



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Limerick Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *JH FOR*
From: Anthony Schneider, Historic Preservation Specialist
Date: May 1, 2019

Case No: 19COA1116
Classification: Committee Review

GENERAL INFORMATION

Property Address: 600 W Kentucky Street & 1012 S 6th Street

Applicant: Diego Franco
1012 S 6th Street
Louisville, KY 40203
502-587-7384
dfranco@rcs.info

Owner: Perry P. Bond
P&B Land
1421 Sylvan Way
Louisville, KY 40205
502-558-6623
ppbond@bellsouth.net

Estimated Project Cost: \$30,000.00-40,000.00

Description of proposed exterior alteration:

The applicant is seeking approval for the installation of a 6' black aluminum fence around the parking area with access gates to the lot from 1012 S 6th Street. The fence will be located in front, street side, and rear yard areas.

Communications with Applicant, Completion of Application

The application was received on April 19, 2019 and was considered complete and requiring committee review on April 24, 2019. Staff discussed the need for a committee review with the applicant after the applicant filed the request. Applicant also agreed to remove the request for chain-link on the rear and use all aluminum. Staff also informed the applicant that the fence would not meet the applicable regulations of the Land Development Code

and review by the Board of Zoning Adjustment would be required for discretionary approval(s).

This case is scheduled to be heard by the Limerick Architectural Review Committee on Wednesday May 8, 2019 at 6:30pm in Conference Room 302, 444 S 5th Street Metro Development Center.

FINDINGS

Guidelines

The following design review guidelines, approved for the Limerick Preservation District, are applicable to the proposed exterior alterations: **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 on the corner of W Kentucky Street and S 6th Street. The structure is a modern office/garage structure with minimal architectural details. The site includes a large paved area currently used for parking.

Conclusions

The project as proposed would not meet Guidelines **ST13** and **ST14**. The location of the fence is along prominent corridors in the Limerick District. The fence would be 72 inches tall and exceed the maximum fence height of 29 inches allowed in front yards by 43 inches. The proposal also does not comply with the applicable standards of the Land Development Code and a variance to those regulations would be required. The Board of Zoning Adjustment would have discretionary purview over the variance request and adequate justification for the variance would need to be supplied by the applicant.

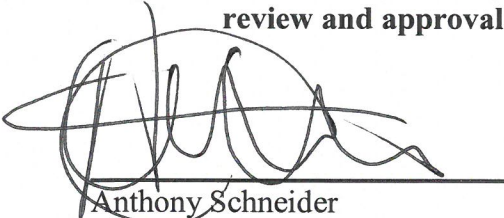
In regard to the location of the fence, the design would help to buffer the visual imposition that the parking lot has on the neighborhood and the district; however, staff recommends that the applicant incorporate landscaping into the parking lot and have the lot restriped. Adding landscaping would help increase compliance with Guideline **ST19** and make the impact of the fence's height more amenable. It is important to note that the proposed black aluminum fencing is common throughout the district as a means of buffering and separating the public realm from private areas for recreation and parking. A fence of a similar size is located at the St. Louis Bertrand site a few blocks to the south.

The project would meet Guidelines **ST1** and **ST11**. A security fence around a parking area is not unreasonable and the parking area does not contribute to the integrity of the district. The new fence could be seen as an enhancement and if the applicant chooses to add landscaping as a mitigation to **ST19** the proposal would be visual improvement to the site. Lastly, the access to and from the lot will be from exiting curb cuts on site and will be gained via motorized gates that hinge inward toward the lot.

DECISION

On the basis of the information furnished by the applicant, staff recommends that the application for a Certificate of Appropriateness be **approved with the following conditions:**

1. Proposed fence shall not exceed 72" in height as measured from grade.
2. Applicant shall apply and receive a variance from the Board of Zoning Adjustment prior to construction.
3. Should the variance request be denied or modified, applicant shall work with staff on the rereview of the fencing request.
4. Applicant should consider the addition of trees and parking islands to reduce the visual impact of the parking lot on the district.
5. If any design changes are required, the applicant shall contact staff for review and approval.



Anthony Schneider
Historic Preservation Specialist

5/2/19
Date

Attached Documents / Information

1. Staff Guideline Checklist

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.	+	Structure is potentially noncontributing to the district and the site is currently used as mostly parking area. Adding a fence would help to visually buffer the pedestrian from the swath of pavement.
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	NA	
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	NA	

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.	+	Existing parking area is located to the side of the principle structure, even though it is on its own lot. The parking serves as the principle use.
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.	+	Masonry walls are not being installed.
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.	+	Black aluminum fencing is used throughout the districts as an appropriate screen on both historic and modern structures. The proposed fence would enhance the visual impact of the current parking area.
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.	-	Fencing will be 6' in height.
ST14	Do not install front-yard fencing where there is no historic precedent.	-	Fence will be located along two primary corridors at a highly visible intersection.
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.	+	
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.	+	Applicant amended application to remove request for chain-link along the rear.
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.	NA	
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	

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.	-	The parking lot currently exists, and no plantings exist on site. Staff would encourage adding trees and landscape areas to help reduce the impact of the parking lot on the district.
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.	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	