



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: June 23, 2017

Case No: 17COA1120
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2120 Payne Street

Applicant: Elicia Keebler Gibbon
CC Hodgson Architectural Group
23240 Chagrin Boulevard, Ste. 350
Cleveland, OH 44122
216-593-0057
egibbon@ccharch.com

Owner: Mary Haynes
Nazareth Home, Inc.
2000 Newburg Road
Louisville, KY 40205
502-459-9681
mhaynes@nazhome.org

Architect: same as applicant

Estimated Project Cost: \$43,000,000 +/-

Description of proposed exterior alteration:

The applicant seeks approval of the new Master Plan of the Nazareth Home's Clifton campus. The plan includes

- Four existing buildings are proposed for demolition: the 500 wing (3 on sheet A.2.04), the north building (5 on sheet A.2.04), a storage building (6 on sheet A.2.04), and the administration building (4 on sheet A.2.04), which is the former St. Vincent Orphanage. One of the four buildings, the 500 wing, is modern construction while the other three are historic (see **Site Context/ Background**).

- Four new campus buildings and a connector are proposed for construction: the 500 wing (3 on sheet A.2.05), the SNF building (4 on sheet A.2.05), the chapel (5 on sheet A.2.05), and the STR entry and auditorium (7 on sheet A.2.05). These new buildings will connect to the remaining buildings (1, 2 on sheet A.2.05).
- Furthermore, the applicant plans to construct a new IL clubhouse (8 on sheet A.2.05) and twelve new shotgun houses on Payne Street (9 on sheet A.2.05), which is now a community garden and open field.
- The parking areas and circulation routes of the entire site will be reconfigured as well to better serve the campus and new construction along Payne Street.

No elevation drawings of the proposed new construction and additions have been submitted at this time. No landscaping information regarding parking lot paving, screening, planting, etc. has been submitted at this time.

Communications with Applicant, Completion of Application

The application was received on May 26, 2017 and considered complete and requiring committee level review on May 30, 2017. Staff met with the property owner and applicant on April 13, 2017 to discuss their plans and the COA process.

The case is scheduled to be heard by the Clifton Architectural Review Committee on June 28, 2017 at 5:30 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: **Demolition, New Construction-Non-Residential, New Construction-Residential, Addition, Site, Cultural Landscape, and Archaeology**. 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 Payne Street, west of the intersection with S. Clifton Avenue. The site is zoned R1 and R6 in the Traditional Neighborhood Form District. The Nazareth Home, former Sacred Heart Home, is a care facility for older adults. The campus is comprised of a series of three-story masonry structures connected by hallway additions. All of the buildings, except for two, are modern and not historic (late twentieth to early twenty-first century construction).

One of the historic structures is the St. Vincent Orphanage building, known today as the administration building (4 on sheet A.2.04). According to the *Encyclopedia of Louisville*, the Nazareth Home campus was the fourth site of the St. Vincent

Orphanage from 1901 to 1955. The orphanage was founded by Mother Catherine Spalding of the Sisters of Charity of Nazareth to care for English-speaking girls in 1832. According to historic photographs and maps, the orphanage was three three-story masonry buildings connected with hyphens. The building appeared to have a flat or low hipped roof with a cupola on top of the center building. Today, the building is two stories with a side gabled roof. The gaps where the hyphens were once located have been filled in with brick. According to the Clifton Preservation District Designation Report, the building is considered non-contributing to the District due to a lack of historic and material integrity. The report states, "There is one non-contributing institution in Clifton: the Sacred Heart Home. It does not meet the integrity standards established for the district. Portions of the 1892 Sacred Heart Home still stand but have been totally enveloped by mid-twentieth century additions that obscure the original building."

The second historic structure on site is the former priest's dwelling, known today as a storage building (6 on sheet A.2.04). The L-shaped, one-story, frame house first appeared on the 1929 Sanborn Fire Insurance Map. It contains a poured concrete foundation, vinyl siding, 1/1 double hung wood windows, and asphalt shingles on the cross-gabled roof. There are two additions on either side elevation of the house. The addition on the east elevation appears to be older with a poured concrete foundation, casement windows, and a hipped roof. The second addition, which is located on the west elevation, contains a concrete block foundation, 2/2 double hung aluminum windows, and a built-up, flat roof. The front porch has been enclosed. According to the District map, the building is considered non-contributing to the Clifton Preservation District. Staff believes that this building will retain little historic significance if the St. Vincent Orphanage building is demolished.

One of the structures, the north building (5 on sheet A.2.04), was constructed circa 1979. According to the District map, the building is considered contributing to the Clifton Preservation District. However, staff believes that this is an error on the map as the building is not 50 years of age or older.

Located west of the campus, there is an open grassy area known as Billy Goat Hill where the community garden is located. In 1877, James W. Bowles and James Bridgeford laid out Cavewood Park Subdivision on a southern portion of the Bowles estate. The perimeter was formed by the L & N tracks and Frankfort Avenue to the north, Bellaire Avenue (formerly Young Avenue) to the west, Beargrass Creek to the south, and Clifton Avenue (formerly Cavewood Avenue) to the east. According to the Clifton Preservation District Designation Report,

In addition to the building types previously mentioned that establish the feeling of association in the district, *there is one natural feature of note which contributes to Clifton's sense of time and place: Fritz Whalen's goat farm.* It is situated at the south end of the district on high ground just above the cliffs adjacent to Interstate-64. It was here that Fritz Whalen grazed over 200 goats since before the turn of the century. Records as far back as 1884 document this use as do written accounts, most notably the St. Frances of Rome 65th Anniversary Booklet, published in 1964. This pasture land was historically characterized by an open meadow upon which the goats roamed freely. Also on the site was a public spring and the old Osborne estate, now demolished. This site has been occupied since 1892 by the grounds of the Sacred Heart Home, an

infirmary for the aged, and owned by the Sisters of Charity. In as much as it retains its open meadow appearance, upon which few new buildings have been constructed, it is deemed to contribute to establishing a sense of Clifton's very early agricultural character.

According to the St. Frances of Rome map, much of Billy Goat Hill has been developed for housing along Payne Street. There was a small remaining area where the community garden is located. It was platted for housing, but it appears that it was likely never built. There were some properties along Valley Avenue, which were listed in the Louisville City Directories circa 1909 through the 1920s. However, that appears to be the only housing in that area despite several streets shown on city maps from 1884 through 1938. The Sanborn Fire Insurance Map did not map this block of Payne Street. Historic aerial photographs from the 1940s and 1950s show the orphanage building and sparse housing on the land around it. The housing was denser to the east and west along Payne Street as it appears today.

There was one previous COA (14362-CL) for this property, dated June 2, 2010 which approved the construction of a storage shed for the community garden.

Conclusions

Two of the four buildings proposed for demolition are historic in age. The St. Vincent Orphanage Building is considered non-contributing to the Clifton Preservation District because of a lack of material and historic integrity. The building was once three buildings connected with hyphens and was also three stories tall with a flat or low hipped roof. Today, the building is only two stories tall with a side gabled roof. Additionally, the hyphen areas have been filled in with brick. The building has been so altered that it retains little integrity or historic significance, which is why it was considered non-contributing when Clifton became a preservation district. The priest's house which was constructed sometime between 1905 and 1929 is also listed as non-contributing to the Clifton Preservation District. While not specifically mentioned in the designation report, this was likely because of its alterations, such as the unsympathetic addition and porch enclosure, which affect the material and historic integrity of the building. The north building is not mentioned in the designation report but is mapped as contributing on the Clifton Preservation District map. Staff believes that this is an error on the map as the building is not 50 years of age or older. Staff considers these resources to be non-contributing, and therefore, the proposed project generally meets the Clifton design guidelines for **Demolition**. If demolition is approved, Kentucky Historic Properties Survey Forms should be completed with photographic documentation (including interior) for the St. Vincent Orphanage Building and the priest's house to document their history.

