



Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To: James Bruggers
Thru: Bob Keesaer, AIA, NCARB – Urban Design Supervisor
From: Bob Keesaer
Date: August 9, 2016

Case No: 16COA1177-CL

Classification: Staff Review

GENERAL INFORMATION

Property Address: 189 N Bellaire Ave

Owner: James Bruggers
186 N Bellaire Ave
Louisville, Kentucky 40206
Ph. 502.693-0357
James.bruggers@gmail.com

Applicant: Same as Owner

Estimated Project Cost: \$36,104.00

Description of proposed exterior alteration

The applicant requests approval to remove the existing rear wood access deck and stairs in order to construct a new 17.75' wide by 15.48' deep one story wood framed screen-room with deck off of the first floor elevation on the back of the house. The screen-room will have a shed roof and wood deck with steps to access the back yard area. The existing rear door will serve as entry into the new screen-room. The proposal also includes the request to remove the second floor door which will be replaced with a standard one over one window to match the adjacent window. The remaining wall infill area below will be enclosed with vinyl siding to match the surrounding wall area.

Communications with Applicant, Completion of Application
The application was received on August 5, 2016. The application was determined to be complete and needing staff level review on August 9, 2016.

FINDINGS

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Addition and Windows**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines are attached.

The following additional findings are incorporated in this report:

Site Context/Background

The property is zoned R-5A and located within the Traditional Neighborhood Form district. The primary structure on the property is a 2 ½ story sided home and surrounded by other 1 ½, 2, and 2 ½ sided and masonry veneered homes.

CONCLUSIONS

The proposed first floor wood deck with screen-room meets the Clifton guidelines for **Addition and Windows**. The new screen-room and wood deck is also appropriately scaled to the house.

DECISION

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is **approved on the condition:**

1. Any exposed wood materials must be painted or stained with an opaque finish.

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.



Bob Keesaer, AIA, NCARB
Urban Design Supervisor

8/9/2016

Date

Attachments:

1. Staff checklists.

Addition

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
A1	The design of any new addition or expansion should be compatible and in proportion with the mass and scale of the historic building, adjacent structures, and the district.	+	
A2	New additions should be designed in a manner that makes clear what is historic and what is new. Do not design additions to appear older than the original building.	+	
A3	Additions should be designed so there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.	+	
A4	Additions should be attached to side or rear elevations (façades) and should be set back from the street front façade, and should not damage or obscure character-defining features.	+	Proposed addition is located on rear elevation of the house.
A5	The design of the new addition should be subordinate to the original building. Rear and side additions should not exceed half of the original building's total floor area or building footprint.	+	
A6	The original street front orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade. (The side or the rear of the house should not become the front of the house.)	+	
A7	The new addition should be designed so the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	+	
A8	The new addition should be designed with the intent to maintain the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion. The size and placement of doors and windows should be proportional to the number, size, and shape of the new wall elevation as compared to the mass and scale of the historic building. See Door and Entrance and Window guidelines for more details.	+/-	Note: screen-room and deck design.

	Guideline	Finding	Comment
A9	Full-floor additions on contributing residential structures (adding an additional full floor on top of a house) are not recommended unless the full-floor addition will be compatible with the existing streetscape and adjacent homes and structures and the impact on the character of the historic home is not totally transformed.	NA	
A10	Materials should be used that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+	
A11	The original roof pitch, style, shape, and volume should be respected when designing an addition. The roof on the addition should complement the existing roof forms, not overwhelm them.	+	The screen-room's shed roof complements the existing design of the house.
A12	On commercial or institutional structures, the construction of new additions or additional stories should be as inconspicuous as possible when viewed from the street and should not damage or destroy character-defining features. New additions or additional stories should be set back from the historic wall plane.	NA	
A13	New additions to structures may incorporate contemporary, energy efficient, and sustainable design and materials. However, do not imitate an historic style or period of architecture in new additions, especially for contemporary uses such as drive-in windows or garages.	NA	
A14	Sunrooms or screened porches that are compatible with the home may be constructed as a rear or side addition and built with a similar level of quality construction and design.	+	
A15	Decks may be constructed on the rear or an inconspicuous side of the building. Do not construct a deck on the front façade. Decks should be of wood construction and be either painted or stained.	+	
A16	The rear deck design should not extend beyond the side walls of the house and should not be visible from the front façade or street.	+	
A17	When adding new exterior steps, stairways, fire escapes, or elevator shafts, do not radically change or damage a building's character-defining features. The new addition's construction scale and materials should be compatible with the materials and scale of the historic structure.	+	
A18	Exterior fire escape steps should be installed only on the side or rear façade of the building. Respect the locations of original doors and windows and do not cause undue damage to historic materials. The fire escape should be as inconspicuous as possible when viewed from the street.	NA	
A19	Exterior fire escape steps constructed of wood should be painted or stained, oriented to the yard, and kept to a minimum functional size.	NA	

