

21-COA-0025
318 S. Ewing Ave.



Clifton Architectural Review Committee
Public Hearing

Kat Groskreutz, Historic Preservation Specialist
July 7, 2021

Request

- **Certificate of Appropriateness**: to demolish an existing outbuilding and construct a new three car garage with open carport
- Total footprint: 50' L x 26' W x 17' H with 5:12 slope hipped roof
- Enclosed garage space: 36' L x 26' D x 17' H
- Open carport to left: 14' L x 26' D x 17' H
- Three single carriage style garage doors
- Vinyl windows, asphalt shingles, 4" reveal vinyl siding

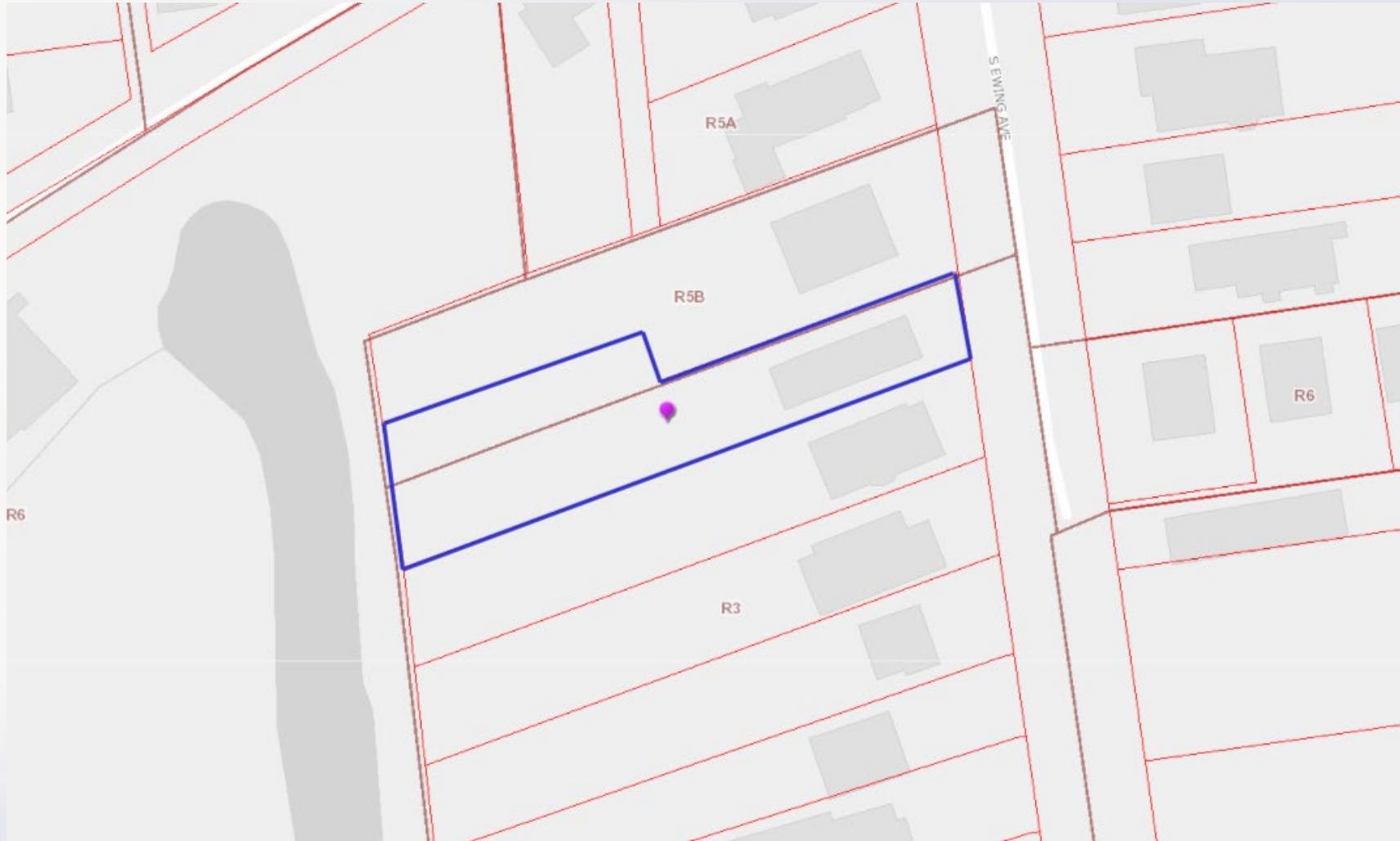
Case Summary / Background

- The subject site is primarily zoned R3 with an additional leg of land to the northwest zoned R5B; within the Traditional Neighborhood Form district
- Main home is a two story, Victorian style, clapboard home built circa 1900. It has a full, hipped roof, one story front porch; masonry porch columns; and front facing gable roof with shake detailing
- Surrounded by a mix of historic homes, modern condo buildings, and a large cliff to east rear yard