The proposed new construction and Master Plan for the Nazareth Home campus generally meets the Clifton design guidelines for **New Construction-Non-Residential, Addition, Site, and Archaeology**. While elevation drawings have not been submitted yet, the footprints and locations of the new buildings proposed for the inner campus area are appropriate. The new parking areas and circulation routes are also appropriate for the District. Some of the new parking will be located closer to Payne Street, but there is an existing lot on the west side of campus creating a precedent. With appropriate screening and planting, this

should not negatively impact the streetscape of Payne Street. Although, there are currently driveways and parking lots that cross property lines between Nazareth Home and the Sacred Heart Village, a private access easement between Nazareth Home and Sacred Heart Village Inc. will need to be acquired prior to construction.

The proposed new construction and Master Plan for the Billy Goat Hill area generally meets the Clifton design guidelines for **New Construction-Residential, Site, Cultural Landscape, and Archaeology**. While elevation drawings have not been submitted yet, the footprints and locations of the new buildings proposed for the Billy Goat Hill area are appropriate infill. However, the proposed new construction and Master Plan for the Billy Goat Hill area does not meet **Cultural Landscape** design guidelines CL2(P), CL4(G), and CL15(G). The Billy Goat Hill area is considered a key view within the Clifton Preservation District. Historically, this area was platted for dense housing similar to what exists today along Payne Street. Very little housing was ever constructed leaving some green space at Billy Goat Hill. While this area is considered a key view, appropriate housing infill could have a positive impact on the Clifton neighborhood and the city as a whole. Infill construction on urban properties can help reduce sprawl and the loss of large, undeveloped acreage outside of the city.

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. **Wrecking permits shall not be acquired until all Landmarks approvals for the new construction have been obtained.**
2. **Elevation drawings of all new construction, manufacturer's information on materials, exterior paving materials, and a landscaping plan shall be submitted as a new COA application prior to construction.**
3. **Kentucky Historic Properties Survey Forms shall be completed with photographic documentation (including interior) for the St. Vincent Orphanage building and the Priest's house building prior to demolition.**
4. **That a private access easement with the owners of the Sacred Heart Village properties be obtained prior to construction of the driveways and parking areas.**
5. **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.**
6. **If the Master Plan changes, the applicant shall contact staff.**
7. **The applicant shall apply for a Category 3 review and a modified Conditional Use Permit (CUP) with Planning and Design Services.**
8. **The applicant shall contact Public Works about the proposed curb cuts and shared driveways on Payne Street.**

6/23/17

Date _____

Savannah Ball

(Savannah Darr

Historic Preservation Specialist

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
	<p>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:</p> <p>The Standard Design Guidelines for Demolition DE1-DE6 are replaced in their entirety with the following:</p>		
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.	+/-	<p>Two structures are older than 50 years of age (see conclusions).</p> <p>Photo documentation was submitted with the application.</p>
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.	+/-	The remaining buildings are non-historic in age, but will be preserved.
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.	+/-	The remaining buildings are non-historic in age, but will be preserved.
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.	+/-	The remaining buildings are non-historic in age, but will be preserved.
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.	+/-	The remaining buildings are non-historic in age, but will be preserved.

	Guideline	Finding	Comment
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.	+/-	New buildings will replace those that are demolished, so the topography should not change.
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 street-facing wall through the use of low fences, walls, and/or vegetation.	NA	
DE8	<p>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:</p> <ol style="list-style-type: none"> 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). 	+	A Kentucky Historic Properties Survey Form shall be completed with photo documentation (including interior) for the St. Vincent Orphanage building and the priest's house building prior to demolition.

New Construction - Non-Residential

Clifton Design Guideline Checklist

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

NA Not Applicable
 NSI Not Sufficient Information

	Guideline	Finding	Comment
NC1	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.	+	The applicant will have to apply for a Category 3 review and modified CUP with Planning and Design Services and meet all other codes and regulations.
NC2	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.	+/-	Two of the four buildings proposed for demolition are non-historic. Two of the buildings are historic and considered non-contributing (see conclusions).
NC3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+/-	<p>The scale of the building footprints is compatible with the District.</p> <p>No elevation drawings have been submitted at this time.</p>
NC4	The scale of new construction should not conflict with the historic character of the district.	+	The scale of the changes to the campus are compatible with what was existing.
NC5	Building materials and design elements in new construction design should be sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	NA	<p>No elevation drawings have been submitted at this time.</p> <p>The applicant will resubmit when they are ready.</p>
NC6	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.	NA	No elevation drawings have been submitted at this time.
NC7	New construction design should reflect and reinforce the human scale of the neighborhood by emphasizing the first floor or pedestrian level of the building.	NA	No elevation drawings have been submitted at this time.
NC8	The pedestrian-oriented character of historic commercial districts should be enhanced in infill construction design. Commercial buildings should have a well-defined base at the pedestrian level with details conveying a sense of horizontality and progression along the sidewalk.	NA	Not commercial
NC9	Important public views and vistas should not be disrupted in new construction design. See the Cultural Landscape guidelines for more details.	+	The new construction on the campus area will fit the existing site and not change any views or vistas.
NC10	Appropriate tree species should be planted in front of new construction buildings to provide a visual sense of consistency along the streetscape. See the Frankfort Avenue Street Tree Master Plan for more details.	NSI	No landscaping plan has been submitted.
NC11	Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.	+/-	As the campus is modern in construction, most of the circulation routes and lawns

	Guideline	Finding	Comment
			are non-historic. They will be altered to better serve the campus and will not negatively impact the site.
NC12	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.	NA	No elevation drawings have been submitted at this time.
NC13	The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines, columns, and storefronts are other important character-defining facade elements. Imitating an historic style or period of architecture in new construction is not recommended, especially for contemporary uses such as drive-in banks or garages.	NA	No elevation drawings have been submitted at this time.
NC14	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).	NA	No elevation drawings have been submitted at this time.
NC15	Historic patterns of window and door proportion and placement should be maintained in new construction design.	NA	No elevation drawings have been submitted at this time.
NC16	Window design should be sympathetic to the window patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and muntin configuration is encouraged.	NA	No elevation drawings have been submitted at this time.
NC17	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	No elevation drawings have been submitted at this time.
NC18	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	NA	No elevation drawings have been submitted at this time.
NC19	Infill construction design should be compatible with the average height and width of surrounding buildings. The rhythm of the façade should reflect the characteristic rhythm of existing buildings on the street. Vertical elements such as doors, columns, and storefronts will reinforce the pattern.	NA	No elevation drawings have been submitted at this time.
NC20	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-defining feature.	NA	No elevation drawings have been submitted at this time.
NC21	Set back upper stories that exceed the established cornice line into new construction design.	NA	No elevation drawings have been submitted at this time.
NC22	The historic rhythm of the streetscape should be maintained.	+/-	The historic streetscape was altered when the Nazareth Home was first constructed with two large buildings and a lawn. It will change again with the new plan with parking lots closer to those buildings and the removal of one driveway.
NC23	Commercial buildings on corner lots should be built to the corner with an entrance oriented to the corner.	NA	Not commercial
NC24	Historic building setback patterns should be	NA	The new construction on the