Windows

Clifton Design Guideline Checklist

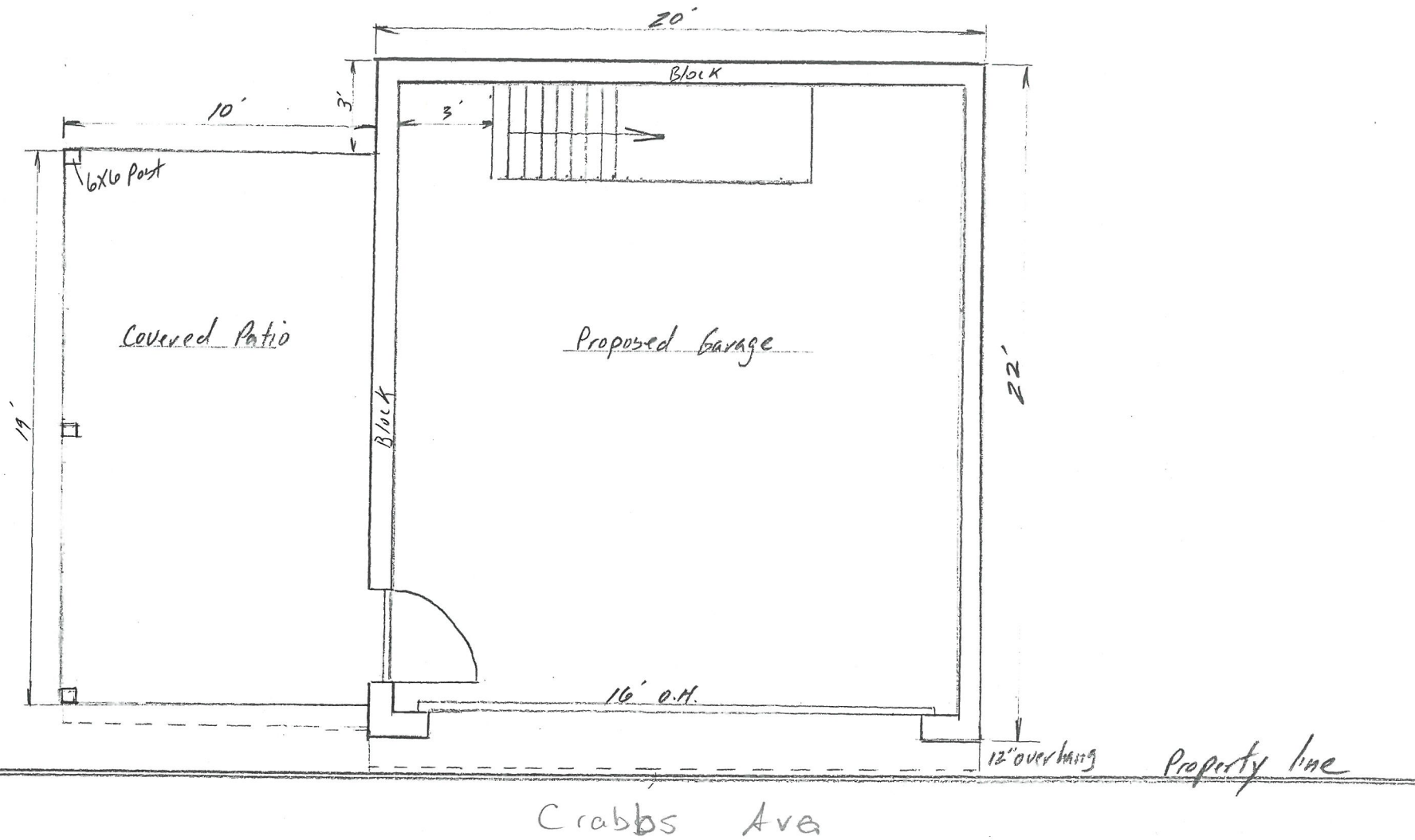
- + Meets Guidelines
- Does Not Meet Guidelines Information
- +/- Meets Guidelines with Conditions

