



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Robert Keesaer, AIA, NCARB, Planning & Design
Supervisor
From: Savannah Darr, Historic Preservation Specialist
Date: September 23, 2016

Case No: 16COA1202
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2327 Sycamore Avenue

Applicant: Anne Del Prince
Del Prince Designs, LLC
640 Country Club Road
Louisville, KY 40206
502-893-6026
adelprince@att.net

Owner: Josh Lindley and Melanie Bloemer
2327 Sycamore Avenue
Louisville, KY 40206
502-291-2530
josh@alltradeky.com

Architect/Design: Anne Del Prince

Contractor: TBD

Estimated Project Cost: \$80,000

Description of proposed exterior alteration:

The house was multi-family and is being converted back to single-family. The applicant requests approval to demolish two additions on the west elevation of the house. The first addition is near the front of the house (southwest corner) and contains an entry door and stairs to access the second floor unit. The second elevation sits back near the rear (northwest) corner of the house and is a small bumpout addition that also functions as a rear entry. Furthermore, the applicant

wishes to remove the vinyl siding on the house and replace it with a HardiePlank siding of unknown exposure. The applicant also requests approval to demolish the existing front gable, frame garage that faces Sycamore Avenue. The applicant would like to relocate the driveway to North Keats Avenue and construct a new 22'-10" by 24'-10" garage facing it. The new one-story, frame garage will have a side gable roof and one large double garage door. The structure will be clad in HardiePlank siding with a 5" exposure and fiberglass shingles will cover the roof. A small portion of the foundation will be left exposed.

Communications with Applicant, Completion of Application

The application was received on September 2, 2016 and considered complete and requiring committee level review on September 6, 2016. The applicant has also applied for a private rear yard variance (16VARIANCE1070) and a permit to move the driveway access from Sycamore Avenue to North Keats Avenue (16RW4418).

Staff conducted a site visit on September 21, 2016 to assess the condition of the existing garage and additions. Staff discovered that both side additions had been demolished, a new bumpout addition was constructed, all of the vinyl siding on the house was removed, the rear chimney was removed, the wood corbels and soffit were removed, and many of the windows were missing.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Demolition, Garage, New Construction, Siding & Trim, and Site**. 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 R6 zoned property in the Traditional Neighborhood Form District is located at the northwest corner of Sycamore Avenue and North Keats Avenue. The two-and-a-half-story frame and masonry Queen Anne style home is surrounded by other two-story Victorian era frame homes.

Conclusions

The proposed HardiePlank on the exterior of the main house generally meets the design guidelines for **Siding & Trim**. Staff was going to recommend that the applicant investigate the siding to see if the original wood siding was located under the vinyl siding. However, during the site visit staff saw that all of the vinyl siding was removed and plywood and Tyvek wrapping were installed. The new HardiePlank siding should have a 4" exposure to match surrounding houses. All of the corbels have been removed and were scattered around the site. These should be placed back on the house in the correct placement. Typically, we

require photographic documentation prior to removal to help with the reinstallation of corbels.

The proposed demolition of the two side additions would likely have met the **Demolition** guidelines. However, during the site visit staff discovered that both additions had been demolished without approval. According to Google street view photographs, the stair addition that was located on the southwest corner of the house was a later addition and not a character-defining element of the house. The demolition appears to have been done per the guidelines. The bumpout addition that was located on the northwest corner of the house is more complicated. There were no clear photographs of the addition to determine if it was historic. From Google street view photographs of the rear of the house, it appears that the addition was also an entry for the second floor unit as well as possible extra living space. During the site visit, staff discovered that this addition is being partially reconstructed. The plan in the current COA application shows the demolition of this addition and then a solid wall remaining. There are no details on the new bumpout addition.

The proposed demolition of the existing garage generally meets the **Demolition** guidelines. The front gable, one car garage faces Sycamore Avenue and sits northwest of the main house. The garage is wrapped with vinyl siding and has replacement windows and garage door. The roof is standing seam metal. The garage is on the 1929 Sanborn Map (see attached) and is labeled as contributing on the Clifton Preservation District Map. However, there is very little material integrity remaining. Staff could not find historic photographs that showed the garage prior to the vinyl siding and new windows. While the garage lacks material integrity, its placement on the site is intact and important. 2327 and 2328 Sycamore Avenue are both corner properties that contain front driveways and garages. This is a character-defining element of those lots. If the new garage were placed in a similar location as the existing garage with the side gable facing Sycamore Avenue (like the plans show), and if a placeholder for the historic driveway remained in the side yard, then the demolition of the historic garage would be less of a negative impact on the site.

