



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Robert Keesaer, AIA, NCARB- Landmarks Supervisor *RK*
From: Savannah Darr, Historic Preservation Specialist
Date: May 19, 2016

Case No: 16COA1079
Classification: Committee Review

GENERAL INFORMATION

Property Address: 172 William Street

Applicant: Jacqueline Longmire
172 William Street
Louisville, KY 40206
502-387-8419
jackiesue247@bellsouth.net

Owner: same as applicant

Architect/Design: N/A

Contractor: David McGill
502-249-3478

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant requests approval the after-the-fact demolition of a rear yard shed. The wooden shed roof structure had no foundation and a dirt floor. The walls were board and batten and the roof was covered with asphalt shingles. The shed was in a severe state of deterioration due to neglect by the previous property owner.

Communications with Applicant, Completion of Application

The application was received on April 13, 2016 and was originally part of 16COA1078. This portion of the application was separated for committee level review. Staff met with the applicant on April 12, 2016 and helped her through the COA process for a staff level fence case and explained the shed demolition

would need committee level review. At the meeting, the applicant was very concerned about her and her pet's safety due to the severe deterioration of the shed, so staff and building inspector David Arnett conducted a site visit on April 25, 2016. Staff then discovered the demolition of the shed. Upon further conversations, it was clear the applicant misunderstood and thought she had approval. The case is scheduled to be heard by the Clifton Architectural Review Committee on May 25, 2016 at 5:30 pm, at 444 South Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **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 R5A zoned property in the Traditional Neighborhood Form District is located on the west side of William Street on the third lot north of Embury Avenue. The home is a one-story frame shotgun style home. The surrounding buildings are predominately one to two-story shotgun style homes.

Conclusions

When the application was submitted, the applicant assumed that the project was approved. Due to the communication error, the shed was demolished prior to a review by Landmarks staff and the Clifton ARC. From the photographs submitted by the applicant, the shed was built with no foundation and placed directly on the ground surface, which led to the severe deterioration. The lack of foundation would have made structural repairs extremely difficult. Staff conducted a site visit and saw remnants of the shed structure as well as the exposed ground surface and retaining wall at the alley. It appeared that the shed was bolted to the retaining wall at some point, but the wall was falling toward the alley. This likely affected the structural integrity of the shed as well. At district designation, this building was considered to be contributing; however, this specific shed does not appear on any of the Sanborn Fire Insurance Maps. There were a couple previous sheds on the maps, but they were different shapes and in different locations. It is possible that this shed was built a little later to replace an earlier version.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be approved.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility

	Guideline	Finding	Comment
	landscaping of the historic property and to be consistent with the slope and grade of adjacent properties.		
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 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).	-	Shed already demolished.