

Historic Landmarks and Preservation Districts Commission



Historic Landmarks and Preservation Districts Commission

- Established by LMCO 32.250
- Historic preservation is important and an entity is created to protect historic resources
- Primary method of preservation is local designation and required reviews
- Review is based on Design Guidelines
- Guidelines based on the Secretary of the Interior Standards with local refinement

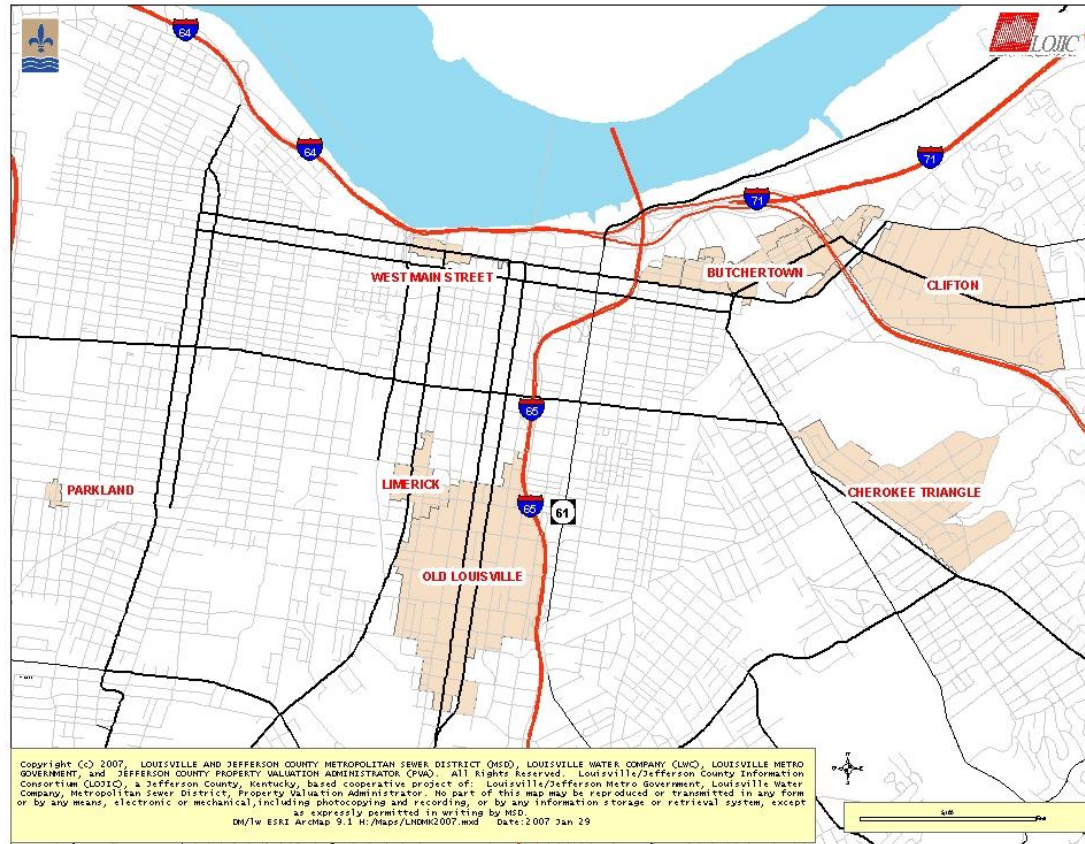
Landmarks Commission Review

- Design review for Exterior Changes (appearance and/or materials)
- May not require Planning Commission review or Building Permit
- Independent of the Planning Commission
- Reviews are coordinated with other review bodies as necessary to streamline and ensure holistic review

Local Designations

- 50+ Individual Landmarks
- 7 Local Preservation Districts
 - Butchertown
 - Cherokee Triangle
 - Clifton
 - Limerick
 - Old Louisville
 - Parkland
 - West Main Street

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Clifton Preservation District

- Established in 2003
- Design Guidelines approved in 2007
- 2009 - 27 Staff level reviews
- 2009 - 19 Committee level reviews
- 2008 - 58 total reviews
- Nearly daily interaction with Clifton residents regarding process, hp assistance

Common Misconceptions Addressed

- All of Clifton has a very rich, even if diverse, history. See designation report on website.
- Does not review ordinary maintenance & repair
- Does not review landscaping
- Does not review Use, traffic management, parking, zoning, liquor sales, tall grass
- Does not review painting on non-masonry surfaces
- Is keenly concerned for energy efficiency and “green” and sustainable building practices
- Is independent of the Clifton Community Council
- There was no change or tightening of guidelines in 2007. In fact the Clifton Guidelines were officially adopted in 2007 which are more lenient than standard set.

