



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Bob Keesaer, AIA, NCARB, Planning & Design Supervisor
From: Savannah Darr, Historic Preservation Specialist
Date: May 3, 2017

Case No: 17COA1099
Classification: Committee Review

GENERAL INFORMATION

Property Address: 183 N. Bellaire Avenue

Applicant: Chris Eldridge
Eldridge Company
1437 Story Avenue
Louisville, KY 40206
502-640-0296
chris@eldridgecompany.com

Owner: Rodney Bell and Rachel Weiss
183 N. Bellaire Avenue
Louisville, KY 40206

Estimated Project Cost: \$50,000

Description of proposed exterior alteration:

The applicant seeks approval to construct a new one-and-a-half-story, single car garage (15'-9" by 40'-9") in the rear yard behind the house. The garage will have 3"-4" Hardie smooth face, lap siding and asphalt shingles on the shed roof with ogee gutters. The garage will be situated in the rear yard 17'-6.5" from the back of the house and 60'-4.0625" from the rear property line. There is no rear alley for which the garage to be situated. The front/west elevation (Elevation 1, Sheet A-2) will contain a single steel garage door with a pedestrian door to the south. The west elevation of the upper half story will be comprised of one central awning window and two stationary windows. The south elevation (Elevation 2, Sheet A-2) will have no windows or doors. The rear/east elevation (Elevation 3, Sheet A-2) will contain a single steel garage door. The upper half story will be comprised of a sliding door and wooden balcony. The north elevation (Elevation 4, Sheet A-2) will have five stationary windows on the first story and three casement

windows on the upper story. All windows will be Andersen Silver Line vinyl windows. All garages doors will be manufactured by Clopay. The upper half story of the garage will be storage space. While the driveway is existing, a new extension will be constructed to connect to the garage.

Communications with Applicant, Completion of Application

The application was received on April 28, 2017 and considered complete and requiring committee level review on May 1, 2017. Staff received updated site plans showing the location of a mature Japanese Maple tree in the rear yard on May 2, 2017.

The case is scheduled to be heard by the Clifton Architectural Review Committee on May 10, 2017 at 4:30 pm, 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 alterations: **Garage, New Construction-Residential, 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/ Background

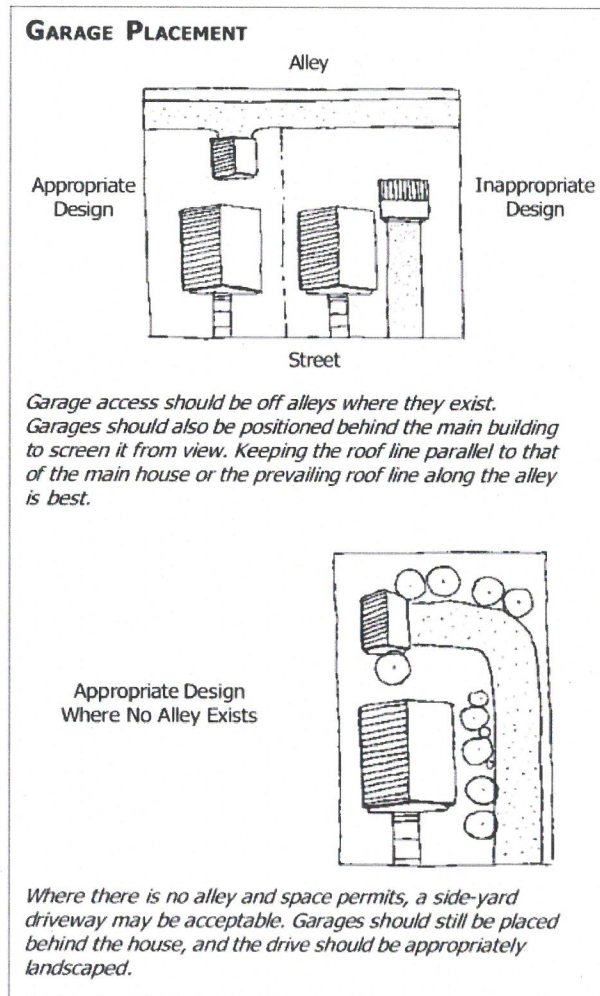
The property is located on the east side of N. Bellaire Avenue, just northeast of the intersection with Onyx Avenue. The site is zoned R5 in the Traditional Neighborhood Form District. The frame, one-and-a-half-story bungalow house is surrounded by other bungalow houses to the north and Victorian era, two- to three-story houses of varying architectural styles to the south and west.

There are no previous COAs for this property.

Conclusions

The proposed project generally meets the Clifton design guidelines for **Garage, New Construction-Residential, and Site**. The design of the new garage will fit with the small number of other secondary structures on the street. The proposed location of the garage on the site does not meet Garage Guideline G9 and meets with conditions Garage Guideline G4. Garage Guideline G9 states, "New garages should be located at the rear of the property, should define and enclose the rear yard, and should be aligned with adjacent secondary structures." This garage will be located in the rear yard but not near the rear property line to enclose the yard. The homeowners wish to construct the garage around a mature Japanese maple tree in their rear yard. Per the updated sign plan submitted by the applicant, moving the garage to the rear property line would negatively impact that tree. Additionally, very few of the secondary structures on N. Bellaire Avenue line up with one another. The proposed location of this garage will be close to lining up with the garage at 189 N. Bellaire Avenue.

Garage Guideline G4 states, "When no alley exists, garages should be sited at the rear of the property behind the main house. Landscape screening is encouraged along the driveway" (see illustration below). While the garage is proposed to be sited behind the main house, it will be visible from N. Bellaire Avenue, which does not match the illustration for this guideline. However, this location allows the homeowners to still enjoy their yard and mature Japanese Maple tree. Furthermore, the garages located at 189 and 192 N. Bellaire Avenue are similarly located and visible from N. Bellaire Avenue. The proposed location of the garage is appropriate for the street.



