



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: July 5, 2019

Case No: 19COA1161
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2002 ½ - 2120 Payne Street

Applicant: Chris Brown
BTM Engineering, Inc.
3001 Taylor Springs Drive
Louisville, KY 40220
502-459-8402
cbrown@btmeng.com

Owner: Mary Haynes
Nazareth Home, Inc.
2000 Newburg Road
Louisville, KY 40205
502-459-9681
mhaynes@nazhome.org

Architect: Studio A Architecture

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval to construct an addition on the front of the existing Nazareth Home building. The addition is an irregular shape to accommodate a new main entry, chapel, and "Main Street," which will feature dining options and gathering spaces. The round chapel will be located on the east side of the addition with the main entry to the west. The roof of the chapel will be 27'-11.5" tall with a cross feature that will be 40'-0" tall. The rest of the addition will be around the same height as the existing building. The addition will be clad in fiber cement siding, brick, and stone. As a result of this proposed addition and the

previous demolition approval, the parking lot will be redesigned for better circulation and building navigation. The entry to the parking will utilize the existing driveway off Payne Street.

The applicant also seeks approval to construct a new building on the vacant lot west of the Nazareth Home buildings where Bill Goat Hill is located. The proposed new building will be 116,000 square feet and three stories tall. However, from Payne Street the building will only appear to be one story tall due to the slope of the property. The building will feature a three-story rounded entry with a cupola and entry canopy that faces northeast toward the intersection of Payne Street and S. Clifton Avenue. Then the remainder of the Payne Street, or north, elevation will be one-story tall with a series of hips and front gabled porch roofs for residential entry. The east and west elevations are a variety of heights based on the slope of the property. There are some depth and roof variations to break up the massing. The south elevation of the property, which faces the woods will be three stories tall with a series of balconies for the residents as well as an inset courtyard area. The center of the building also contains an outdoor courtyard area. Designed with a nod to the Craftsman style the building will be clad in stone, brick, and shake shingles.

Communications with Applicant, Completion of Application

The application was received on May 24, 2019 and considered complete and requiring committee level review on May 27, 2019. Staff met with representatives of the property owner and architect on December 14, 2018 to discuss their new plans.

The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on July 10, 2019 at 5:30 pm, at 444 S. 5th Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Addition, New Construction-Non-Residential, Site, Cultural Landscape, and Archaeology.** 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 Payne Street, west of the intersection with S. Clifton Avenue. The site is zoned R1 and R6 within the Traditional Neighborhood Form District. The Nazareth Home, former Sacred Heart Home, is a care facility for older adults. The campus is comprised of a series of three-story masonry structures connected by hallway additions. All of the buildings, except for two, are modern and not historic (late twentieth to early twenty-first century construction).

Located west of the campus, there is an open grassy area known as Billy Goat Hill where the community garden is located. In 1877, James W. Bowles and James Bridgeford laid out Cavewood Park Subdivision on a southern portion of the Bowles estate. The perimeter was formed by the L & N tracks and Frankfort Avenue to the north, Bellaire Avenue (formerly Young Avenue) to the west, Beargrass Creek to the south, and Clifton Avenue (formerly Cavewood Avenue) to the east. According to the Clifton Preservation District Designation Report,

In addition to the building types previously mentioned that establish the feeling of association in the district, *there is one natural feature of note which contributes to Clifton's sense of time and place*: Fritz Whalen's goat farm. It is situated at the south end of the district on high ground just above the cliffs adjacent to Interstate-64. It was here that Fritz Whalen grazed over 200 goats since before the turn of the century. Records as far back as 1884 document this use as do written accounts, most notably the St. Frances of Rome 65th Anniversary Booklet, published in 1964. This pasture land was historically characterized by an open meadow upon which the goats roamed freely. Also on the site was a public spring and the old Osborne estate, now demolished. This site has been occupied since 1892 by the grounds of the Sacred Heart Home, an infirmary for the aged, and owned by the Sisters of Charity. In as much as it retains its open meadow appearance, upon which few new buildings have been constructed, it is deemed to contribute to establishing a sense of Clifton's very early agricultural character.

According to the St. Frances of Rome map, much of Billy Goat Hill has been developed for housing along Payne Street. There was a small remaining area where the community garden is located. It was platted for housing, but it appears that it was likely never built. There were some properties along Valley Avenue, which were listed in the Louisville City Directories circa 1909 through the 1920s. However, that appears to be the only housing in that area despite several streets shown on city maps from 1884 through 1938. The Sanborn Fire Insurance Map did not map this block of Payne Street. Historic aerial photographs from the 1940s and 1950s show the orphanage building and sparse housing on the land around it. The housing was denser to the east and west along Payne Street as it appears today.

In 2017, the Clifton ARC approved a COA (17COA1120) for the demolition of four buildings on the campus, including the St. Vincent Orphanage Building and the priest's house. According to the conditions of approval, no demolition can occur until new construction had been approved by the ARC. Furthermore, Kentucky Historic Properties Survey Forms are required for the Orphanage Building and priest's house. The ARC also provided guidance on proposed site changes and new construction, but they did not approve it. In 2010, staff approved a COA (14362-CL) for the construction of a storage shed for the community garden.

Conclusions

The proposed addition and site changes to the Nazareth Home campus generally meet the Clifton design guidelines for **Addition**, **Site**, and **Archaeology**. Typically, additions are not permitted on the front of structures. However, the Nazareth Home structure is not historic in age, so a front addition can be permitted. Furthermore, the addition is appropriately designed for the building. The proposed parking lot changes are appropriate for the site.

The proposed new construction for the Billy Goat Hill area generally meets the Clifton design guidelines for **New Construction - Non-Residential, Site, and Archaeology**. The proposed building will appear to be one-story tall from Payne Street and then follow the slope to three stories in height. Facing Payne Street, the building is designed with a variety of roof forms to emulate smaller residences with porches. The building has 15'-0" front yard setback which is appropriate for the block. Furthermore, its scale and massing is similar to that of the Sacred Heart Village and Nazareth Home to the east and Holy Trinity Campus to the north. While the building is designed with a nod to the Craftsman style, it is still of its time and not faux historic.