The proposed new garage generally meets the **Garage, New Construction, and Site** guidelines with the exception of the garage door. The applicant proposes one large, double garage door rather than two individual garage doors, which are encouraged in the **Garage** guidelines. The new double garage door could mimic two single doors in design, which would be appropriate.

There are other alterations on site that have not been addressed by the applicant in this COA application. Almost all of the second floor windows have been removed. It is unclear which windows were original or replacements. A window treatment plan must be determined with the Clifton ARC and staff. The rear brick chimney was demolished. It was visible from North Keats Avenue; therefore, the chimney should be reconstructed. The wood soffit was also removed. It should be reconstructed with wood to match what was there before.

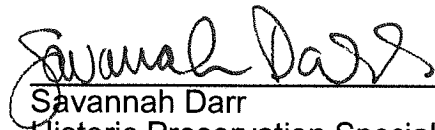
RECOMMENDATION

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. The applicant shall determine window treatment plan with the Clifton ARC.
2. The wood corbels shall be reinstalled along the cornice line in the correct position.
3. The wood soffit shall be reconstructed with wood to match what was there.
4. The rear brick chimney shall be reconstructed.
5. All HardiePlank siding shall have an exposure of 4" to match surrounding houses.
6. Prior to demolition, all four elevations of the historic garage, the interior rooms, and the attic space shall be photographed and submitted to staff as documentation.
7. The new garage door shall mimic two single doors in design. The applicant shall submit a cut sheet to staff.
8. The garage foundation materials shall be a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.
9. The new driveway shall be poured with historic concrete mix and finished to match the surrounding concrete (see attached).
10. The applicant shall submit cut sheets for the proposed garage windows to staff.
11. The applicant shall submit a COA for the new bumpout addition if it has a different footprint from the previous addition.
12. If the design changes, the applicant shall contact staff.

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.

9/23/16
Date


Savannah Darr
Historic Preservation Specialist

Attached Documents / Information

1. Staff Guideline Checklist
2. Applicant Submitted Information Packet

Demolition

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
	The Metro Landmarks Standard Design Guidelines for Economic Hardship Exemption and Guidelines for Demolition also apply to an application for a Certificate of Appropriateness for demolition within the Clifton Preservation District, and associated application for an economic hardship exemption, with the following exception: The Standard Design Guidelines for Demolition DE1-DE6 are replaced in their entirety with the following:		
DE1	Any structure in part or in whole 50 years old or older within the Clifton boundary should be preserved. The Landmarks staff will evaluate the demolition request. All demolition proposals must include photographic documentation by the property owner as part of the application submitted to Landmarks. Historic elements cannot be removed until after approval has been obtained.	+/-	Photographs submitted, see conclusions
DE2	With approval, when demolishing a non-historic structure or addition, the existing non-historic building or addition should not be demolished in a manner that will threaten the structural integrity of any existing historic structure.	NA	
DE3	With approval, when demolishing an addition to an historic structure, be mindful that a wall of the existing structure will be left exposed visually, and to the deteriorating effects of weather. Take steps to insure the structural integrity of this newly exposed wall.	+	
DE4	With approval, when demolishing an addition to an historic structure, a wall that was once an interior wall may be exposed. Remove the interior finishes and make the wall suitable to be an exterior wall that matches the historic exterior of the structure.	+	
DE5	With approval, when demolishing an addition to an historic structure, interior openings (such as door openings) will be revealed to the exterior. Retain evidence of exterior door, window openings, or architectural features not incorporated into the interior of the addition. Leave the window or door frame intact. Compatible exterior construction materials should be used.	+	
DE6	The approved removal of a non-historic structure or an addition to an historic structure will create a new land area as a result of their demolition. Take steps to grade and landscape according to the existing topography and landscaping of the historic property and to be consistent with the slope and grade of adjacent properties.	NA	
DE7	The approved removal of an addition to an historic structure may change the look of the street-facing façade of the existing historic structure. Take measures to re-establish the street-facing wall through the use of low fences, walls, and/or vegetation.	NA	Side elevation
DE8	Where demolition of an historic structure has been approved, or in the event of an emergency Metro-ordered demolition, documentation of the structure to be demolished will be required. The staff or ARC may set the degree of documentation required according to several factors: primary vs. secondary structure, historic value, and historic contribution to the Clifton neighborhood. Documentation may be subject to the following requirements:	+	Staff recommends photo documentation of the exterior and interior of the garage if demolition is approved