	Guideline	Finding	Comment
	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.		campus area will be contained to where previous buildings stood. Therefore, it will not change too much.
NC25	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	NA	No elevation drawings have been submitted at this time.
NC26	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.	NA	No elevation drawings have been submitted at this time.
NC27	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.	NA	No elevation drawings have been submitted at this time.
NC28	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	No elevation drawings have been submitted at this time.
NC29	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	NA	No elevation drawings have been submitted at this time.
NC30	Trash receptacles should be screened from public view with a four-sided enclosure.	NA	No elevation drawings have been submitted at this time.
NC31	Parking garages should be designed to relate closely to adjacent structures. Ramps should be hidden from view. Vehicles should be screened on upper floors. See Cultural Landscape guidelines for more details (CL9 - CL12).	NA	
NC32	Off-street parking should be located in rear lots and accessed from alleys or secondary streets wherever possible.	+/-	Parking will be located around the existing buildings and near the rear of the campus. Some of it may be visible from Payne Street as new lots are proposed closer to the street but not off the street.
NC33	At least 20 percent of a parking lot's property area should remain unpaved and planted. Perimeter landscaping, fencing, colonnades, or other construction that visually continues the building line along open sidewalks is encouraged.	+/-	A landscape plan has not been submitted yet.
NC34	New parking should be designed to be as unobtrusive as possible and minimize the impact on the historic setting. Shared parking areas among groups of businesses are encouraged.	+/-	Parking will be located around the existing buildings and near the rear of the campus. Some of it may be visible from Payne Street as new lots are proposed closer to the street but not off the street.
NC35	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	NSI	

New Construction - Residential

Clifton Design Guideline Checklist

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

NA Not Applicable
 NSI Not Sufficient Information

	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.	+	The applicant will have to apply for a Category 3 review and modified CUP with Planning and Design Services and meet all other codes and regulations.
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.	+	The lot on Payne Street where the new shotgun houses are proposed is vacant.
NCR3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+/-	The scale of the building footprints is compatible with the District. No elevation drawings have been submitted at this time.
NCR4	The scale of new construction should not conflict with the historic character of the district.	+	The scale of the new construction along Payne Street fits in the District.
NCR5	Building materials and design elements in new construction design should be sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	NA	No elevation drawings have been submitted at this time. The applicant will resubmit when they are ready.
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.	NA	No elevation drawings have been submitted at this time.
NCR7	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	NA	No elevation drawings have been submitted at this time.
NCR8	Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.	+/-	See the Cultural Landscape guidelines below
NCR9	Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.	+	The lot on Payne Street where the new shotgun houses are proposed is vacant.
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.	NA	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
NCR12	A new building's mass should have a similar sense of lightness or weight as surrounding historic structures.	NA	No elevation drawings have been submitted at this time.

	Guideline	Finding	Comment
	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).	NA	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	NA	No elevation drawings have been submitted at this time.
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	+	
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	No elevation drawings have been submitted at this time.
NCR18	Infill construction design should be compatible with the average height and width of surrounding buildings.	NA	No elevation drawings have been submitted at this time.
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-defining feature.	NA	No elevation drawings have been submitted at this time.
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.	+	
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	NA	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
NCR25	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	No elevation drawings have been submitted at this time.
NCR26	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	NA	No elevation drawings have been submitted at this time.

	Guideline	Finding	Comment
NCR27	Trash receptacles should be screened from public view with a four-sided enclosure.	NA	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
NCR34	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	NSI	

Addition

Clifton Design Guideline Checklist

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

NA Not Applicable
 NSI Not Sufficient Information

	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.	NA	No elevation drawings have been submitted at this time. The applicant will resubmit when they are ready.
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.	NA	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
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.	+	Inner courtyard area (6 on sheet A.2.05) and inner portions of campus (3, 4, 5, 7 on sheet A.2.05)
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.	NA	No elevation drawings have been submitted at this time.
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.)	+	Existing street facing buildings, HUD1 and HUD2, will remain.
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.	NA	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
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	NA	No elevation drawings have been submitted at this time.

	Guideline	Finding	Comment
	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.	NA	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
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.	NA	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.
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	No elevation drawings have been submitted at this time.

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.	NSI	No specific information has been submitted at this time.
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	NA	

	Guideline	Finding	Comment
	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.		
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.	NSI	No specific information has been submitted at this time.
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.	+/-	Shared driveways are proposed for the new construction off Payne Street. The campus driveways are existing but new parking lots are proposed.
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.	+/-	The campus yard along Payne Street will lose a driveway for more green space and parking. The land along Payne Street where the new shotgun houses are proposed will be altered for the infill construction. However, the new construction will follow those contours with a rear walking court.
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.	+	
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.	NSI	No specific information has been submitted at this time.
ST10	Fencing should match existing sections of fencing in material, height, design, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
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	NA	

	Guideline	Finding	Comment
	height. Refer to the Land Development Code or contact the Department of Codes and Regulations regarding additional restrictions on fencing at corner properties.		
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.	NSI	No specific information has been submitted at this time.
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.	NSI	No specific information has been submitted at this time.
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.	NSI	No specific information has been submitted at this time.
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.	NSI	No specific information has been submitted at this time.
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.	NSI	No specific information has been submitted at this time.
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.	NSI	No specific information has been submitted at this time.
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.	NSI	No specific information has been submitted at this time.

Cultural Landscape

Design Principles (P) and Guidelines (G)

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
	Land Use and Patterns:		
CL1(P)	The <i>Clifton Neighborhood Plan</i> (current version), which stipulates the preferred zoning mix within the district (reflecting historical land patterns and usage), should be respected.	+	
CL2(P)	Public open space and gathering places are essential features of the compact and densely settled district because they provide planned or unplanned opportunities to meet, visit, and recreate with neighbors and friends. Existing public open space and gathering places should be maintained and new areas created that are small in scale, informal in character, and of a design that sensitively incorporates historic components such as circulation patterns, vegetation, views and vistas, and site furnishings to preserve the integrity of the historic landscape and historic structures within the district.	-	While the area where the new shotgun houses are proposed is vacant with the exception of a community garden today, historically, it contained some housing (see conclusions).
CL3(P)	Although most of the district is a densely settled area characteristic of an urban environment, areas and attributes of the district remain that are distinctly rural or natural in character, including the wooded areas on the south side of the district and the prevalence of barns and other rural outbuildings in rear lots. These areas or attributes of a rural or natural feeling should be preserved and maintained.	+/-	While the area where the new shotgun houses are proposed is vacant with the exception of a community garden today, historically, it contained housing (see conclusions).
	Views and Vistas:		
CL4(G)	<p>Key views and vistas within the district, and views identified as significant to the district from outside the boundaries, should be preserved. These views include both pedestrian- and vehicular-oriented vantage points. Key views include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1) Views into and from Bingham Park, an Olmsted-designed landscape. 2) Views into the campus of the Kentucky School for the Blind. 3) Views into the swale and green space next to Sacred Heart Village. 4) Views from all directions, including from below and from above, into the green space and steep slopes along Brownsboro Rd. from State St. to N. Ewing Ave., the west side of N. Ewing Ave., Bickel Rd., and the area south of Payne St. overlooking I-64 from S. Ewing Ave. to Quarry St. 5) Views of the earth berms along Payne St. and views of downtown Louisville from Payne St. 6) Views into or from the quarry walls at the former Henry Bickel quarry. 7) Views along and into the Frankfort Ave. corridor, where one- to two-story buildings predominate. 8) Views along the rail line, including views into downtown Louisville. 9) Views into the district from adjacent transportation corridors, where one- to two-story buildings and tree canopies predominate. 10) Views into or from the Stevenson Ave. and Clifton Park area into downtown Louisville. 	-	Most of the swale will be impacted with the infill construction along Payne Street. However, historically, it contained housing (see conclusions).

