



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Old Louisville Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Bradley Fister, Historic Preservation Specialist
Date: July 20, 2020

Case No: 20-COA-0099
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1315 S. 1st Street

Applicant: Winston Oliver-Cerrosi &
Gene Oliver-Cerrosi
1315 S. 1st St.
Louisville, KY 40208
(502) 548-0120
(502) 528-6022
gunaketu.us@gmail.com

Owner: same as applicant

Estimated Project Cost: \$3,000.00

Description of proposed exterior alteration:

The applicant is seeking approval to erect a 72" wood privacy fence with brick columns at the left side and rear of the property.

Communications with Applicant, Completion of Application

The application was received on June 5th, 2020 and considered complete and requiring committee level review on June 8th, 2020. The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on July 29th, 2020 at 4:30 pm, online.

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.

The following additional findings are incorporated in this report:

Site Context/ Background

The site is located eight lots south of the intersection of E. Ormsby Ave. and S. 1st St. The property is zoned TNZD in a Traditional Neighborhood Form District. The structure constructed circa 1890 is a two-story, wood framed, red brick clad, building with rusticated stone arch accents.

Conclusions

The proposed fencing generally meets the Old Louisville Design Guidelines for **Site**. The only conflict with the Design Guidelines relates to **ST10** which states that masonry walls should not be in street-visible locations unless there is a need for earth retention, screening, or historic precedent. The proposed location of the masonry fence posts is along two alleys. In this case, the proposal is only for masonry columns rather than a solid wall which reduces the overall material. While visible from the alleys, the fence proposal would only be obliquely seen from 1st Street, if at all. The predominant fence structure will be wood which is in conformance with the Design Guidelines.

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 applicant shall stain or paint the proposed wood fence within six months of being installed.
2. The proposed fence and brick columns shall not exceed 7' in height and the finished side of the fencing shall be outward facing per ST15.
3. If the design or material changes, the applicant shall contact staff for review and approval.

Bradley Fister
Bradley Fister
Historic Preservation Specialist

07-22-2020
Date

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.	+	The proposed fencing would be complementary to the existing structure.
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	+	The proposed fencing proposes to follow the established property line patterns.
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.	-	The proposed masonry fence posts will be visible from the street view.
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.	+	The proposed materials (brick and wood) will match in design to the existing structure.
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.	+	Applicant shall adhere to ST15, see conditions of approval.
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.	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	