Case Summary / Background

- The applicant initially came before the Clifton ARC on April 28, 2021
- The case was deferred to allow the applicant to reduce the scale and massing of the structure
- Removed one garage bay and east facing porch
- Roof was changed from a transverse gable form to a lower height hipped roof over the full length of the structure

Site Location



Site Location



Case Summary / Background

- Existing garage shown on the Clifton Distinctive Characteristic Map as contributing



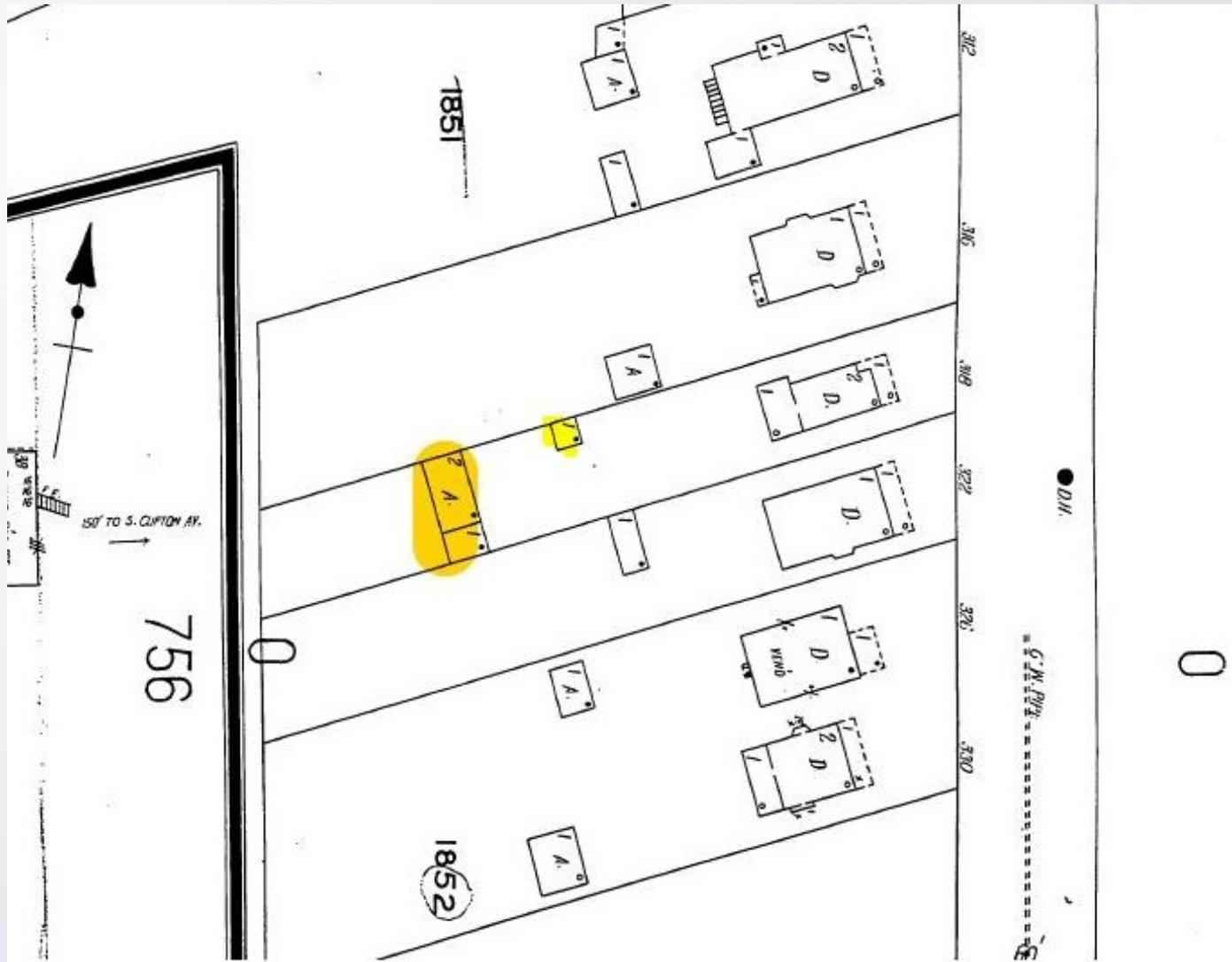
Case Summary / Background

- Garage is a modest structure characteristic of accessory structures during the time period
- No original person door, window, siding, roofing, or other exterior materials remain
- The hay hood door in the loft is the only element remaining to suggest the history of the structure
- The foundation and pad are compromised and do not appear to be original to the time period of the main house
- There is significant damage to the wood frame and roof sheathing

