



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Savannah Darr, Planning & Design Coordinator
Date: October 18, 2019

Case No: 19-COA-0095
Classification: Committee Review

GENERAL INFORMATION

Property Address: 199 Coral Avenue

Applicant: Brian Harris
Harris Construction Services
1101 Bentwood Place Court
Louisville, KY 40207
502-712-5968
Harrisconstruction11@gmail.com

Owner: Valerie Ferguson
199 Coral Avenue
Louisville, KY 40206
502-424-8670
502-921-3125
v.willey@twc.com

Estimated Project Cost: \$5,000

Description of proposed exterior alteration:

The applicant seeks approval to construct a two-story addition on the northeast corner of the house, which is on the rear elevation. The front gabled addition will be situated approximately 13'-0" from the front of the house and will rise 2'-6" above the existing roofline. The addition will be clad in vinyl siding to match the existing on the house. Windows are proposed for the north and east elevations of the addition, but not on the front elevation. The footprint of the house is only expanding 9'-10" long by 13'-0" wide.

Communications with Applicant, Completion of Application

The application was received on September 25, 2019 and considered complete and requiring committee level review on September 30, 2019. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on October 23, 2019 at 5:30 pm, at 444 S. 5th Street, Conference Room 101.

FINDINGS

Guidelines

The following design guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Addition**. 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 Coral Avenue, two lots south of Brownsboro Road. The site is zoned R5 within the Traditional Neighborhood Form District. The frame cottage style house is situated on a higher grade than the sidewalk, and it is surrounded by other residences of varying sizes and architectural styles.

Conclusions

The proposed addition generally meets the Clifton design guidelines for **Addition**. The addition is compatible with adjacent structures and the overall district. It will be setback approximately 13'-0" from the front of the house and will rise 2'-6" above the existing roofline. From the front of the house, the addition will not be highly visible due to its size and the siting of the property. It will be visible when the house is viewed from an angle, but this does not make the addition inappropriate for the house.

RECOMMENDATION

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

- 1. If the design changes, the applicant and/or their representative shall contact staff for review and approval.**
- 2. The applicant and/or their representative shall obtain a building permit.**

	Guideline	Finding	Comment
	as compared to the mass and scale of the historic building. See Door and Entrance and Window guidelines for more details.		
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	Not a full floor addition
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.	+	Vinyl siding to match existing
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.	+	See conclusions
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.	NA	
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.	NA	
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	