



Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To: Kirby Holladay Jr.
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Anthony Schneider, Historic Preservation Specialist
Date: August 5, 2019

Case No: 19-COA-0052
Classification: Staff Review

GENERAL INFORMATION

Property Address: 1407 St. James Court

Applicant: Kirby Holladay Jr.
1407 St. James Court
Louisville, KY 40208
502-396-9258
kwholladay@indesco-usa.com

Owner: Same as Applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant is requesting after-the-fact approval for the installation of a rear parking pad with associated masonry retaining walls and access stair. The work occurs on (3) separate properties within easements—416 W Magnolia Ave. and 1411 St. James Court. This COA is only for the existing site conditions; the north wall was removed as it was constructed out of the boundary of the easement.

Communications with Applicant, Completion of Application

The application was received on July 31, 2019 and was considered complete and requiring staff review on August 5, 2019. Staff informed the applicant that the historic limestone curb was removed without a COA and that would need to be addressed in the reconstruction of the parking area.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville 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 east side of St. James Court and is the second parcel from the intersection at W Magnolia Avenue. The 2 ½ story masonry Victorian home is designed with Beaux Arts and classical influences as evidenced in the cornice and bracket structure. The home has a hip roof with a front facing dormer with a detailed, diamond muntin configuration in the windows.

Conclusions

The project generally meets the Old Louisville design guidelines for **Site**. The parking area as constructed adds visual character to the alley and allows for the parking area to be clearly defined with the masonry walls. The paved area is historic mix and the masonry veneer walls with limestone caps echo historic details found throughout the district. It is important to note that any work beyond the boundaries of the easement is not subject to the review of this COA. Lastly, the historic limestone curbing was cut down to accommodate the new driveway without a COA. Staff would recommend that when the applicant reinstalls portion of the damaged driveway, that the new concrete abut the limestone that remains and to not pave over the area. If the curb is removed entirely, the curb should be articulated with concrete. It is important to note that the wall on the north side of the parking area was constructed outside of the boundary of the easement. Any new walls constructed within the boundary of the easement would need a separate COA for review and approval.

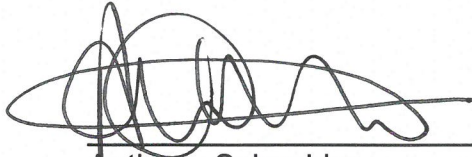
DECISION

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

1. **The applicant shall obtain any necessary building permits.**
2. **All paving shall be executed using historic concrete mix.**
3. **Where the limestone curbing remains, the applicant shall abut the new concrete and leave the curbing exposed. If the curbing does not exist, applicant shall articulate curbing in the concrete profile.**
4. **If a design or materials change is necessary, the applicant shall contact staff for review and approval.**

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

August 9, 2019
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.	+	
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.	+	Historic Mix
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.	+/-	Historic curbing was cut without a COA. Removal of historic materials is highly discouraged. What limestone curbing remains should be left exposed.
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.	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.	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.	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.	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.	NSI	
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	
-------------	--	----	--