	Guideline	Finding	Comment
	11) Views into or along the Sycamore Ave. swale (the "dip").		
	Circulation:		
CL5(G)	The integrity of character of original historic surface street arteries within and bordering Clifton—Frankfort Ave., Payne St., and Brownsboro Rd.—should be maintained and preserved. In particular, Frankfort Ave. should remain the primary west-east conduit within the district providing access for a commercial, institutional, and residential mix of facilities. It should also remain as a two-lane road, with one lane in each direction plus spaces for 24-hr. parking on each side. Payne St. should remain a primary west-east conduit within the district that is residential in character.	+	
CL6(G)	The existing grid of streets, alleys, and highways into, within, bordering, and serving as the boundaries of the district should be maintained in its current configuration of street widths, lanes, and alignments. One-way streets are discouraged.	+/-	The circulation routes on the Nazareth Home campus will be updated to better serve the campus and the new construction on Payne Street.
CL7(P)	Pedestrian, bicycle, and public transportation access to goods, services, and residences, an historic feature of the district, should be retained and enhanced along all surface streets in the district.	+	
CL8(G)	A special consideration in this district is the population of visually impaired residents - one of the largest in the U.S. - attributable to the educational and work institutions for the blind whose presence in the district dates to the mid 1800s. Safe and convenient pedestrian access for all residents while in route to work, home, school, worship, shopping, and recreation is paramount to increase safe passage and walkability of the area. Considerations include access to sidewalks that are unobstructed and in good repair, preservation of waypoints that provide tactile or physical guides for the use of visually impaired pedestrians, safe crossings of streets, minimal size and numbers of curb cuts for parking lots and driveways, and unimpeded access to and within structures. Businesses and residents shall maintain unobstructed and safe passage for pedestrians.	NSI	No specific information has been submitted at this time.
CL9(G)	Parking areas throughout the district should be small in scale, informal in character, and of a design that sensitively incorporates historic components such as circulation patterns, vegetation, views and vistas, and site furnishings to preserve the integrity of the historic landscape and historic structures within the district. To minimize the need to provide space for retention basins, which can adversely affect historic properties, the use of water-permeable paving materials that reduce runoff is desirable. All paving materials and associated parking area components should be selected to relate to the surrounding landscape.	NSI	No specific information has been submitted at this time.
CL10(G)	Structured parking, in lieu of large surface lots, should be limited in the number of decks and of a design and construction in keeping with the historic components of the district.	NA	
CL11(G)	"Tear downs" of any structures for the purpose of providing new residential, commercial, industrial, or institutional parking lots or parking garages should be avoided.	+	
CL12(G)	To the extent possible, parking should be located in rear lots with alley access.	+/-	Parking will be located around the existing buildings and near the rear of the campus. Some of it may be visible from Payne Street as new lots are proposed closer to the street.
	Topography:		
CL13(G)	Steep yards, slopes, and cliffs, both natural and human	+/-	The land along Payne Street

	Guideline	Finding	Comment
	made, should be retained, protected, and preserved, including their shape, slope, elevation, aspect, and contour.		where the new shotgun houses are proposed will be altered for the infill construction. However, the new construction will follow those contours with a rear walking court.
CL14(G)	Karst and sinkhole features should be retained, protected, and preserved, including their shape and contour.	NSI	
CL15(G)	Swales and natural drainage areas should be retained, protected, and preserved, including their shape, flow patterns, slope, elevation, aspect, and contour.	-	Most of the swale will be impacted with the infill construction along Payne Street.
	Small-Scale Features:		
CL16(G)	The removal of existing billboards is encouraged.	NA	
CL17(G)	Contributing human-made features, including, but not limited to, brick streets, alleys, sidewalks, limestone or granite curbs, iron fences, stone walls, horse watering trough, hitching post, and the "Chicken Steps," should be retained in place, protected, and preserved.	NA	
CL18(G)	Historic nomenclature for streets, places, and areas should be maintained (e.g., Payne St., Angora Court) and new nomenclature selected to reflect historic usage or features (e.g., Franklin School Apartments).	+	
	Vegetation:		
CL19(G)	New landscape elements should be designed to relate to the historic character-defining elements of the district.	NSI	No specific information has been submitted at this time.
CL20(G)	All mature trees, such as those on the campus of the Kentucky School for the Blind, other institutions, public areas and right-of-ways should be maintained, retained, protected, and preserved.	NSI	No specific information has been submitted at this time.
CL21(G)	Wooded areas should be retained, protected, and preserved.	NSI	No specific information has been submitted at this time.
CL22(G)	Proposed changes to vegetation and landscaping in Bingham Park should be coordinated between Louisville Metro Parks Department, the Landmarks Commission, and the Louisville Olmsted Parks Conservancy.	NA	
CL23(G)	Greenery and tree canopies in the Vernon Ave. right-of-way (the "Chicken Steps") and in all other undeveloped street and alley right-of-ways should be retained, protected, and preserved.	NA	
CL24(G)	The <i>Clifton Neighborhood Plan</i> (current version) list of major projects includes a green space inventory. This inventory, which will identify plant species native to the district, should be consulted when planning and planting new or replacement landscaping.	NSI	No specific information has been submitted at this time.

