

21-COA-0017
218 W. Oak St.



Old Louisville Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
April 21, 2021

Request

Certificate of Appropriateness:

1. The applicant is seeking approval to construct a concrete retaining wall approximately 2' - 11-7/8" in height with an aluminum picket fence that will rest atop of the retaining wall at approximately 2' - 6" in height for a total height of approximately 5' - 6". The retaining wall and fence will extend approximately 14' from the left front corner of the north façade, toward the sidewalk, then they will make a 90 degree turn and continue to the right approximately 22' - 9" along the sidewalk where they will tie into the proposed new steps, allowing for an approximately 36 " break, before then continuing approximately 22' - 9" where the wall and fence will terminate at the property line, and eliminating the existing off- street parking available to the building. The space within the retaining wall will then be filled with dirt and grass will be planted.

Request

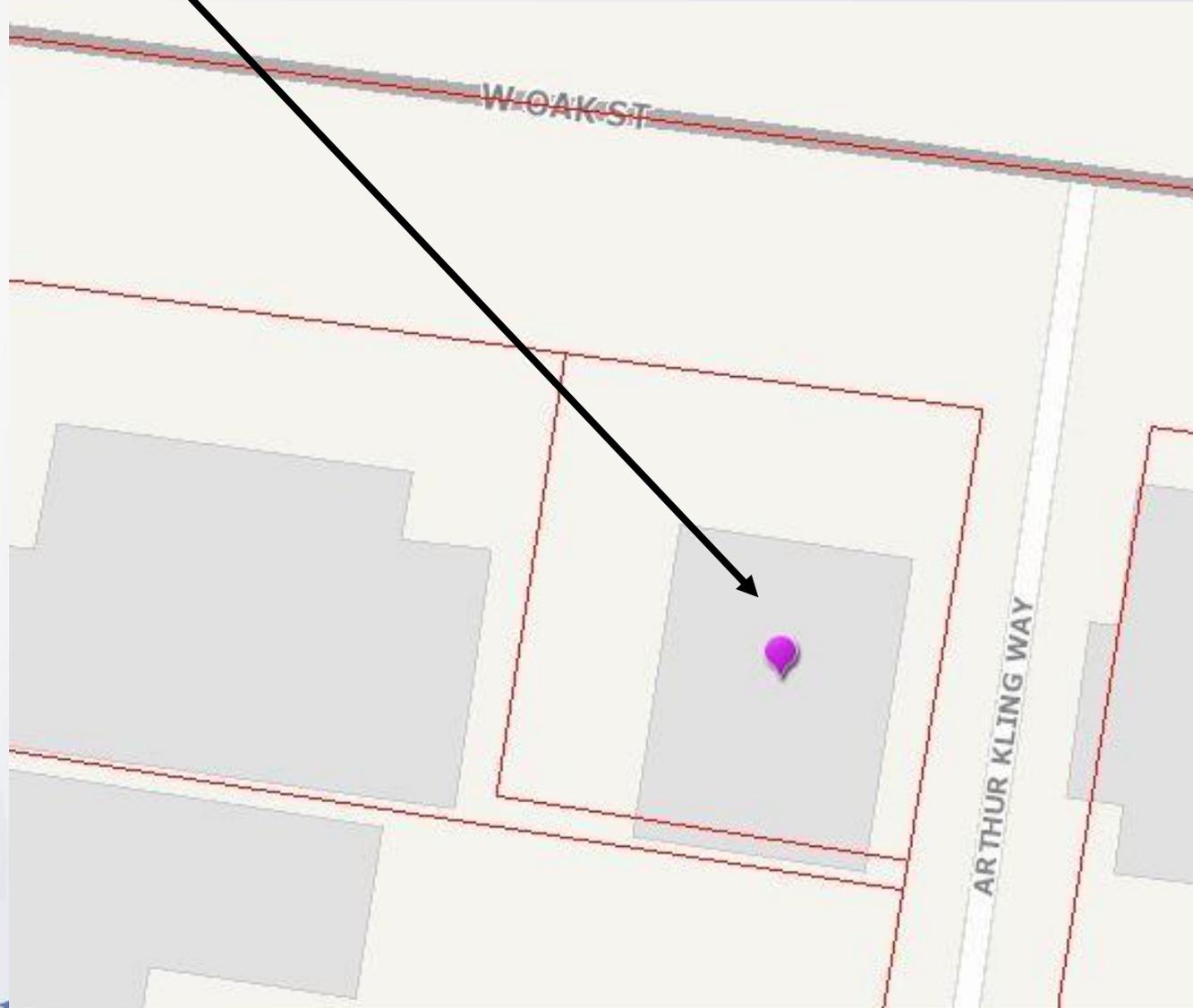
Certificate of Appropriateness:

2. The applicant also seeks approval for a new concrete walk, proposed to be approximately 36” wide and 14’ long, with two stairs that will lead pedestrians from the sidewalk, to the entrance of the building.

