



Historic Landmarks and Preservation Districts Commission

Staff Report to the Architectural Review Committee

To: Clifton Architectural Review Committee
Thru: Bob Keesaer, NCARB, Landmarks Supervisor *BK*
From: Becky Gorman, Historic Preservation Specialist
Date: February 5, 2016

Case No: 16COA1009
Classification: Committee Review

GENERAL INFORMATION

Property Address 152 Coral Court

Applicant: Tony Sweazy
7905 Cresthaven Drive
Louisville, KY 40228

Architect: not listed

Contractor: TBD

Estimated Project Cost: \$325,000

Description of proposed exterior alteration

The proposed work is construction of a new single family dwelling on the parcel at the end of a row of single family historic houses facing Coral Court and Bingham Park. The contemporary structure will be in-line with existing structures. It is a proposed 3-story structure with an external veneer using fiber cement board and metal panels. The new structure will feature two opposing sloped metal shed roofs. Windows are storefront systems and vary in functionality. Entry is an elevated walkway from the alley to a full light door with sidelights. Similar door systems will be used on the parkside elevation. Guardrail systems will be metal. Parking will be off the alley with a new parking pad and retaining wall.

Communications with Applicant, Completion of Application

The application was received on January 15, 2016. The application was determined to be complete and classified as requiring Committee Review on January 18, 2016.

The case was scheduled for a hearing at the regular meeting of the Clifton Architectural Review Committee on February 10, 2016, with notice mailed not less than seven days before the meeting to the applicant and abutting property owners.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: New Construction, Residential; Clifton Cultural Landscape, 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

The site is a vacant lot that is steeply sloped toward Bingham Park and contains some mature trees and vegetation. It is located at the end of a row 2 ½ story wood frame and wood sided homes. There is an active alley behind these lots where several Coral Court residents most frequently access their homes.

CONCLUSIONS

The design of the new structure is contemporary. Therefore it does not strictly adhere to the guidelines. 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 scale and massing is slightly larger than the existing structures but does not conflict with the context. The structure's set back and height are in line with its neighbors. The fiber cement siding and metal panels chosen to sheath the structure are horizontal in nature and reflective of historic wood lap siding.

Clifton Guidelines are more amenable to contemporary construction – architecture of its own time. NCR6 states "Creative design is encouraged." The

proposed structure is reflective of the placement and style of another approved contemporary structure at 178 Coral Avenue.

The new structure will alter the view from the alley on to the park but this is not a significant vantage point. The house will be located at the rear of the lot, consistent with the other houses, and has minimal visual impact from the park. Staff recommends that as little alteration as possible be performed at the front of the lot as it intersects the park, meaning limited or no tree removal, grading, or other changes that might alter the character of this parcel and its relationship to Bingham Park and that any landscaping be coordinated with Louisville Metro Parks Department.

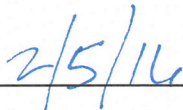
RECOMMENDATION

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

1. Construction shall meet NCR1.
2. Retain natural topography and replace removed trees to replenish tree stock. Work with Parks Department on location and species.
3. Fiber cement siding shall have a 6"-8" reveal.
4. Foundation materials shall be of a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.
5. All glazing shall be clear.
6. Work with staff on final concrete color, window details, doors, rails and stairs and paving.
7. Parking pad shall be as minimal as possible; final retaining wall details to be worked out with staff.
8. Parking pad and ingress shall be historic concrete mix.
9. Wood trellis shall be painted or opaque stained.
10. All drainage issues to be addressed appropriately to ensure no adverse impact to the park or adjacent sites.
11. If the applicant finds any archaeological remains, work is to stop and staff shall be notified to in turn notify Mr. Stottman for review and determination.
12. Garbage receptacles shall be screened from public view.



Becky Gorman
Historic Preservation Specialist



Date

Archaeology

Clifton Design Guideline Checklist

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

	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.	NSI	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.	NSI	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.	NSI	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.	NSI	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.	NSI	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).	NSI	See conditions.