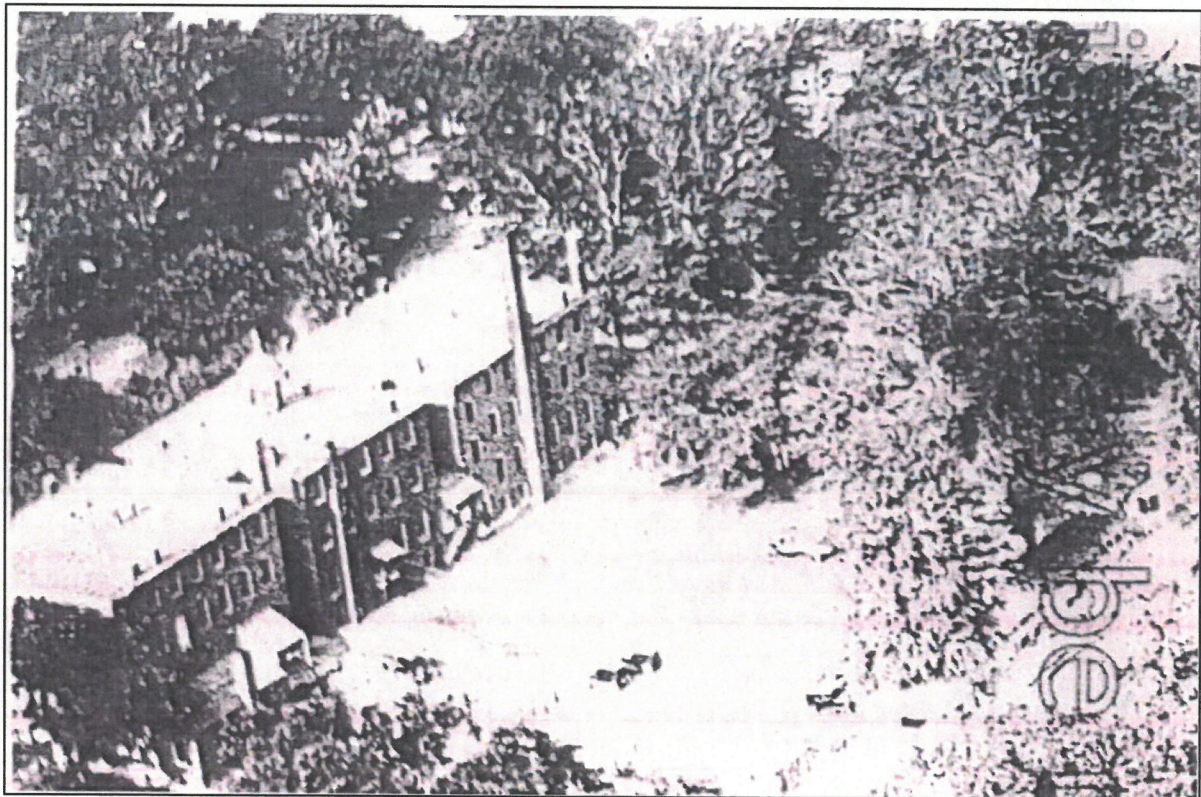
Archaeology

Clifton Design Guideline Checklist

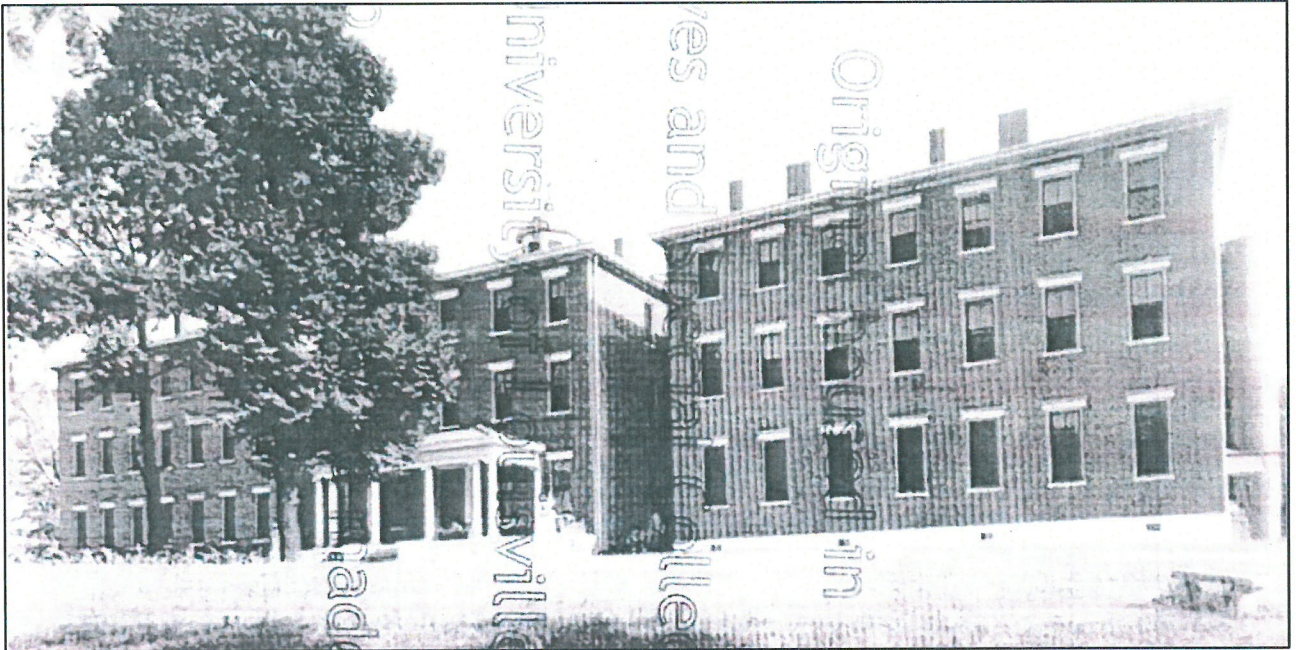
+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
AR1	For projects subject to Landmarks review, associated excavations or soil disturbances shall be considered for their effect on archaeological resources. Efforts should be made to either limit disturbances to archaeological resources, or to properly document them.	+	

AR2	Archaeological discoveries such as artifacts, features, and other archaeological deposits should be reported to the Landmarks Commission. Examples include Native American spear points and tools, historic objects, historic trash pits/dumps, privies (outhouse pits), cisterns, wells, and foundations.	+	
AR3	Prior to excavating to replace or repair underground utilities, notify the Landmarks Commission as to when the work will be scheduled.	+	
AR4	A property owner must not willingly destroy or disturb archaeological resources, nor allow artifact collectors, amateur archaeologists, or others to do so.	+	
AR5	In the event that the collection of artifacts through excavation or an archaeological investigation is conducted, the work shall be conducted by a professional archaeologist as defined by the Kentucky Heritage Council.	+	
AR6	All archaeological investigations must have a research design and proposal that are reviewed and approved by Landmarks Commission staff. When qualified personnel are available, the Landmarks Commission may design research and conduct archaeological investigations.	+	
AR7	All archaeological investigations shall be conducted in accordance with the standards for archaeological fieldwork and the Commonwealth of Kentucky's Antiquities Act.	+	
AR8	Property owners who wish to retain ownership of artifacts shall provide sufficient time for the Landmarks Commission to properly document the materials. Artifacts recovered through excavation with the intent to collect artifacts or archaeological investigations should not be sold. It is recommended that artifacts be curated (stored) at an acceptable curation facility (museum).	+	



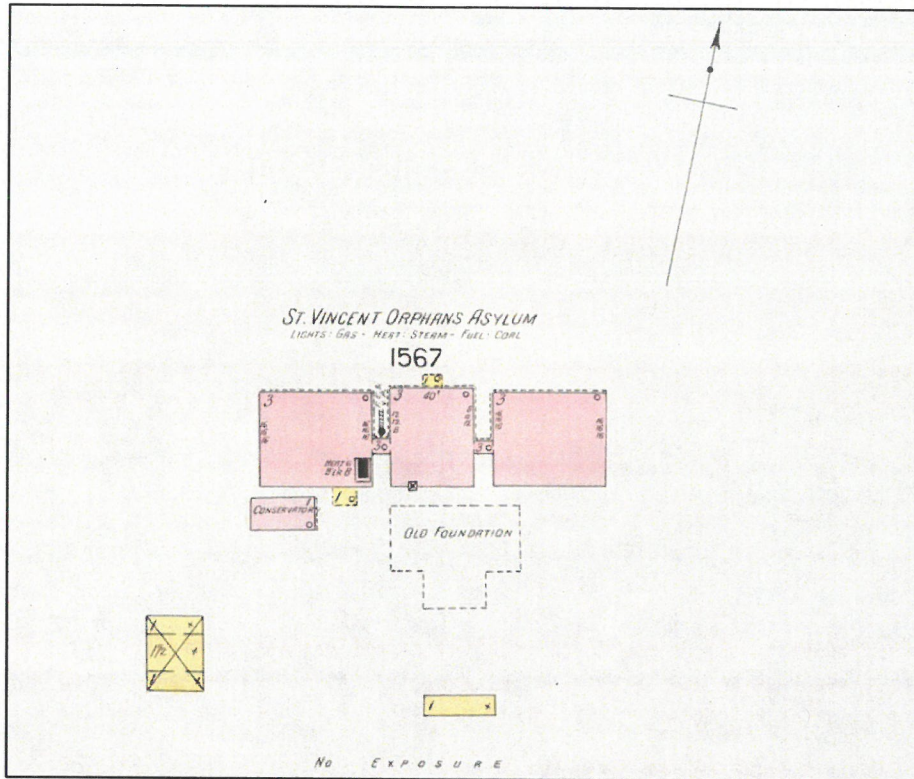
1926 Photograph of St. Vincent Orphanage (University of Louisville Photographic Archives).