However, the proposed parking area east of the new building does not quite meet **New Construction - Non-Residential** design guidelines NC32, NC33, and NC34 and **Cultural Landscape** design guidelines CL9(G) and CL12(G). A new parking lot will be located next to the proposed new building facing Payne Street. Due to slope and parcel size, parking is not feasible for the rear. However, it is proposed close to Payne Street. Around 20% of the parking area appears to be landscaped. However, there is no buffer shown between the parking and Payne Street. The area is open green space currently, so the parking area keeps that visual break in the streetscape. However, it will be paved and not provide that green vista. Staff recommends that new street trees and more landscaping be planted to screen the new parking area from Payne Street.

The proposed new building for the Billy Goat Hill area does not meet **Cultural Landscape** design guidelines CL2(P), CL4(G), and CL15(G). The Billy Goat Hill area is considered a key view within the Clifton Preservation District. Historically, this area was platted for dense housing similar to what exists today along Payne Street. Very little housing was ever constructed leaving some green space at Billy Goat Hill. While this area is considered a key view, appropriate infill could have a positive impact on the Clifton neighborhood and the city as a whole. Infill construction on urban properties can help reduce sprawl and the loss of large, undeveloped acreage outside of the city. Furthermore, the new building will retain the original slope as it generally follows the existing topography.

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. **Staff recommends that new street trees and more landscaping be planted to screen the new parking area from Payne Street.**
2. **Staff shall be notified of an excavation schedule for the site and if archaeological discoveries such as artifacts, features, and other archaeological deposits are found.**
3. **The concrete mixture shall match the existing or historic concrete mixture when creating, repairing, or replacing sidewalks.**
4. **If the design changes, the applicant, owner, and/or their representative shall contact staff for review and approval.**

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.

7/5/19
Date


Savannah Darr
Planning & Design Coordinator

Addition

Clifton Design Guideline Checklist

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

	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.	+	Addition on a non-historic structure
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.	+/-	The addition will be attached on the front of the building. However, this is not a historic structure.
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.	+/-	See comment above
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.)	+	
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,	+	

	Guideline	Finding	Comment
	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 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.	+/-	The addition will be attached on the front of the building. However, this is not a historic structure.
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	

New Construction - Non-Residential

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
NC1	New construction designs should conform to all applicable regulations including the Land Development Code, Zoning District Regulations, Building, and Fire and Safety codes, MSD, and any other regulatory agency. All new construction architectural designs will be reviewed by the Clifton ARC.	+	
NC2	No structure should be demolished to make way for new or large-scale construction. All structures in the district will be identified as either contributing or non-contributing at time of application. The Landmarks staff and ARC will evaluate and review all demolition permit requests. See the Demolition guidelines for more details.	+/-	The demolition was approved by the Clifton ARC in 2017.
NC3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+/-	The proposed new building has a similar setback as others on the street. It has a similar scale and massing as the other Nazareth Home buildings and uses the slope to minimize that height.
NC4	The scale of new construction should not conflict with the historic character of the district.	+	
NC5	Building materials and design elements in new construction design should be sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	+	Designed with a nod to the Craftsman style, the building will be clad in stone, brick, and shake shingles.
NC6	Creative design is encouraged. Examples of materials to avoid include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, exterior carpeting, jalousie windows, glass block, picture windows, unfinished wood, and asphalt siding. Chain-link fences should not be installed where visually incompatible.	+	
NC7	New construction design should reflect and reinforce the human scale of the neighborhood by emphasizing the first floor or pedestrian level of the building.	+	The first story of the building on Payne will have residential entrances.
NC8	The pedestrian-oriented character of historic commercial districts should be enhanced in infill construction design. Commercial buildings should have a well-defined base at the pedestrian level with details conveying a sense of horizontality and progression along the sidewalk.	+	
NC9	Important public views and vistas should not be disrupted in new construction design. See the Cultural Landscape guidelines for more details.	+/-	This new building does not meet all of the Cultural Landscape guidelines. See conclusions.
NC10	Appropriate tree species should be planted in front of new construction buildings to provide a visual sense of consistency along the streetscape. See the Frankfort Avenue Street Tree Master Plan for more details.	NSI	

	Guideline	Finding	Comment
NC11	Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.	+	
NC12	The spatial organization established by surrounding buildings should be reinforced in infill construction design. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly designed façades.	+/-	These facades will emulate smaller residences but will be connected as part of the larger building.
NC13	The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines, columns, and storefronts are other important character-defining facade elements. Imitating an historic style or period of architecture in new construction is not recommended, especially for contemporary uses such as drive-in banks or garages.	+	While the building is designed with a nod to the Craftsman style, it is still of its time and not faux historic.
NC14	A new building's mass should have a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).	+	
NC15	Historic patterns of window and door proportion and placement should be maintained in new construction design.	+	
NC16	Window design should be sympathetic to the window patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and muntin configuration is encouraged.	+	
NC17	Front door design should be sympathetic to the door patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	+	
NC18	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	+	
NC19	Infill construction design should be compatible with the average height and width of surrounding buildings. The rhythm of the façade should reflect the characteristic rhythm of existing buildings on the street. Vertical elements such as doors, columns, and storefronts will reinforce the pattern.	+/-	These facades will emulate smaller residences but will be connected as part of the larger building.
NC20	Horizontal elements, such as band boards, brick coursing, window sills, or lintels, in new construction design should be within 10 percent of adjacent historic construction where the similar height of the horizontal elements is relatively consistent and a character-defining feature.	+	
NC21	Set back upper stories that exceed the established cornice line into new construction design.	+	The stories actually go down with the slope.
NC22	The historic rhythm of the streetscape should be maintained.	+/-	There is a gap in the streetscape on this part of Payne Street due to the institutional buildings.
NC23	Commercial buildings on corner lots should be built to the corner with an entrance oriented to the corner.	NA	
NC24	Historic building setback patterns should be maintained. To maintain the continuity of the streetscape, front setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+	
NC25	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	