Case Summary / Background

- This area of Clifton does not show up on a Sanborn map until the 1928-1951 map
- Shows a similar outbuilding but appears smaller than it is currently; the existing may not be original size or location as shown
- Another very large secondary structure is shown onsite which no longer exists; was a different orientation and further back on property

Case Summary / Background



Site Photos



Site Photos



Site Photos



Site Photos



Garage Foundation Damage

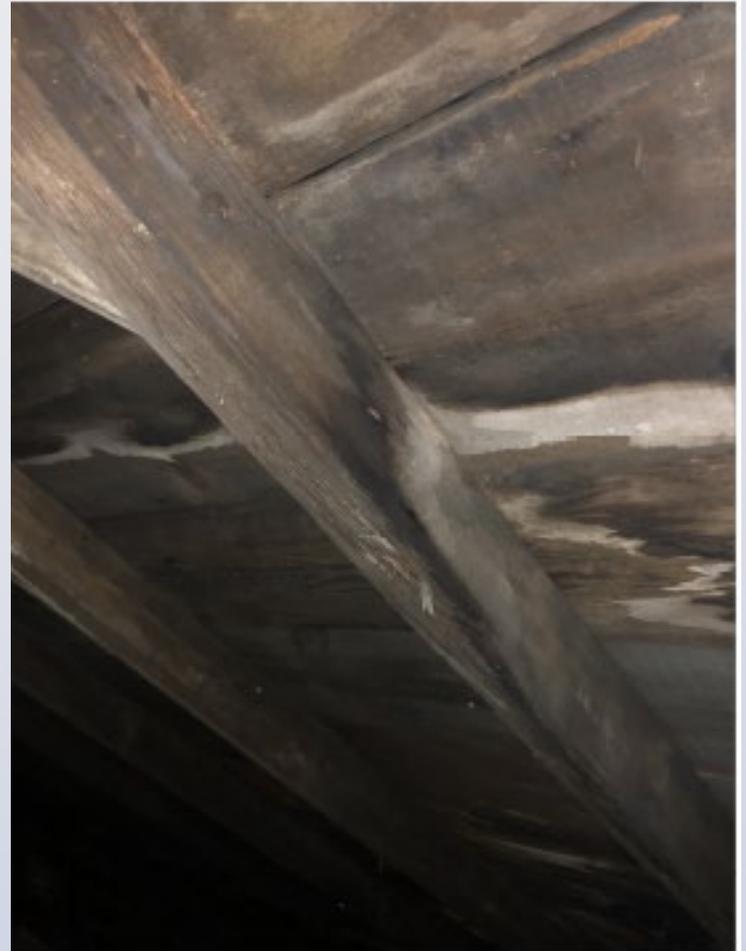
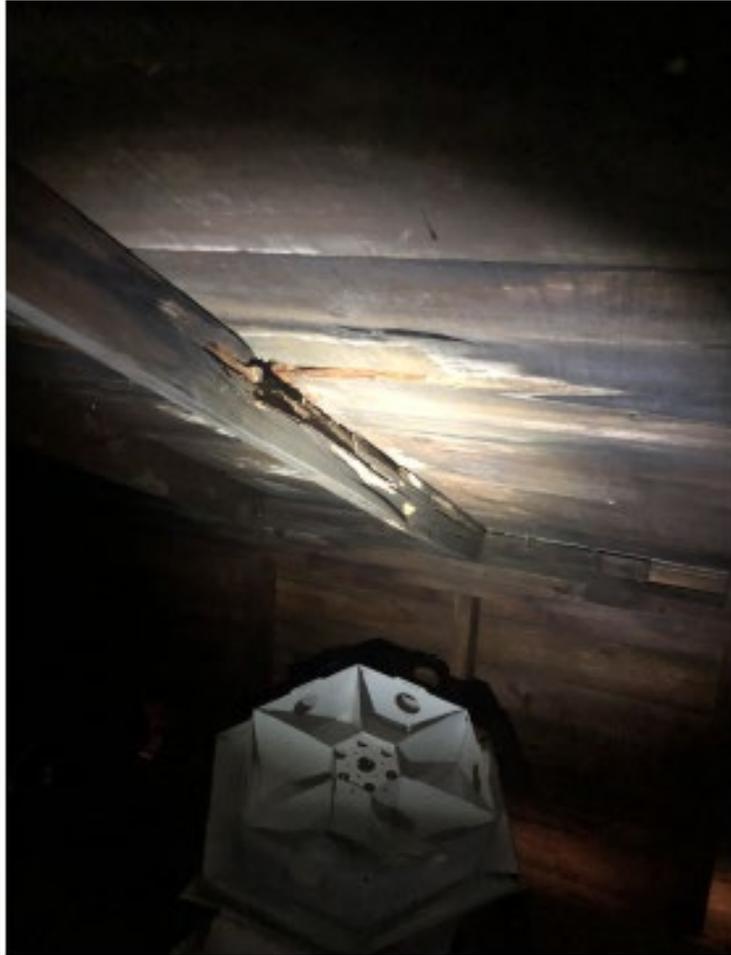
Site Photos



