed to be constructed in. The main conflicts are with **NC24, NC25, NC26, and NC42** are regarding the proposed low slope roof. Also, in conflict is **NC40** in terms of the use of the double-garage door. There are other double garage doors in the alley. The alley is also very narrow and the use of a single car garage door could create a pinch point for larger vehicles.

Recommendations

Based on the information furnished by the applicant, Staff recommends approval for a Certificate of Appropriateness with the following conditions:

1. If historic limestone curbing is uncovered during the construction process, it shall be retained.
2. All wood shall be opaque painted or stained within 6 months of construction.
3. There shall be a gutter system installed.
4. All grade level concrete shall be of historic concrete mix.
5. If the design or materials change, the applicant shall contact staff for review and approval.

Recommendations

6. Applicant shall make provisions for screening and storing trash receptacles.
7. Applicant shall incorporate storm-water management provisions into the design, so that any related runoff will not adversely impact nearby historic resources.
8. All other required permits or approvals for construction shall be obtained prior to construction beginning.