NA Not Applicable
NSI Not Sufficient

	Guideline	Finding	Comment
W1	The maintenance and repair of historic windows are essential to preserving the historic character and fabric of Clifton structures and the overall Clifton historic district. For that reason, historic windows on street-address façades and street-facing façades shall not be replaced with new windows unless the Clifton ARC determines that the condition of existing windows, safety or energy efficiency considerations, or other relevant factors support window replacement. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.	NA	
W2	If historic windows on façades other than street-address façades or street-facing façades are replaced, or the owner is authorized to replace windows on street-address façade or street-facing façade pursuant to W1, the new windows shall convey the same visual appearance as the historic windows. The visual appearance of a window is based on details such as sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and other decorative features. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of wood, metal, or synthetic window systems for authorized window replacement is permissible. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.	+/-	New window to replace existing door. Window will match existing adjacent windows.
W3	Replacement sash should not be used that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock-sized windows.	NA	
W4	Replacement windows proposed for façades other than street-address façades or street-facing façades, and those authorized pursuant to W1 for street-address façades and street-facing façades, shall operate in the same way as the original windows - double-hung windows are replaced with double hung, and casement windows are replaced with casements.	+/-	Proposed new window to replace existing second floor door which will not be required due to the new screen-room's design and location. New window double hung like adjacent windows.
W5	Thermal glazing windows that have muntins in accordance with W2 shall have such muntins permanently applied and may also incorporate internal dividers between the glass panes.	NA	

	Guideline	Finding	Comment
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	NA	
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	NA	
W8	Transoms or sidelights shall not be blocked-in or back-painted.	NA	
W9	The number, size, location, or shape of original windows shall not be altered on street-address façades or street-facing façades by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.	NA	
W10	Any new window openings for a new use shall not be located on street-address façades or street-facing façades.	NA	
W11	The front face of historic window trim shall not be covered with metal or siding material. Siding may butt up to the side of historic window trim.	NA	
W12	New floors or dropped ceilings shall not be installed that block the glazed area of windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.	NA	
W13	If exterior storm windows are installed they should duplicate the shape of the original window.	NA	
W14	When installing exterior storm windows or screens do not damage or obscure historic windows or frames.	NA	
W15	Window sashes shall not be altered to accommodate window air-conditioning units.	NA	
W16	When installing security bars do not obscure the architectural character of original windows or damage historic fabric. Commercial security grills should retract out of sight during business hours.	NA	
W17	Awnings shall be designed to complement existing architectural features. They should not overwhelm the façade.	NA	
W18	Awnings shall be of a material and form compatible with the building's historic character. Contemporary designs may be considered if compatible with the design and character of the building.	NA	
W19	Awnings shall be installed in a way that does not harm the building. Limit hardware installation to that which is required for structural stability. Anchors shall be installed in mortar joints, not masonry units.	NA	
W20	On commercial buildings attach awnings between the window display area and the signboard or second-floor window sills. Awnings shall be attached below the transom line where historic prism glass is present and building scale allows.	NA	
W21	Awnings shall be installed so that the valance is no lower than permissible by code (Building Code or Public Works).	NA	
W22	Replacement shutters should match the visual appearance, size, and location of the originals and may be constructed of wood, metal, or synthetic material.	NA	
W23	Shutters shall be installed only where there is historic evidence for them.	NA	