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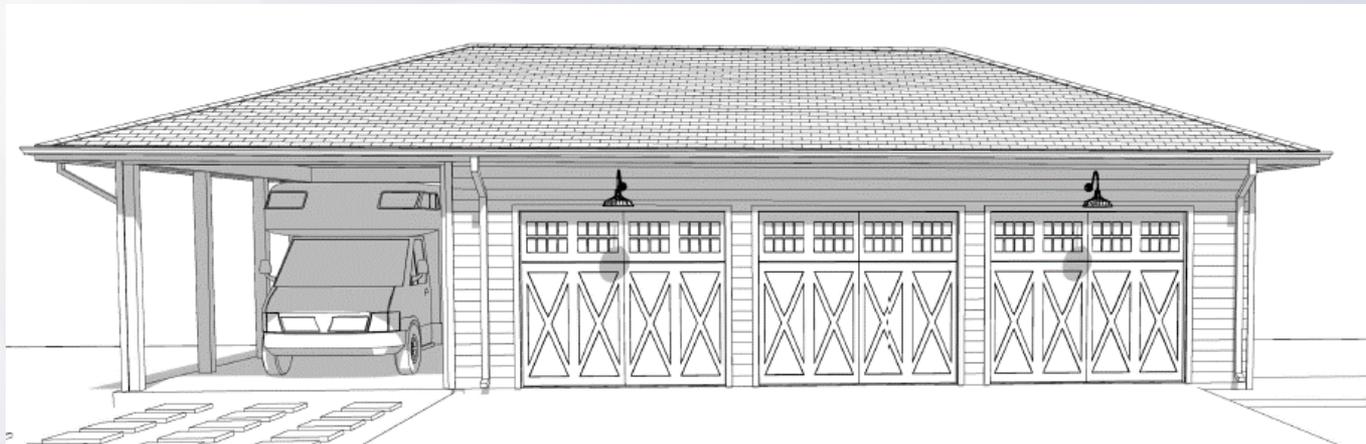
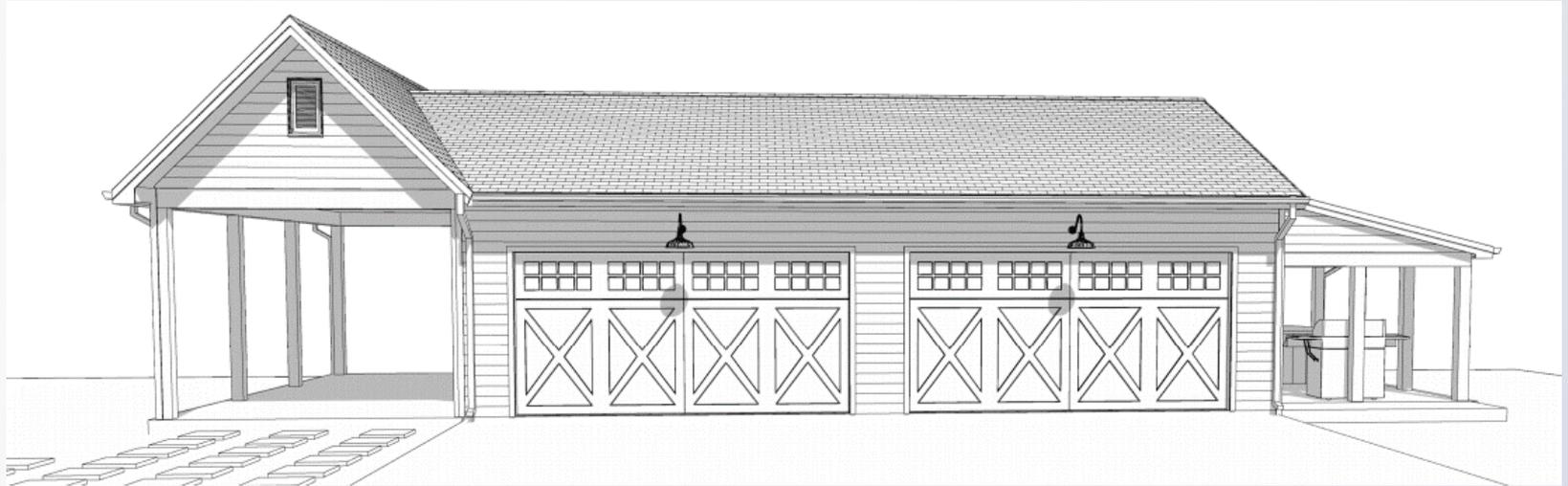
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