3. The applicant requests approval to remove and replace the existing replacement windows on the north, south, and east facades of the building. The applicant proposes to extend the size of 3 windows on the north façade, to go from floor to ceiling height, as well as to change out the replacement door with a five lite glass entry door. The applicant proposes to remove the paneling and install six new windows within the existing opening on the east façade, as well as to remove the two windows located at the right corner of the east façade, expand the opening, and install three floor to ceiling height windows to match those on the north façade. On the south façade, the applicant proposes to remove the paneling in the existing window opening and install a double entry five lite door with a transom above each.

Site Map

218 W. Oak St.



218 W. Oak St.

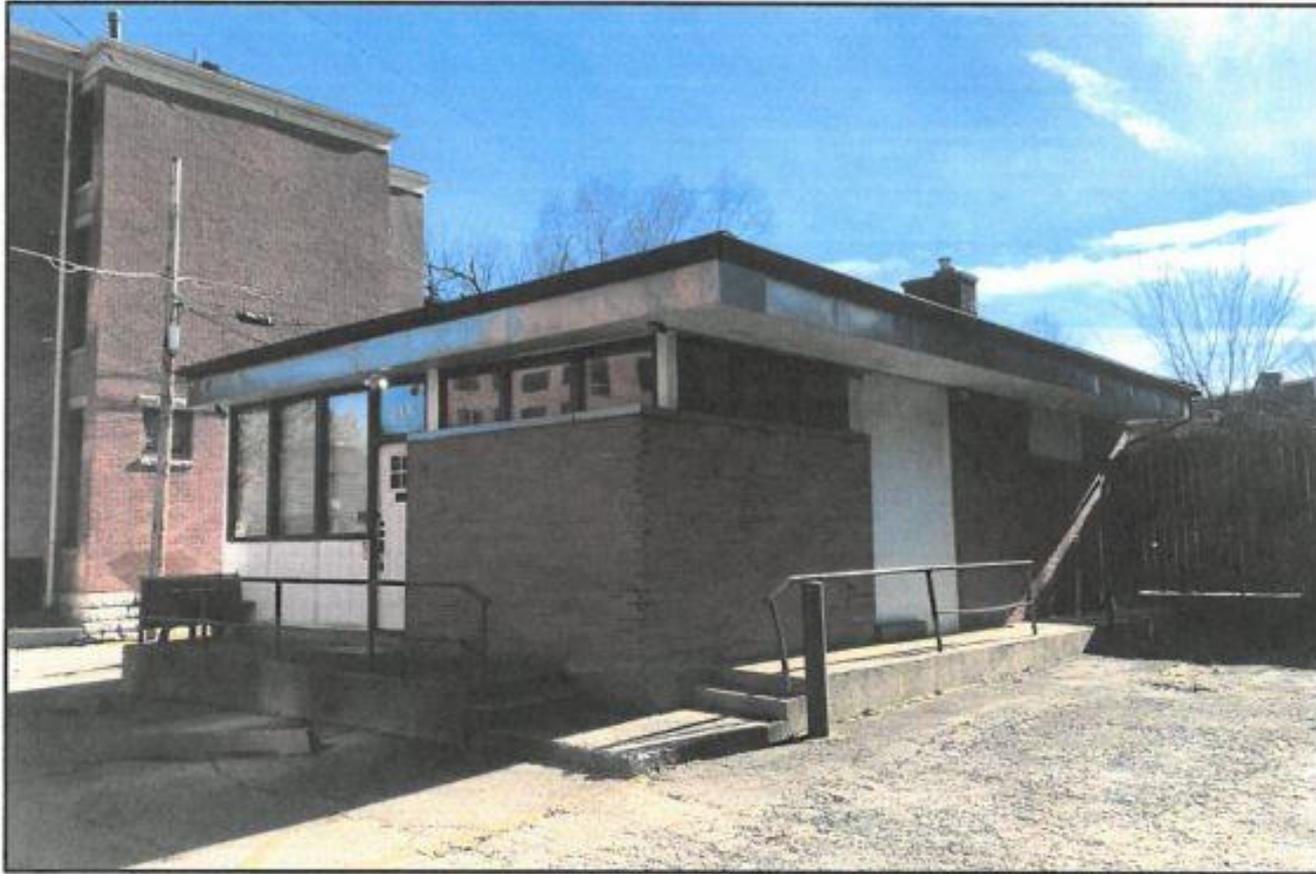
Aerial Image



Site Context / Background

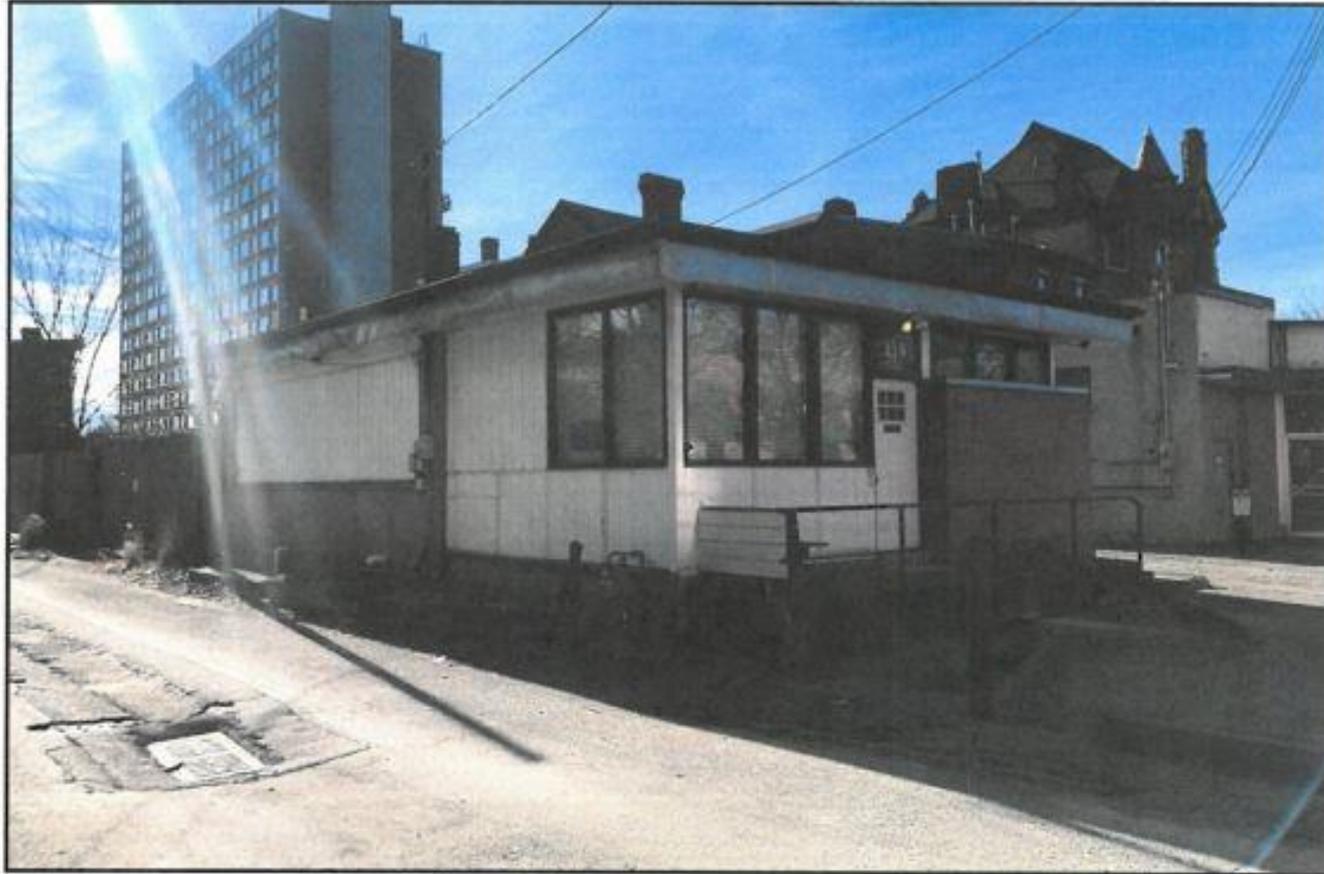
The site is located three lots west of the intersection of W. Oak St. and S. 2nd St. The property is zoned TNZD in a Traditional Neighborhood Form District. The Mid-Century-style structure appears to be constructed circa 1950 and is a one-story, brick and siding clad commercial building, that has been somewhat altered in terms of the materials on the exterior facades as well as openings over the years.