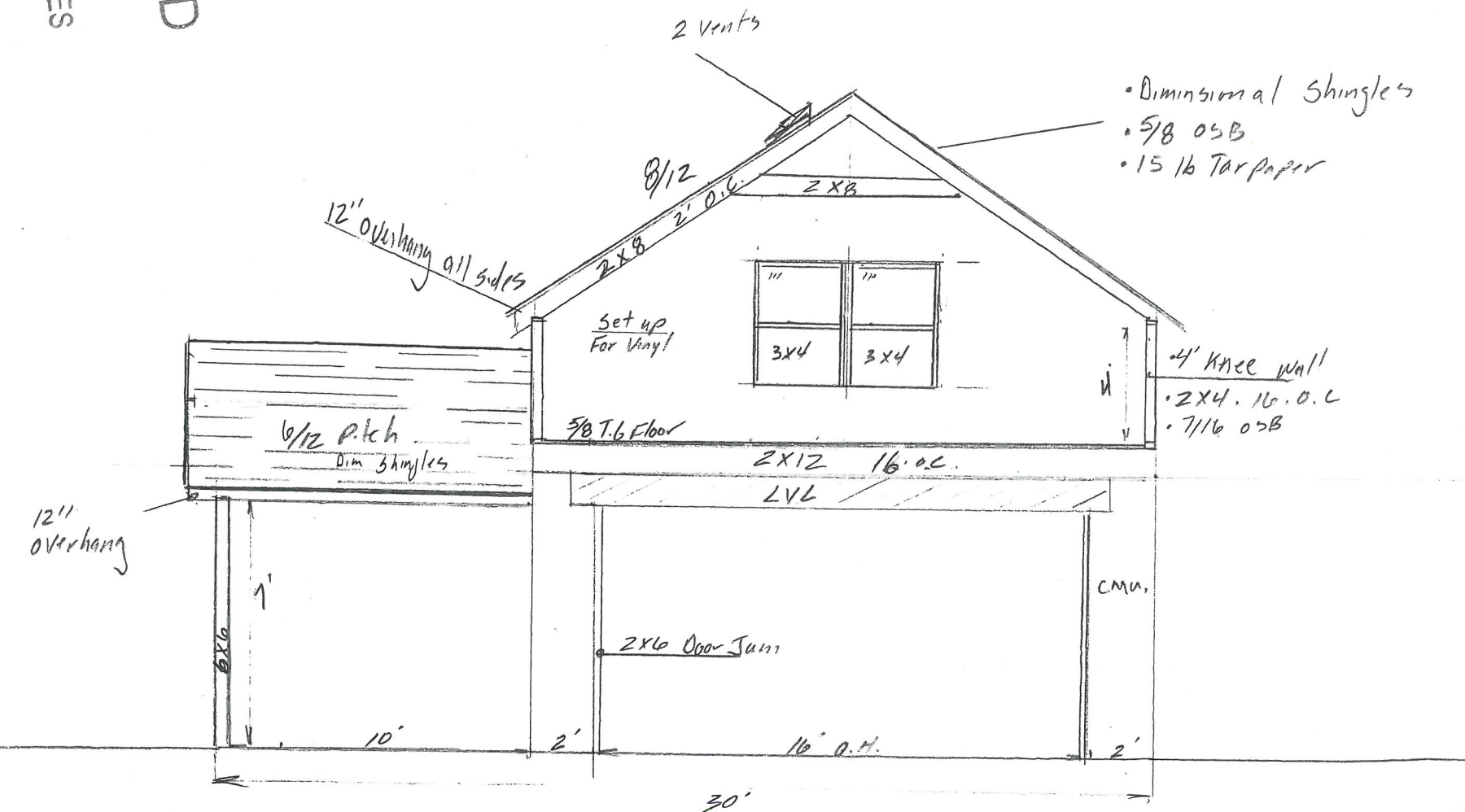
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