



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Anthony Schneider, Historic Preservation Specialist
Date: July 13, 2018

Case No: 18COA1143
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1353 S 4th Street

Applicant: Dennis P. Lally
Lally Construction, LLC
1031 S 7th Street
Louisville, KY 40203
502-974-6945
denlally@gmail.com

Owner: Robert & Eva Wessels
Central Park Bed & Breakfast
1353 S 4th Street
Louisville, KY 40208
502-777-3946
rbwessels@hotmail.com

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant requests to replace a carriage house structure with a new carriage house. The existing carriage house was destroyed by a fallen tree. The proposed structure will be two stories with carriage style doors on the first floor and a dwelling unit on the second. Additionally, the structure will feature a second story deck facing the yard.

Communications with Applicant, Completion of Application

The application was received on June 21, 2018 and was considered complete and requiring committee review on July 2, 2018. Applicant and property came in prior to submittal to discuss the proposal and zoning issues with staff. Notices were distributed to property owners via mail on July 17, 2018.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alterations: **Garage, New Construction-Residential, 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 TNZD zoned property within the Traditional Neighborhood Form District is located mid-block on the east side of S 4th Street facing Central Park. The principle structure is three stories and is constructed of masonry and stone. This Victorian era home features eclectic style with Queen Anne forms and classical elements around the entry and porch. The previous carriage house was a two-story frame structure with a side gable roof and constructed at the rear of the lot with a paved parking area to the north.

Conclusions

The project generally meets the Old Louisville design guidelines for: **Garage, New Construction- Residential, and Site**. Precedent exists for carriage house structures on this alley and the site. The proposed structure is larger in massing and scale than the previously demolished structure, but is not out of context for size in the general vicinity. Further south on the block, there is a combination of two-story, accessory carriage structures of mixed construction materials including brick, stone, and wood. The use of the side gables and roof dormers tie back to the previous carriage structure and to the colonial details on the main house and to other accessory structures on the block. Staff recommends the addition of a gable end-element to break up the size and vertical massing as viewed from the north and south while traversing the alleyway. A variance from the Land Development Code for a reduction in Private Yard Area will be required.

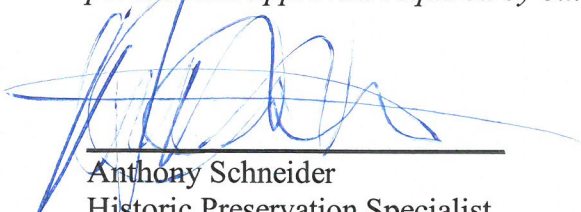
DECISION

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 new construction shall conform to all other municipal regulations including the Land Development Code and applicable Zoning District Regulations.
2. The concrete block foundation shall be covered with stucco or another cementitious product within 6 months for completed construction.
3. Cladding material is 4" exposure Hardie Board siding.
4. There shall be trim around all openings and corner boards.
5. The applicant and/or their representative shall make provisions for the screening and storing for trash receptacles.
6. The applicant and/or their representative shall incorporate storm-water management provisions into the design of the new construction so that any related runoff will not adversely impact nearby historic resources.

7. 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 historic character.
8. The new garage apron shall be installed using historic concrete mix.
9. The drive apron shall have a profile that mimics missing limestone curbing at the edge of alley. Any existing limestone curbing shall remain.
10. Any proposed exterior lighting shall be submitted for staff approval prior to installation.
11. The applicant shall incorporate a gable-end detail into gables on the north and south facades.
12. 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, his 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.


 Anthony Schneider
 Historic Preservation Specialist

7/20/18
 Date

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 | New structure will cover part of what was once a parking pad. |
| Materials | Walls | +/- | Horizontal wood siding (3" or 4" exposure) | Hardie 4" Siding |
| | | NA | Board and batten siding | |
| | | NA | Brick | |

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|-----------------------|------------|-----|--|---|
| | | 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 | + | Asphalt, fiberglass, wood, vinyl, or slate shingles. | Asphalt Shingle |
| | | NA | Metal roofing | |
| | | + | Half-round or Ogee gutters | |
| | | +/- | Approved Gable-end element | Condition of approval to add a gable element on both sides to break up the massing for 2 ½ stories. |
| | | NA | No membrane roofing on sloped roofs. | |
| Building Forms | Main Block | + | Simple, rectangular, prismatic volumes | |
| | | NA | Ell-shaped buildings | |
| | | + | Slightly-projecting bays | Projecting dormers and side features with a deck. |
| | | NA | Cantilevered, second floors | |
| | | + | No overly-elaborate volumes | |
| | Roof | +/- | Simple gable roofs (6-in-12 minimum slope) | See Conditions |
| | | NA | Hipped, shed, and flat roofs with parapets | |
| | | NA | Intersecting gables | |
| | | + | Overhanging eaves | |
| | | +/- | Half-round gutters | Ogee gutters are acceptable |
| | | + | No low-pitched gable roofs (less than 6-in-12 slope) | |
| | | + | No flush eaves | |
| | | + | No roofs without gutters | |
| Openings | Garage | + | Single-car openings | 3 Single door openings off alley |
| | 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 | |

NEW CONSTRUCTION

RESIDENTIAL DESIGN GUIDELINES

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

| | 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. | + | A variance will be required from the land development code. |
| 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. | +/- | Existing structure was demolished after being destroyed by a fallen tree. |
| NC3 | Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures. | + | See Conditions |
| NC4 | Make sure that the scale of new construction does not conflict with the historic character of the neighborhood. | + | Massing and size is large, but not inappropriate based on the size and massing of nearby carriage units. |
| NC5 | Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings. | + | |
| 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. | + | |
| 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. | + | New construction will define the rear yard area and separate it from the alley. |
| 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. | + | |
| 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. | + | Carriage style doors and architecturally appropriate person doors are being used to convey a similar architectural program. |
| 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). | + | |
| 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. | + | |
| 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. | NA | |
| NC15 | Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street | + | |
| NC16 | Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature. | NA | |
| NC17 | Retain the character-defining features of a historic building when undertaking accessibility code-required work. | NA | |

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| 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. | + | New structure is of a similar massing and scale to other carriage structures along the same alley. |
| 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. | + | |
| 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. | NA | |
| 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. | + | 4' setback from alley to mirror existing development patterns |
| NC24 | Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials. | + | |
| 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. | + | Existing structure was a gable roof |
| 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. | + | |
| NC27 | Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature. | + | See Conditions. |
| NC28 | Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered. | + | See Conditions. |
| NC29 | Make provisions for screening and storing trash receptacles when designing new construction. | + | See Conditions. |
| 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. | + | HardieBoard siding to be used in a 4" exposure to match similar style in the area. |
| 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. | NA | |
| NC32 | Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features. | NA | |
| 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. | + | Concrete block to be covered. |

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| 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. | NA | |
| 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. | NA | |
| 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. | + | |
| 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. | + | Single carriage style doors to be used. |
| 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. | + | |
| NC43 | Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible. | + | |
| NC44 | Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources. | + | See Conditions. |

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. | + | New structure complements the architectural details of the eclectic Victorian main house by incorporating some colonial designs that are referenced on the front façade of the main house. |
| ST2 | Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns. | + | |

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| ST3 | Use paving materials that are compatible with adjacent sites and architectural character. | + | Historic Mix for apron. |
| 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. | + | |
| 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. | NA | |
| 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. | + | |
| 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. |
| 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 | |

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| 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 |
| 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 | |

