

Historic Landmarks and Preservation Districts Commission

Staff Report to the Architectural Review Committee

To:	Clifton Architectural Review Committee
Thru:	Bob Keesaer, AIA, NCARB- Planning and Design Supervisor
From:	Becky Gorman, Historic Preservation Specialist
Date:	May 31, 2016

Case No: 16COA1112
Classification: Committee Review

GENERAL INFORMATION

Property Address: 225 Saunders Avenue

Applicant: Stefan Rumanchik
Designer Builders Inc.
1219 Audubon Parkway
Louisville, KY 40213
designerbuilders@yahoo.com

Owner: Amy Saunders
225 Saunders Avenue
Louisville, KY

Contractor: TBD

Estimated Project Cost: \$125,000.00

Description of proposed exterior alteration:

The applicant seeks approval for a second story 'camelback' addition to the rear of the existing shotgun house(t-plan) above the existing 1st floor footprint. The proposed additional square footage is 470 square feet. The applicant proposes the removal of the aluminum siding on the existing structure and installation of new 5" exposure, smooth face fiber cement siding with composite trim corners for the existing structure and addition. The applicant proposes fiber cement straight edge shake shingles in the gable and a new decorative gable detail. Also proposed are new skylights on the new rear addition; one on the front and one on the back, and an extended rear porch. Demolition of the existing chimney is proposed.

Communications with Applicant, Completion of Application

The application was received on May 17, 2016. The application was determined to be complete and classified as requiring Committee Review on May 23, 2016.

The case is scheduled for a hearing at the regular meeting of the Clifton Preservation District Review Committee on June 8, 2016, at 5:30 pm, at 444 South 5th Street, Conference Room 302; notice mailed not less than seven days before the meeting to the abutting property owners.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Addition, New Construction – Residential, Roofing, and Siding and Trim**. 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 zoned R5A, and is located within a Traditional Neighborhood form district. The site is located on the east side of Saunders Avenue between Payne Street and Interstate 64, with its rear property line butting up to S. Jane Street. The site is surrounded by other 1 story and 1 ½ story vinyl-sided shotgun frame houses and a 2-story Dutch colonial. The site is situated on sloping topography with the highest elevation in the center of the site and slopes down and away at the front and rear property lines.

Conclusions

The visual impact of the new addition is minimal. Due to the elevation of the yard, the pedestrian view is upward toward the front shotgun portion of the house which minimizes the view of the 2nd story addition. The neighboring structure at 223 Saunders has a similar addition, which was approved in 2013, that serves as an example of the visual impact of this type of addition.

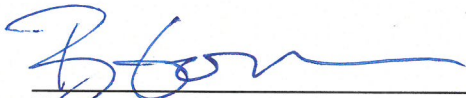
The project meets the design guidelines for Addition and New Construction for Clifton Preservation District. The proposed 5" exposure of the fiber cement siding does not meet the guideline SD9; and the proposed shake shingles and front gable element may not be historically accurate (SD1). Staff recommends maintaining the front façade in original wood siding if the condition of the wood proves to be acceptable after removal of the aluminum siding. Fiber cement siding that is 4" exposure and smooth-face is acceptable for the sides, rear and new addition. Staff recommends a trim board to delineate between the original 1st floor and the new 2nd floor.

RECOMMENDATION

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

1. Maintain the front façade in original wood siding if the condition of the wood proves to be acceptable after removal of the aluminum siding. If wood is deteriorated fiber cement siding shall be used.
2. Fiber cement siding shall be smooth-face with 4" exposure.
3. Install a trim board to delineate between the original 1st floor and the new 2nd floor.
4. New roofing materials match the existing roofing material and shingle design.
5. Skylights should be flush (not the "bubble" type) with curbs painted to match the color of the roof material.
6. 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.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.