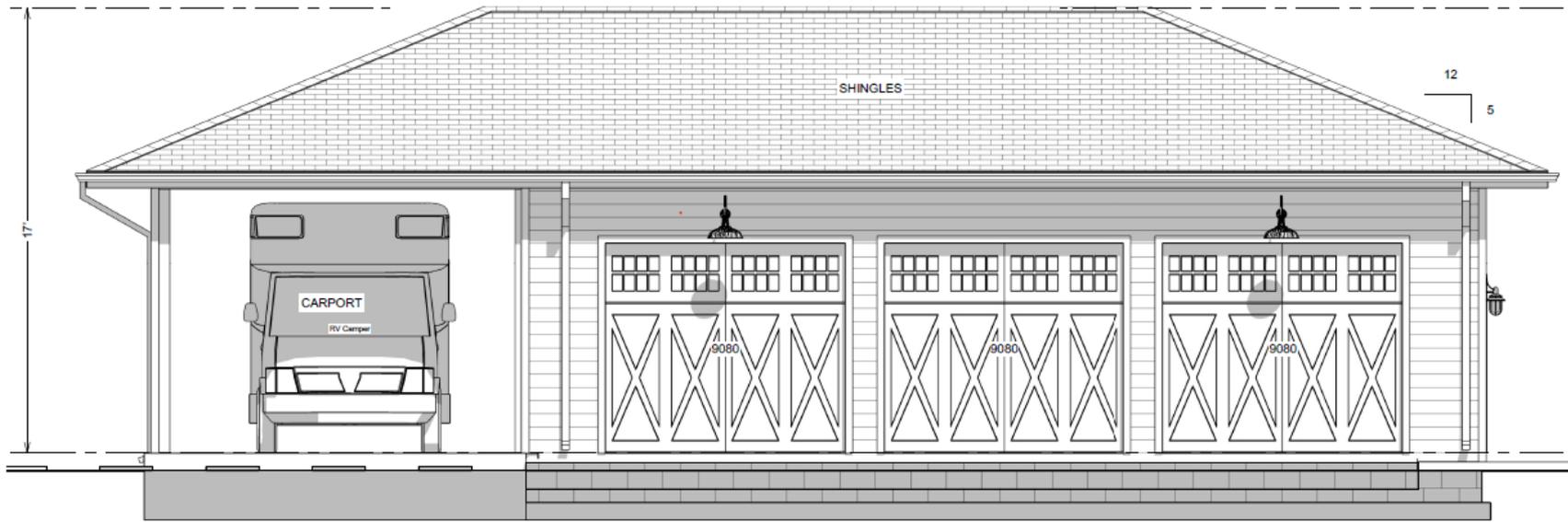
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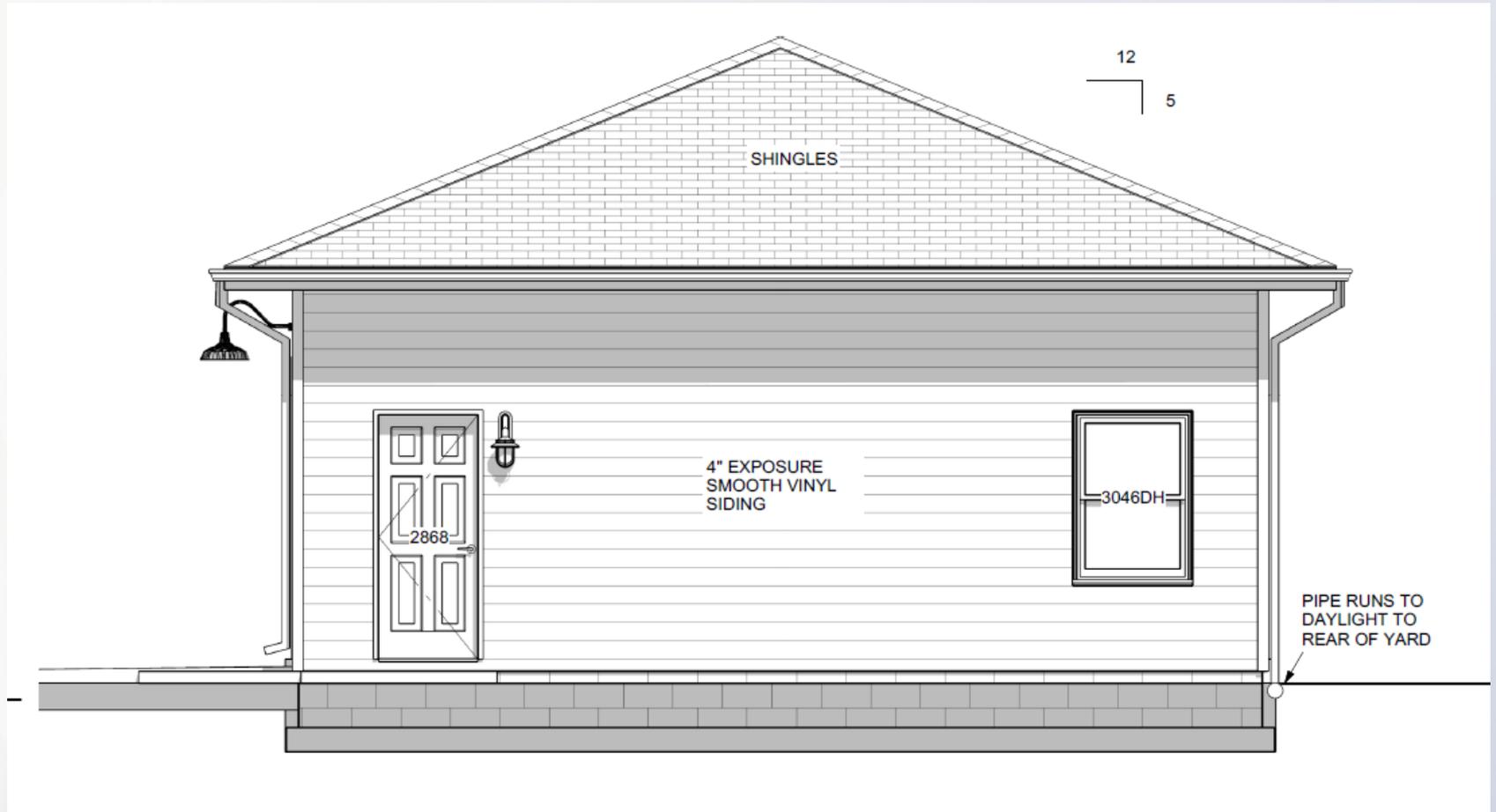
Design Drawings



