

CITY OF PEWEE VALLEY, KENTUCKY  
ORDINANCE # 8, SERIES 2022  
AN ORDINANCE ESTABLISHING A PEWEE VALLEY TOWN CENTER OVERLAY DISTRICT  
AND ESTABLISHING DESIGN GUIDELINES AND REGULATIONS FOR THE DISTRICT

WHEREAS, Kentucky Revised Statutes 82.650 to 82.670, gives the City of Pewee Valley the power to create overlay districts, provide regulations for design standards and development within any area of the city determines to be an area of architectural, natural, or cultural significance that is suitable for preservation or conservation,

WHEREAS, the City of Pewee Valley is over 150 years old and has many areas which should be preserved because of their architectural, natural, or cultural significance and the City Council desires to set up a framework to protect those areas, and

WHEREAS, the City of Pewee Valley desires to set up a Pewee Valley Town Center Overlay District to protect those properties and structures within the traditional town center for the City of Pewee Valley,

NOW THEREFORE, pursuant to Kentucky Revised Statutes 82.650 to 82.670 and the recommendation of the City of Pewee Valley Overlay District Commission and City of Pewee Valley Ordinance7, Series 2022, the City of Pewee Valley Council does hereby ordain as follows:

Section 1: Creation of City of Pewee Valley Town Center Overlay District. It is the finding of the City Council that the distinctive and significant character of the historic city center must be maintained by protecting and enhancing its historic, architectural, and cultural heritage. There are five real properties and community spaces that the city wishes to protect:

1. 218 Mt Mercy Drive. Built in 1910 as the Pewee Valley State Bank which operated independently until 1963 when the Pewee Valley Women’s Club moved into the building in 1966. The women’s club completed many civic projects and started the Little Colonel Players. The Pewee Valley Women’s club remains in the building today. Parcel Number(s)25-PV.05-02-6.
2. 220 Mt. Mercy Drive. Pewee Valley’s oldest commercial building, erected as a General Store in 1880 by Woodruff, a notable resident of Pewee Valley who also funded the iron bridge and turnpike into the City. It later passed to Thompson and continued as a general store until 1972 when it became a veterinarian’s clinic for many years. Parcel Number(s) 25-PV.05-02-5.
3. 300 Mt. Mercy Drive. Little Colonel Playhouse was originally built in 1912 by Jurey as a dry goods store, it housed the Masonic Lodge and Post office at one time. Since 1964 it has been the home to the Little Colonel Players, holding theatrical performances. Parcel Number(s) 25-PV.04-01-7.

4. 304 Mt. Mercy Drive. Built sometime in the late 1800's or early 1900's. Initially it was the Mosely Brother's store. In the late 1950's, Dr. Burl Mack purchased the property and in the 1960's the second floor was added. In the mid 1980's, Dr. Steven Applegate owned the building. Today, the building has been renovated to preserve the look of original Mosely Brother's store, with the mid-century modernism style of the 1960's and a component of modernism. Parcel Number(s)25-PV.04-01-6.
5. 312 Mt. Mercy Drive. Pewee Valley Town Hall was built by the city in 1897 and has been used as city hall since then. The historical museum also uses this site; the site includes the historic town square with caboose located on Mt. Mercy Dr., the City of Pewee Valley Central Avenue and the city park located behind these properties. Parcel Number(s) 25-PV.04-01-4 & 25-PV.04-01-5 .
6. 314 Mt. Mercy Drive. Home to the interurban depot 1901-1935, and then an icehouse and first telephone substation for suburban exchange in 1941.Later used as an art studio gallery, and then woodworking studio. It has been restored historically and is now an event space. Parcel Number(s)25-PV.04-01-2F&3.

Section 2: Design Guidelines for City of Pewee Valley Town Center Overlay District.