	Guideline	Finding	Comment
NC26	Rooflines for infill construction design should follow the precedent set by adjacent buildings. Where the predominant form is flat, built-up roofs are preferred. Where the predominant form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	+	
NC27	The orientation of the main roof form in new construction design should be parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.	+	
NC28	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	+	
NC29	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	+	
NC30	Trash receptacles should be screened from public view with a four-sided enclosure.	+	
NC31	Parking garages should be designed to relate closely to adjacent structures. Ramps should be hidden from view. Vehicles should be screened on upper floors. See Cultural Landscape guidelines for more details (CL9 - CL12).	NA	
NC32	Off-street parking should be located in rear lots and accessed from alleys or secondary streets wherever possible.	+/-	A new parking lot will be located next to the proposed new building facing Payne Street. Due to slope and parcel size, parking is not feasible for the rear. However, it is proposed close to Payne Street.
NC33	At least 20 percent of a parking lot's property area should remain unpaved and planted. Perimeter landscaping, fencing, colonnades, or other construction that visually continues the building line along open sidewalks is encouraged.	+/-	Around 20% of the parking area is landscaped. However, there is no buffer shown between the parking and Payne Street.
NC34	New parking should be designed to be as unobtrusive as possible and minimize the impact on the historic setting. Shared parking areas among groups of businesses are encouraged.	+/-	The area is open green space currently, so the parking area keeps that visual break in the streetscape. However, it will be paved and not provide that green vista.
NC35	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	+	

Site

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
ST1	Paving materials (concrete, brick, paver stones, cobblestones, asphalt, gravel, stone, permeable or pervious materials) that are compatible with adjacent sites and architectural character should be used for private sidewalks, drives, and roadways.	+	Asphalt already exists on the site for parking and driveways
ST2	Historic paving materials for streets, alleys, sidewalks, and curbing (brick, hexagonal pavers, cobblestones, limestone, granite, or natural stone) should be protected, maintained, restored, and reused. The historic relationship between the road surface and edging should be preserved. Replacement with historic materials is encouraged. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original. See Masonry M13 guideline for cement mortar mix recipe.	NA	
ST3	Steps on private property made of brick, stone, or poured concrete should be maintained wherever present. If replacement is required, original materials should be used. New construction should incorporate steps where they are a character-defining feature.	NA	
ST4	Paving companies and utility contractors shall not harm historic resources during road or underground utility repair projects.	NA	
ST5	Driveways, parking areas, and loading docks should be constructed or located to the side and rear of properties. Alley access is preferred.	+/-	The campus driveways and parking areas are existing. One new parking lot is proposed off Payne Street. See conclusions.
ST6	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not re-contour front yard berms into stepped terraces. Do not use railroad ties, landscape timbers, or any other historically inappropriate material for retaining walls.	+	
ST7	Excavations, trenching or re-grading adjacent to a building or site should be performed cautiously so as not to cause the foundation to shift or destroy significant archeological resources. Every reasonable effort shall be made to protect and preserve architectural resources affected by, or adjacent to, any project.	+	See conditions of approval
ST8	Masonry walls in street-visible locations should not be installed unless they are used to retain earth at changes in grade, screen service areas, or unless an historic precedent exists.	NA	
ST9	Retaining wall and curbing should match the existing character of the original materials when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST10	Fencing should match existing sections of fencing in material, height, design, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	

	Guideline	Finding	Comment
ST11	Iron fencing should be installed, historically compatible, and of a similar height where there is a demonstrable historic precedent.	NA	
ST12	Front yard fencing should not be installed where there is no historic precedent.	NA	
ST13	Rear yard or side yard privacy fencing should be installed with the finished side out and a side wall setback from the front of the house of at least two feet. Privacy fencing should be less than seven feet in height. Refer to the Land Development Code or contact the Department of Codes and Regulations regarding additional restrictions on fencing at corner properties.	NA	
ST14	Chain-link fencing painted black or dark color may be installed in residential front yards or along commercial corridors at the street where there is an historic precedent. Split-rail, woven-wood fencing, opaque fencing, painted or stained pressure-treated wood fencing, or recycled or reclaimed materials may be permitted with appropriate design. Synthetic or composite fencing that is durable may be considered.	NA	
ST15	Exterior lighting fixtures should not be falsely historical. The fixture should be attached to the exterior in a way as to not damage historic fabric.	NSI	No specific information has been submitted at this time.
ST16	Exterior lighting for parking areas, architectural features, or other site areas should be directed down and away from neighboring properties. Energy-efficient lights should be used to create a soft illumination and to minimize the impact to adjacent properties. Reference the Land Development Code for illumination restrictions.	NSI	No specific information has been submitted at this time.
ST17	Parking lot design requires a portion of the parking area to be landscaped or buffered from adjoining properties. Reference the Land Development Code for specifics on parking lot design, maneuvering, landscaping, and buffering requirements.	+	Parking lot meets LDC requirements as there are exceptions for nursing homes.
ST18	Auxiliary fixtures, such as air conditioning units, satellite dishes, rain barrels, greenhouse additions, and overhead wiring, should be located on secondary elevations (side or rear) so they do not detract from the street-address façade and the character of the site.	+	
ST19	Trees in front yards should be preserved. Established street tree patterns should be enhanced by planting additional trees along the public rights-of-way in the grass area between the street and sidewalk. Consult the city arborist or Frankfort Avenue Street Tree Master Plan to determine tree species that are suitable for placement near overhead wires. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review by Landmarks staff unless directed by the city arborist for emergency or public safety concerns.	NA	
ST20	Cellular towers and associated fixtures should be strategically located to minimize the impact on historic view shed(s), screened from public view, and should not damage historic elements when attached to structures.	NA	
ST21	Utility lines should be installed underground whenever possible.	NA	
ST22	The concrete mixture should match the existing or historic concrete mixture when repairing or replacing sidewalks or installing new sidewalks in the public right-of-way. Contact the Landmarks staff for the appropriate mixture and specifications.	NSI	See conditions of approval

