



**Historic Landmarks and Preservation Districts
Commission**

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Anthony Schneider, Historic Preservation Specialist
Date: February 20, 2019

Case No: 19COA1024
Classification: Committee Review

GENERAL INFORMATION

Property Address: 142 Pope Street

Applicant: Jeff Daup & Shawn Owens
M&T Equity, LLC
16729 Summit Vista Way
Louisville, KY 40245
502-640-6890
502-639-7777
jdaup@arketos.com
sowens@arketos.com

Owner: Same as Applicant

Estimated Project Cost: \$18,000.00

Description of proposed exterior alteration:

The applicant is seeking after-the-fact approval for the installation of new, 4” woodgrain, dutch-lap vinyl siding on all four facades and the installation of vinyl shake siding on the second story front façade. Additionally, the applicant is seeking after-the-fact approval for replacement windows of historic wood windows with new vinyl windows and the removal of two sets of two casement windows on the rear façade.

Communications with Applicant, Completion of Application

The application was received on February 4, 2019 after a notice of violation for work without a COA was issued. The application was considered complete and requiring committee review on February 5, 2019. Staff met with the applicant on February 4th to discuss the scope of the work that was performed and separated the application into staff approvable and committee. In the research process and after a site visit, staff noticed the

window alterations and other exterior alterations that were further communicated to the applicant. The after-the-fact request for replacement windows and window alterations was added to this report after discussions with the applicants.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Siding and Trim** and **Windows**. 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 R-6 zoned property within the Traditional Neighborhood Form District is located on the northwest side of Pope Street and is located four parcels from the intersection of Arlington Avenue. The circa 1890's frame Victorian structure stands at two-stories in height with mix of a cross-gable and hip roof. The front gable had a narrow, rectangular window opening and this portion of the structure projects slightly from the principle façade. Additionally, the home has a front porch extending across the front façade that is contemporaneous with other porch structures on the street and likely added post-construction.

Previous COA's on this site include an after-the-fact approval for the removal of inappropriate shutters, a door replacement, reinstalling a removed window frame, and painting masonry under **19COA1025**. An after-the-fact approval for the construction of a wood deck under **17870-CL**.

Conclusions

The project does not meet the Clifton design guidelines for **Siding and Trim**. Based on photographic research performed by staff with documentation from 2012 and 2017 the house was clad in a 4" traditional lap vinyl siding on all four sides. The photos also show that window openings have been altered and/or covered on the rear façade. The current siding is a 4" dutch-lap siding with a woodgrain texture and is installed on all four facades. Staff finds that this material does not meet design guideline **SD9** and partially does not meet **SD8**. Design guideline **SD9** states that "*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.*" Staff finds that the profile of the dutch-lap and faux cedar shake siding, both with the woodgrain texture, are inappropriate sheathing choices as a historic precedent for dutch-lap and cedar shake does not exist or has yet to be proven. Staff finds that the request only partially meets guidelines **SD8** as the condition of the underlying materials is uncertain and the historic water table board was further obscured. The water table board and trim details are distinguishing characteristics for structures of this period.

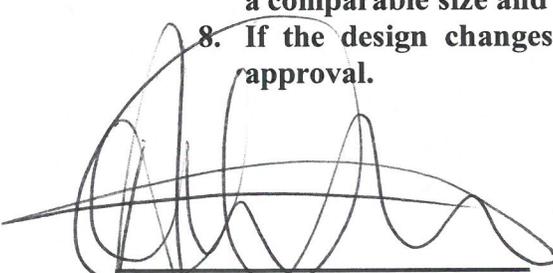
The project partially meets the Clifton design guidelines for **Windows**. Based on photographic research performed by staff with documentation from 2012, 2015, and 2017

the visual appearance of the windows on the front façade appear to be wood. The glass to sash dimensions and ratios as well as the existing storm windows suggests the presence of historic wood windows. Additionally, staff photographs from 2012 and a Google photo from 2015 show two sets of two casement windows on the rear façade of the structure at the second story. Based on documentation provided by the applicant, the windows on the rear have been removed and the windows on all sides of the structure have been replaced. Staff finds that the replacement of historic wood windows on a primary façade without ARC approval and the installation of vinyl windows does not meet guideline W1. Staff finds that the removal and siding over of the two sets of two casement windows on the rear façade does not meet guideline W9. Guideline W9 states that window openings on a street-facing façade should not be altered. The two sets of two casement windows were removed and sided over. Staff does find that the replacement of all side and rear windows, as replaced, with the new vinyl windows does meet design guideline W2, W3, and W4. The windows on the sides and rear were replaced to increase efficiency and they are consistent in operation to their historic counterparts. Additionally, these windows appear to fit the historic openings.