Site Photos



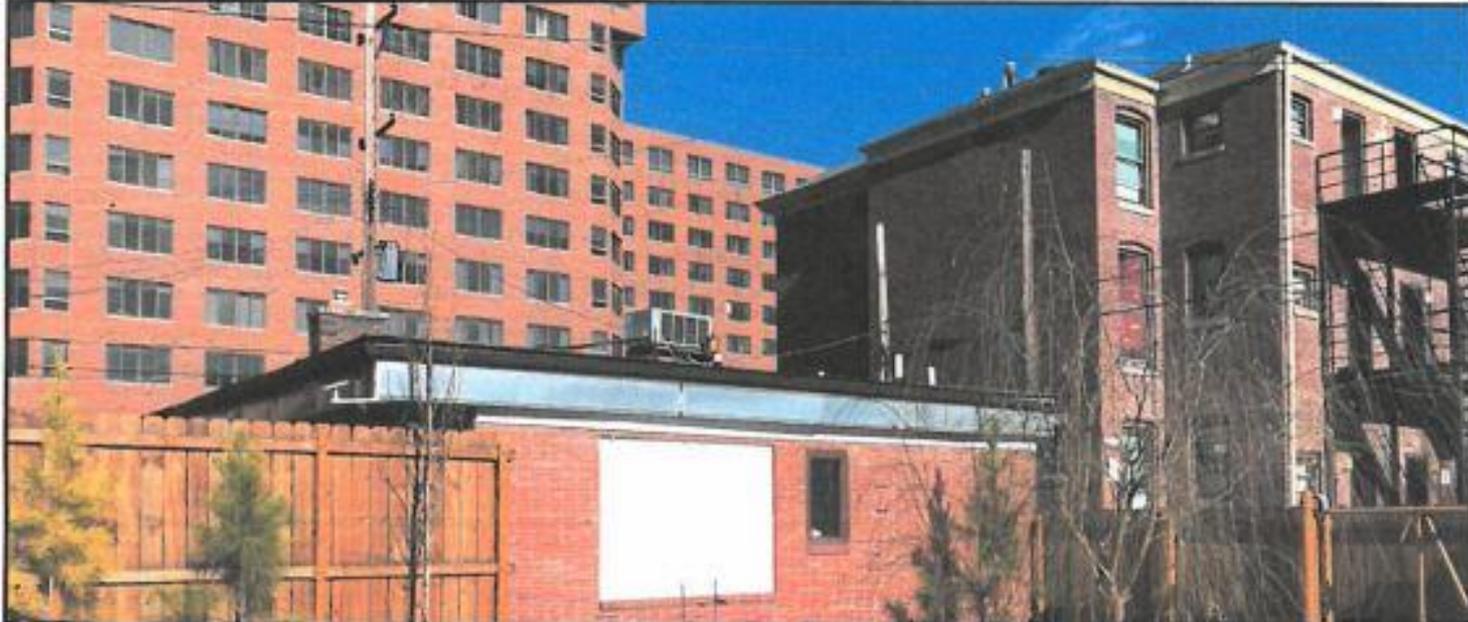
View of the north and west facades of the building, facing southeast from the sidewalk.