Cultural Landscape

Design Principles (P) and Guidelines (G)

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
	Land Use and Patterns:		
CL1(P)	The <i>Clifton Neighborhood Plan</i> (current version), which stipulates the preferred zoning mix within the district (reflecting historical land patterns and usage), should be respected.	+	
CL2(P)	Public open space and gathering places are essential features of the compact and densely settled district because they provide planned or unplanned opportunities to meet, visit, and recreate with neighbors and friends. Existing public open space and gathering places should be maintained and new areas created that are small in scale, informal in character, and of a design that sensitively incorporates historic components such as circulation patterns, vegetation, views and vistas, and site furnishings to preserve the integrity of the historic landscape and historic structures within the district.	-	While the area where the new building is proposed is vacant with the exception of a community garden today, historically, it contained some housing (see conclusions).
CL3(P)	Although most of the district is a densely settled area characteristic of an urban environment, areas and attributes of the district remain that are distinctly rural or natural in character, including the wooded areas on the south side of the district and the prevalence of barns and other rural outbuildings in rear lots. These areas or attributes of a rural or natural feeling should be preserved and maintained.	+/-	While the area where the new building is proposed is vacant with the exception of a community garden today, historically, it contained housing (see conclusions).
	Views and Vistas:		
CL4(G)	Key views and vistas within the district, and views identified as significant to the district from outside the boundaries, should be preserved. These views include both pedestrian- and vehicular-oriented vantage points. Key views include, but are not limited to, the following: 1) Views into and from Bingham Park, an Olmsted-designed landscape. 2) Views into the campus of the Kentucky School for the Blind. 3) Views into the swale and green space next to Sacred Heart Village. 4) Views from all directions, including from below and from above, into the green space and steep slopes along Brownsboro Rd. from State St. to N. Ewing Ave., the west side of N. Ewing Ave., Bickel Rd., and the area south of Payne St. overlooking I-64 from S. Ewing Ave. to Quarry St. 5) Views of the earth berms along Payne St. and views of downtown Louisville from Payne St. 6) Views into or from the quarry walls at the former Henry Bickel quarry. 7) Views along and into the Frankfort Ave. corridor, where one- to two-story buildings predominate. 8) Views along the rail line, including views into downtown Louisville. 9) Views into the district from adjacent transportation corridors, where one- to two-story buildings and tree canopies predominate. 10) Views into or from the Stevenson Ave. and Clifton Park area into downtown Louisville.	-	Most of the swale will be impacted with the infill construction along Payne Street. However, historically, it contained housing (see conclusions).

	Guideline	Finding	Comment
	11) Views into or along the Sycamore Ave. swale (the "dip").		
	Circulation:		
CL5(G)	The integrity of character of original historic surface street arteries within and bordering Clifton—Frankfort Ave., Payne St., and Brownsboro Rd.—should be maintained and preserved. In particular, Frankfort Ave. should remain the primary west-east conduit within the district providing access for a commercial, institutional, and residential mix of facilities. It should also remain as a two-lane road, with one lane in each direction plus spaces for 24-hr. parking on each side. Payne St. should remain a primary west-east conduit within the district that is residential in character.	+	
CL6(G)	The existing grid of streets, alleys, and highways into, within, bordering, and serving as the boundaries of the district should be maintained in its current configuration of street widths, lanes, and alignments. One-way streets are discouraged.	+/-	The circulation routes on the Nazareth Home campus will be updated to better serve the campus and the new construction on Payne Street.
CL7(P)	Pedestrian, bicycle, and public transportation access to goods, services, and residences, an historic feature of the district, should be retained and enhanced along all surface streets in the district.	+	
CL8(G)	A special consideration in this district is the population of visually impaired residents - one of the largest in the U.S. - attributable to the educational and work institutions for the blind whose presence in the district dates to the mid 1800s. Safe and convenient pedestrian access for all residents while in route to work, home, school, worship, shopping, and recreation is paramount to increase safe passage and walkability of the area. Considerations include access to sidewalks that are unobstructed and in good repair, preservation of waypoints that provide tactile or physical guides for the use of visually impaired pedestrians, safe crossings of streets, minimal size and numbers of curb cuts for parking lots and driveways, and unimpeded access to and within structures. Businesses and residents shall maintain unobstructed and safe passage for pedestrians.	+	
CL9(G)	Parking areas throughout the district should be small in scale, informal in character, and of a design that sensitively incorporates historic components such as circulation patterns, vegetation, views and vistas, and site furnishings to preserve the integrity of the historic landscape and historic structures within the district. To minimize the need to provide space for retention basins, which can adversely affect historic properties, the use of water-permeable paving materials that reduce runoff is desirable. All paving materials and associated parking area components should be selected to relate to the surrounding landscape.	+/-	The area is open green space currently, so the parking area keeps that visual break in the streetscape. However, it will be paved and not provide that green vista. Furthermore, there are no shown buffers between Payne Street and the parking area.
CL10(G)	Structured parking, in lieu of large surface lots, should be limited in the number of decks and of a design and construction in keeping with the historic components of the district.	NA	
CL11(G)	"Tear downs" of any structures for the purpose of providing new residential, commercial, industrial, or institutional parking lots or parking garages should be avoided.	NA	
CL12(G)	To the extent possible, parking should be located in rear lots with alley access.	+/-	A new parking lot will be located next to the proposed new building facing Payne Street. Due to slope and parcel size, parking is not feasible for the rear. However, it is proposed close to Payne Street.

