



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer 
From: Becky Gorman, Historic Preservation Specialist
Date: February 22, 2018

Case No: 18COA1026
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1726-28 Frankfort Ave

Applicant: Walton Jones III
1730 Frankfort Ave
Louisville, KY 40206
502.896.4262
walthjones@gmail.com

Owner: Same as applicant

Estimated Project Cost: \$8,000+/-

Description of proposed exterior alteration:

The applicant requests approval to demolish the existing residential structure at 1726-28 Frankfort Avenue due to its severe state of deterioration.

Communications with Applicant, Completion of Application

The application was received on February 9, 2018. The application was determined to be complete and classified as requiring Committee Review on February 12, 2018. Staff visited the site on October 2, 2017.

The case is scheduled to be heard by the Clifton Architectural Review Committee on February 28, 2018 at 5:30 p.m. at Metro Development Center at 444 South Fifth 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 south side of Frankfort Avenue 6 lots west of William Street. The property is zoned CR and in the Traditional Marketplace Corridor Form District. The subject structure is present on the 1892 Sanborn map. It is a single story frame dwelling with an asphalt shingle hip roof. It served as a duplex and has 4 equally spaced 1-over-1 double hung windows centered between a person door on each side of the front facade. The structure originally had wood lap siding that has been covered in vinyl siding.

Staff was contacted by Sally Jessel with Vacant and Public Property Administration. This structure became a VPPA demo candidate by referral from site inspections from a Code Enforcement Officer and Building Inspector due to the collapsing roof system and bowing wall. Staff visited the site on October 2, 2018 at the request of the owner and suggested that the owner have a structural engineer assess the structure (see attached).

Conclusions

The structure has been modified over time with the addition of vinyl siding over the existing wood siding and decorative window hoods. None of the doors are original and the interior has been completely gutted. The structure is compromised and currently in a state of severe disrepair. There has been significant water damage to the foundation over time due to the natural downward slope of the lot. As noted in the engineer's report, this drainage issue has caused water to drain under and alongside the foundation of the structure causing it to settle as much as 6 inches on the left side. The damage to the foundation has caused rotation in the structure and according to the report, "significant loss of bearing has occurred at the upper wall connections which deformed the structure." This shifting has also caused significant damage to the ceiling joists and rafter connections. Any effort of rehabilitation would be a reconstruction.

The Demolition Design Guidelines state, "Unless the City (Metro Louisville Government) has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark unless:

- 1) "The demolition will not adversely affect the landmark's distinctive characteristics taken as a whole, retained over time."
- 2) "The demolition will not adversely affect the district's importance as a unified entity composed of interrelated resources united historically or aesthetically by plan or physical development."
- 3) "The proposed replacement structure and development will strengthen the viability of the district as a whole."

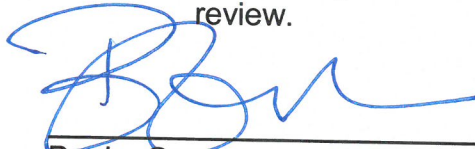
The structure retains its historic form and massing, but few defining features remain due to the loss of historic materials. The building is surrounded by other historic structures in good condition, but those structures are threatened by severe level of deterioration of this structure. Replacing a vacant lot with new infill with a compatible design would strengthen the district as a whole.

While demolition of an historic structure is a serious consideration, the loss of this building will not diminish, or adversely effect the Clifton Preservation District's overall distinctive characteristics and historic significance. Additionally, the level of disrepair of the structure is of great concern and could pose a threat to the surrounding structures; and if left standing it will likely become an emergency demolition. As a result, staff is recommending approval for demolition. Any new construction would have to follow the New Construction Design Guidelines and be reviewed and approved by the Clifton ARC and strengthen the district as a whole.

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 structure shall be documented prior to demolition as determined by the committee in accordance with DE8.
2. The demolition shall not disturb any of the adjacent structures.
3. The owner shall 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.
4. Any changes to the approved proposal shall be submitted to staff for review.



Becky Gorman
Historic Preservation Specialist

2/28/18

Date

Attached Documents / Information

1. Staff guideline checklist
2. Maps and photos

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.	+/-	The structure is over 50 years old. The owner has submitted a complete application with photos and a structural engineer's report.
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.	NA	
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	
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	
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	See conditions.
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	NA	

	Guideline	Finding	Comment
	street-facing wall through the use of low fences, walls, and/or vegetation.		
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 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).	+/-	Level of documentation TBD by the ARC.