Common Misconceptions Addressed

- Review applies to all sides of a structure
- Solutions are not the same for every building
- Contemporary design is supported for new structures
- Structurally compromised structures can be approved for Demolition
- Property Valuations (see p. 15 Historic Preservation in Kentucky by Dr. J. Gilderbloom posted on Commission's website)
 - Clifton from 2000 to 2006 median property value increased = 53%
 - Average total for designated historic preservation districts = 58%
 - Average total for non-designated areas = 32%

Website:

<http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

The screenshot shows a Microsoft Internet Explorer browser window displaying the website <http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>. The website header includes the LouisvilleKy.gov logo, navigation tabs (Residents, Business, Visitors, Mayor Abramson, Metro Council, Departments, Service Directory), and a search bar. The main content area is titled "Historic Landmarks and Preservation Districts Commission" and features several sections: "Map It" with a "Map City Services" search box, "Historic Landmarks and Preservation Districts Commission" with links to "Landmarks Commission Members" and "Upcoming Agenda Architectural Review Committees August 11", "Planning and Design" with a list of links including "Environmental Trust", "Land Development Code (LDC)", "Neighborhood Plans", "Public Comment Opportunities", "Transportation Planning", and "Contact Metro Planning and Design", and "Local Preservation Districts" with a list of district names: "Butchertown", "Cherokee Triangle", "Clifton", "Individual Landmarks", "Limerick", "Old Louisville", "Parkland", and "West Main Street". The browser's taskbar at the bottom shows the Windows start button, several open applications, and the system clock displaying 2:41 PM.

Website:

- Utilized as source of information
 - Ordinance - primary document
 - List of Districts
 - Design Guidelines
 - Designation Reports
 - Annual Reports
 - Proposed Revisions
 - Links to other historic preservation websites of interest

Other Agency Reviews

- Land Development Code
- Building Code
- Design Overlay Districts
- Public Works/Traffic
- Metropolitan Sewer District
- State Plumbing Department
- State Highway Department
- Property Maintenance Code
- Others

Ordinance 32.250

- Originally adopted by Board of Aldermen in 1973 and readopted by Metro Council
- Establishes the Landmarks Commission to carry out the mission of historic preservation in the community
- Is the source document for all actions of the Commission
- Clearly defines make-up of Commission, committees, staff duties and all processes

Ordinance Updates, 2009

- Provision for appointment of temporary members to Architectural Review Committees in the event the committee is unable to obtain quorum due to member conflicts regards to a specific case
- Appeals may be made by an “aggrieved party”, not just the applicant. (This is in line with other similar processes.)

Ordinance Updates, 2010

Proposed

- Various editorial updates, i.e. references to “Metro Government” are now “Louisville”, agencies, etc
- Re-organization of some sections for flow
- Adding Titles to sections for ease of reference
- Definitions - adding “Demolition by Neglect”, clarifications on others
- ARC member term limits

Ordinance Updates, 2010

Proposed

- Guideline Revision Process.
 - There currently is no provision for updating - just for creating guidelines for new districts = task force, multiple public meetings.
 - New provision states “The Commission shall recommend to Metro Council amendments to the guidelines as provided in this Ordinance based on experience in reviewing applications as needed for clarity and to recognize new materials, methods of construction, and best preservation practices. The Commission’s recommendations shall include comments for the Committee(s) that use the guidelines.”
- Much more expedient and responsive to the needs of the district and ARC

Ordinance Updates, Proposed 2010

- Neighborhood Conservation District (NCD)
 - New program established
 - Districts created to protect a defined physical character via public review
 - Defines extent of review - New Buildings, Additions, Demolition, Relocation
 - ARC established - 7 members with 5 standing members and 2 rotating members from each district.
 - Districts are created via same petitioning process as a Preservation District

Ordinance Updates, Proposed 2010

- Timeline, tentative
 - Councilwoman Ward-Pugh has agreed to sponsor
 - Final review by the Landmarks Commission at their September 16 meeting and consent
 - Submittal to Metro Council - Sept/Oct
 - 1st read by Council and then sent to Planning & Zoning Committee - Oct
 - Possibly 2 cycles of review by P&Z Committee with recommendation to Council - Oct/Nov
 - Final deliberation by Council and adoption - Nov

Clifton Options

- De-designate - no ordinance provision for this. Research of national precedent reveals that removal or amendment of designations are based on error in designation process (analysis or procedure) or loss of integrity after designation.
- Change to NCD - no ordinance provision for this. Research finds no precedent or suggested criteria or legal method how this can occur. Further legal study required.

Clifton Options

- Remain a Historic preservation District and explore options to improve and respond to neighborhood concerns.
- The Commission desires to be an active and productive participant in the community dialogue and is willing to consider alternative ideas for Clifton as a Preservation District

Landmarks Commission August Meeting

- The Commission next meets on August 19th at 8:30 a.m. at the Old Jail, 514 West Liberty
- Staff will provide status update regarding Clifton activities and summary of commentary received
- Commission to discuss alternatives to address the comments