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## Historic Landmarks and Preservation Districts Commission

### Report to the Committee

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To: Old Louisville Architectural Review Committee  
Thru: Cynthia Elmore, Historic Preservation Officer  
From: Bradley Fister, Historic Preservation Specialist  
Date: February 09, 2021

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**Case No:** 20-COA-0192  
**Classification:** Committee Review

#### GENERAL INFORMATION

**Property Address:** 1334 S. 2<sup>nd</sup> St.

**Applicant:** Tim Cooley  
1334 S. 2nd St.  
Louisville, KY 40208  
(502) 817-6417  
[timcooleyroofdoctor@gmail.com](mailto:timcooleyroofdoctor@gmail.com)

**Owner:** Mary Richards  
219 Lilian Way  
Louisville, KY 40214  
[mcharlenerichards@gmail.com](mailto:mcharlenerichards@gmail.com)

**Estimated Project Cost:** \$900.00

#### Description of proposed exterior alteration:

1. The applicant is seeking after-the-fact approval to erect three brick risers. The risers are approximately 32" in height, and constructed of brick and mortar and set atop brick pavers. The applicant intends for the risers to be used to place seasonably appropriate plantings. The risers were designed not to be affixed to the ground, which allows for them to be moveable, and not a permanent fixture in the front of the building.
2. The applicant also seeks after-the-fact approval for two sections of black metal decorative fencing approximately 3' wide x 28" high that have been attached between the three brick columns.

3. The applicant also seeks approval for an after-the-fact brick terrace placed in the front of the home on either side of the stairs leading to the stoop. The terrace extends outward from the stairs to the north approximately 9' toward the property line; the terrace extends outward from the stairs to the south approximately 15' toward the opposite property line. The terrace extends outward from the foundation of the building on both sides approximately 6' toward the direction of S. 2<sup>nd</sup> St., and abuts the existing brick walk on either side.

### **Communications with Applicant, Completion of Application**

The after-the-fact application was received on September 16, 2020 in response to a citation from a complaint and considered complete and requiring committee level review on September 21, 2020. Staff emailed the applicant to let them know that the application had been received, and to learn more about the project. Due to the pandemic and it being an after-the-fact case, other cases were prioritized to be taken to the ARC before this case. Staff has spoken to the applicant in depth about the project and worked to mitigate the project before deciding it needed to go to the ARC for approval. The case is scheduled to be heard by the Old Louisville Architectural Review Committee (ARC) on February 17, 2021 at 5:30 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 thirteen lots south of the intersection of E. Ormsby Ave. and S. 2nd St. The property is zoned TNZD in a Traditional Neighborhood Form District. The structure was constructed circa 1900 is a two-and-one-half-story, wood framed, red brick masonry, building with rusticated stone accents.

### **Conclusions**

The terrace is flush with the ground and not visible from the street. The fencing that is along the terrace and between the risers is below 2.5' and serves more as a landscaping border feature than an actual fence. The proposed brick risers generally do not meet the Old Louisville Design Guidelines for **Site**. The primary 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, and **ST14** which states not to install front yard fencing when there is no precedent for it. The proposed location of the masonry risers and fencing is along the front of the building. In this case, the masonry piers are not secured to a

foundation and are moveable. While visible from the street, the proposal would be seen primarily from S. 2<sup>nd</sup> Street, 1<sup>st</sup> Street.

**Recommendation for part 1**

On the basis of the information furnished by the applicant, Staff recommends the application for a Certificate of Appropriateness be **denied**.

**Recommendation for parts 2 & 3**

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 terrace in the front yard shall not be extended further without staff approval.
2. No additional fencing shall be installed beyond the terrace.
3. If the design or material changes, the applicant shall contact staff for review and approval.

Bradley Fister  
Bradley Fister  
Historic Preservation Specialist

02-09-2021  
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
<b>ST1</b>	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 after-the-fact risers, fence panels, and terrace are generally complementary to the existing structure.
<b>ST2</b>	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	NA	
<b>ST3</b>	Use paving materials that are compatible with adjacent sites and architectural character.	+	The brick terrace is compatible with the adjacent site and character of the building.
<b>ST4</b>	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	
<b>ST5</b>	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	
<b>ST6</b>	Do not harm historic resources through road widening or underground utility repair.	NA	
<b>ST7</b>	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	NA	
<b>ST8</b>	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 addition of terrace and movable risers do not change the topography.
<b>ST9</b>	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	
<b>ST10</b>	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 risers will be visible from the street view. The risers read more as posts and do not form a solid wall.
<b>ST11</b>	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	

<b>ST12</b>	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	
<b>ST13</b>	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	+/-	The fence panels size meets the design guidelines however there is no precedent.
<b>ST14</b>	Do not install front-yard fencing where there is no historic precedent.	-/+	There is not historic precedent in this case. The fencing between the risers is not directly along the ROW and serves more as a landscaping feature.
<b>ST15</b>	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	
<b>ST16</b>	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	
<b>ST17</b>	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	
<b>ST18</b>	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	
<b>ST19</b>	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	
<b>ST20</b>	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
<b>ST21</b>	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	
<b>ST22</b>	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	
<b>ST23</b>	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
<b>ST24</b>	Install utility lines underground whenever possible.	NA	