



Historic Landmarks and Preservation Districts Commission

Staff Report to the Committee

To: Clifton Architectural Review Committee
Thru: Bob Keesaer, AIA, NCARB Urban Design Administrator
From: Becky P. Gorman, Historic Preservation Specialist
Date: August 6, 2015

Case No: 15COA1133
Classification: Committee Review

GENERAL INFORMATION

Property Address: 231(r) S. Jane Street

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

Owner: same as applicant

Contractor: TBD

Estimated Project Cost: \$100,000

Description of proposed exterior alteration:

The applicant requests approval for the construction of an 896 square foot two-story infill dwelling on an existing lot purchased from the Landbank Authority. The house will be built on an elevated crawl space and will be wood-framed with 2x6 walls and a prefabricated truss shed roof. The proposed exterior material is vertical metal panels. Jeld-Wen casement, awning and picture wood windows are proposed, as well as Jeld-Wen wood doors. A single person door will serve as the main entrance on the south elevation and sliding patio doors will provide access on the rear. The building is scaled to accommodate existing trees and the sloping topography of the vacant lot. This is to take advantage of the unique wooded setting. Exterior colors of the house will be dark so that the house is "hidden" in the trees. Crushed compacted stone parking "pad" will be at the alley which is in front of the structure.

Communications with Applicant, Completion of Application

The application packet was received on July 10, 2015. It was determined to be complete and requiring Committee review on July 13, 2015.

The case is scheduled to be heard by the Clifton Architectural Review Committee on August 12, 2015 at 5:30 pm, at 444 South Fifth Street, conference room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **New Construction – Residential, Site, Archeology and Cultural Landscape**. 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 site is currently a vacant lot, mid-block, on the alley side of Jane Street. The lot is zoned R5A and is within a Traditional Neighborhood Form District.

Conclusions

The lot faces the alley and abuts a steeply sloped lot on the Jane Street side proper that contains dense vegetation. The house is a contemporary design and is designed to relate to the site. The structure is set back 24' from the alley and fits nicely between 3 existing mature trees. The dark color of the structure is to purposefully blend in with the natural surroundings.

Guidelines NCR10-15 speak to more traditional references such as spatial organization, façade organization, compatibility of roof forms, massing, materials, as well as reference to window patterns, front door design, and orientation of the main entrance as reflections of the historic context. The houses on the alley of Jane are sporadic and some great distances from their neighbors. There is not much consistency among the structures on the alley. They are of different forms, roof lines, heights, and setbacks. The alley context includes two structures with addresses on adjacent streets. That said, NCR6 states "Creative design is encouraged."

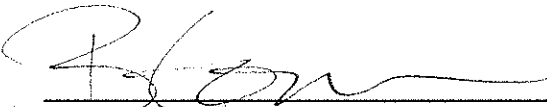
The overall expression is clearly, contemporary design that takes into consideration the topography and natural state of the lot. The design of this house works in this context with a steep sloped parcel as its backdrop and leaving the rear yard in its natural state.

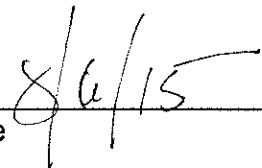
RECOMMENDATION

On the basis of the information furnished by the applicant, the Staff recommends that the application for a Certificate of Appropriateness for the proposed new residential dwelling be approved with following conditions:

1. Archaeological discoveries such as artifacts, features, and other archaeological deposits should be reported to the Landmarks Commission. See guideline AR2. Other Archaeology guidelines shall be followed as deemed necessary.
2. All glazing shall be clear.
3. Warm-toned concrete color shall be used for foundation.
4. All drainage issues to be addressed appropriately to ensure no adverse impact.

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 P. Gorman
Historic Preservation Specialist


Date

Attached Documents / Information

1. Staff Guideline Checklist
2. Applicant submitted Information Including Plans and Photographs

Archaeology

Clifton Design Guideline Checklist

+ Meets Guidelines
Not Applicable

NA

- Does Not Meet Guidelines Information

NSI Not Sufficient

+/- 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.		See conditions.
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, notify the Landmarks Commission as to when the work will be scheduled.	NA	
AR4	A property owner must not willingly destroy or disturb archaeological resources, nor allow artifact collectors, amateur archaeologists, or others to do so.		See conditions.
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.		See conditions.
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.		See conditions.
AR7	All archaeological investigations shall be conducted in accordance with the standards for archaeological fieldwork and the Commonwealth of Kentucky's Antiquities Act.		See conditions.
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).		See conditions.