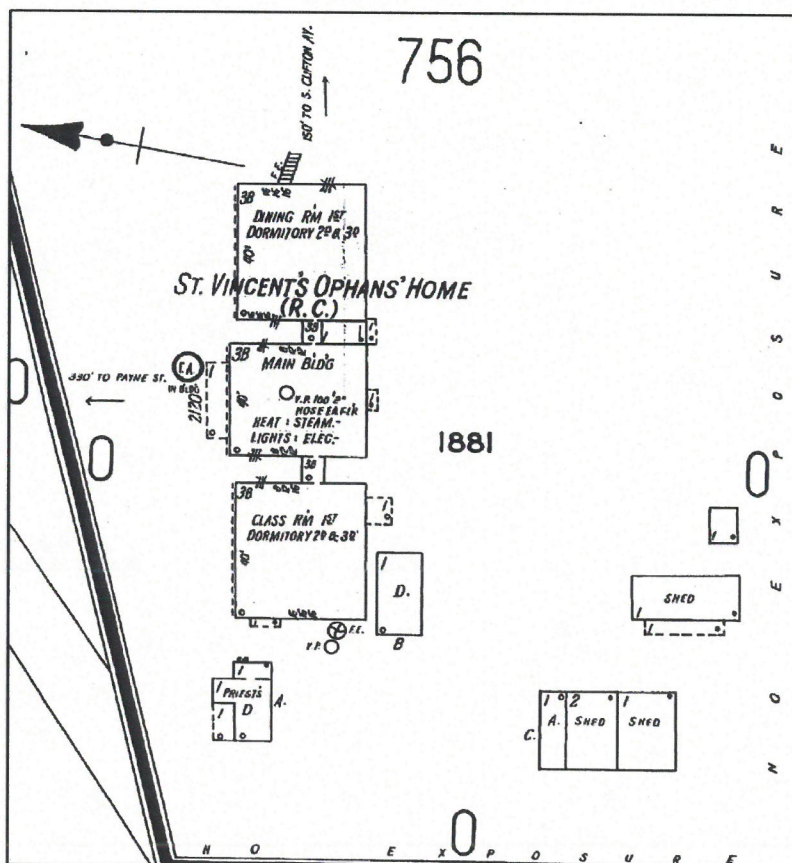
1932 Photograph of St. Vincent Orphanage (University of Louisville Photographic Archives).



Staff photograph of the front and side elevation of the St. Vincent Orphanage building.



1905 Sanborn Fire Insurance Map showing the St. Vincent Orphanage site.



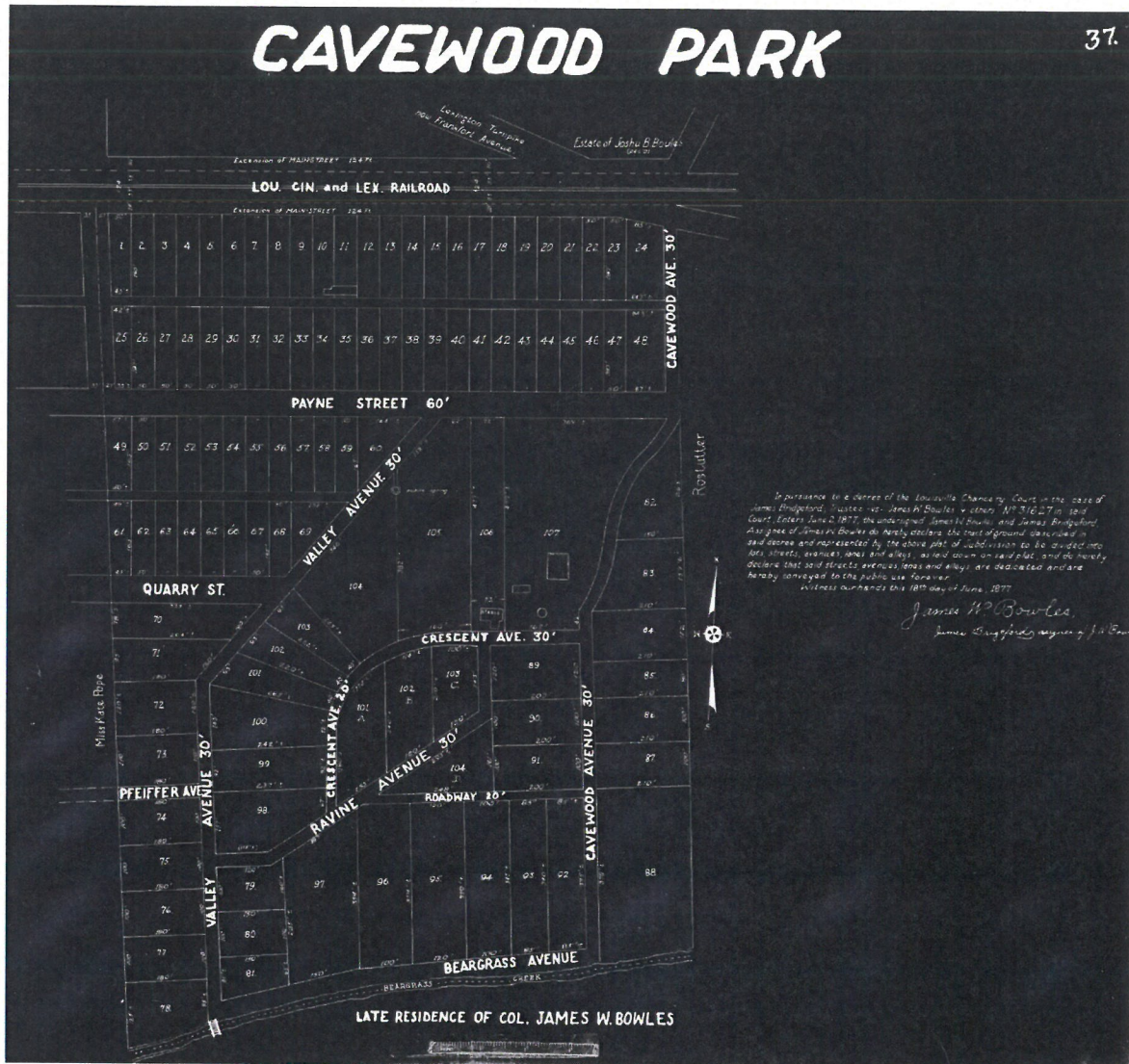
1929 Sanborn Fire Insurance Map showing the St. Vincent Orphanage site.



