



Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To: Chirag D Patel, Shree Hari Gopal 1007 LLC
Thru: Savannah Darr, Historic Preservation Officer
From: Bradley Fister, Planning & Design Coordinator
Date: August 10, 2022 *SD*

Case No: 22-COA-0115
Classification: Staff Review

GENERAL INFORMATION

Property Address: 1904 Frankfort Avenue

Applicant: Chirag D Patel,
Shree Hari Gopal 1007 LLC
1904 Frankfort Avenue
Louisville, KY 40206
502.510.7975
pateldchirag@gmail.com

Owner: same as applicant

Estimated Project Cost: \$85,000

Description of proposed exterior alteration:

The applicant requests approval to construct an addition to the west side of the extant building. The proposed addition will start at the front northwest corner of the extant building on the south facade, where it will extend west approximately 25' – 7" along the front plane before making a 90 degree turn, where it will extend south from along Haldeman Ave. approximately 60' – 0" before making another 90 degree turn, and extending east approximately 25' - 7" where it will align with the southwest corner of the existing rear wall.

The approximately 1,413 sqft addition will be distinguished from the extant building, with the construction of an approximately 3' – 3-3/8" wide x 14' tall brick veneer pilaster, where the new construction begins on the front (south) façade, and another approximately 2' wide x 14' tall brick veneer pilaster on the front (south) façade where it stops.

The front (south) façade of the addition will relate to the extant building with its brick bulkheads, contemporary awning, two large sections of store front glass

flanking either side of double storefront glass doors, with a large transom above. The remainder of the front façade of the addition will be clad in EFIS panels, from the brick veneer bulkheads, to the cornice at the existing roofline.

The east façade along Haldeman Ave. will be book ended like the addition to the front façade facing Frankfort Ave., by constructing 2 approximately 2' wide x 14' high brick veneer pilaster at both the northwest and southwest corner of the east façade. Between these pilasters will be 4 sections, approximately 12'-6" wide x 13' high. Each of the 4 sections will consist of brick bulkhead approximately 1'-6" high, followed by 2 EFIS panels approximately 6' high, followed by three fixed, single lite, clerestory windows, followed by two more EFIS panels above the windows that extend to the prefinished metal parapet cap. Each of these 4 sections will be divided by an approximately 2' wide x 12' high brick veneer pilasters.

The rear (north) façade of the addition, as well as the existing rear façade will be divided into 5 sections all of which will be clad with EFIS panels. This will start with the approximately 2' wide x 14' high brick veneer pilaster at the southwest corner of the building, followed by 5 other approximately 2' wide x 16'-2" EFIS pilasters spaced evenly across the rear façade. New metal gutters and down spouts will also be installed on the rear façade to help mitigate water.

The existing south and west facades are proposed to remain untouched.

Communications with Applicant, Completion of Application

The application was received on May 13, 2022. Staff worked with the applicant extensively to determine the scope of the project, and to determine if it would be a staff or committee review. Staff performed a site visit on June 28, 2022 and met with the applicant on June 29, 2022 to discuss the project via WebEx. It was decided at that meeting that the applicant would revise the elevation to allow the existing front façade to remain unchanged. The application was determined to be complete and classified as requiring Staff Review on August 1, 2022 with the submission of the latest elevations from the applicant.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Addition** and **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 property is located on the southeast corner of Frankfort Avenue and Haldeman Avenue. The property is zoned C-1 and within the Traditional Neighborhood Form District. The structure is a circa 1965, 1-story commercial building surrounded by 1- to 2-story residential structures, the Kentucky Institute

for the Blind complex, and a historic church. Character defining elements include the large hipped awning, brick bulk head, and expansive storefront glass.

Previous **COA 19COA1007** from March 18, 2019 for removal of chain-link side yard fencing and installation of 6' vertical wood privacy fencing in its place.