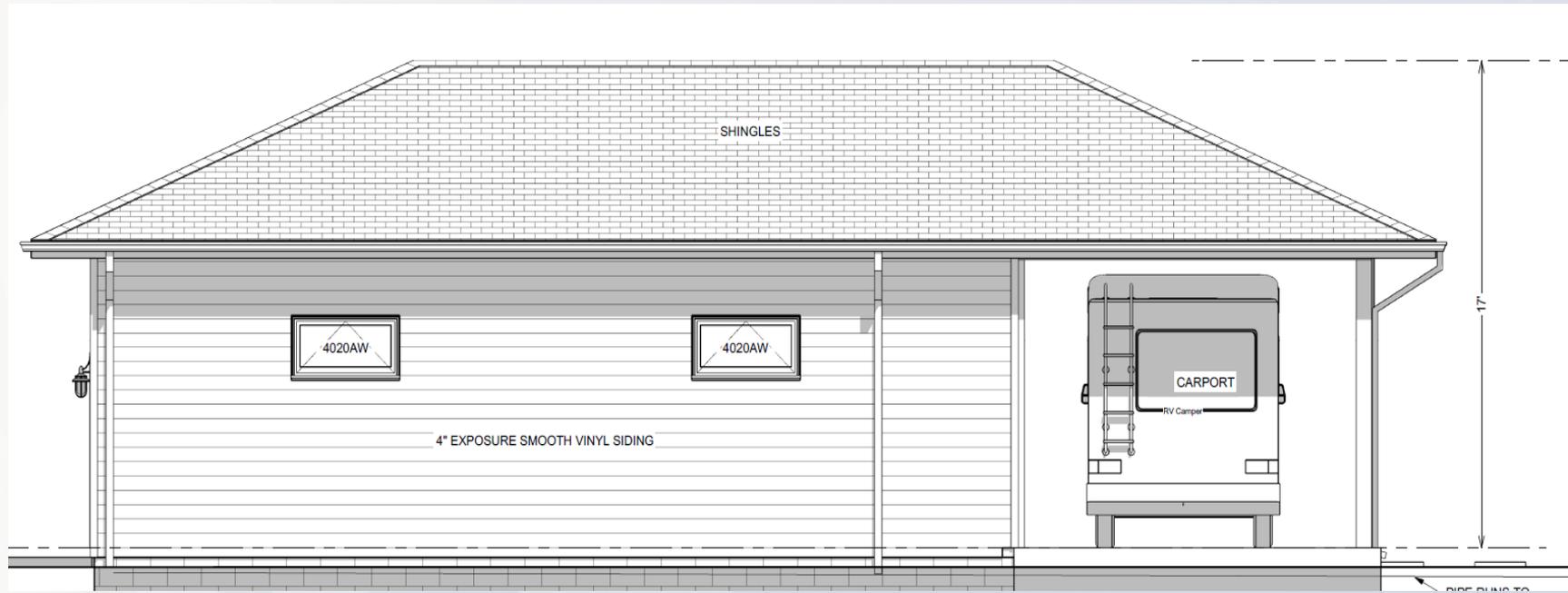
Design Drawings



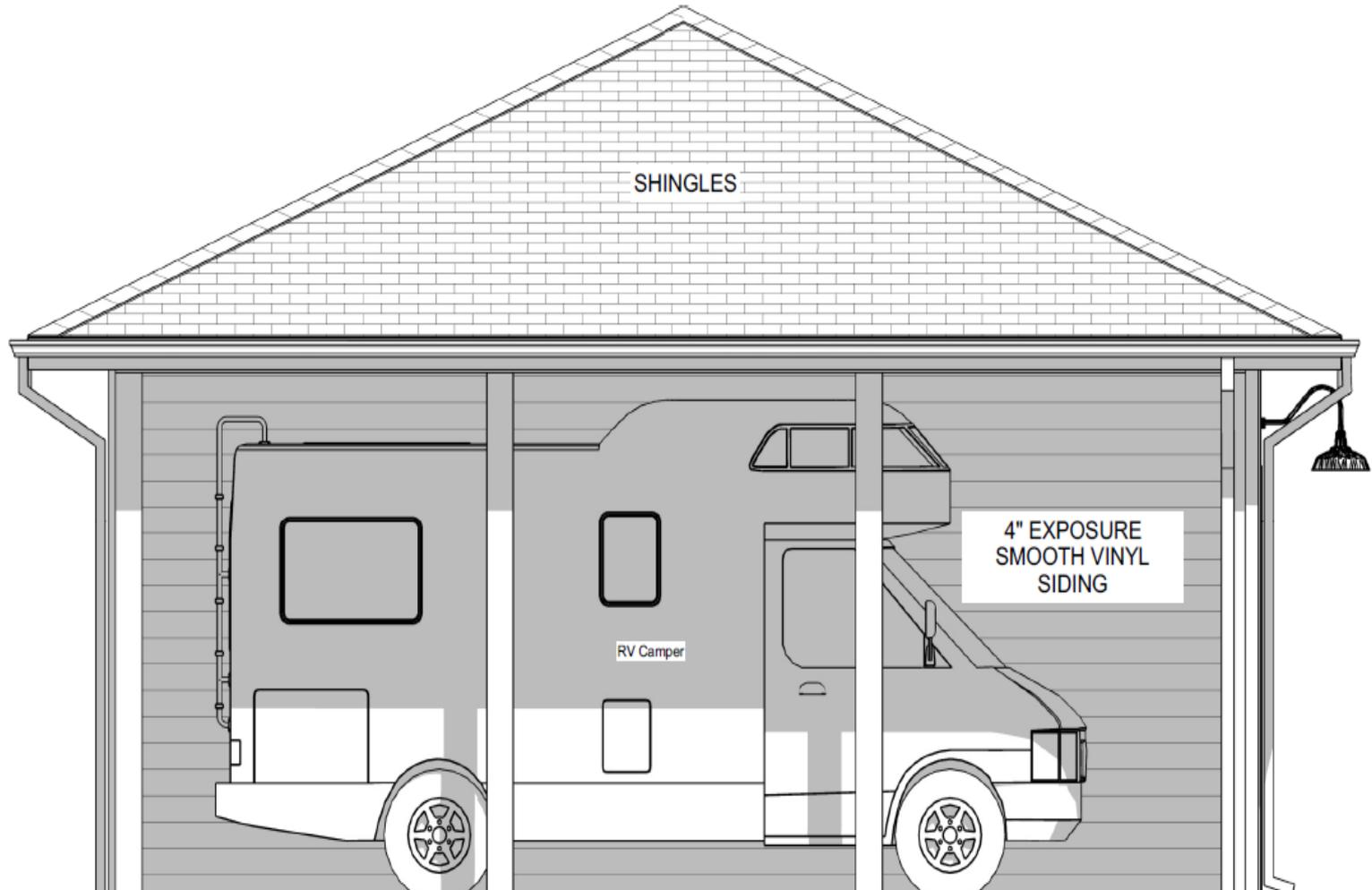
Design Drawings



Design Drawings



Design Drawings



Conclusion

- The proposed demolition somewhat meets the Clifton design guidelines for **Demolition**:
 - Historic Preservation Officer Cynthia Elmore reviewed the *Economic Hardship Exemption and Demolition Guidelines* as guidance to evaluate a proposed loss of a historic building
 - She found changes over time have removed almost all of the exterior historic fabric and the historic integrity has been compromised
 - The Sanborn map shows it could have moved or changed from its original location and form
 - Based on its current condition, the applicant feels it is not stable enough for secure usage of the space

Conclusion

- The proposed demolition somewhat meets the Clifton design guidelines for **Demolition**:
 - Landmarks Staff feels the building has been altered to a degree where demolition would be acceptable
 - Given the structure was constructed in an accessory structure location, the overall Clifton Preservation District would still be intact and retain its distinctive characteristics
 - Additionally, the proposed redevelopment of an accessory structure on the site will add to the overall vitality of the district

Conclusion

- The proposed new construction somewhat meets the Clifton design guidelines for **Garage**:
 - It partially meets guidelines **G2**, **G4**, and **G7**
 - Design Guideline **G2** pertains to complementary design and scale to surround secondary structures
 - Proposed roof forms and materials are complementary
 - Scale is somewhat larger than adjacent secondary structures and only slightly subordinate in footprint to the primary structure
 - Clifton does have a mix of secondary structure sizes, and the height and materials are complementary to surrounding structures

