

22-COA-0149
1728 Payne St.



Clifton Architectural Review Committee
Public Hearing

Bradley Fister, Planning & Design Coordinator
August 3, 2022

Request

The applicant proposes to construct two two-story, four-unit, multi-family apartment buildings.

Site Context / Background

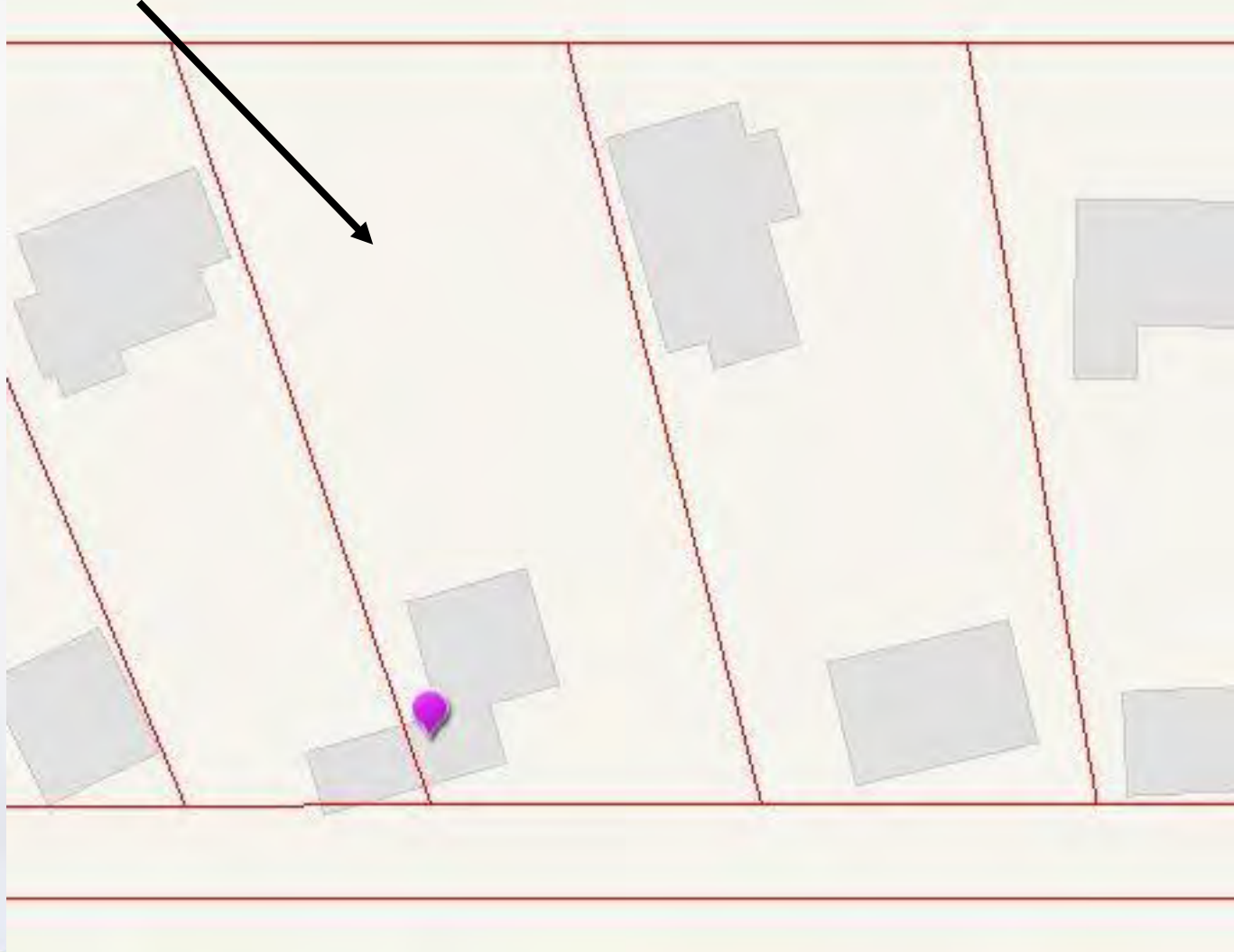
The property owner previously brought the case before the Clifton ARC on February 24, 2021 under case number 21-COA-0005. The committee continued the case to allow the applicant time to explore preserving and incorporating the existing building into the design, rather than demolishing it.