Conclusions

The proposed changes generally meet the applicable Clifton design guidelines for **Addition** and **Site**. The addition is sympathetic to the historic building in scale and massing per **A1** and **A3** by its continued use of brick veneer bulkheads, expansive storefront glass, double storefront style doors with transom, and even a modern awning. The addition is distinguishable from the historic façade per **A2** by the use of bookend pilasters that denote where the addition starts and stops, as well as the introduction of new materials such as the brick veneer in a differing colorway, and the use of EFIS which meet **A5**, **A10**, and **A11** with the use of subordinate materials. The original storefront orientation to the street has not been changed and the historic opening still reads visually as the primary entrance per **A6**. The addition is in conflict with part of **A12** since it is along the same plane, however it is clearly denoted by the design and material use what portion of the building is original and what portion is new.

The applicant shall adhere to **ST1** with the use of historic mix concrete for all exterior concrete needed. The rear of the existing building is falling in so the applicant will need to take precautions per **ST7** so as not to further harm the historic portion of the building. The applicant is working with Planning & Design Services (22-CAT2-0114) for a review of the property as a whole and shall generally meet all necessary landscape requirements per **ST17**.

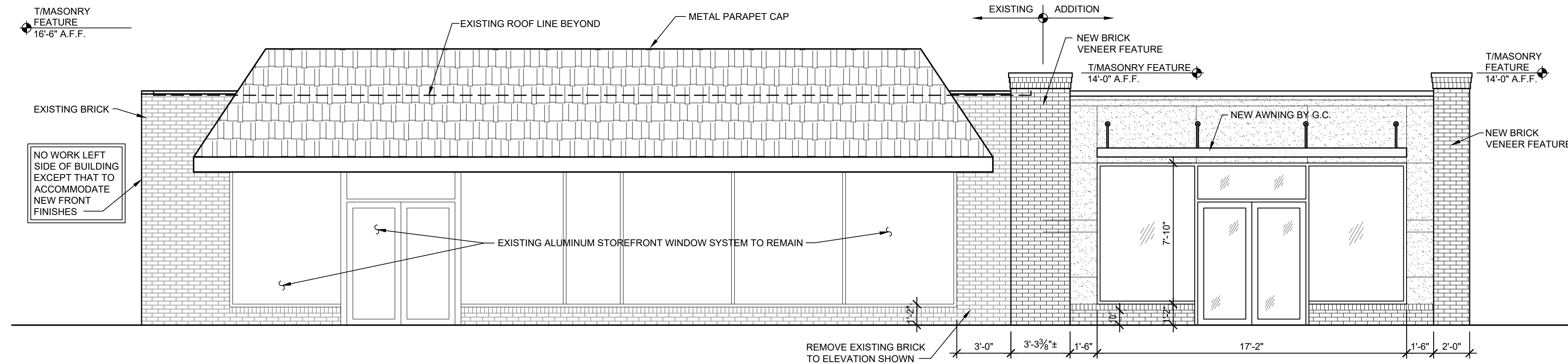
DECISION

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is **approved with the following conditions**:

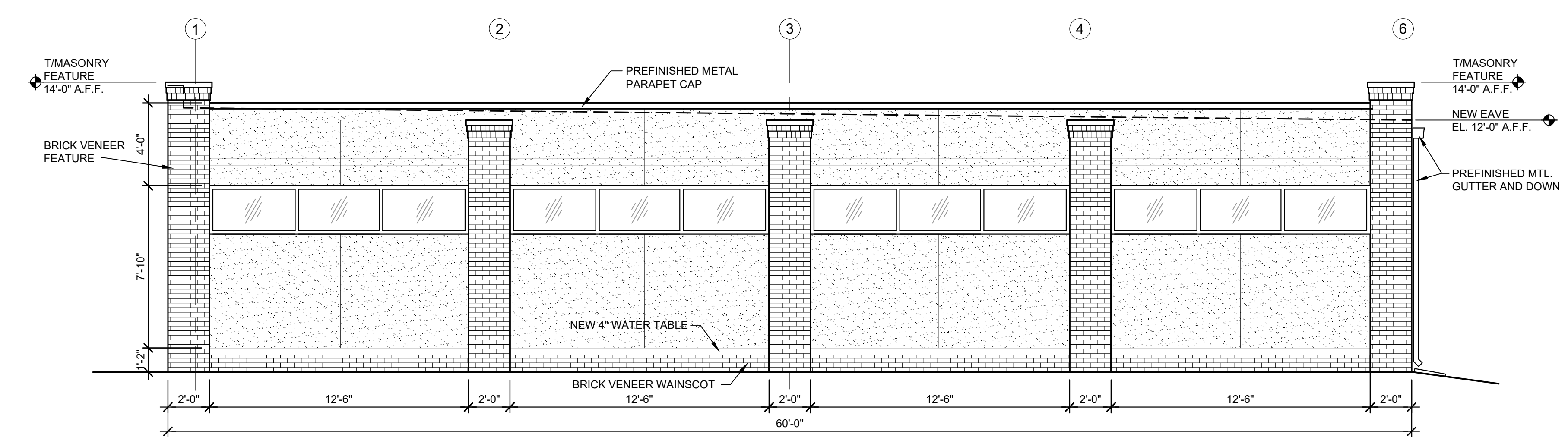
- 1. The applicant shall submit cut sheets for all proposed building materials to staff prior to construction for approval.**
- 2. The applicant shall submit an exterior lighting plan with fixtures prior to installation for staff approval.**
- 3. The applicant shall use historic concrete mix for all exposed exterior concrete work.**
- 4. The applicant shall use a brick veneer that is different in color and or texture than the existing brick to further distinguish the extant from the new.**
- 5. All Planning & Design approvals and building permits shall be obtained prior to construction.**
- 6. Any additional work or proposed changes to the approved work shall be submitted to staff for review and approval prior.**