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. All Hardie siding shall be smooth face, lap siding and have a 3" or 4" exposure.
2. All new concrete shall be poured and finished to match the existing.
3. All wood deck/balcony elements shall be opaque stained or painted.
4. If the design changes, the applicant shall contact staff.

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.

5/3/17
Date


Savannah Darr
Historic Preservation Specialist

Garage

Clifton Design Guideline Checklist

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

NA Not Applicable
NSI Not Sufficient Information

	Guideline	Finding	Comment
G1	Contributing secondary structures should be preserved. However, when demolition is being requested to make way for a new secondary building, then Landmarks staff and/or the ARC will evaluate and review the demolition permit request based on the structure's integrity, historical character and materials, functionality, and security concerns. All structures in the district will be identified as either contributing or non-contributing at the time of application. See the Demolition guidelines for more details.	NA	
G2	New garages or other secondary structures should be designed so they complement the scale, mass, roof form, setback, and materials of adjacent secondary structures. They should also be subordinate to the primary structure.	+	
G3	New garages should be sited adjacent to an alley where present. Review the garage prototype illustration that identifies styles appropriate to preservation districts when planning a garage construction project.	+/-	No rear alley
G4	When no alley exists, garages should be sited at the rear of the property behind the main house. Landscape screening is encouraged along the driveway.	+/-	See conclusions
G5	Single garage doors should be used rather than expansive double or triple doors.	+	
G6	The roofline of a new garage should be oriented so it is parallel with the main house or follows the predominant pattern of existing secondary structures when a pattern exists.	+/-	There is no secondary structure roof pattern. The roofline is perpendicular to the main house, but this is not inappropriate.
G7	Roof pitch should be no less than one in six. The roof form of the garage should match the roof form of the main house when it is a character-defining feature.	NA	Applies to gabled roofs—this is a shed roof
G8	New garages should be designed so access to off-street parking is off alleys or secondary streets wherever possible.	+/-	No rear alley
G9	New garages should be located at the rear of the property, should define and enclose the rear yard, and should be aligned with adjacent secondary structures.	-	See conclusions
G10	The garage design should be simple and rectangular in shape. Ell-shaped floor plans, slightly-projecting bays, and cantilevered second floors are also permitted.	+	

	Guideline	Finding	Comment
G11	New garage walls should be constructed with any of these materials (1) Horizontal siding to match existing exposure of the primary structure (normally 3" or 4" exposure), (2) corner boards and trim around openings, (3) board and batten siding, (4) brick, (5) stucco over frame or concrete block, (6) painted concrete block with parged or flush joint finish, (7) cast stone, molded concrete block, or (8) wood, aluminum or vinyl siding, or fiber cement siding or board to match existing exposure of the primary structure. Do not use these materials: T-111, exposed uncoated concrete block, or painted concrete block unless parged or skim coated first.	+	3" or 4" Hardie, smooth face, lap siding
G12	Approvable roof designs include simple gable roofs (6-in-12 minimum slope), hipped, shed, and flat roofs with parapets, intersecting gables, overhanging eaves, and gable end-vents. Not approvable are low-pitched gable roofs (less than 6-in-12 slope), flush eaves, and roofs without gutters.	+	Shed roof
G13	Asphalt, fiberglass, wood, tile, metal, slate or synthetic shingles are recommended roof materials. Half-round or ogee gutters, gable-end elements, and solar collectors are approvable. Do not use membrane or roll roofing on sloped roofs with 3-in-12 pitch or greater. See Roofing guidelines for additional details.	+	
G14	Single-car garage doors or openings are preferred. Double- or triple-wide doors which convey the appearance of 2 or 3 single doors may be approved. Flush garage doors which accentuate the large size of the opening are prohibited.	+	
G15	Garage window openings should be used that visually break up the wall's surface and may be placed at higher elevations for security. Security grills may be installed on the inside face of the windows.	+	

New Construction - Residential

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
NCR1	New construction designs should conform to all applicable 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.	+	
NCR5	Building materials and design elements in new construction design should be sympathetic with	+	

	Guideline	Finding	Comment
	surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.		
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.	+	
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.	+	
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.	+/-	Not many other secondary structures
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).	+	
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).	+	
NCR14	Front door design should be sympathetic to the door patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	NA	garage
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	+	garage
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	NA	garage
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-	NA	

	Guideline	Finding	Comment
	defining feature.		
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.	+/-	No rear alley and secondary structure setbacks vary
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+/-	The garage roof is a simple shed roof
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.	+	
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.	+	
NCR25	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	garage
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.	NSI	
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.	+	3" or 4" Hardie, smooth face, lap siding
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	
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.	NA	
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.	NA	garage
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	garage

	Guideline	Finding	Comment
NCR34	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	NSI	

Site

Clifton Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	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.	+	Concrete apron and driveway extension shall match existing
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 historic resources during road or underground utility repair projects.	NA	
ST5	Driveways, parking areas, and loading docks should be constructed or located to the side and rear of properties. Alley access is preferred.	+/-	No alley but located in rear yard
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.	NA	
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.	NA	
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	NA	

	Guideline	Finding	Comment
	limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.		
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.	+	
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.	+	
ST17	Parking lot design requires a portion of the parking area to be landscaped or buffered from adjoining properties. Reference the Land Development Code for specifics on parking lot design, maneuvering, landscaping, and buffering requirements.	NA	
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.	NA	
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.	NA	
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	