



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer 
From: Savannah Darr, Planning & Design Coordinator
Date: June 22, 2018

Case No: 18COA1004 Amended
Classification: Committee Review

GENERAL INFORMATION

Property Address: 107 N. Jane Street

Applicant: David Coyte
2223 Sycamore Avenue
Louisville, KY 40206
502-632-2545
dvdct2@gmail.com

Owner: same as applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval to demolish the rear 16' of the shotgun structure. While digging the previously approved basement, it became clear that this rear portion of the shotgun structure is too deteriorated to handle the basement excavation. The rear portion will be reconstructed when the basement is complete.

Communications with Applicant, Completion of Application

The applicant contacted staff on June 12, 2018 explaining the situation. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on June 27, 2018 at 5:30 pm, at 444 S. 5th Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Demolition**. The report

of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The property is located on the east side of N. Jane Street three lots north of the train tracks. It is zoned R5 within the Traditional Neighborhood Form District. The site contains the one-story shotgun house with a camelback addition, and is bound by an alley to the east, similar houses to the north and south, and N. Jane Street to the west.

The Clifton ARC approved this COA (18COA1004) on February 14, 2018. The COA allowed the applicant to demolish the rear camelback addition on the shotgun house; dig out a 36' x 16' basement in order to repair existing foundation problems; and rebuild a camelback addition on the shotgun house with a 16' x 20' footprint. The COA also allowed the applicant to construct an 18' x 10' screened porch on the south elevation of the shotgun as well as replace the existing vinyl siding on the shotgun with new fiber cement lap siding; replace the existing vinyl windows with new windows; and replace the standing seam metal roof with either new standing seam metal or a classic rib metal roofing.

Conclusions

The proposed addition demolition and reconstruction generally does not meet the Clifton design guidelines for **Demolition**, which stipulate, "Any structure in part or in whole 50 years old or older within the Clifton boundary should be preserved." Staff made a site visit but could not see the condition of the interior floor joists. The perimeter ones were clearly rotted, but typically, they will be the roughest because they are the most exposed to weather. Staff cannot recommend approval of this request unless the applicant can prove that the interior joists are severely deteriorated.

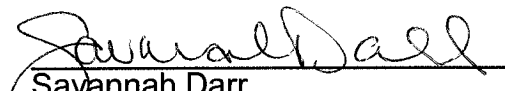
RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **denied** unless the applicant can prove that the interior joists are severely deteriorated.

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.

6/22/18

Date



Savannah Darr
Planning & Design Coordinator

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.	-	Demolition of the rear 16' of the shotgun house in order to reconstruct (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	Rear 16' will be reconstructed
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.	NA	Rear 16' will be reconstructed
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.	NA	Rear 16' will be reconstructed
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.	NA	Rear 16' will be reconstructed
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	Rear 16' will be reconstructed
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	Rear 16' will be reconstructed
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: 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	NA	Demolition of the rear 16' of the shotgun house in order to reconstruct.

	Guideline	Finding	Comment
	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).		