Site Context / Background

The existing building is currently marked non-contributing on the Clifton Preservation District map and is outside the Clifton National Register Historic District boundary, as well. In the evaluation of the property for this case, staff recommends to the Clifton ARC that it does qualify as historic in terms of its age. The building could be considered contributing to the Clifton Preservation District as it relates to residential development of the Clifton Preservation district in the post-World War II period/mid-Twentieth century.

Site Map

1728 Payne St.



Aerial Image



Properties Along Payne St.



1729 Payne Street

Properties Along Payne St.



1733 Payne Street

Properties Along Payne St.



1827-1829 Payne Street

Properties Along Payne St.



1916 Payne Street

Properties Along Payne St.



1900-1902 Payne Street

Site Photos



Site Photos



Site Photos



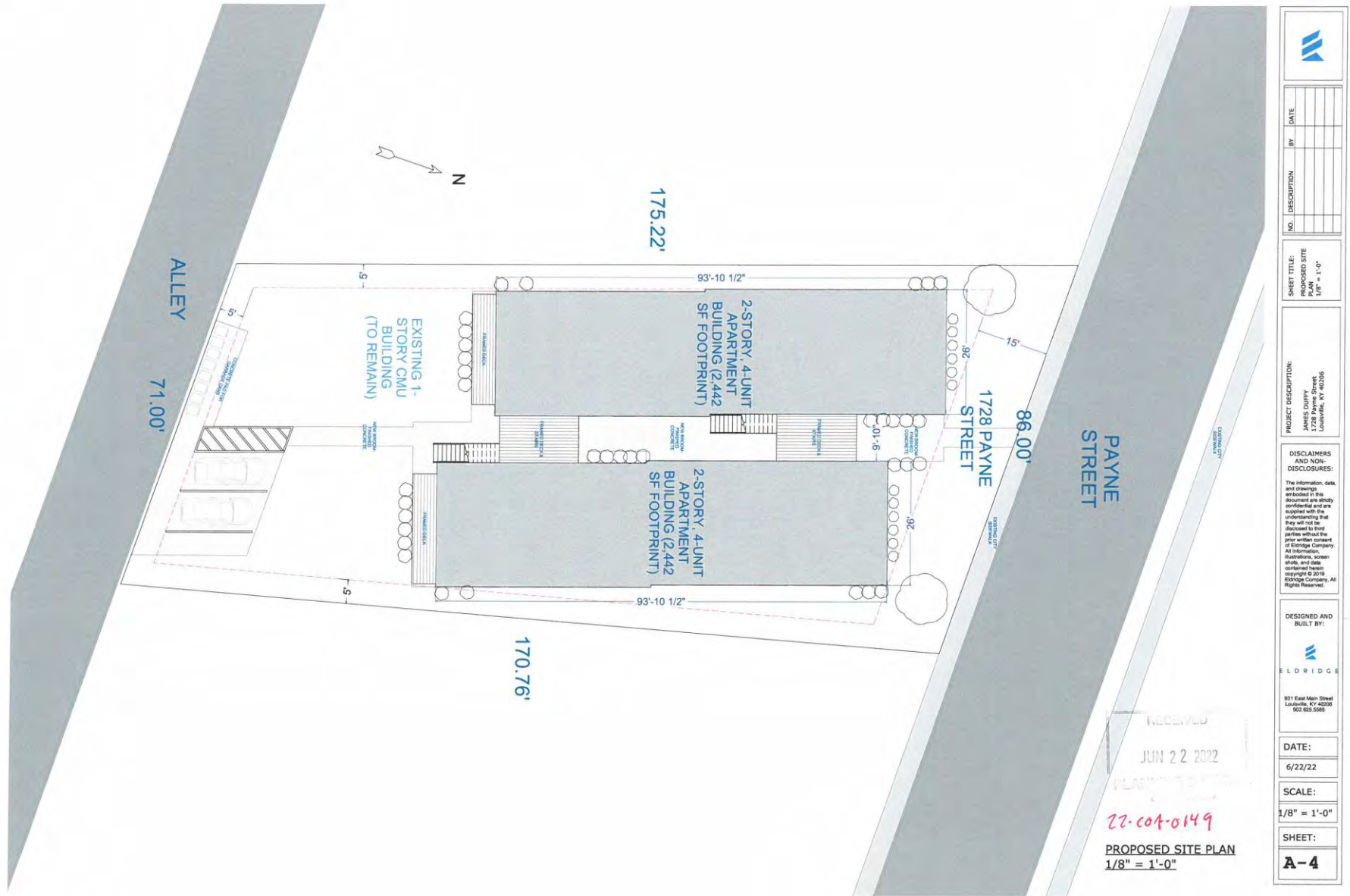
Site Photos



Site Photos



Site Plan





22-COA-0149

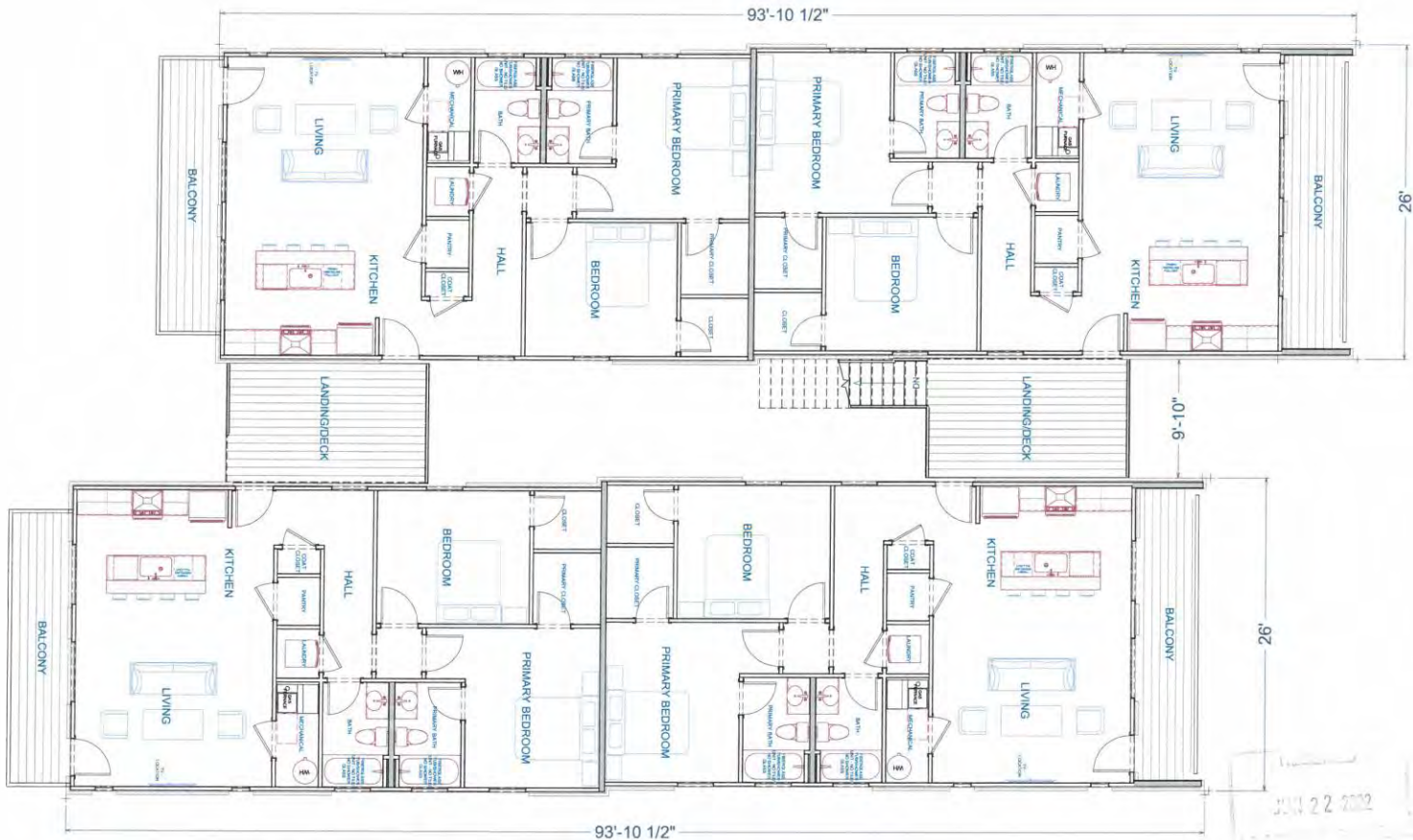
1st Floor Plans



PROPOSED FIRST FLOOR PLANS

		NO.		DESCRIPTION	BY	DATE
SHEET TITLE: PROPOSED FIRST FLOOR PLANS						
PROJECT DESCRIPTION: JAMES DUFFY 1728 Payne Street Louisville, KY 40206						
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DATE: 6/22/22						
SCALE: 1/4" = 1'-0"						
SHEET: A-6						