Site Photos



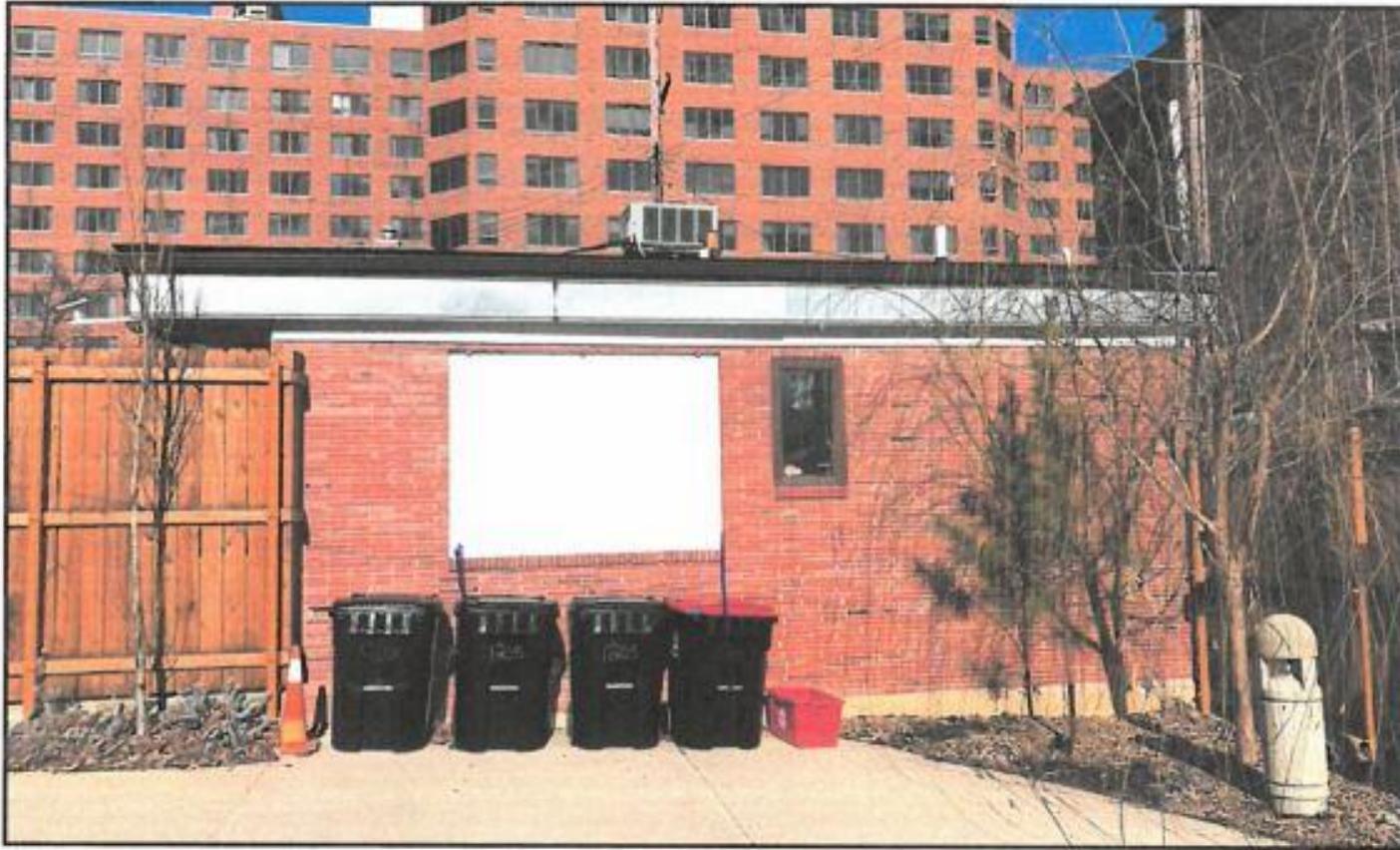
View of the north and east facades of the building, facing southwest from the sidewalk.

Site Photos



View of the south facade of the building, facing northeast from the neighboring yard.

Site Photos



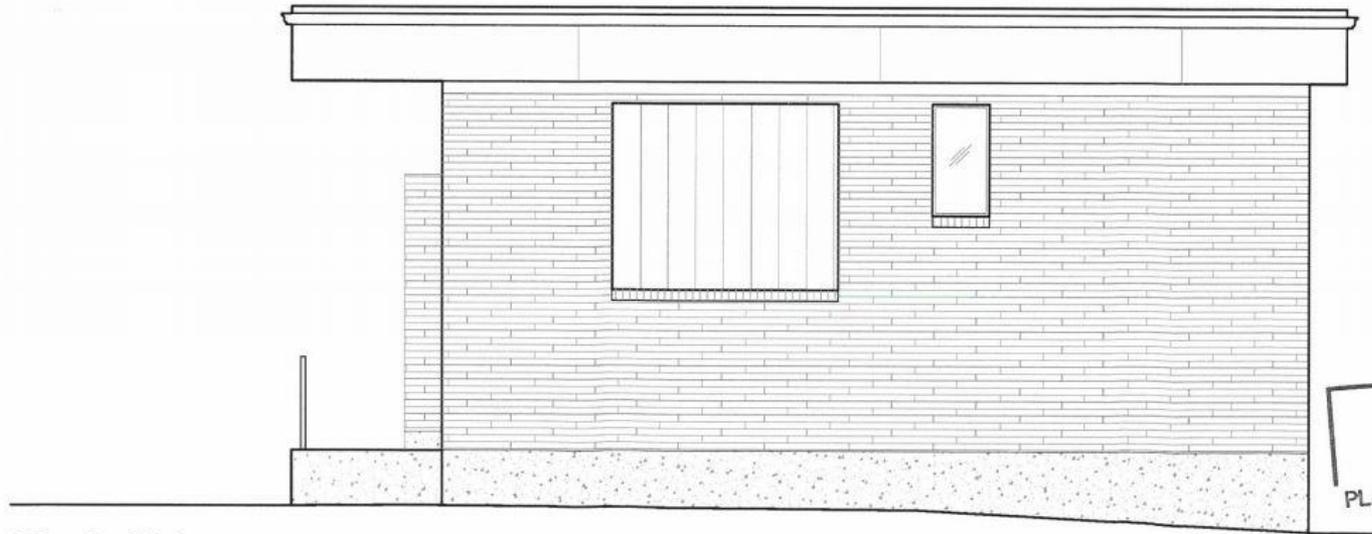
View of the south facade of the building, facing north from the neighboring yard.

