



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Johnson, Historic Preservation Officer
From: Bradley Fister, Historic Preservation Specialist
Date: January 04, 2022

Case No: 21-COA-0266
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2130 New Main St.

Applicant: Jackie Green
107 W. Market Street
Louisville, KY 40202
502.298.3341

Owner: Dan Spitler
Concept Architects
1621 Windsor Place
Louisville, KY 40204
502.494.6221
dan@conceptarcs.com

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant requests approval to demolish the house by removing the walls and roof. The applicant proposes to retain the brick foundation walls, to create a landscaped park area with trees and seating.

Communications with Applicant, Completion of Application

The application was received on November 29, 2021. The application was determined to be complete and classified as requiring Committee Review at that time.

The case is scheduled to be heard online via WebEx, by the Clifton Architectural Review Committee meeting on Wednesday, January 12, 2022 at 5:30PM.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Demolition**. 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 south side of the intersection of New Main Street and Frankfort Avenue. A public alley runs behind the building on the south property line. The building is zoned R-5A and is located in a Traditional Marketplace Corridor Form District. The surrounding building stock is comprised of a one- to two-story wood frame shotgun and camelback houses that serve residential uses and a one-story Mid-century commercial structure that is adjacent to the main house on the subject property.

On July 10, 2019 the Clifton ARC approved demolition of the rear non-contributing garage building only as the property owner withdrew his request to demolish the entire shotgun structure (19COA1164).

The property owner reapplied for the demolition of the entire shotgun structure (19-COA-0113). The property owner had provided a structural report along with documentation concerning the termite damage. On November 20, 2019 the ARC denied an application for demolition.

A subsequent COA was approved at staff level on January 13, 2020 to demolish non-contributing rear porch additions (19-COA-0173).

Conclusions

The house maintains its historic form and massing. There have been some modifications over time including the installation of Insulbrick and aluminum siding over the original wood lap-siding. The house still has the original windows and doors and some decorative trim work on the front façade. There has been severe water damage to wood elements at the southwest corner of the house and to portions of the front façade. The lot sits lower than the public sidewalk and the adjacent parking area east of the property. These conditions perpetuate water draining toward the house. This has deteriorated the wood elements near the ground and northeast corner portion of the façade. The foundation has a parged coating. The east façade is in such close proximity to the adjacent building it is difficult to accurately evaluate the condition. There is some damage to wood elements near the ground consistent with the water damage sustained

by other parts of the house. These conditions have not substantially changed since the 2019 review, and it is unknown whether there have been efforts to repair deteriorated fabric.

The Demolition Design Guidelines state, "Unless the City (Metro Louisville Government) has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark unless:

- 1) "The demolition will not adversely affect the landmark's distinctive characteristics taken as a whole, retained over time."
- 2) "The demolition will not adversely affect the district's importance as a unified entity composed of interrelated resources united historically or aesthetically by plan or physical development."
- 3) "The proposed replacement structure and development will strengthen the viability of the district as a whole." (See attached *Economic Hardship Exemption and Guidelines for Demolition*.)

Though there is severe deterioration on portions of the building likely due to the specific site conditions that have exacerbated water infiltration, the overall structure maintains its form, massing, and historically significant details on the exterior. It is a part of a row of shotgun houses of similar size along New Main Street which is distinctive area in the Clifton Preservation District. The proposal to remove the house and leave the foundation as a seating area could only be considered if demolition of the house is granted.

RECOMMENDATION

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

Bradley Fister

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Historic Preservation Specialist