The following shall be the design guidelines for the Town Center Overlay District:

- A. Architectural Design. Building architecture within the Town Center District should be blend with surrounding structures. The architectural styles do not need to be identical but should demonstrate similar design elements to those structures currently existing in the district.
- B. Windows: Windows should present an appearance like the windows replaced. The work shall preserve the general appearance of the property prior to the work being performed. Windows do not need to be the exact same construction as the windows replaced. If the original windows were double hung, multi pane windows, the replacement windows should be double hung. Glass may be one large piece with simulated grid structure to provide appearance of individual panes. If the original windows contained a single layer of glass (or 'wavy' glass) the new windows may use a single smooth layer or multi-layers and utilize low-E materials.
- C. Exterior Doors: Doors should present an appearance like the doors replaced. The work shall preserve the general appearance of the property prior to the work being performed. Doors do not need to be the exact same construction as the doors replaced. If the original doors were single panel wood doors, the new doors may duplicate that construction or be made of different materials and utilize internal insulation for energy efficiency if the exterior presents an appearance like the door replaced.

- D. Roofs: Roofing material should provide an appearance of typical roofs used for the architectural style structure being reworked. Newer man-made materials may be used that provide enhanced benefits to the structure. Should the roof being replaced be of asphalt construction and similar homes of this architecture use metal roofs, then a metal roof of that type of construction may be substituted and vice-versa.
- E. Gutters: Rework or replacement of gutters should result in similar external appearance to the guttering system being replaced. For build-in gutters, the internal construction may be updated using newer materials, while the outward visible appearance should remain as before the rework. For external gutters, the outward appearance should remain as before the replacement, with the exception that the addition of some type of gutter covering to address leaf collection may be added since Pewee Valley is known for its trees.
- F. Painting: Building color schemes should provide for a balanced color appearance within the Historic Preservation District and/or within the surrounding landmark sites. The Commission will develop a color palette for use in maintenance and construction in historic districts or on landmark sites. This pallet will provide guidance for color selections and hues, but not specify a specific color for use. There may be several palettes identified for difference historic districts or landmark sites since there are different architectural designs that have been erected over many years with their own color palettes (i.e.: Victorian “Painted Ladies” may have a much bolder and diverse color palette than some other architectural styles).
- G. Exterior surfaces: Building materials used on the exterior surfaces should present the appearance mainly of wood, brick, and stone and incorporate design features of traditional village character. Actual materials may be man-made to simulate these materials and provide for ease of maintenance and enhanced energy efficiency.
- H. Landscaping: Perimeter landscaping is encouraged, but not required. It should be used in such a manner that it does not create dense wall areas along the borders of properties. Should trees need to be removed due to disease, age, or wind damage, replanting is encouraged and should be a tree-for-tree replacement within 25 feet of the removed tree. Other landscaping is at the discretion of the owner, if it does not result in water run-off onto neighboring properties.
- I. ADA Ramps: Installation of a handicap ramp shall be ADA compliant and constructed in a manner to blend in with the overall architecture. The work

shall involve the use of material which provide the same general appearance as the originals, or as close as possible.

- J. Height Limit: The scale of the structures in the Town Center is intrinsic to preserving its historic, architectural, and cultural heritage. No structure within the Town Center is currently higher than two stories. Structures of any kind, including building towers, parapets, telecommunication towers or aerials must not be more than 2 stories high within the Town Center District with maximum height of 45 feet.
  
- K. Telecommunication Facilities. Any telecommunication facility must be a “decorative facility” which is designed to blend into the surrounding environment by means of screening, concealment, or camouflage. The antenna and supporting antenna equipment are either not readily visible beyond the property on which they are located, or, if visible, appear to be part of the existing developed feature, the surrounding landscape or environment rather than identifiable as a wireless communications facility.
  
- L. Fences. Fences must be compatible with the Pewee Valley rural character. Fences should be wooden. Use of “diamond” style fencing along scenic corridors should be encouraged.
  
- M. Signs. Any signs must meet the City of Pewee Valley sign ordinance.

Section 3: This Ordinance shall take effect upon its adoption, passage and publication as required by law.

First Reading:	October 5th, 2022
Second Reading:	December 7, 2022
Passage and Approval:	December 7, 2022