	Guideline	Finding	Comment
	1. Measured floor plans for the first and each additional story, and drawings of exterior elevations showing views of the front and one side. These drawings shall be drawn at the standard architectural scale of 1/4 or 1/8 inch per foot. Measurements should be accurate to the nearest 1/4 inch and should indicate rough openings. Representative examples of original trim and other finish details shall also be measured. Drawing shall be on acid-free paper and indicated original vs. added construction. Additions 50 years old or older shall be shown by dashed lines for exterior walls only. If a primary structure has been approved for demolition, the ARC may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner supplied drawings, drawn by hand). 2. Digital photographs showing: the physical relationship to surrounding resources (streetscape); each façade; typical exterior details (e.g., moldings, brackets, rafter ends, brick patterns); typical interior details (e.g., door/window surrounds, staircases, mantels); typical construction details where visible; exterior landscape features; and outbuildings. A contact sheet shall be printed from the digital files on archival paper and submitted (along with the digital files on acceptable electronic media) to the Metro Landmarks Staff. If a primary structure has been approved for demolition, the committee may require the above. If this is the case, the applicant is advised to hire a professional to fulfill these requirements. If a secondary structure is approved for demolition, the ARC may amend these requirements to require less-stringent documentation (examples: property-owner generated digital photographs in an acceptable electronic media).		

Garage

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
G1	Contributing secondary structures should be preserved. However, when demolition is being requested to make way for a new secondary building, then Landmarks staff and/or the ARC will evaluate and review the demolition permit request based on the structure's integrity, historical character and materials, functionality, and security concerns. All structures in the district will be identified as either contributing or non-contributing at the time of application. See the Demolition guidelines for more details.	+/-	See conclusions
G2	New garages or other secondary structures should be designed so they complement the scale, mass, roof form, setback, and materials of adjacent secondary structures. They should also be subordinate to the primary structure.	+	
G3	New garages should be sited adjacent to an alley where present. Review the garage prototype illustration that identifies styles appropriate to preservation districts when planning a garage construction project.	NA	
G4	When no alley exists, garages should be sited at the rear of	+	Existing driveway is off

	Guideline	Finding	Comment
	the property behind the main house. Landscape screening is encouraged along the driveway.		Sycamore, but will be moved to N. Keats behind the house
G5	Single garage doors should be used rather than expansive double or triple doors.	-	One double door proposed
G6	The roofline of a new garage should be oriented so it is parallel with the main house or follows the predominant pattern of existing secondary structures when a pattern exists.	+	
G7	Roof pitch should be no less than one in six. The roof form of the garage should match the roof form of the main house when it is a character-defining feature.	+	8/12 front gable to complement main house
G8	New garages should be designed so access to off-street parking is off alleys or secondary streets wherever possible.	+	Existing driveway is off Sycamore, but will be moved to N. Keats behind the house
G9	New garages should be located at the rear of the property, should define and enclose the rear yard, and should be aligned with adjacent secondary structures.	+/-	Does not enclose the rear yard due to the orientation of the lot
G10	The garage design should be simple and rectangular in shape. Ell-shaped floor plans, slightly-projecting bays, and cantilevered second floors are also permitted.	+	
G11	New garage walls should be constructed with any of these materials (1) Horizontal siding to match existing exposure of the primary structure (normally 3" or 4" exposure), (2) corner boards and trim around openings, (3) board and batten siding, (4) brick, (5) stucco over frame or concrete block, (6) painted concrete block with parged or flush joint finish, (7) cast stone, molded concrete block, or (8) wood, aluminum or vinyl siding, or fiber cement siding or board to match existing exposure of the primary structure. Do not use these materials: T-111, exposed uncoated concrete block, or painted concrete block unless parged or skim coated first.	+/- NSI	HardiePlank with a 5" exposure is proposed but typically approve 3" or 4" exposure— Need more information on the exposed foundation wall
G12	Approvable roof designs include simple gable roofs (6-in-12 minimum slope), hipped, shed, and flat roofs with parapets, intersecting gables, overhanging eaves, and gable end-vents. Not approvable are low-pitched gable roofs (less than 6-in-12 slope), flush eaves, and roofs without gutters.	+	8/12 gabled roof
G13	Asphalt, fiberglass, wood, tile, metal, slate or synthetic shingles are recommended roof materials. Half-round or ogee gutters, gable-end elements, and solar collectors are approvable. Do not use membrane or roll roofing on sloped roofs with 3-in-12 pitch or greater. See Roofing guidelines for additional details.	+ NSI	Fiberglass roof shingles to match main house— Need gutter detail
G14	Single-car garage doors or openings are preferred. Double- or triple-wide doors which convey the appearance of 2 or 3 single doors may be approved. Flush garage doors which accentuate the large size of the opening are prohibited.	+/-	One double door is proposed
G15	Garage window openings should be used that visually break up the wall's surface and may be placed at higher elevations for security. Security grills may be installed on the inside face of the windows.	NSI	Windows proposed on side elevations but their specifications are missing