Site Photos



View of the north facade of the building as well as the sidewalk and parking area, facing east from the sidewalk.

Site Photos



1 South Facade - Existing
Scale: NA

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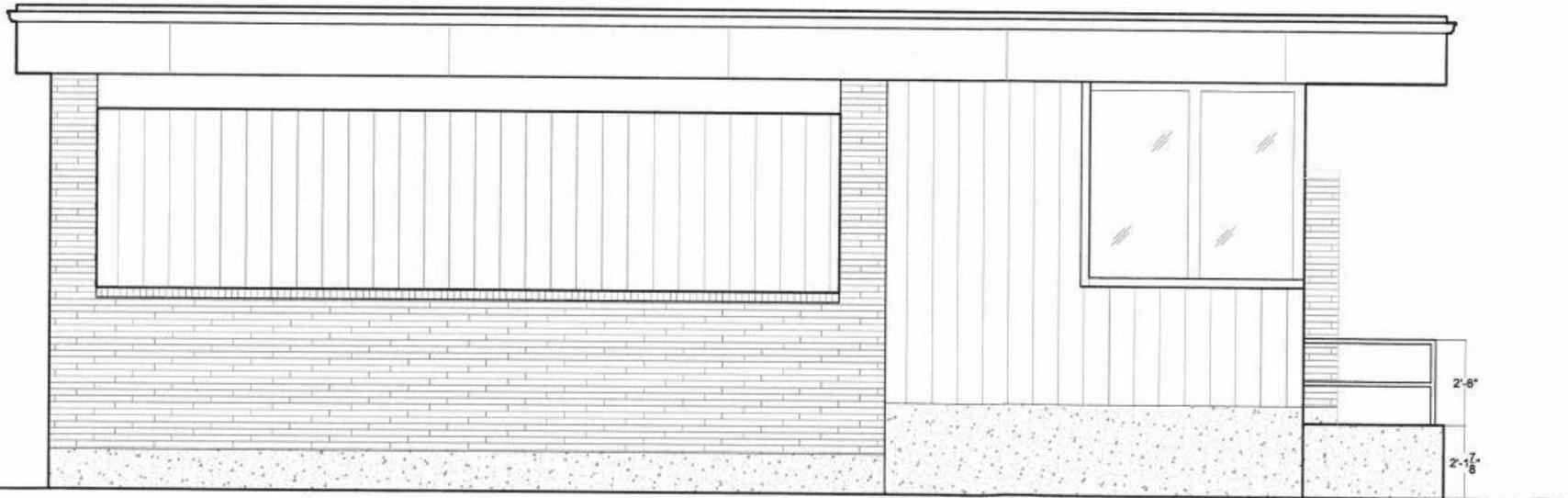
Site Photos