	Guideline	Finding	Comment
	Topography:		
CL13(G)	Steep yards, slopes, and cliffs, both natural and human made, should be retained, protected, and preserved, including their shape, slope, elevation, aspect, and contour.	+/-	The land along Payne Street where the new building is proposed will be altered for the infill construction. However, the new construction will follow those contours.
CL14(G)	Karst and sinkhole features should be retained, protected, and preserved, including their shape and contour.	NSI	
CL15(G)	Swales and natural drainage areas should be retained, protected, and preserved, including their shape, flow patterns, slope, elevation, aspect, and contour.	-	Most of the swale will be impacted with the infill construction along Payne Street.
	Small-Scale Features:		
CL16(G)	The removal of existing billboards is encouraged.	NA	
CL17(G)	Contributing human-made features, including, but not limited to, brick streets, alleys, sidewalks, limestone or granite curbs, iron fences, stone walls, horse watering trough, hitching post, and the "Chicken Steps," should be retained in place, protected, and preserved.	NA	
CL18(G)	Historic nomenclature for streets, places, and areas should be maintained (e.g., Payne St., Angora Court) and new nomenclature selected to reflect historic usage or features (e.g., Franklin School Apartments).	+	
	Vegetation:		
CL19(G)	New landscape elements should be designed to relate to the historic character-defining elements of the district.	NSI	No specific information has been submitted at this time.
CL20(G)	All mature trees, such as those on the campus of the Kentucky School for the Blind, other institutions, public areas and right-of-ways should be maintained, retained, protected, and preserved.	NA	
CL21(G)	Wooded areas should be retained, protected, and preserved.	NA	
CL22(G)	Proposed changes to vegetation and landscaping in Bingham Park should be coordinated between Louisville Metro Parks Department, the Landmarks Commission, and the Louisville Olmsted Parks Conservancy.	NA	
CL23(G)	Greenery and tree canopies in the Vernon Ave. right-of-way (the "Chicken Steps") and in all other undeveloped street and alley right-of-ways should be retained, protected, and preserved.	NA	
CL24(G)	The <i>Clifton Neighborhood Plan</i> (current version) list of major projects includes a green space inventory. This inventory, which will identify plant species native to the district, should be consulted when planning and planting new or replacement landscaping.	NSI	No specific information has been submitted at this time.

Archaeology

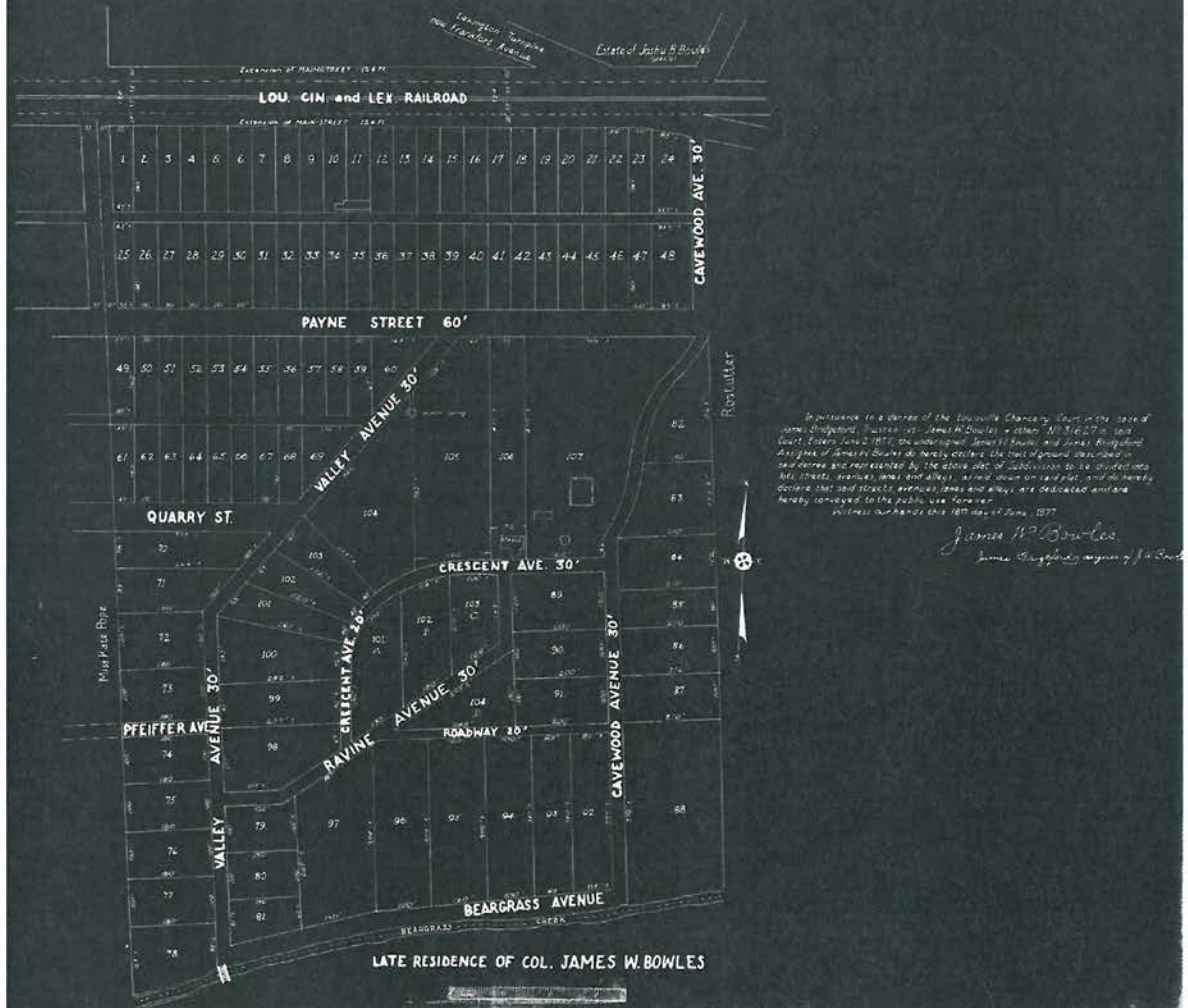
Clifton Design Guideline Checklist

+	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.	+	
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.	+	
AR3	Prior to excavating to replace or repair underground utilities, 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.	+	
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.	+	
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.	+	
AR7	All archaeological investigations shall be conducted in accordance with the standards for archaeological fieldwork and the Commonwealth of Kentucky's Antiquities Act.	+	
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).	+	