	Guideline	Finding	Comment
	maintain the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion. The size and placement of doors and windows should be proportional to the number, size, and shape of the new wall elevation as compared to the mass and scale of the historic building. See Door and Entrance and Window guidelines for more details.		same relationship of solids and voids as seen with the storefront glass and continued bulkheads.
A9	Full-floor additions on contributing residential structures (adding an additional full floor on top of a house) are not recommended unless the full-floor addition will be compatible with the existing streetscape and adjacent homes and structures and the impact on the character of the historic home is not totally transformed.	NA	
A10	Materials should be used that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+	Proposed materials are brick veneer and EFIS.
A11	The original roof pitch, style, shape, and volume should be respected when designing an addition. The roof on the addition should complement the existing roof forms, not overwhelm them.	+	Addition has a low slope roof like the existing building.
A12	On commercial or institutional structures, the construction of new additions or additional stories should be as inconspicuous as possible when viewed from the street and should not damage or destroy character-defining features. New additions or additional stories should be set back from the historic wall plane.	+/-	The addition is in line with the existing plane but is differentiated with a brick veneer pilaster that divides the two.
A13	New additions to structures may incorporate contemporary, energy efficient, and sustainable design and materials. However, do not imitate an historic style or period of architecture in new additions, especially for contemporary uses such as drive-in windows or garages.	+	Addition speaks to its own period of significance.
A14	Sunrooms or screened porches that are compatible with the home may be constructed as a rear or side addition and built with a similar level of quality construction and design.	NA	
A15	Decks may be constructed on the rear or an inconspicuous side of the building. Do not construct a deck on the front façade. Decks should be of wood construction and be either painted or stained.	NA	
A16	The rear deck design should not extend beyond the side walls of the house and should not be visible from the front façade or street.	NA	
A17	When adding new exterior steps, stairways, fire escapes, or elevator shafts, do not radically change or damage a building's character-defining features. The new addition's construction scale and materials should be compatible with the materials and scale of the historic structure.	NA	
A18	Exterior fire escape steps should be installed only on the side or rear façade of the building. Respect the locations of original doors and windows and do not cause undue damage to historic materials. The fire escape should be as inconspicuous as possible when viewed from the street.	NA	
A19	Exterior fire escape steps constructed of wood should be painted or stained, oriented to the yard, and kept to a minimum functional size.	NA	