Cultural Landscape

Design Principles (P) and Guidelines (G)

Clifton Design Guideline Checklist

- + Meets Guidelines Not Applicable

NA

- Does Not Meet Guidelines Information

NSI Not Sufficient

+/- 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.	+	Appropriately zoned for residence.
CL2(P)	Public open space and gathering places are essential features of the compact and densely settled district because	NA	

	Guideline	Finding	Comment
	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.		
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.	+	Design is respectful of natural environment.
	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. 11) Views into or along the Sycamore Ave. swale (the "dip").	NA	
	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.	NA	
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	NA	

	Guideline	Finding	Comment
	discouraged.		
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.	NA	
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.	NA	
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.	+	
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.	NA	
	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.	+	
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.	NSI	
	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).	NA	
	Vegetation:		
CL19(G)	New landscape elements should be designed to relate to the historic character-defining elements of the district.	+	
CL20(G)	All mature trees, such as those on the campus of the	+	

	Guideline	Finding	Comment
	Kentucky School for the Blind, other institutions, public areas and right-of-ways should be maintained, retained, protected, and preserved.		
CL21(G)	Wooded areas should be retained, protected, and preserved.	+	
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.	+	
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.	NA	

New Construction - Residential

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
NCR1	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.	+	
NCR2	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.	NA	
NCR3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+	The alley context has a mix of structures with diverse forms and directional emphasis.
NCR4	The scale of new construction should not conflict with the historic character of the district.	+	
NCR5	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.	+	This a contemporary design that uses modern materials.
NCR6	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.	+	Contemporary design that takes into consideration the topography and natural state of the lot.
NCR7	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	+	

	Guideline	Finding	Comment
NCR8	Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.	+	
NCR9	Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.	+	
NCR10	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.	+	The alley context has a mix of structures with diverse forms and directional emphasis.
NCR11	The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines and columns are other important character-defining façade elements. Imitating an historic style or period of architecture in new construction is not recommended.	+	The alley context has a mix of structures with diverse forms and directional emphasis.
NCR12	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).	+	The alley context has a mix of structures with diverse forms and directional emphasis.
NCR13	Window patterns should be sympathetic with those of surrounding buildings. Compatible frame dimensions, proportion, panel and light, and muntin configurations are encouraged. Historic window proportions are generally two-and-one half (height) by one (width).	+	The alley context has a mix of structures with diverse forms and directional emphasis.
NCR14	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.	+	
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	+	The alley context has a mix of structures with diverse forms and directional emphasis.
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	NA	
NCR17	Handicapped access ramps should be located on secondary elevations (side or rear) wherever possible. If the only option is to install the ramp on the street address façade, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible. Removable or portable ramps may also be used.	NA	
NCR18	Infill construction design should be compatible with the average height and width of surrounding buildings.	+	The alley context has a mix of structures with diverse forms and directional emphasis.
NCR19	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.	NA	
NCR20	The historic rhythm of the streetscape should be maintained.	NA	
NCR21	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.	+	The alley context has a mix of structures with diverse forms and directional emphasis.
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	Simple shed roof
NCR23	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	+	The alley context has a mix of structures with diverse forms and directional emphasis.

	Guideline	Finding	Comment
	preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.		
NCR24	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.	+	The alley context has a mix of structures with diverse forms and directional emphasis.
NCR25	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	
NCR26	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	+	
NCR27	Trash receptacles should be screened from public view with a four-sided enclosure.	+	
NCR28	Exterior sheathing should be compatible with surrounding historic buildings. Painted wood siding or fiber cement board is preferred. Vinyl siding may be used for new construction on streets where the predominant historic construction material is wood. See Siding and Trim guidelines for additional details.	+	This a contemporary design that uses modern materials.
NCR29	Masonry types and mortars should be compatible with surrounding buildings. Red brick is the most common masonry material found in the district. See Masonry guidelines for additional details.	NA	
NCR30	Stone or cast-stone sills and lintels should be incorporated into new construction design on streets where these elements are character-defining features.	NA	
NCR31	Raised masonry foundations which are compatible in proportion and height with surrounding buildings should be used. Foundation materials may be of a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.	+	See conditions.
NCR32	New front porches should be built on streets where they are a predominant character-defining feature, and are allowed on other streets, and should be compatible with the form, scale, and detailing of surrounding buildings. New columns should consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	NA	
NCR33	Porches on newly constructed buildings should be designed so the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the façade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	NA	
NCR34	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	+	See conditions

Site

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
ST1	Paving materials (concrete, brick, paver stones, cobblestones, asphalt, gravel, stone, permeable or pervious	+	

	Guideline	Finding	Comment
	materials) that are compatible with adjacent sites and architectural character should be used for private sidewalks, drives, and roadways.		
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.	+	
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 regarding archeology
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	
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.	NA	

	Guideline	Finding	Comment
	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.		
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	Lighting around doors and path TBD.
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	Lighting around doors and path TBD.
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.	NA	
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.	+	
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.	NSI	
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.	NA	