

**21-COA-0074**  
**1451 S. 2nd St.**



**Old Louisville Architectural Review Committee**  
**Public Hearing**

**Bradley Fister, Historic Preservation Specialist**  
**May 12, 2021**

# Request

## Certificate of Appropriateness:

The applicant requests after-the-fact approval to replace six historic wood windows located on the front façade of the building, with wood framed aluminum-clad windows that match the existing size and configuration of the original windows. The applicant also seeks after-the-fact approval for the construction of a retaining wall, and privacy fence with barn-style gate, to create a secure private parking area located at the rear of the property off the alley.

1451 S. 2<sup>nd</sup> St.

# Site Map



1451 S. 2<sup>nd</sup> St.

# Aerial Image



# Site Context / Background

The TNZD zoned property within the Traditional Neighborhood Form District is located on the southeast corner of W. Burnett Avenue and S. 2<sup>nd</sup> Street. The 3-story Richardsonian Romanesque masonry structure has sandstone sills and decorative plaques on the front façade. It is surrounded by other 2½- to 3-story structures of the same era.

# Site Context / Background

## Prior COA 19-COA-1093

The upper stories of the façade were severely bowing from the structure which required it to be rebuilt. The masonry work proposed generally met the **Masonry** guidelines and the completed work meets the conditions of approval stated in the original Decision. The applicant worked with the Kentucky Heritage Council on approval for a Rehabilitation Tax Credit and had the work approved prior to implementation. The applicant also removed a tree that generally met the design guidelines for **Site** and **Streetscape**.

# Site Context / Background

The removal of the tree was deemed justified as the tree was impacting historic resources. The applicant also sought approval at the same time to rebuild the existing stone retaining wall located at the rear of the property with existing resources making the work general maintenance.

1. Windows shall be removed and reused in the rebuilding of the façade.
2. Match the existing bonding pattern, coursing, color, size, strength, and pointing mortar of masonry when replacing a section of brick wall.

# Site Context / Background

3. Make sure that any exterior replacement bricks are suited for exterior use. Bricks should always be toothed-in to historic brickwork, to disguise the joint between new and old.
4. Match historic mortar joints in color, texture, joint size, and tooling when repointing.
5. Use a mortar mix that is compatible with historic masonry. Repointing mortar should be equivalent to or softer than the original mortar. When repointing mortar is harder than the surrounding masonry, as is the case with many modern mixtures, moisture cannot escape through the joints.

# Site Context / Background

Trapped moisture will crystallize within the walls and fragment surrounding brick and stone. A high lime and low Portland cement content mortar mix (1 part cement, 1 part lime, and 6 parts sand) is frequently acceptable.

6. Sandstone sills shall be replaced with in-kind material.

7. The applicant should consider replacing the tree with select native deciduous species as canopy trees or trees appropriate to the period and character of the district.

# Site Context / Background

8. The removal of the tree shall not structurally damage the main structure on the lot.
9. All Planning & Design approvals and building permits shall be obtained prior to construction.
10. If the design changes, the applicant shall contact staff for review and approval.

# Work on House

# Scope of Work

- 5 Layers of Roofing
- Failed Mortar
- Failed Box Gutters
- Failed Downspouts
- Failed Window Sills
- Rotted Wood Frames & Structural Elements of the Windows

# Issues Discovered

Upon removal of windows which was required to repair and restore the front façade, window sashes & frames were found to be compromised by years of neglect and continuous water damage.





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# Completed Project

- Extensive Masonry Repair
- Repaired and then Replaced Masonry Visual Elements to their Original Location.
- Tuckpointed Entire Building
- Restored Historic Fascia
- Rebuilt Box Gutters
- New Roof
- New Downspouts
- 2 Year Project – Best in Class Old Louisville Renovation









# Back Yard + Alley

# Scope of Work

- Repoint Existing Retaining Wall
- Construction of New Retaining Wall (next to existing) in Order to Create a Level Rear Yard.
- Construct Privacy Fence and Barn Style Gate to Create Secure Private Parking
- Height of the Fence is Based on Existing Fences Along the Alley (goal was to create a continuous visual sightline)





















1453 S. 2<sup>nd</sup> St.  
Overall Height  
8'-4" +/-



1455 S. 2<sup>nd</sup> St.  
Overall Height  
8'-5" +/-



# Conclusion

The wood frame aluminum-clad replacement windows on the front façade generally meet the **Window Design Guidelines**. The applicant intended to originally repair the windows as done with the other windows, located on the sides and rear of the property. Once the masonry work began on the front façade it was discovered that the windows had been severely damaged by water. The box gutters were in disrepair and water had been running down the façade and pooling at the windows.

# Conclusion

The extension of the original retaining wall to further allow for the leveling of the rear yard generally meets the **Site** design guidelines. The extension of the retaining wall is located at the rear of the property. New retaining wall is easily distinguishable from the historic retaining wall that was repaired. It is also located at the rear of the property and is not visible from the primary façade.

# Conclusion

The privacy fence, and gate located at the rear of the property would generally meet the design guidelines for **Site**, other than the height is above the 7' maximum height as stated in the Design Guidelines. Though staff cannot recommend the privacy fence based on the Design Guidelines, staff recognizes the height is in keeping with the condition of the neighboring privacy fences in the alley. The height of the fence was chosen to follow this existing site line to create a more cohesive continuous feel.

# Conclusion

However, the LDC measures from grade level which would be in this case at the base of the retaining wall. This would make the height more than 8' max height per the LDC. If approved the applicant may require a variance for the height.

# Recommendations

On the basis of the information furnished by the applicant, staff recommends a Certificate of Appropriateness be **approved with the following conditions:**

1. The applicant shall lower the height of the privacy fence and gate to a maximum of 7' above grade.
2. The applicant shall paint, stain or clear coat the privacy fence within six months of construction.
3. The applicant shall contact staff and apply for a COA prior to any further exterior changes.