



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Joe Haberman, Planning Manager *JH*
From: Becky Gorman, Historic Preservation
Date: November 3, 2017

Case No: 17COA1244
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2225 Sycamore Avenue

Applicant: John Fisher
908 Wicksbury Place
Louisville, KY 40207
502.454.7759
kerksailmystic@gmail.com

Owner: Same as applicant

Architect: NA

Estimated Project Cost: \$2800

Description of proposed exterior alteration:

The applicant requests approval to install a new parking pad located in the front yard in the southwest corner of the lot with access from Sycamore Ave. It will be constructed of concrete and will be 10' wide and 25'-0" deep. The applicant also requests approval to replace an existing chain link fence with a combination privacy fence and open picket fence. A 6'-0" to 6'-6" (to accommodate the sloped contour of the lot) dog eared wood privacy fence is proposed along the back of the lot and the east property line along Jane Street to the façade of the primary structure. Then the fence will gradually slope down to 42" and an open picket fence is proposed to be installed from there to the corner and across the front yard.

Communications with Applicant, Completion of Application

The application was received on October 27, 2017. The application was determined to be complete and classified as requiring Committee Review on October 30, 2017.

The case is scheduled to be heard by the Clifton Architectural Review Committee on November 8, 2017 at 4:30 p.m. at 444 S. Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **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 site is located on the northwest corner of Sycamore Avenue and N. Jane Street and is surrounded by mature trees and shrubs. The residential structure is a 1 story wood frame house with a Dutch gable roof with cross gable structure is surrounded by other 1 and 1 ½ story wood frame residential homes. It is zoned R5 within a Traditional Form Zoning District.

Conclusions

It is at this particular intersection that Sycamore Avenue changes from a two-way street to a one-way street and at this point there is no on-street parking. There is precedent along this part of Sycamore Avenue for front yard parking spots. The adjacent neighbor at 2223 Sycamore Avenue has a concrete parking area in the front yard with a curb cut from Sycamore Avenue, as well as, 2220 and 2216 Sycamore Avenue. It is also at this intersection that Jane Street changes from a

two-way to a one-way street. Many residences along this corridor of N. Jane have front yard parking areas. Site guideline ST5 addresses preferred parking locations stating, "... parking areas, ... should be located to the side and rear of properties. Alley access is preferred." So the proposed location would not strictly adhere to the guidelines. However, this particular location is on a one way street with no on-street parking and neighboring lots having front yard parking. Site guideline ST6 addresses maintaining front yard topography. The parking area may require a retaining wall which would not be very visible from the street. Both the applicant and staff talked with Tammy Markert, Transportation Planning Supervisor, about the location of the parking and it meets required 25' for parking. Based on the context of this street and precedent of front yard parking established in this area, staff feels the proposed parking area would be acceptable.

The rear yard vertical board 6' fence would extend across the rear yard of the north side boundary of the property. This fence would then continue along the west property line, along N. Jane Street, and descend down to a 42" picket fence, which would then expand across the front yard. Opaque fencing is allowed within the Clifton Preservation District Site Design Guidelines and should be painted or stained according to ST16. Clifton Preservation District Design Guideline ST15 states "that rear- or side-yard fences should be 7' or less in height". The proposed new fence generally meets the Site guidelines.

RECOMMENDATION

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. The concrete used for the parking area shall be historic concrete mix.
2. The wood fence shall be installed finished side out.
3. The wood fence shall be painted or opaque stained 6-months after installation.
4. The applicant shall obtain all applicable approvals to meet Land Development Code.
5. Any changes to the approved proposal shall be submitted to staff for review and approval prior to installation.