DECISION

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

1. **The applicant shall obtain any necessary building permits.**
2. **All dutch-lap and faux cedar shake siding shall be removed and replaced with 4" traditional lap siding with smooth face.**
3. **There shall be corner boards on all corners and trim around all openings.**
4. **The historic water table board shall be exposed or replaced with in-kind materials of a comparable width and profile.**
5. **The 6 windows on the address facing façade shall be replaced with double-hung wood or clad-wood windows with one-over-one configuration.**
6. **Applicant shall work with staff to determine where intact historic trim exists and to determine the appropriate removal of the aluminum flashing.**
7. **Window openings on the rear, as previously removed, shall be re-framed in a comparable size and scale to convey the historic significance.**
8. **If the design changes, the applicant shall contact staff for review and approval.**



Anthony Schneider
Historic Preservation Specialist

2/22/19
Date

Attached Documents / Information

1. Staff Guideline Checklist
2. Applicant Photo
3. Staff Photo

Siding and Trim

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	Missing wood elements were not replaced.
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.	-	Historic window trim and window were removed during the siding installation process.
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	
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.	+	Insul-brick and other sheathing materials were under the existing vinyl siding and applicant claims they were removed.
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.	NSI	Applicant is unsure of what historic siding remains.
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 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.	+/-	Applicant and staff are unsure of the condition of the historic siding after the removal of inappropriate sheathing materials before the new siding was installed. The house previously had 4" traditional lap vinyl siding. The new siding includes aluminum wrap around all windows and openings as well as around all sills. The aluminum wrap was partially existing prior to the current siding's installation and a staff evaluation was not performed.
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.	-	Vinyl siding is a mixture of 4" woodgrain textured dutch-lap and faux cedar shake. The existing siding was a 4" traditional lap siding on all four sides. Corner boards are 4" wide and extend to the foundation covering the historic water table board. Vinyl

	Guideline	Finding	Comment
			siding, as applied, causes the windows to appear as recessed.
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.	+	
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	

Windows

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
W1	The maintenance and repair of historic windows are essential to preserving the historic character and fabric of Clifton structures and the overall Clifton historic district. For that reason, historic windows on street-address façades and street-facing façades shall not be replaced with new windows unless the Clifton ARC determines that the condition of existing windows, safety or energy efficiency considerations, or other relevant factors support window replacement. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.	-	
W2	If historic windows on façades other than street-address façades or street-facing façades are replaced, or the owner is authorized to replace windows on street-address façade or street-facing façade pursuant to W1, the new windows shall convey the same visual appearance as the historic windows. The visual appearance of a window is based on details such as sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and other decorative features. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of wood, metal, or synthetic window systems for authorized window replacement is permissible. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.	+	

	Guideline	Finding	Comment
W3	Replacement sash should not be used that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock-sized windows.	+	
W4	Replacement windows proposed for façades other than street-address façades or street-facing façades, and those authorized pursuant to W1 for street-address façades and street-facing façades, shall operate in the same way as the original windows - double-hung windows are replaced with double hung, and casement windows are replaced with casements.	+	
W5	Thermal glazing windows that have muntins in accordance with W2 shall have such muntins permanently applied and may also incorporate internal dividers between the glass panes.	NA	
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	NSI	
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	NSI	
W8	Transoms or sidelights shall not be blocked-in or back-painted.	+	
W9	The number, size, location, or shape of original windows shall not be altered on street-address façades or street-facing façades by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.	-	The two sets of two casement window on the rear of the structure are visible from Arlington Avenue as the rear property line abuts Arlington. These windows were removed.
W10	Any new window openings for a new use shall not be located on street-address façades or street-facing façades.	NA	
W11	The front face of historic window trim shall not be covered with metal or siding material. Siding may butt up to the side of historic window trim.	+/-	Historic window trim was previous covered in some areas. However, further covering was performed during the installation of the new siding.
W12	New floors or dropped ceilings shall not be installed that block the glazed area of windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.	NA	
W13	If exterior storm windows are installed they should duplicate the shape of the original window.	NA	
W14	When installing exterior storm windows or screens do not damage or obscure historic windows or frames.	NA	
W15	Window sashes shall not be altered to accommodate window air-conditioning units.	NA	
W16	When installing security bars do not obscure the architectural character of original windows or damage historic fabric. Commercial security grills should retract out of sight during business hours.	NA	
W17	Awnings shall be designed to complement existing architectural features. They should not overwhelm the façade.	NA	
W18	Awnings shall be of a material and form compatible with the building's historic character. Contemporary designs may be considered if compatible with the design and character of the building.	NA	
W19	Awnings shall be installed in a way that does not harm the building. Limit hardware installation to that which is required for structural stability. Anchors shall be installed in mortar joints, not masonry units.	NA	
W20	On commercial buildings attach awnings between the window display area and the signboard or second-floor window sills. Awnings shall be attached below the transom line where historic prism glass is present and building scale allows.	NA	
W21	Awnings shall be installed so that the valance is no lower than permissible by code (Building Code or Public Works).	NA	
W22	Replacement shutters should match the visual appearance, size, and location of the originals and may be constructed of wood, metal, or synthetic material.	NA	

	Guideline	Finding	Comment
W23	Shutters shall be installed only where there is historic evidence for them.	+/-	Inappropriate barn style shutters were installed but have since been removed under 19COA1025

2. Applicant's photo: door & shutter alterations as recommended by staff in 19COA1025



3. Staff photo from February 20, 2019.

