



Historic Landmarks and Preservation Districts Commission

Report to The Committee

To: Limerick Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Bradley Fister, Historic Preservation Specialist
Date: January 7, 2021

Case No: 21-COA-0001
Classification: Committee Review

GENERAL INFORMATION

Property Address: 940 S. 6th St.

Applicant: James Cowherd
9219 US HWY 42 Ste. D-168
Prospect KY, 40059
(562) 416-3765
james.avs@gmail.com

Owner: same as applicant

Estimated Project Cost: \$100.00

Description of proposed exterior alteration:

The applicant seeks approval for an after-the-fact planter constructed of brick and mortar, located in the front of the home. The planter is approximately 3'-0" deep, 24" high, and extends 14' wide from the left corner of the front porch to the left front corner of the home.

Communications with Applicant, Completion of Application:

Staff was made aware of the planter due to an anonymous complaint. Staff contacted the applicant to mitigate the situation, on September 17, 2020 via email. Staff informed the applicant that though typically a flower bed does not require ARC approval, the manner in which the planter was constructed, and its location would. The applicant responded back on September 21, 2020 and asked if it would be easier to remove the wall. Staff replied back to the applicant on September 24, 2020 and informed the applicant that he was welcome to remove the wall, if not a COA and an ARC meeting would be necessary. The applicant submitted their application for an after-the-fact COA on January 4, 2021.

The application was classified as requiring Committee Review on January 4, 2021 and staff emailed applicant to advise them their application had been assigned to a case manager. Staff informed applicant that the case would go before the Limerick Architectural Review Committee on Wednesday, January 13, 2020 at 5:30pm.

FINDINGS

Guidelines

The following design review guidelines, approved for the Limerick 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 included in this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The brick Romanesque Revival Style home was built circa 1870. The site is located 11 lots north of the intersection of W. Kentucky St. and S. 6th St. and zoned TNZD in the Traditional Neighborhood form district.

Conclusions

The after-the-fact planter does meet some of the **Site** Design Guidelines for the Limerick Preservation District, however, it does not meet the most applicable Design Guideline **ST10** which states masonry walls in street visible locations should only be constructed to retain earth at changes in grade, screen service areas, or unless historic precedent exists. The planter is low to the ground and adjacent to the house rather than being a wall along the sidewalk, but it is not screening any service areas. It is obscuring the limestone foundation and there would be concern about potential damage the foundation with vegetation and soil covering it.

Recommendation

On the basis of the information furnished by the applicant, and the Limerick Preservation District Design Guidelines, Staff recommends the application for a Certificate of Appropriateness be **Denied**.

Bradley Fister
Bradley Fister
Historic Preservation Specialist

01-6-2021
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 planter is somewhat complementary to the property as a whole, as it is masonry. It does, however, obscure the foundation wall of the house.
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	+	The planter is located within the existing property boundaries.
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.	+	The topography of the front yard has not changed.
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.	NSI	Constructing the wall in such proximity to the existing foundation could potentially damage the foundation.
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.	-	Wall is in a street visible location and is not a retaining wall. The 2' wall is adjacent to the house rather than along the sidewalk.
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.	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	