01-04-22

Date

Attached Documents / Information

1. Staff Guideline Checklist

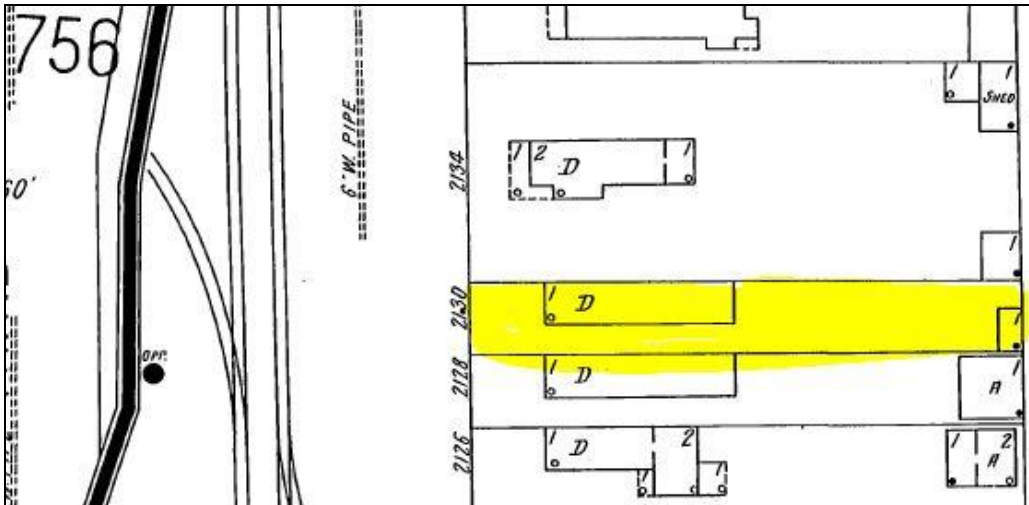
Demolition

Clifton Design Guideline Checklist

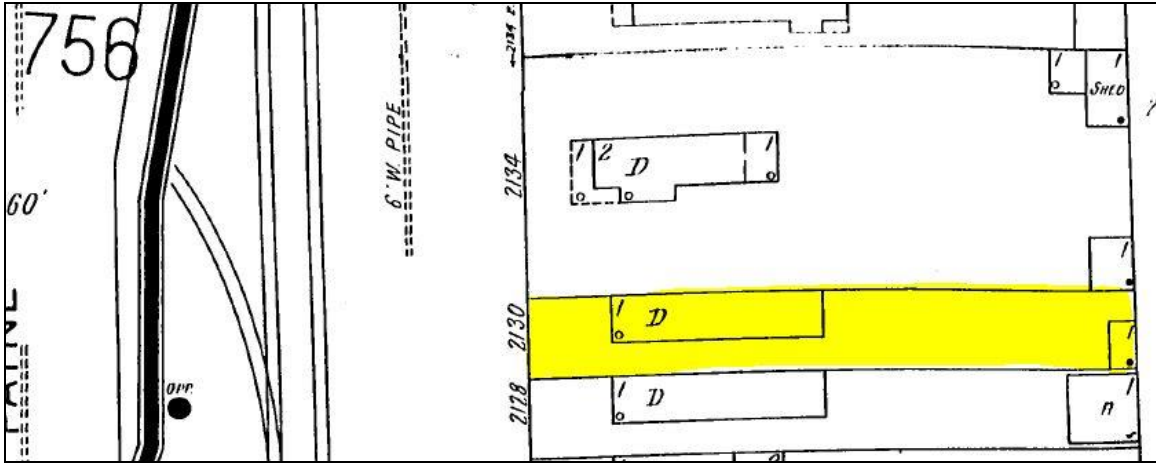
+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
	The Metro Landmarks Standard Design Guidelines for Economic Hardship Exemption and Guidelines for Demolition also apply to an application for a Certificate of Appropriateness for demolition within the Clifton Preservation District, and associated application for an economic hardship exemption, with the following exception: The Standard Design Guidelines for Demolition DE1-DE6 are replaced in their entirety with the following:		
DE1	Any structure in part or in whole 50 years old or older within the Clifton boundary should be preserved. The Landmarks staff will evaluate the demolition request. All demolition proposals must include photographic documentation by the property owner as part of the application submitted to Landmarks. Historic elements cannot be removed until after approval has been obtained.	-	The house is over 50 years old.
DE2	With approval, when demolishing a non-historic structure or addition, the existing non-historic building or addition should not be demolished in a manner that will threaten the structural integrity of any existing historic structure.	NA	
DE3	With approval, when demolishing an addition to an historic structure, be mindful that a wall of the existing structure will be left exposed visually, and to the deteriorating effects of weather. Take steps to insure the structural integrity of this newly exposed wall.	NA	
DE4	With approval, when demolishing an addition to an historic structure, a wall that was once an interior wall may be exposed. Remove the interior finishes and make the wall suitable to be an exterior wall that matches the historic exterior of the structure.	NA	
DE5	With approval, when demolishing an addition to an historic structure, interior openings (such as door openings) will be revealed to the exterior. Retain evidence of exterior door, window openings, or architectural features not incorporated into the interior of the addition. Leave the window or door frame intact. Compatible exterior construction materials should be used.	NA	
DE6	The approved removal of a non-historic structure or an addition to an historic structure will create a new land area as a result of their demolition. Take steps to grade and landscape according to the existing topography and landscaping of the historic property and to be consistent with the slope and grade of adjacent properties.	NA	
DE7	The approved removal of an addition to an historic structure may change the look of the street-facing façade of the existing historic structure. Take measures to re-establish the street-facing wall through the use of low fences, walls, and/or vegetation.	NA	
DE8	Where demolition of an historic structure has been approved, or in the event of an emergency Metro-ordered demolition, documentation of the structure to be demolished will be required. The staff or ARC may set the degree of documentation required according to several factors: primary vs. secondary structure, historic value, and historic contribution to the Clifton neighborhood. Documentation		

	Guideline	Finding	Comment
	may be subject to the following requirements: 1. Measured floor plans for the first and each additional story, and drawings of exterior elevations showing views of the front and one side. These drawings shall be drawn at the standard architectural scale of 1/4 or 1/8 inch per foot. Measurements should be accurate to the nearest 1/4 inch and should indicate rough openings. Representative examples of original trim and other finish details shall also be measured. Drawing shall be on acid-free paper and indicated original vs. added construction. Additions 50 years old or older shall be shown by dashed lines for exterior walls only. If a primary structure has been approved for demolition, the ARC may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner supplied drawings, drawn by hand). 2. Digital photographs showing: the physical relationship to surrounding resources (streetscape); each façade; typical exterior details (e.g., moldings, brackets, rafter ends, brick patterns); typical interior details (e.g., door/window surrounds, staircases, mantels); typical construction details where visible; exterior landscape features; and outbuildings. A contact sheet shall be printed from the digital files on archival paper and submitted (along with the digital files on acceptable electronic media) to the Metro Landmarks Staff. If a primary structure has been approved for demolition, the committee may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner generated digital photographs in an acceptable electronic media).		



Sanborn map 1928-41



Sanborn map 1928-51