



**Historic Landmarks and Preservation Districts
Commission**

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Becky Gorman, Historic Preservation Specialist
Date: September 4, 2019

Case No: 19-COA-0044
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1205 S Third Street

Applicant: Joseph Impellizzeri
ESD 1205 LLC
239 S 5th Street, Ste 1021
Louisville, KY 40202
502.996.2272
josephimpellizzeri@gmail.com

Owner: same as applicant

Plan prepared by: Joseph C. Pierson
Pinion Advisors
1501 Morton Avenue
Louisville, KY 40204
517.862.7333
jpierson@pinionadvisors.com

Estimated Project Cost: \$none submitted

Description of proposed exterior alteration

The applicant requests approval (after-the-fact) to replace the existing metal fence in the rear yard with an 8' stained, vertical wood slat privacy fence. The new fence has been installed in the rear yard and between the buildings located

at 1205 and 1201 S. Third Street. Additionally, the center of the fence along the alley will have a mechanical gate that slides open.

Communications with Applicant, Completion of Application

The application was received on July 23, 2019. The application was determined to be complete and classified as requiring Committee Review on August 19, 2019.

The case is scheduled for a hearing at the regular meeting of the Old Louisville Architectural Review Committee on September 11, 2019 at 4:30 p.m. in Conference Room 101 of Metro Development Center at 444 S. 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville 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.

Site Context/Background

The property is zoned TNZD in the Traditional Neighborhood Form District. The site is located on the east side of S. Third Street on the second lot south of W. Oak Street. The 3-story masonry structure was built circa 1888 in the Romanesque style. It is surrounded by other 1½- to 2-story structures of the same era to the south and east, mid-century commercial structures to the north, and a 2½- story commercial building to the west. In 2005, staff approved a new rear addition (case# S-05-124-OL).

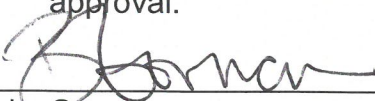
Conclusions

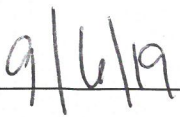
The proposed new fence generally meets the Site guidelines with the exception of ST15. In order to meet this guideline, the fence should be less than 7' in height.

RECOMMENDATION

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 fence shall be reduced to 7' in height.
2. All required approvals and building permits shall be obtained.
3. If the design changes, the applicant shall contact staff for review and approval.


Becky Gorman
Historic Preservation Specialist


Date

Attached Documents / Information

1. 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. | +/- | See ST15. |
| 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. | NA | |
| 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. | NA | |
| 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. | +/- | The privacy fence is 8' in height. |
| 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. | + | |
| 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. | 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 | |
| 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 | |