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**Historic Landmarks and Preservation  
Districts Commission**

**Report to the Committee**

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To: Clifton Architectural Review Committee  
Thru: Bob Keesaer, AIA, NCARB- Planning and Design Supervisor  
From: Becky Gorman, Historic Preservation Specialist  
Date: April 7, 2017

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*JDarr*

**Case No:** 17COA1057  
**Classification:** Committee Review

**GENERAL INFORMATION**

**Property Address:** 2 Angora Ct.

**Applicant:** Molly Bush  
2 Angora Ct.  
Louisville, KY 40206  
502.424.9601  
Storymay3@gmail.com

**Owner:** same as applicant

**Architect:** Nathan Smith Architect  
PART Studio LLC  
3210 Dublin Lane  
Louisville, KY 40206  
502.409.3239  
ns@part-studio.net

**Contractor:** Unknown

**Estimated Project Cost:** \$170,000

### **Description of proposed exterior alteration:**

The applicant requests approval to remove an existing rear addition (181 sq. ft. footprint) and to construct a 24'-5 ¾" +/- wide and 24'-2 ½" +/- deep 2 story, fiber cement clad rear addition (530 sq. ft. footprint). A side wood deck with a shed roof that wraps around to the rear elevation are proposed as well as a new dormer on the front gable roof, which would include the removal of the chimney.

The front elevation of the house remains mostly the same with the exception of the proposed new dormer. It is setback 3' from the front gable; the shed roof of the dormer extends from the top of the existing gable roof and it is sided with fiber cement lapsiding to match the existing siding.

The north elevation, Quarry Street side, of the house will remain the same. The proposed addition features one awning window and a skylight in the roof.

The east elevation, or rear elevation, of the addition features the gable roof with a steep gable on the east side. There is a circular window in the gable. The first floor features exterior sheathing of vertical wood rain screen with clear finish, 2 casement windows and 1 square non-operable window. The shed porch roof with metal sheathing stretches across the façade and wraps around the south elevation.

The south elevation, yard side, of the proposed addition features a dormer with 3 casement windows, a first floor wood deck with horizontal wood railing covered by the shed porch roof that wraps around to the rear elevation. The first floor contains 3 casement windows and a full lite person door that leads to the deck. A full lite person door is recessed from the south elevation for access to the rear addition. The proposed front dormer is visible on this elevation. It has a shed roof, lap siding, and a one-over-one double hung window.

All new windows will be clad wood windows.

### **Communications with Applicant, Completion of Application**

The application was received on March 17, 2017. The application was determined to be complete and classified as requiring Staff Review on March 20, 2017.

### **FINDINGS**

#### **Guidelines**

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Addition, Archaeology, and Roofing**. 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 at the southeast corner of Angora Court and Quarry St. on the south side of the Quarry Street. The house is located in a Traditional Neighborhood Form District and is zoned R5. The site context for this area around Quarry St. is unique since the area was reoriented after the construction of I-64. The former rear yards are now considered the front yards for dwellings along the south side of Quarry St. The rear yards of houses that front Payne St. are located along the north side of Quarry St. This creates an unusual site context in which there are garages and accessory structures along the rear yards that face Quarry St. along the north side of the street. The site itself is also unusual since it is on a court; only a portion of the west property line has street frontage. The rest of the property in this area abuts the neighbor's yard on the south side. This portion of the property really functions more as a side/rear yard in this location.

**This property has a rear accessory structure that has been removed without a Certificate of Appropriateness.**

Case #16139 in 2011 approved 42" traditional gothic wood picket fence in the side yard of the property.

### **Conclusions**

The rear elevation seems to have had multiple changes and additions that have been added over time and therefore are not original to the house.

Located on the rear façade, the addition will be visible from Quarry Street. However, as stated in the Site Context section, this is an unusual street context in which there are garages and accessory structures along the rear yards that face Quarry Street. It has more of an alley appearance. The rear addition generally meets applicable Clifton Preservation Addition Guidelines A1 through A11. The addition replaces the existing non-historic additions. The new addition extends across the rear elevation and the gable roof extends slightly above the existing roofline but will not be visible from the front façade. The gable roof form of the addition compliments the historic cross gable roof form and therefore meets guideline R7 (On additions or new construction, new roof designs should be similar or compatible with the shape, size, scale, and materials of the historic building and other buildings within the district). The addition is setback from the historic wall planes and uses fiber cement siding which is complementary to the original wood siding. The footprint of the structure will be increased by 349 sq. ft. The new deck faces the side yard and is covered by a shed roof which extends beyond the side of the structure. This is used as side/back yard and is not visible from the street. This generally meets guidelines A15 and A16.