CAVEWOOD PARK

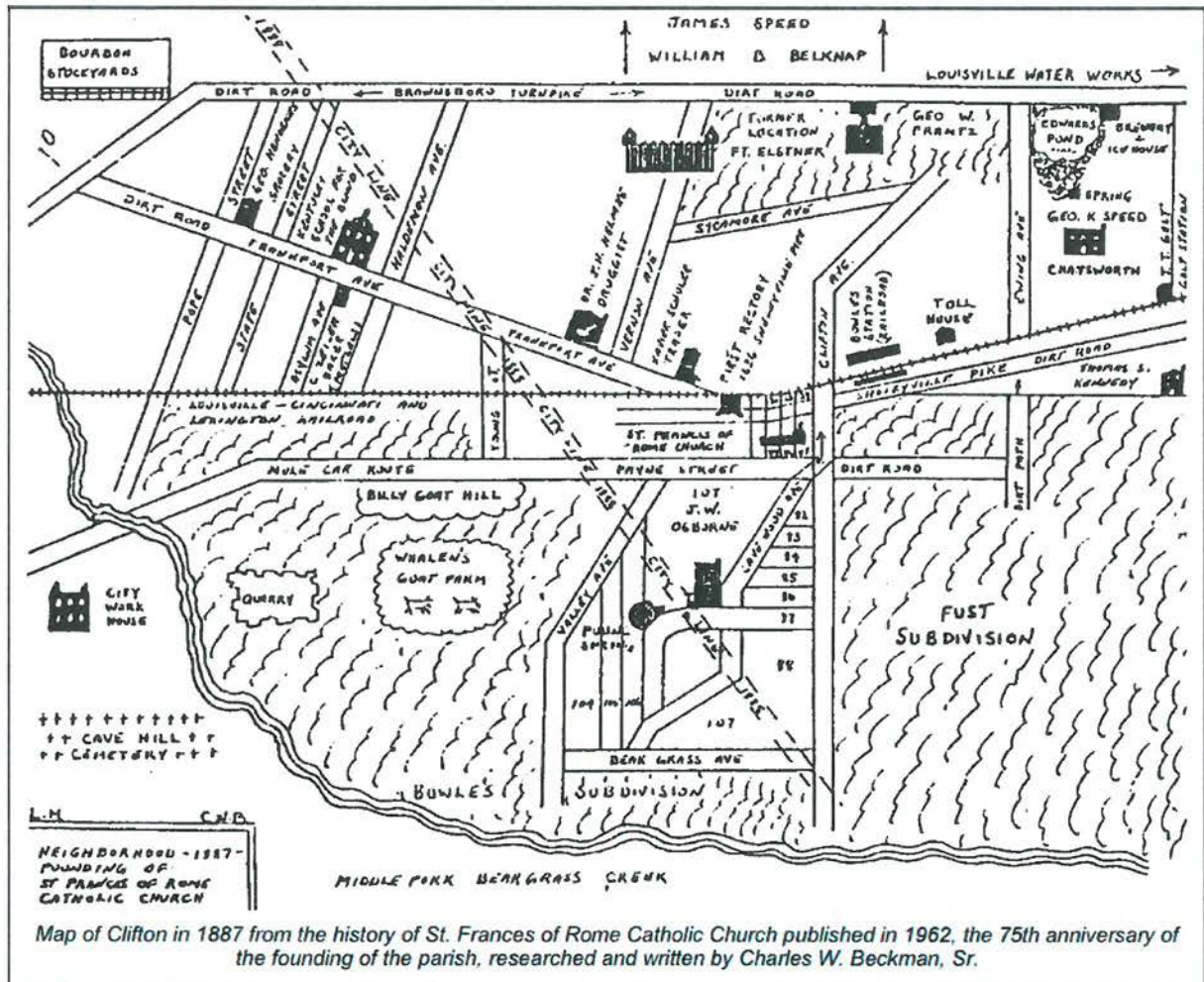
37.



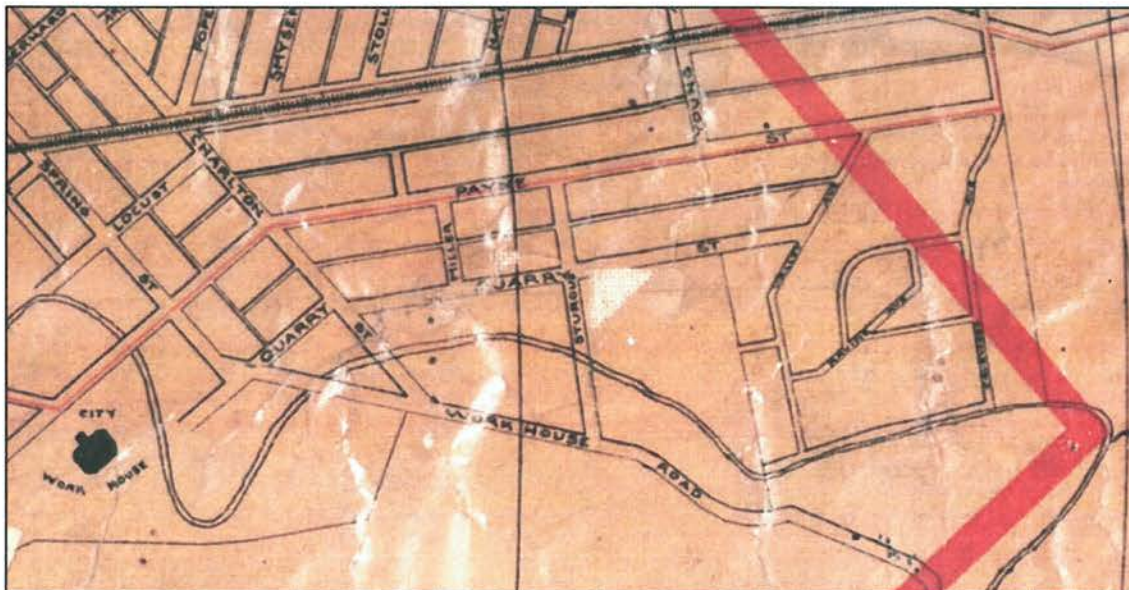
Plat Book 8 Page 37 showing the Cavewood Park Subdivision recorded June 18, 1877.