Cultural Landscape

Design Principles (P) and Guidelines (G)

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
	Land Use and Patterns:		
CL1(P)	The <i>Clifton Neighborhood Plan</i> (current version), which stipulates the preferred zoning mix within the district (reflecting historical land patterns and usage), should be respected.		Zoned R5A
CL2(P)	Public open space and gathering places are essential features of the compact and densely settled district because they provide planned or unplanned opportunities to meet, visit, and recreate with neighbors and friends. Existing public open space and gathering places should be maintained and new areas created that are small in scale, informal in character, and of a design that sensitively incorporates historic components such as circulation patterns, vegetation, views and vistas, and site furnishings to preserve the integrity of the historic landscape and historic structures within the district.	NA	
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.	NA	
	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.	+	New construction will impact alley view but not impact key vantage points.

	Guideline	Finding	Comment
	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").		
	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 discouraged.	NA	
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.	NA	
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	

	Guideline	Finding	Comment
CL12(G)	To the extent possible, parking should be located in rear lots with alley access.	+	
	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.	NA	
CL15(G)	Swales and natural drainage areas should be retained, protected, and preserved, including their shape, flow patterns, slope, elevation, aspect, and contour.	NA	
	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.	NSI	
CL20(G)	All mature trees, such as those on the campus of the Kentucky School for the Blind, other institutions, public areas and right-of-ways should be maintained, retained, protected, and preserved.	NA	
CL21(G)	Wooded areas should be retained, protected, and preserved.	NA	
CL22(G)	Proposed changes to vegetation and landscaping in Bingham Park should be coordinated between Louisville Metro Parks Department, the Landmarks Commission, and the Louisville Olmsted Parks Conservancy.	NSI	See conditions.
CL23(G)	Greenery and tree canopies in the Vernon Ave. right-of-way (the "Chicken Steps") and in all other undeveloped street and alley right-of-ways should be retained, protected, and preserved.	NA	
CL24(G)	The <i>Clifton Neighborhood Plan</i> (current version) list of major projects includes a green space inventory. This inventory, which will identify plant species native to the district, should be consulted when planning and planting new or replacement landscaping.	NSI	

New Construction - Residential

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
NCR1	New construction designs should conform to all applicable	NSI	See conditions.

	Guideline	Finding	Comment
	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.	+	
NCR4	The scale of new construction should not conflict with the historic character of the district.	+	The width of the structure is slightly larger than the existing houses but doesn't conflict with the context.
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 design is contemporary and 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.	+	This design is contemporary and uses modern materials.
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.	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.	+	
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.	+	This design is contemporary and uses modern materials.
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).	+	This design is contemporary and uses modern materials.
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).	+	This design is contemporary and uses modern materials.
NCR14	Front door design should be sympathetic to the door patterns of surrounding buildings in new construction	+	

	Guideline	Finding	Comment
	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.	+	
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	NSI	
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.	+	
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.	+	
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.		Contemporary shed roof design.
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.		Contemporary shed roof design.
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.		Contemporary shed roof design.
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.	+	
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	

	Guideline	Finding	Comment
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	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.	+	
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.	NSI	See conditions.

Site

Clifton Design Guideline Checklist

- + Meets Guidelines NA
- 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.	NSI	See conditions.
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	NA	

	Guideline	Finding	Comment
	historic resources during road or underground utility repair projects.		
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. Split-rail, woven-wood fencing, opaque fencing, painted or stained pressure-treated wood fencing, or recycled or reclaimed materials may be permitted with appropriate design. Synthetic or composite fencing that is durable may be considered.	NA	
ST15	Exterior lighting fixtures should not be falsely historical. The fixture should be attached to the exterior in a way as to not damage historic fabric.	NSI	
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	
ST17	Parking lot design requires a portion of the parking area to be landscaped or buffered from adjoining properties.	NA	

	Guideline	Finding	Comment
	Reference the Land Development Code for specifics on parking lot design, maneuvering, landscaping, and buffering requirements.		
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.	NSI	
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.	+/-	Trees at the rear of the lot will need to be removed. Staff requests planting new trees.
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	