Conclusion

- The proposed new construction somewhat meets the Clifton design guidelines for **Garage**:
 - Height is subordinate to the primary structure and similar to or lower than the existing and some other surrounding outbuildings
 - The Sanborn map shows a large scale accessory building existed onsite that is no longer located on the property
 - The orientation and location on the property is different, but general footprint of prior outbuilding appears to be similar to what is being proposed
 - Provides historic context for a secondary structure of this size

Conclusion

- The proposed new construction somewhat meets the Clifton design guidelines for **Garage:**
 - G4 requests a garage be located behind the primary structure
 - No alley access unlike most parts of Clifton
 - Drive access must be from the side of the building
 - The existing and other adjacent outbuildings are visible from the street and not fully behind primary structures
 - The siting of the new garage is behind an adjacent garage and will be less visible than existing garage

Conclusion

- The proposed new construction somewhat meets the Clifton design guidelines for **Garage**:
 - **G7** requests roofs to have no lower than a 6:12 slope
 - The hipped roof has a 5:12 slope
 - Similar lower slopes are found on other secondary structures in the district
 - Helps reduce overall massing
 - All other applicable garage guidelines are met

Conclusion

- The proposed new construction generally meets the Clifton design guidelines for **New Construction - Residential**:
 - It partially meets guidelines **NCR1**, **NCR2**, **NCR3**, **NCR4**, and **NCR31**
 - For **NCR1** the applicant will likely be required to apply for variances and/or waivers required for private yard area and accessory structure use area length