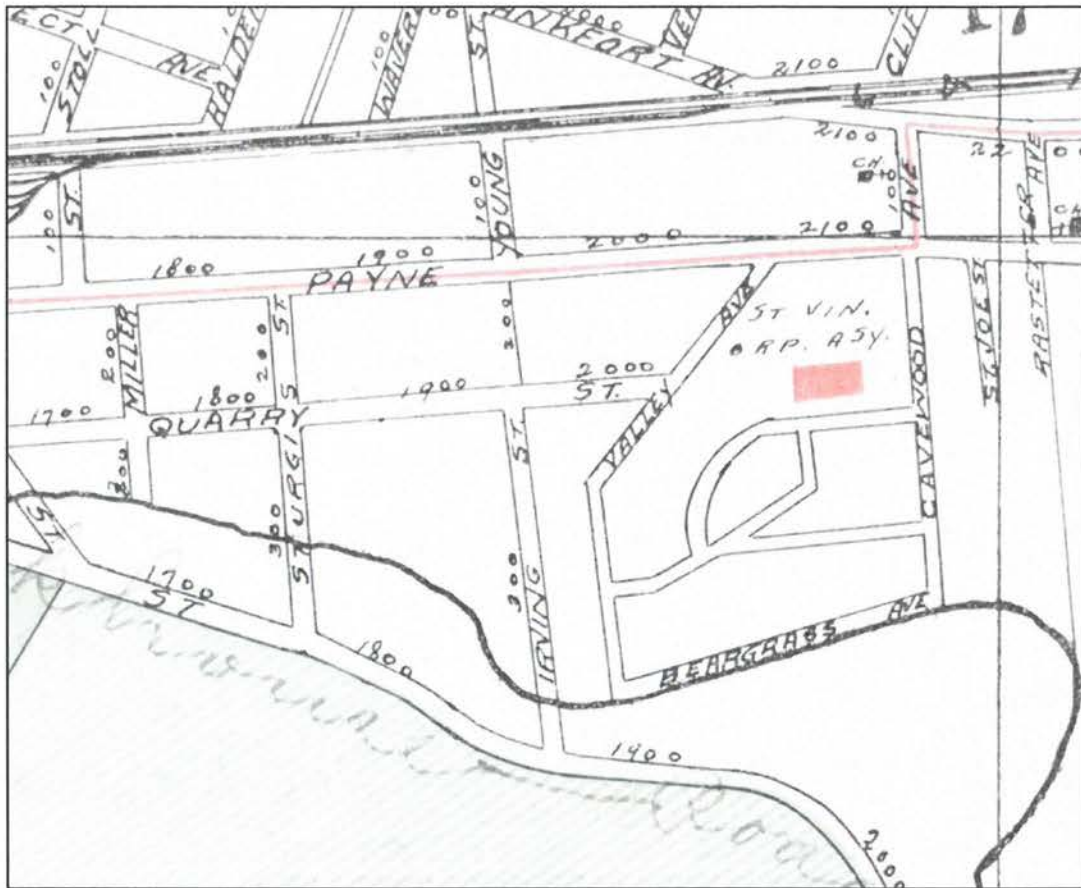
**Atlas of the City of Louisville, Ky. and Environs, 1884, Plate 29 and 7
(pieced together by staff).**



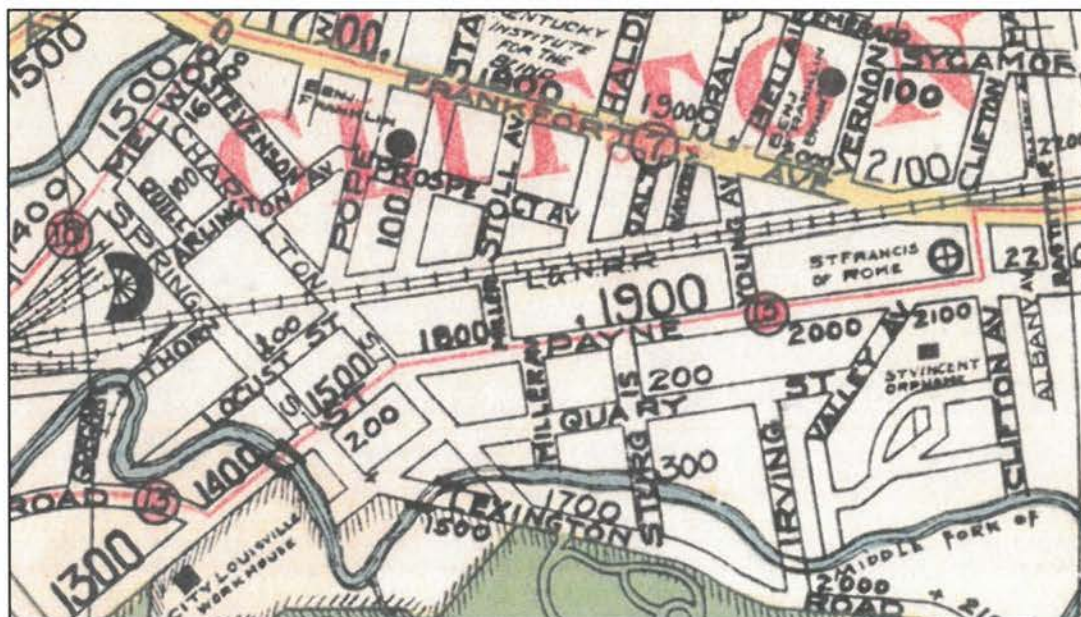
Map of Clifton in 1887 from the history of St. Frances of Rome Catholic Church published in 1962, the 75th anniversary of the founding of the parish, researched and written by Charles W. Beckman, Sr.



Map of Louisville, 1894-1897.