1201 S. 3RD STREET
218 WEST OAK STREET



2 South Facade - Proposed
Scale: NA

Site Photos



1 East Facade - Existing
Scale: NA

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Site Photos



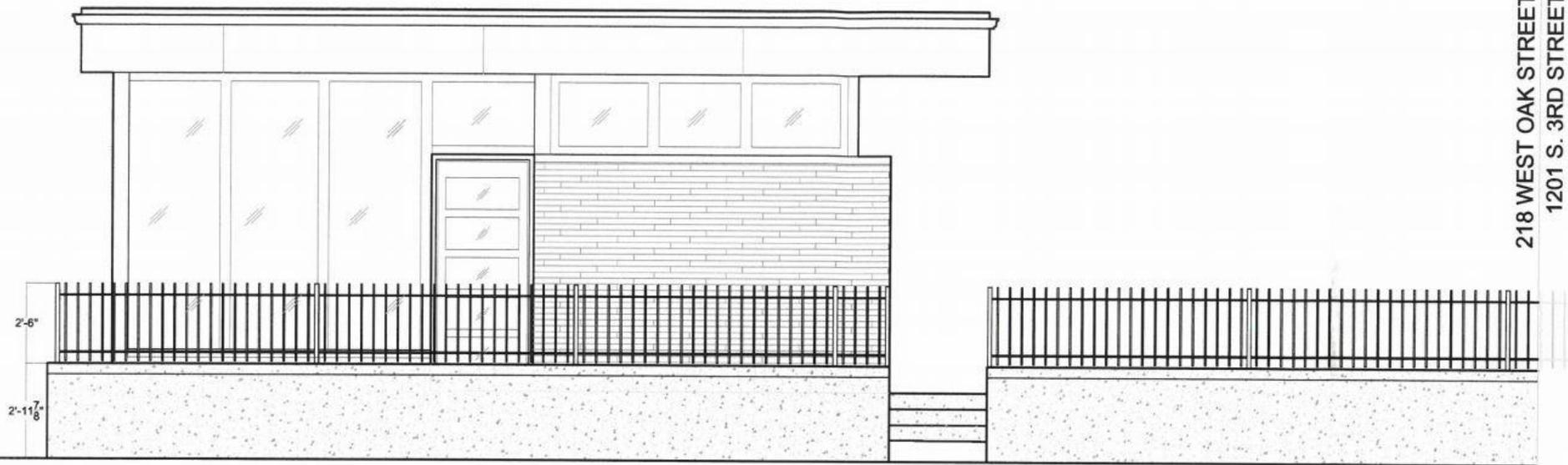
2 East Facade - Proposed
Scale: NA

Site Photos



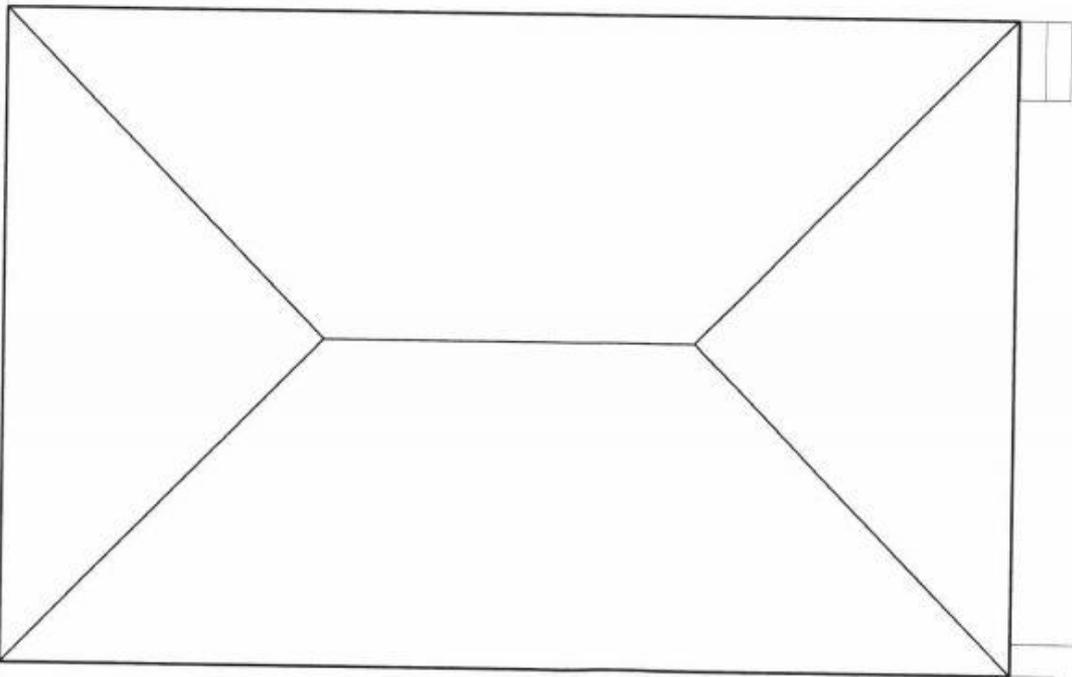
1 North Facade - Existing
Scale: NA

Site Photos



2 North Facade - Proposed
Scale: NA

55'