 - **NCR2** deals with demolition and **NCR3** and **NCR4** deal with scale which have been discussed above

Conclusion

- The proposal generally meets the requirements set forth by the Clifton design guidelines:
 - Particularly long lots compared to most within Clifton and are backed by a 65' drop to the rear
 - New garage will be sited mostly behind the garage located at 316 S. Ewing so will be less visible from the street than the existing outbuilding
 - Carport helps break up the massing
 - Hipped roof also reduces massing

Recommendations

- Staff recommends the application for a Certificate of Appropriateness for the *demolition* of the existing accessory structure be approved with the following conditions:
 1. The existing building shall not be demolished in a manner that will threaten the structural integrity of any historic structure.
 2. Per DE1 and DE8 the applicant shall complete the Kentucky Historic Properties Survey Forms and provide them to staff and the SHPO, along with photographic documentation (including interior) prior to demolition.
 3. Staff shall be notified of an excavation schedule for the site and if archaeological discoveries such as artifacts, features, and other archaeological deposits are found during demolition.
 4. All required demolition permits shall be acquired prior to demolition.

Recommendations

- Staff recommends the application for a Certificate of Appropriateness for the *new construction* be approved with the following conditions:
 1. Staff shall be notified if archaeological discoveries such as artifacts, features, and other archaeological deposits are found during construction.
 2. If CMU foundation is visible above grade, it shall be parged.
 3. All other required permits and approvals shall be acquired prior to construction.
 4. If the design or materials change, Staff shall be contacted for review and approval.