New Construction - 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
NCR1	New construction designs should conform to all applicable regulations including the Land Development Code, Zoning	+	

	Guideline	Finding	Comment
	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.	+/-	See conclusions
NCR3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+	
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.	+	
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.	+	
NCR7	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	+	
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.	+/-	See conclusions
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.	+/-	Simple, basic design to blend
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.	NA	Garage
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).	NA	Garage
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).	NA	Garage
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.	NA	Garage
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	NA	Garage
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining	NA	

	Guideline	Finding	Comment
	feature on the street.		
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.	NA	Garage
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	Garage
NCR20	The historic rhythm of the streetscape should be maintained.	+	
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.	+	
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	
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 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.	+	
NCR25	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	Garage
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.	NSI	
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.	+/- NSI	HardiePlank with a 5" exposure is proposed but typically approve 3" or 4" exposure— Need more information on the exposed foundation wall
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.	NSI	Need more information on the exposed foundation wall
NCR32	New front porches should be built on streets where they are a predominant character-defining feature, and are allowed	NA	Garage

	Guideline	Finding	Comment
	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.		
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	Garage
NCR34	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	NSI	

Siding and Trim

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
SD1	Missing wood features should not be replaced with conjectural or falsely historic reconstructions or with newly designed elements that are incompatible with the building's size, scale, or materials.	NA	
SD2	Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.	-	The corbels were not documented prior to removal. They were removed without approval and are currently scattered around the site.
SD3	Contemporary wood siding or fiber cement board, which conveys the visual appearance of historic siding, should be used when replacing sections of deteriorated wood. Other materials which expand and contract like wood may be used when approved by staff or ARC review.	NSI	HardiePlank will replace the existing vinyl siding— Need more information on the exposure
SD4	Structurally inappropriate materials such as textured plywood (e.g., T-111) or similar soft wood products that shed water poorly should not be used on primary structures. Architecturally and historically inappropriate materials should not repair, replace, or be placed over historic wood siding.	NA	
SD5	Exterior veneers shall not be installed over wood siding or as a replacement for exterior siding. Some examples of historically inappropriate exterior veneers not to be used are artificial stone or other masonry, EIFS (synthetic stucco), asbestos shingles, or asphalt shingles.	NA	
SD6	Replace or repair damaged or deteriorated wood siding with wood or wood-like materials. Undamaged, intact historic wood siding should be preserved and not removed and/or replaced.	NA	
SD7	Replacement siding should be installed horizontally unless there is valid historic documentation for a different original orientation.	+	
SD8	Retaining and preserving the original wood siding and trim with paint is encouraged, especially on the street-address façade. The application of fiber cement board matching the original existing exposure is preferred over vinyl or aluminum siding and may be approved by staff without ARC review. Vinyl or aluminum siding may be applied to street	+/-	HardiePlank will replace the existing vinyl siding—not sure if the original wood siding is still on the house

	Guideline	Finding	Comment
	address façades, side, and rear elevations with ARC approval. The installation of any type of siding should not obscure or damage historic ornamental details such as fish-scale shingles, moldings, window casings, sills, hoods, brackets, and corner boards. Do not install siding of any type over rotten wood. Do not wrap windows and trim with metal. If applied, remove insul-brick material and apply house wrap before applying siding.		
SD9	Fiber cement, vinyl or aluminum siding should match the profile and dimensions of the original wood siding. A smooth-faced, narrow profile siding (3" or 4" reveal) is acceptable for installation. Historic fabric, trim, or corner boards should project slightly beyond the vinyl siding, wherever possible without causing damage.	NSI	HardiePlank will replace the existing vinyl siding— Need more information on the exposure
SD10	Paints and coatings manufactured before 1978 contained lead. Historic structures often contain hazardous substances, such as lead paint and asbestos. Since June, 2010, the EPA regulations require contractors to be certified and follow specific work practices to prevent lead contamination. For additional lead paint information, contact the Metro Health Department. For asbestos removal and disposal methods, contact Metro Air Pollution Control.	NA	
SD11	Installation of insulation with a proper vapor barrier should be done from the interior. Do not remove exterior siding to install insulation within the exterior walls of historic wood frame construction. This can result in damage to historic fabric by locking in mold and moisture and will rot wood from within. Houses need to be breathable.	NA	

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.	+	New driveway should be historic concrete mix and finish
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	+	Rear of property

	Guideline	Finding	Comment
	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.	NA	
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.	NA	
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. 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.	NA	
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.	NA	
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	NA	

	Guideline	Finding	Comment
	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.	NA	