2nd Floor Plans



PROPOSED SECOND FLOOR PLANS

		NO.		DESCRIPTION	BY	DATE
SHEET TITLE: PROPOSED SECOND FLOOR PLANS						
PROJECT DESCRIPTION: JAMES DUFFY 1778 Payroll Street Louisville, KY 40206						
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6/22/22						
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SHEET:						
A-7						

Front Elevation



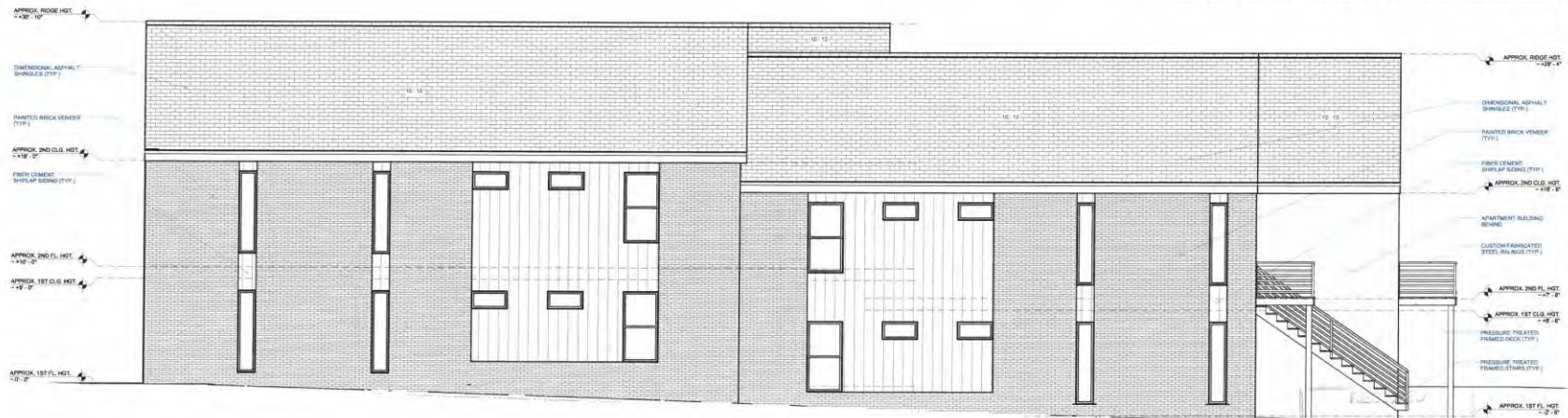
PROPOSED NORTHWEST-FACING EXTERIOR ELEVATION

		NO.	DESCRIPTION	BY	DATE
SHEET TITLE: PROPOSED NORTHWEST- FACING EXTERIOR ELEVATION					
PROJECT DESCRIPTION: JAMES DUFFY 1728 Pennel Street Louisville, KY 40206					
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931 East Main Street Louisville, KY 40202 502.633.5855					
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6/20/22					
SCALE:					
3/8" = 1'-0"					
SHEET:					
A-8					

Side Elevations



PROPOSED NORTHEAST-FACING EXTERIOR ELEVATION



PROPOSED SOUTHWEST-FACING EXTERIOR ELEVATION

		DATE
		BY
NO.	DESCRIPTION	
SHEET TITLE: PROPOSED NORTHEAST- & SOUTHWEST-FACING EXTERIOR ELEVATIONS		
PROJECT DESCRIPTION: JAMES DUFFY 1728 Payne Street Louisville, KY 40206		
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1/4" = 1'-0"		
SHEET:		
A-9		

Rear Elevation



PROPOSED SOUTHEAST-FACING EXTERIOR ELEVATION

			
NO.	DESCRIPTION	BY	DATE
SHEET TITLE: PROPOSED SOUTHEAST- FACING EXTERIOR ELEVATION			
PROJECT DESCRIPTION: JAMES DUFFY 1728 Payne Street Louisville, KY 40206			
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DATE:			
6/20/22			
SCALE:			
3/8" = 1'-0"			
SHEET:			
A-10			

Rendering



Rendering



Rendering



Recommendations

RECOMMENDATION

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

1. **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 new construction.**
2. **Manufacturer's information on all materials shall be submitted to staff prior to construction.**
3. **Any visible poured concrete shall be of historic mix.**
4. **Storm-water management systems in new construction design and water runoff shall not adversely impact nearby historic resources.**
5. **Applicant shall design storage for waste receptacles to be hidden from view.**
6. **All other required permits and approvals shall be obtained prior to the start of both the demolition and new construction.**
7. **If the design or materials change, the applicant shall contact staff for review and approval.**