Becky Gorman
Historic Preservation Specialist

6/3/14
Date

Attached Documents / Information

1. Staff Guideline Checklist
2. Applicant Submitted Information
3. Staff Submitted Information

Addition

Clifton Design Guideline Checklist

+ Meets Guidelines
- Does Not Meet Guidelines
+/- Meets Guidelines with Conditions

NA Not Applicable
NSI Not Sufficient Information

	Guideline	Finding	Comment
A1	The design of any new addition or expansion should be compatible and in proportion with the mass and scale of the historic building, adjacent structures, and the district.	+	
A2	New additions should be designed in a manner that makes clear what is historic and what is new. Do not design additions to appear older than the original building.	+/-	Include a trim board to delineate between the original 1st floor and the new 2 nd floor.
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.	+/-	Include a trim board to delineate between the original 1st floor and the new 2 nd floor.
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.	+	This is a rear 2 nd story addition.
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.	+/-	Include a trim board to delineate between the original 1st floor and the new 2 nd floor.
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.	NA	
A8	The new addition should be designed with the intent to maintain the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion. The size and placement of doors and windows should be proportional to the number, size, and shape of the new wall elevation as compared to the mass and scale of the historic building. See Door and Entrance and Window guidelines for more details.	+	
A9	Full-floor additions on contributing residential structures (adding an additional full floor on top of a house) are not recommended unless the full-floor addition will be compatible with the existing streetscape and adjacent homes and structures and the impact on the character of the historic home is not totally transformed.	+	This is a rear addition that is not fully visible from the street due to the topography.
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.	+	Fiber cement proposed.
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.	+	Side gable proposed.
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.	NA	
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.	+	Skylights proposed.
A14	Sunrooms or screened porches that are compatible with the	NA	

	Guideline	Finding	Comment
	home may be constructed as a rear or side addition and built with a similar level of quality construction and design.		
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 - 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 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.	+	See conditions.
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.	+	
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.	+	Fiber cement siding is proposed.
NCR6	Creative design is encouraged. Examples of materials to avoid include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch	NA	

	Guideline	Finding	Comment
	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.	NA	
NCR9	Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.	NA	
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.	NA	
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	
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	
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).	+	Match existing.
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	
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	
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.	NA	
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.	+	
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.	NA	
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	The roof form will be reverse gable which is most common for this type and matches

	Guideline	Finding	Comment
			neighboring addition
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.	NA	
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.	NA	
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.	NA	
NCR27	Trash receptacles should be screened from public view with a four-sided enclosure.	NA	
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.	+	Fiber cement is proposed.
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.	NA	
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.	+	

Roofing

Clifton Design Guideline Checklist

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

R17	Antennae, satellite dishes, skylights, vents, roof-top mechanical units, decks, terraces, dormers, or high-profile solar panels should not be installed where they can be seen from a building's street address façade or primary elevation. Skylights should be flush (not the "bubble" type) with curbs painted to match the color of the roof material. Consolidate antennae wherever possible.	+	
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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.	-	Proposed shake shingles and front gable element may not be historically accurate.
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.	NA	
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.	+	Fiber Cement proposed
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.	NSI	Staff recommends maintaining the front façade in original wood siding if the condition proves to be acceptable after removal of the aluminum siding.
SD7	Replacement siding should be installed horizontally unless there is valid historic documentation for a different original orientation.	+	
SD8	Retaining and preserving the original wood siding and trim with paint is encouraged, especially on the street-address façade. The application of fiber cement board matching the original existing exposure is preferred over vinyl or aluminum siding and may be approved by staff without ARC review. Vinyl or aluminum siding may be applied to street address façades, side, and rear elevations with ARC approval. The installation of any type of siding should not obscure or damage historic ornamental details such as fish-	-	Staff recommends maintaining the front façade in original wood siding if the condition proves to be acceptable after removal of the aluminum siding.

	Guideline	Finding	Comment
	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.	+/-	Fiber cement shall be 4" smooth face.
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.	NSI	
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.	NSI	Proper insulation technique should be used.