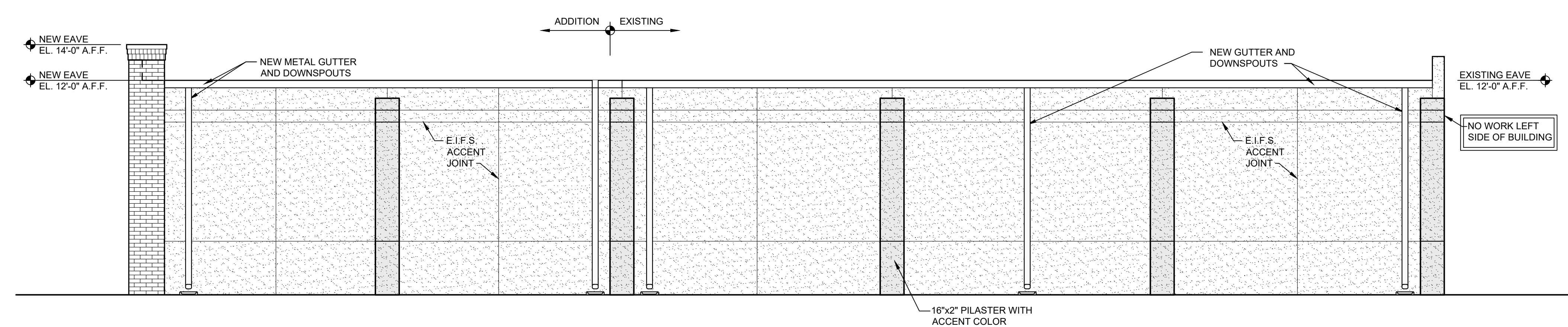
	Guideline	Finding	Comment
ST13	Rear yard or side yard privacy fencing should be installed with the finished side out and a side wall setback from the front of the house of at least two feet. Privacy fencing should be less than seven feet in height. Refer to the Land Development Code or contact the Department of Codes and Regulations regarding additional restrictions on fencing at corner properties.	NA	
ST14	Chain-link fencing painted black or dark color may be installed in residential front yards or along commercial corridors at the street where there is an historic precedent. Split-rail, woven-wood fencing, opaque fencing, painted or stained pressure-treated wood fencing, or recycled or reclaimed materials may be permitted with appropriate design. Synthetic or composite fencing that is durable may be considered.	NA	
ST15	Exterior lighting fixtures should not be falsely historical. The fixture should be attached to the exterior in a way as to not damage historic fabric.	+	Applicant shall submit all exterior lighting for staff approval prior to installation.
ST16	Exterior lighting for parking areas, architectural features, or other site areas should be directed down and away from neighboring properties. Energy-efficient lights should be used to create a soft illumination and to minimize the impact to adjacent properties. Reference the Land Development Code for illumination restrictions.	+	Applicant shall submit all exterior lighting for staff approval prior to installation.
ST17	Parking lot design requires a portion of the parking area to be landscaped or buffered from adjoining properties. Reference the Land Development Code for specifics on parking lot design, maneuvering, landscaping, and buffering requirements.	+	Applicant is working with other planning and design entities to meet all required landscape requirements as part of their larger review.
ST18	Auxiliary fixtures, such as air conditioning units, satellite dishes, rain barrels, greenhouse additions, and overhead wiring, should be located on secondary elevations (side or rear) so they do not detract from the street-address façade and the character of the site.	+	Applicant shall install any necessary equipment on the side or rear façade.
ST19	Trees in front yards should be preserved. Established street tree patterns should be enhanced by planting additional trees along the public rights-of-way in the grass area between the street and sidewalk. Consult the city arborist or Frankfort Avenue Street Tree Master Plan to determine tree species that are suitable for placement near overhead wires. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review by Landmarks staff unless directed by the city arborist for emergency or public safety concerns.	NA	
ST20	Cellular towers and associated fixtures should be strategically located to minimize the impact on historic view shed(s), screened from public view, and should not damage historic elements when attached to structures.	NA	
ST21	Utility lines should be installed underground whenever possible.	NA	
ST22	The concrete mixture should match the existing or historic concrete mixture when repairing or replacing sidewalks or installing new sidewalks in the public right-of-way. Contact the Landmarks staff for the appropriate mixture and specifications.	NA	



1 NORTH SIDE ELEVATION
 A3 SCALE: 1/4" = 1'-0"



2 WEST SIDE ELEVATION
 A3 SCALE: 1/4" = 1'-0"



2 SOUTH SIDE ELEVATION
 A3 SCALE: 1/4" = 1'-0"

REVISIONS:

DATE: 6/15/22
 CHKD: JDL
 BY: EJP