Becky Gorman
Historic Preservation Specialist

11/3/17

Date

Attached Documents / Information

1. Guidelines checklist

Site

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
ST1	Paving materials (concrete, brick, paver stones, cobblestones, asphalt, gravel, stone, permeable or pervious materials) that are compatible with adjacent sites and architectural character should be used for private sidewalks, drives, and roadways.	+	Concrete is proposed. Staff recommends historic concrete mix.
ST2	Historic paving materials for streets, alleys, sidewalks, and curbing (brick, hexagonal pavers, cobblestones, limestone, granite, or natural stone) should be protected, maintained, restored, and reused. The historic relationship between the road surface and edging should be preserved. Replacement with historic materials is encouraged. 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. See Masonry M13 guideline for cement mortar mix recipe.	NA	
ST3	Steps on private property made of brick, stone, or poured concrete should be maintained wherever present. If replacement is required, original materials should be used. New construction should incorporate steps where they are a character-defining feature.	NA	
ST4	Paving companies and utility contractors shall not harm historic resources during road or underground utility repair projects.	NA	
ST5	Driveways, parking areas, and loading docks should be constructed or located to the side and rear of properties. Alley access is preferred.	-/+	There is precedent along this part of Sycamore Ave and N. Jane Street for parking areas in the front yard.
ST6	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 re-contour front yard berms into stepped terraces. Do not use railroad ties, landscape timbers, or any other historically inappropriate material for retaining walls.	+/-	The front yard slopes down toward the house. The parking area may require a retaining wall which would not be very visible from the street.
ST7	Excavations, trenching or re-grading adjacent to a building or site should be performed cautiously so as not to cause the foundation to shift or destroy significant archeological resources. Every reasonable effort shall be made to protect and preserve architectural resources affected by, or adjacent to, any project.	NA	
ST8	Masonry walls in street-visible locations should not be installed unless they are used to retain earth at changes in grade, screen service areas, or unless an historic precedent exists.	NA	
ST9	Retaining wall and curbing should match the existing character of the original materials when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST10	Fencing should match existing sections of fencing in material, height, design, and detail when carrying out limited replacement projects. If an exact match cannot be made, a	NA	

	Guideline	Finding	Comment
	simplified design is appropriate.		
ST11	Iron fencing should be installed, historically compatible, and of a similar height where there is a demonstrable historic precedent.	NA	
ST12	Front yard fencing should not be installed where there is no historic precedent.	+	
ST13	Rear yard or side yard privacy fencing should be installed with the finished side out and a side wall setback from the front of the house of at least two feet. Privacy fencing should be less than seven feet in height. Refer to the Land Development Code or contact the Department of Codes and Regulations regarding additional restrictions on fencing at corner properties.	+	
ST14	Chain-link fencing painted black or dark color may be installed in residential front yards or along commercial corridors at the street where there is an historic precedent. Split-rail, woven-wood fencing, opaque fencing, painted or stained pressure-treated wood fencing, or recycled or reclaimed materials may be permitted with appropriate design. Synthetic or composite fencing that is durable may be considered.	NA	
ST15	Exterior lighting fixtures should not be falsely historical. The fixture should be attached to the exterior in a way as to not damage historic fabric.	NA	
ST16	Exterior lighting for parking areas, architectural features, or other site areas should be directed down and away from neighboring properties. Energy-efficient lights should be used to create a soft illumination and to minimize the impact to adjacent properties. Reference the Land Development Code for illumination restrictions.	NA	
ST17	Parking lot design requires a portion of the parking area to be landscaped or buffered from adjoining properties. Reference the Land Development Code for specifics on parking lot design, maneuvering, landscaping, and buffering requirements.	NA	
ST18	Auxiliary fixtures, such as air conditioning units, satellite dishes, rain barrels, greenhouse additions, and overhead wiring, should be located on secondary elevations (side or rear) so they do not detract from the street-address façade and the character of the site.	NA	
ST19	Trees in front yards should be preserved. Established street tree patterns should be enhanced by planting additional trees along the public rights-of-way in the grass area between the street and sidewalk. Consult the city arborist or Frankfort Avenue Street Tree Master Plan to determine tree species that are suitable for placement near overhead wires. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review by Landmarks staff unless directed by the city arborist for emergency or public safety concerns.	NSI	
ST20	Cellular towers and associated fixtures should be strategically located to minimize the impact on historic view shed(s), screened from public view, and should not damage historic elements when attached to structures.	NA	
ST21	Utility lines should be installed underground whenever possible.	NA	
ST22	The concrete mixture should match the existing or historic concrete mixture when repairing or replacing sidewalks or installing new sidewalks in the public right-of-way. Contact the Landmarks staff for the appropriate mixture and specifications.	NA	