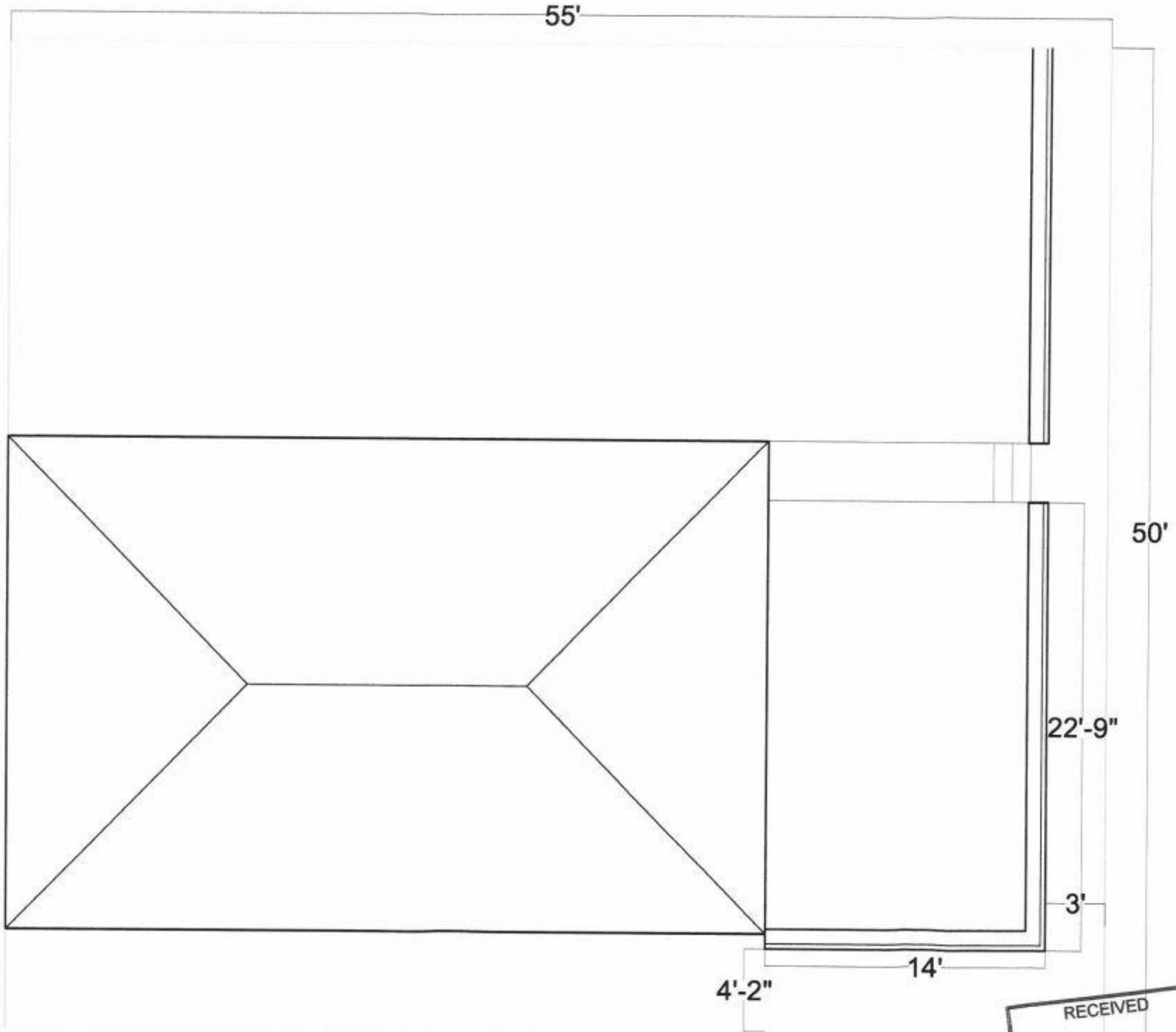


50'

17'

5'

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Conclusion

The proposed location of the retaining wall and fencing (Part 1) are primarily along the front of the building that faces W. Oak St. The proposed fencing and retaining wall generally do not meet the Old Louisville Design Guidelines for **Site**. The primary conflict with the Design Guidelines relates to **ST8** which states to maintain the original front yard topography, **ST10** which states not to install masonry walls in street visible locations unless they are used to retain earth or there is an historic precedent **ST13** and **ST14** which states not to install front-yard fencing where there is no historic precedent, and historically-compatible iron fencing should be under 2' - 5".

The proposed location of the walk (Part 2) connects the sidewalk to the front façade and generally does meet the Old Louisville Design Guidelines for **Site**. **ST3** states to use paving materials that are compatible with adjacent sites and architectural character.

The proposed window replacement generally does meet the Old Louisville Design Guidelines for **Windows**. **W14** states not to alter the number, size, and location of original windows. The existing windows however are not original, and the sizes of the existing windows have been altered previously.

Recommendations

Recommendation for part 1

On the basis of the information furnished by the applicant, Staff recommends the application for a Certificate of Appropriateness be **denied**.

Recommendations

Recommendation for part 2 and part 3

On the basis of the information furnished by the applicant, Staff recommends the application for a certificate of appropriateness be approved.

1. If the scope of the project were to change, applicant shall contact staff for approval.
2. The applicant shall use historic concrete mix, for any and all concrete visible from the street
3. The applicant shall provide staff with a window cut sheet for the proposed window change prior to work commence.
4. The applicant shall obtain any and all necessary work permits.