The proposed front dormer is set back slightly from the front gable with the shed roof starting at the tip of the gable. The proposed siding is fiber cement which is compatible with the existing wood siding and the proposed window is a clad wood one-over-one double hung window. The dormer however, does not meet guideline R17 ( . . . dormers, . . . should not be installed where they can be seen



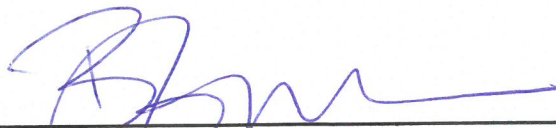
from a building's street address façade or primary elevation.) and is in conflict with guidelines A4 (Additions should be attached to side or rear elevations (façades) and should be set back from the street front façade, and should not damage or obscure character-defining features.) and R7 (On additions or new construction, new roof designs should be similar or compatible with the shape, size, scale, and materials of the historic building and other buildings within the district) This changes the look of this cross-gabled (or gable front and wings) roof form and the front façade of the historic structure. The new front dormer will require the removal of a central chimney which is not specifically addressed in the Roofing Guidelines but may be in conflict with R8. **Staff recommends eliminating the dormer altogether.**

### RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends that the proposed front dormer be **denied** and that the rear addition be **approved with the following conditions:**

1. That the dormer is re-designed for better compliance with the guidelines or eliminated altogether.
2. All horizontal lap siding shall be smooth face fiber cement with a reveal depth to match that of the existing siding or no more than 4".
3. Wood elements shall be opaque stained or painted.
4. Skylight should be flush (not the "bubble" type) with curbs painted to match the color of the roof material.
5. Archaeological discoveries such as artifacts, features, and other archaeological deposits should be reported to the Landmarks Commission. Examples include Native American spear points and tools, historic objects, historic trash pits/dumps, privies (outhouse pits), cisterns, wells, and foundations.
6. Any changes to the approved design shall be submitted to staff for approval prior to installation.

*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 for obtaining the necessary permits and approvals required by other governing agencies or authorities.*



Becky Gorman  
Historic Preservation Specialist

Date

4/17/2017

## Attached Documents / Information

### 1. Staff guideline checklist

## Addition

### Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
A1	The design of any new addition or expansion should be compatible and in proportion with the mass and scale of the historic building, adjacent structures, and the district.	+	
A2	New additions should be designed in a manner that makes clear what is historic and what is new. Do not design additions to appear older than the original building.	+	
A3	Additions should be designed so there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.	+	
A4	Additions should be attached to side or rear elevations (façades) and should be set back from the street front façade, and should not damage or obscure character-defining features.	+ -	Dormer is proposed on the front façade and will change the historic roof form.
A5	The design of the new addition should be subordinate to the original building. Rear and side additions should not exceed half of the original building's total floor area or building footprint.		This is a 2 story addition but only increases the foot print by 349 sq.ft.
A6	The original street front orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade. (The side or the rear of the house should not become the front of the house.)	+	Orientation is unchanged.
A7	The new addition should be designed so the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	+	
A8	The new addition should be designed with the intent to 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.	+	
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	+	



	Guideline	Finding	Comment
	subordinate to stone.		
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.	+	
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.	+	
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.	+	
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.	+/-	The new deck is on the side elevation but faces a side yard. It is not visible from the street.
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.	+	
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	

## Archaeology

### Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
AR1	For projects subject to Landmarks review, associated excavations or soil disturbances shall be considered for their effect on archaeological resources. Efforts should be made to either limit disturbances to archaeological resources, or to properly document them.	NSI	
AR2	Archaeological discoveries such as artifacts, features, and other archaeological deposits should be reported to the Landmarks Commission. Examples include Native American spear points and tools, historic objects, historic trash pits/dumps, privies (outhouse pits), cisterns, wells, and foundations.	NSI	See conditions.
AR3	Prior to excavating to replace or repair underground utilities,	NSI	



