



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Priscilla Bowman, Historic Preservation Specialist
Date: September 26, 2022 *SD*

Case No: 22-COA-0219
Classification: Committee Review

GENERAL INFORMATION

Property Address: 129 N. Clifton Avenue

Applicant: Chris Cope
129 N. Clifton Avenue
Louisville, KY 40206
(502) 835-5515 | (502) 569-7966
cope1c@me.com

Owner: same as applicant

Estimated Project Cost: \$37,000

Description of proposed exterior alteration:

The applicant seeks approval to remove the existing 4-inch vinyl siding and to install new, solid core, 7-inch, vinyl clapboard siding on the home. Included in the proposal, the applicant plans to add new house wrap and rewrap the front-facing, first-story window.

The applicant also seeks approval to install new, 5-inch standard, seamless gutters, and new 3-inch standard downspouts on the rear, first-floor of the home. The remaining gutters and downspouts will be repaired. All gutter and downspout work is considered general maintenance and does not require a COA.

Communications with Applicant, Completion of Application

The application was received September 2, 2022 and the application considered complete and requiring committee level review on September 5, 2022. Staff emailed the applicant on September 7, 2022 to let

them know their application had been received and that their proposal for 7-inch siding would require committee review. The applicant reaffirmed the size proposed on September 12, 2022.

The case will be heard by the Clifton Architectural Review Committee on October 5, 2022 at 4:30 PM, in the Metro Development Center located at 444 S. 5th St. Room 101.

FINDINGS

Guidelines

The following design guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Siding & Trim**. 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 property is located on the east side of N. Clifton Avenue, seven lots south of Sycamore Avenue. The site is zoned R5 within the Traditional Neighborhood Form District. The site contains a one-story, frame, shotgun-style home, circa 1900 with two-story camel back addition that was later added in 1999. It is surrounded by homes of similar style and age.

No previous COAs were on file for this address.

Conclusions

Although the historic wood siding was previously replaced, possibly around 1999, prior to the district's establishment, the existing vinyl siding retains the reveal depth of historic wood siding. It also matches the vinyl siding on the adjacent homes. While vinyl is considered an acceptable material, the 7-inch size proposed does not meet **SD9** of the Clifton Design Guidelines: **Siding & Trim**. The guidelines say a narrow profile (3-4" reveal depth) is appropriate. There is no precedent on site to support the use of a 7-inch siding. A siding this wide would not have been on this style of house historically. Thus, staff cannot recommend approval of this request.

RECOMMENDATION

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

Should the ARC determine that the siding is appropriate or if the applicant agrees to alter the proposal, staff recommends the following **conditions of approval**:

- 1. All vinyl siding shall be installed with a 3-4" reveal depth.**
- 2. Historic fabric, trim, or corner boards should project slightly beyond the vinyl siding, wherever possible without causing damage.**

3. If the design or materials change, the applicant and/or their representative shall contact staff for review and approval.

Priscilla Bowman
Historic Preservation Specialist

Date

Clifton Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
SD1	Missing wood features should not be replaced with conjectural or falsely historic reconstructions or with newly designed elements that are incompatible with the building's size, scale, or materials.	NA	Proposed vinyl siding to replace existing vinyl siding.
SD2	Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.	NA	
SD3	Contemporary wood siding or fiber cement board, which conveys the visual appearance of historic siding, should be used when replacing sections of deteriorated wood. Other materials which expand and contract like wood may be used when approved by staff or ARC review.	NA	Existing vinyl siding.
SD4	Structurally inappropriate materials such as textured plywood (e.g., T-111) or similar soft wood products that shed water poorly should not be used on primary structures. Architecturally and historically inappropriate materials should not repair, replace, or be placed over historic wood siding.	NA	
SD5	Exterior veneers shall not be installed over wood siding or as a replacement for exterior siding. Some examples of historically inappropriate exterior veneers not to be used are artificial stone or other masonry, EIFS (synthetic stucco), asbestos shingles, or asphalt shingles.	NA	
SD6	Replace or repair damaged or deteriorated wood siding with wood or wood-like materials. Undamaged, intact historic wood siding should be preserved and not removed and/or replaced.	NA	
SD7	Replacement siding should be installed horizontally unless there is valid historic documentation for a different original orientation.	+	
SD8	Retaining and preserving the original wood siding and trim with paint is encouraged, especially on the street-address façade. The application of fiber cement board matching the original existing	+	(Re)wrapping window that was previously wrapped.

	Guideline	Finding	Comment
	exposure is preferred over vinyl or aluminum siding and may be approved by staff without ARC review. Vinyl or aluminum siding may be applied to street address façades, side, and rear elevations with ARC approval. The installation of any type of siding should not obscure or damage historic ornamental details such as fish-scale shingles, moldings, window casings, sills, hoods, brackets, and corner boards. Do not install siding of any type over rotten wood. Do not wrap windows and trim with metal. If applied, remove insul-brick material and apply house wrap before applying siding.		
SD9	Fiber cement, vinyl or aluminum siding should match the profile and dimensions of the original wood siding. A smooth-faced, narrow profile siding (3" or 4" reveal) is acceptable for installation. Historic fabric, trim, or corner boards should project slightly beyond the vinyl siding, wherever possible without causing damage.	-	Proposing 7" vinyl siding to replace 4" vinyl siding.
SD10	Paints and coatings manufactured before 1978 contained lead. Historic structures often contain hazardous substances, such as lead paint and asbestos. Since June, 2010, the EPA regulations require contractors to be certified and follow specific work practices to prevent lead contamination. For additional lead paint information, contact the Metro Health Department. For asbestos removal and disposal methods, contact Metro Air Pollution Control.	NA	
SD11	Installation of insulation with a proper vapor barrier should be done from the interior. Do not remove exterior siding to install insulation within the exterior walls of historic wood frame construction. This can result in damage to historic fabric by locking in mold and moisture and will rot wood from within. Houses need to be breathable.	NA	