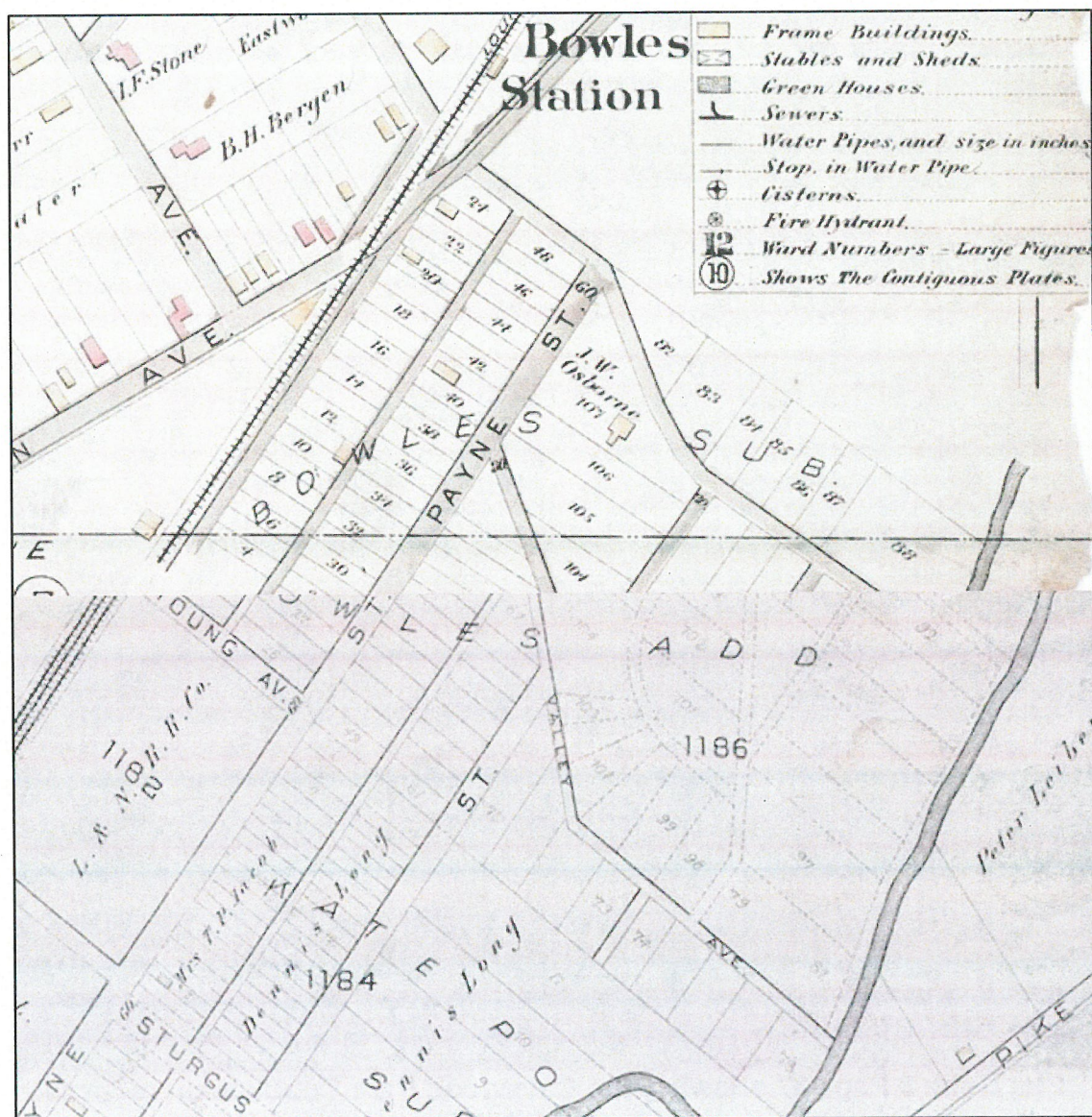
Staff photograph of the front elevation of the Priest's House.



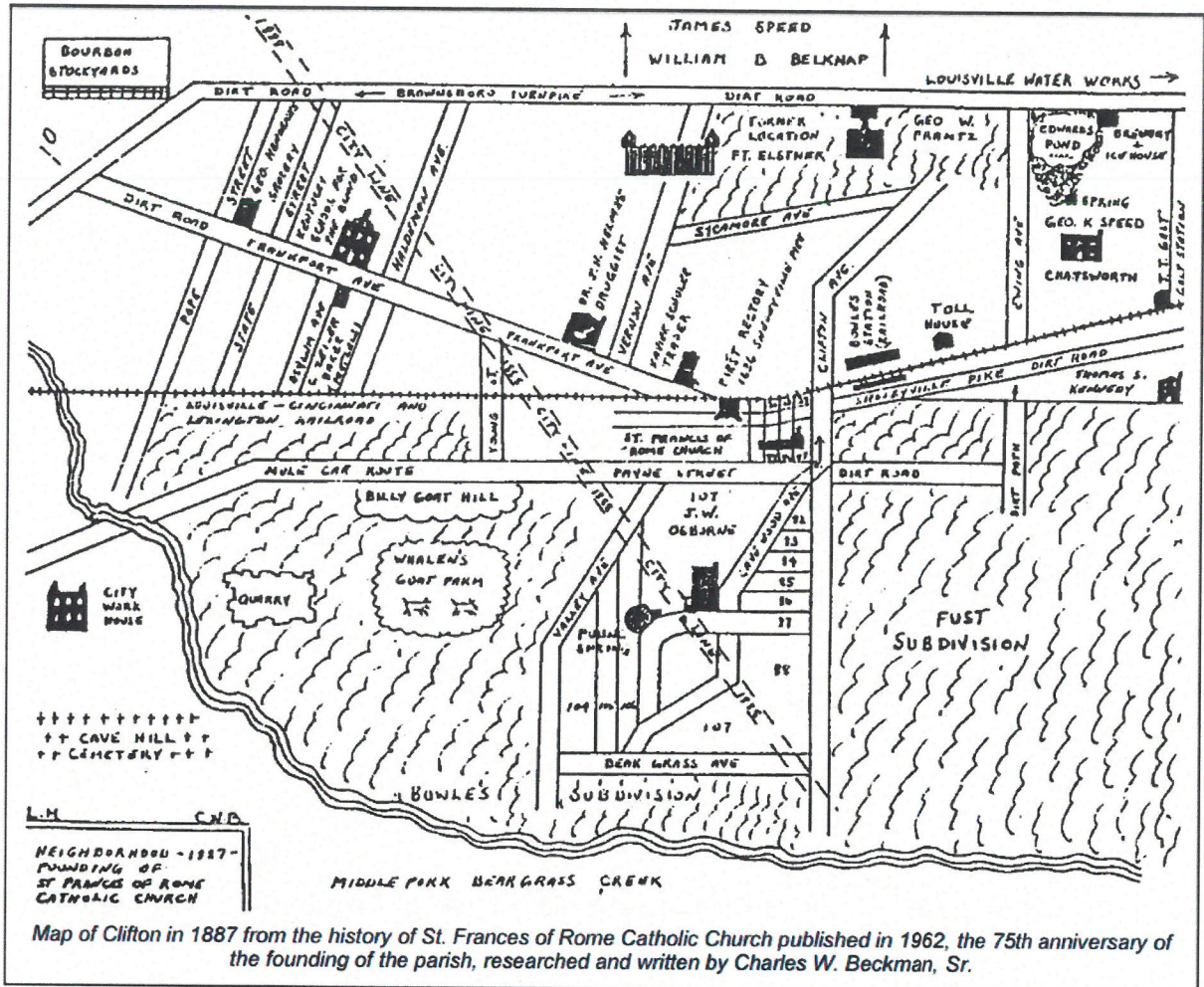
Staff photograph of the rear elevation of the Priest's House.