	notify the Landmarks Commission as to when the work will be scheduled.		
AR4	A property owner must not willingly destroy or disturb archaeological resources, nor allow artifact collectors, amateur archaeologists, or others to do so.	NSI	
AR5	In the event that the collection of artifacts through excavation or an archaeological investigation is conducted, the work shall be conducted by a professional archaeologist as defined by the Kentucky Heritage Council.	NSI	
AR6	All archaeological investigations must have a research design and proposal that are reviewed and approved by Landmarks Commission staff. When qualified personnel are available, the Landmarks Commission may design research and conduct archaeological investigations.	NSI	
AR7	All archaeological investigations shall be conducted in accordance with the standards for archaeological fieldwork and the Commonwealth of Kentucky's Antiquities Act.	NSI	
AR8	Property owners who wish to retain ownership of artifacts shall provide sufficient time for the Landmarks Commission to properly document the materials. Artifacts recovered through excavation with the intent to collect artifacts or archaeological investigations should not be sold. It is recommended that artifacts be curated (stored) at an acceptable curation facility (museum).	NSI	

## Roofing

### Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
R1	Replacement roofing materials should closely match the original roofing material in texture and profile. Some substitute materials including asphalt shingles, dimensional shingles, or cement tiles may be considered. Contact the Landmarks staff for any new emerging roof technologies.	NA	
R2	Metal roofing materials like lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper. While copper roofs may be left unpainted, terne-metal roofs should be painted a traditional roof color. Repair and replacement with in-kind materials is recommended in order to preserve the visual appearance of the original. Contact the Landmarks staff for any new emerging metal roof technologies.	NA	
R3	When replacing metal roofing on residential roofs, the proportion and spacing of the seams and trim should match the original. Commercial-grade architectural metal roofing systems should not be used on residential architecture because the scale is inappropriate.	NA	
R4	On historic terra cotta clay tile roofs, ridge and hip tiles should be retained. Field tiles may be replaced with a compatible substitute material, such as a dimensional shingle in a color approximating the original. Ridge and hip tiles should be reinstalled to maintain the roof's historic profile. Reinstallation of sound roof tiles and slates on smaller, secondary roof forms (porches, bay windows, etc.) is encouraged wherever possible.	NA	



	Guideline	Finding	Comment
R5	On slate roofs, historic roof details, such as decorative cresting and finials and metal ridge caps, should be replaced with in-kind materials or materials that are visually compatible.	NA	
R6	The reconstruction of any missing roof feature should be based on historical, pictorial, and physical evidence. If the evidence is insufficient, the roof feature should be of a compatible new design rather than a falsely historical or conjectural reconstruction.	NA	
R7	On additions or new construction, new roof designs should be similar or compatible with the shape, size, scale, and materials of the historic building and other buildings within the district.	+  -	The gable roof form of the addition compliments the historic gable roof form.  Dormer is proposed on the front façade and will change the historic roof form.
R8	For major decaying or deteriorated roof features – like cupolas, dormers, or chimneys – the form and detailing of the features should be used to create appropriate replicas. Smaller irreparable historic roof details – such as decorative cresting, finials, or metal roof caps for slate roofs – should be replaced with in-kind or visually compatible materials.	-	The new front dormer will require the removal of a central chimney
R9	Extensive areas of flashing should not be visible and should be avoided. Portions of metal flashing may be covered by mortar or stucco.	NA	
R10	When installing replacement gutters, do not destroy the historic roof detail.	NA	
R11	When replacing gutters, use half-round replacement gutters or ogee profile gutters that have a simple design and do not alter the character of the trim. When it is not possible to repair or replace the original box gutters, the box gutters should be roofed over and the replacement gutters attached.	NA	
R12	Unpainted galvanized steel gutters or downspouts are not preferred as they will rust and stain adjacent materials. Galvanized gutters should be appropriately primed and painted after a period of weathering. Vinyl gutters and downspouts should be avoided due to their short life expectancy.	NA	
R13	Historically exposed rafter ends and eaves should remain and be preserved.	NA	
R14	New roof-top additions should not compromise the structural integrity of the building.	NA	
R15	Any new roof-top mechanical or service equipment should be installed in a manner as to not damage the historic elements or fabric; examples include: cupola, weathervane, and chimney.	NA	
R16	Mechanical equipment or systems (examples: HVAC or water) should not be installed on roofs where they may overload and compromise a historic building's existing structural system. Additional support systems may need to be constructed to support the additional weight load.	NA	
R17	Antennae, satellite dishes, skylights, vents, roof-top mechanical units, decks, terraces, dormers, or high-profile solar panels should not be installed where they can be seen from a building's street address façade or primary elevation. Skylights should be flush (not the "bubble" type) with curbs painted to match the color of the roof material. Consolidate antennae wherever possible.	-	A new dormer is proposed on the primary façade.