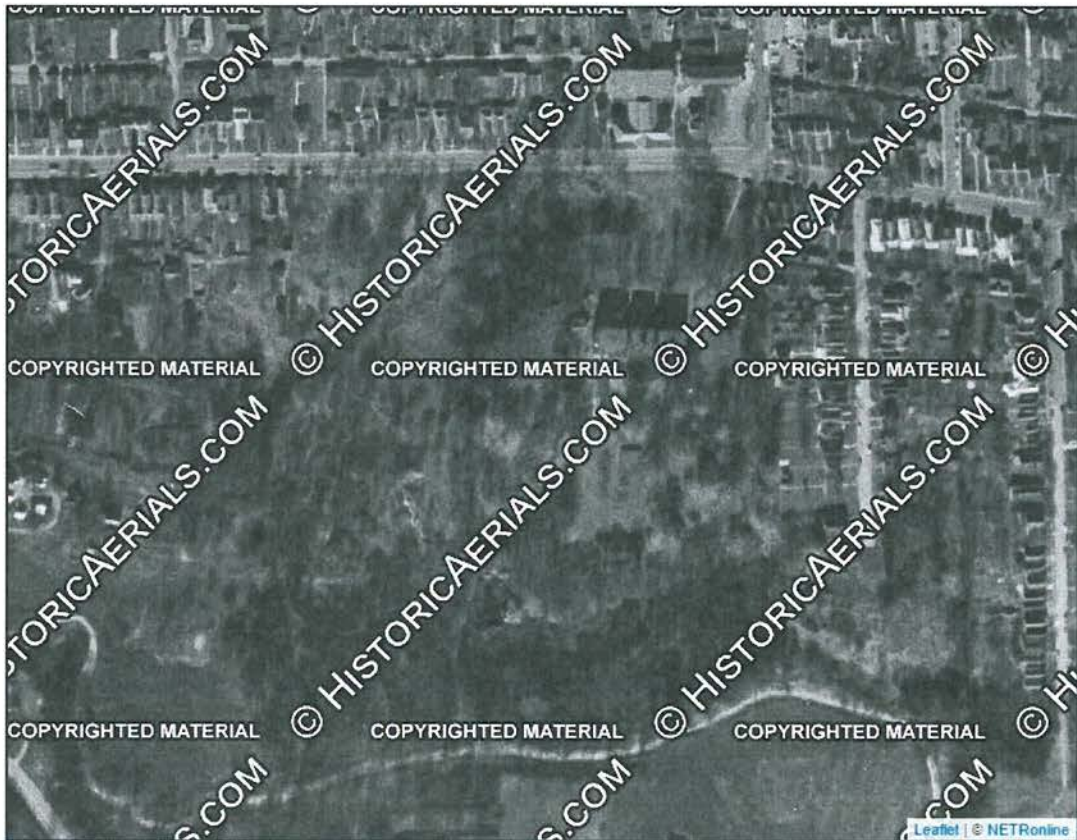
Louisville Title Co.'s (Incorporated) New map of Louisville and Jefferson County, Kentucky, 1913.



City of Louisville Kentucky The Gateway to the South, 1925.



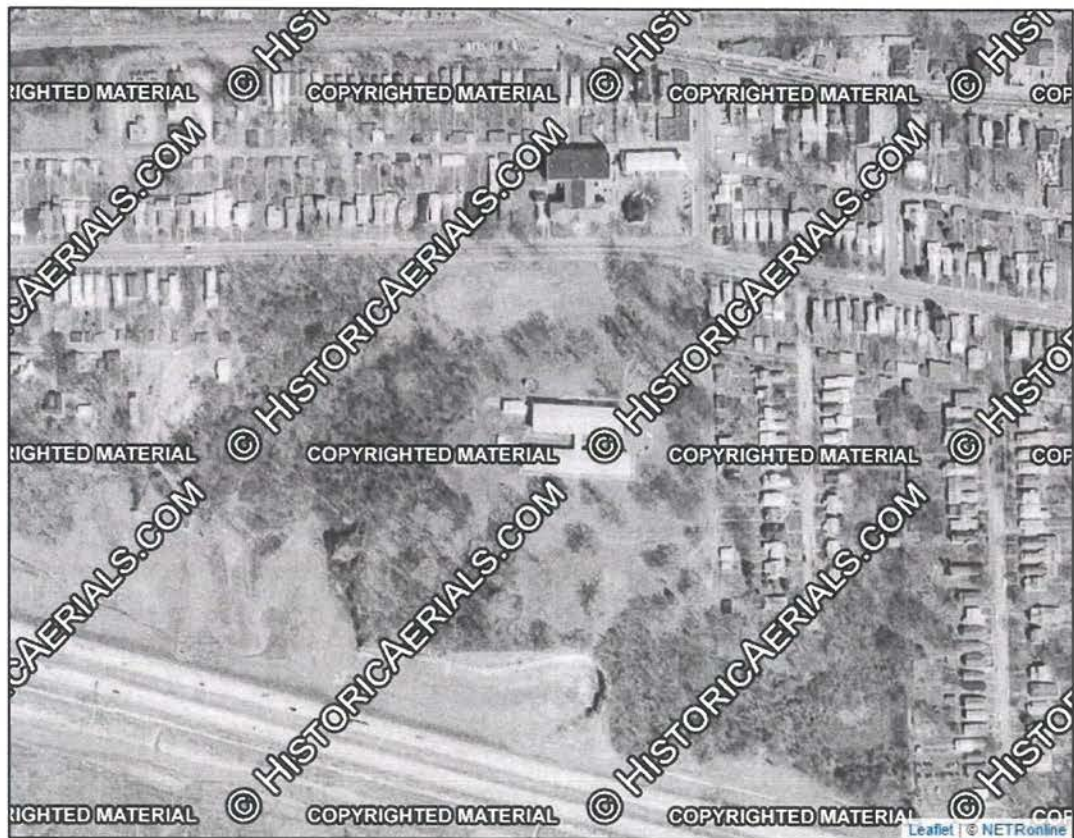
1949 Historic Aerial of the project area.



1955 Historic Aerial of the project area.



1959 Historic Aerial of the project area.



1971 Historic Aerial of the project area.



1992 Historic Aerial of the project area.