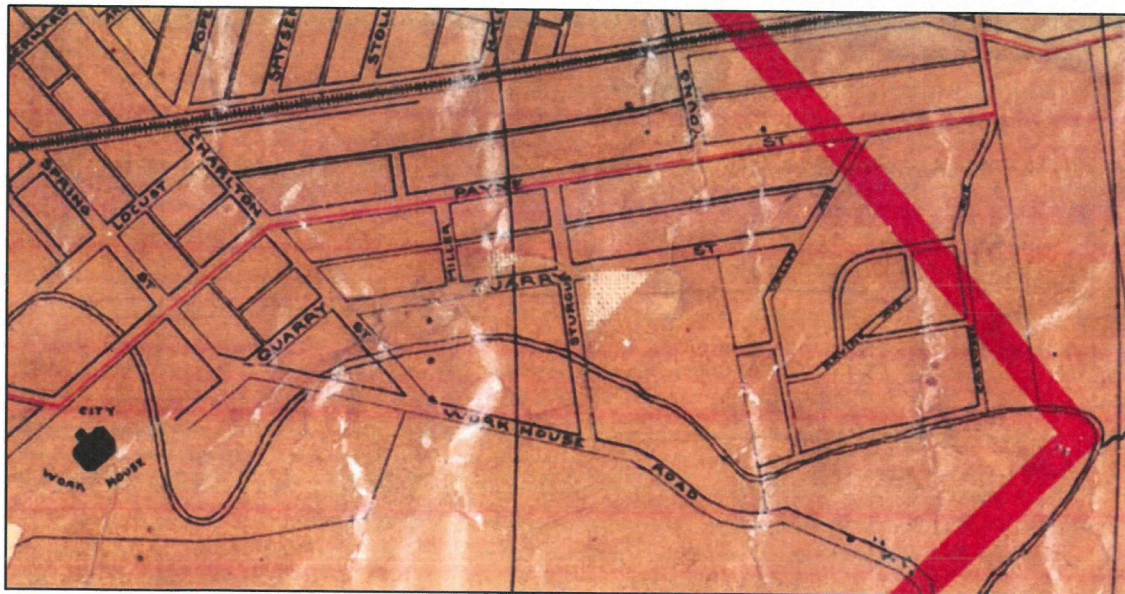
Plat Book 8 Page 37 showing the Cavewood Park Subdivision recorded June 18, 1877.



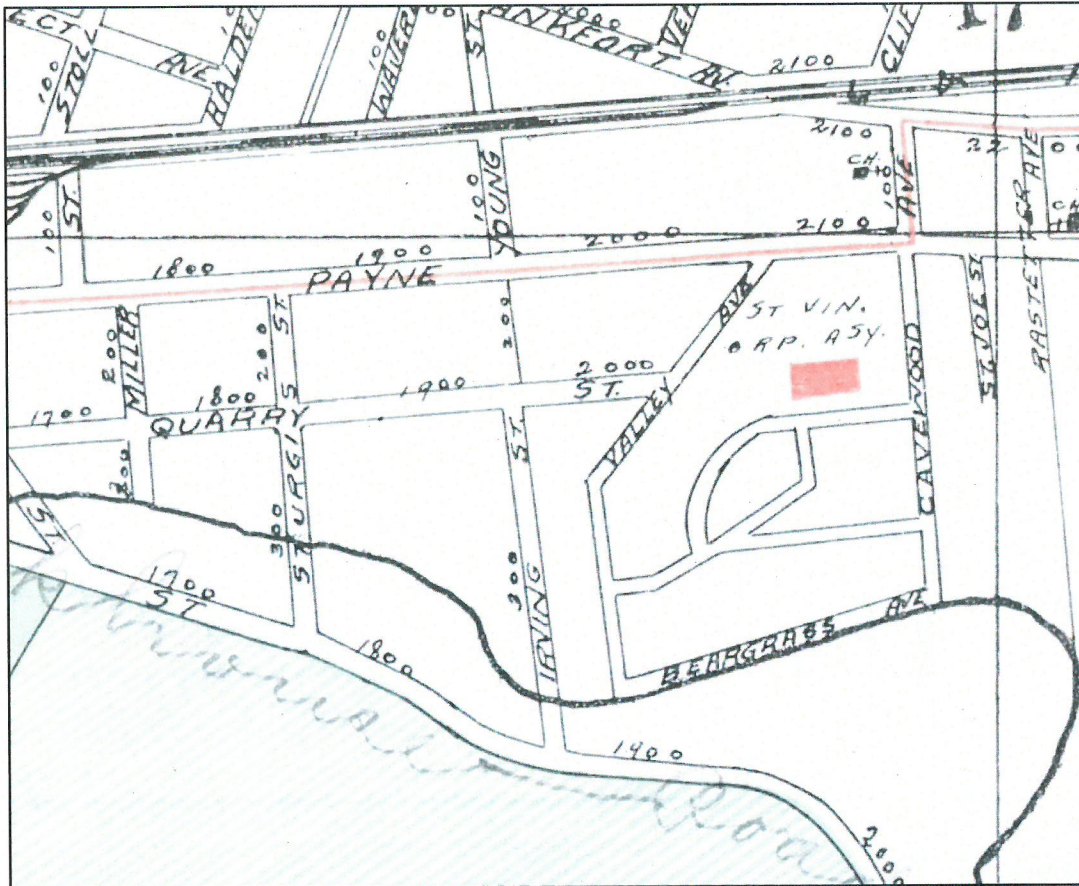
**Atlas of the City of Louisville, Ky. and Environs, 1884, Plate 29 and 7
(pieced together by staff).**



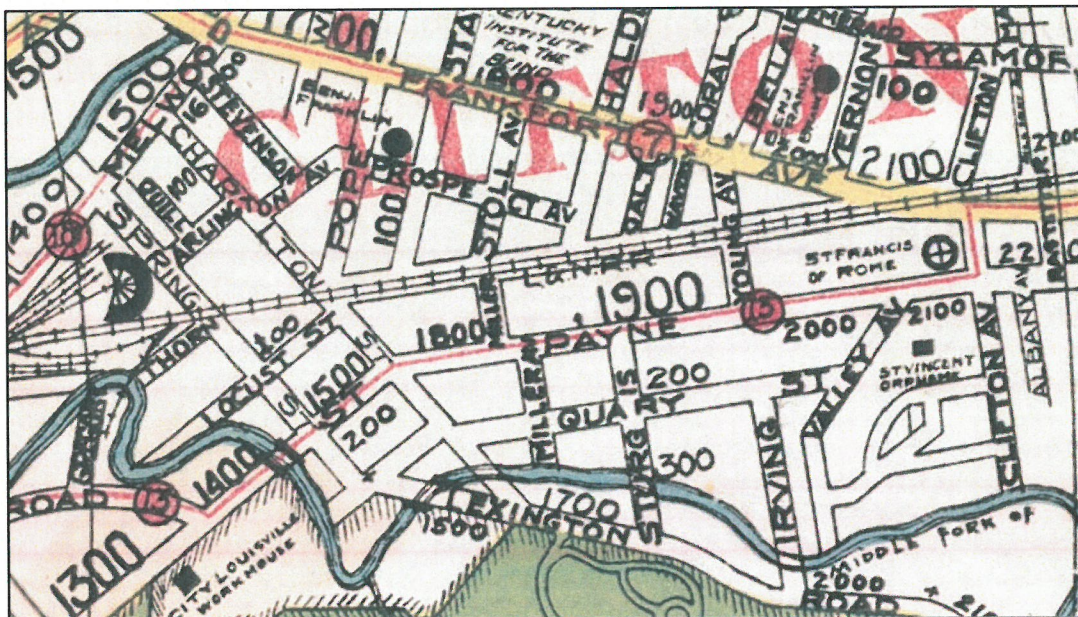
Map of Clifton in 1887 from the history of St. Frances of Rome Catholic Church published in 1962, the 75th anniversary of the founding of the parish, researched and written by Charles W. Beckman, Sr.



Map of Louisville, 1894-1897.



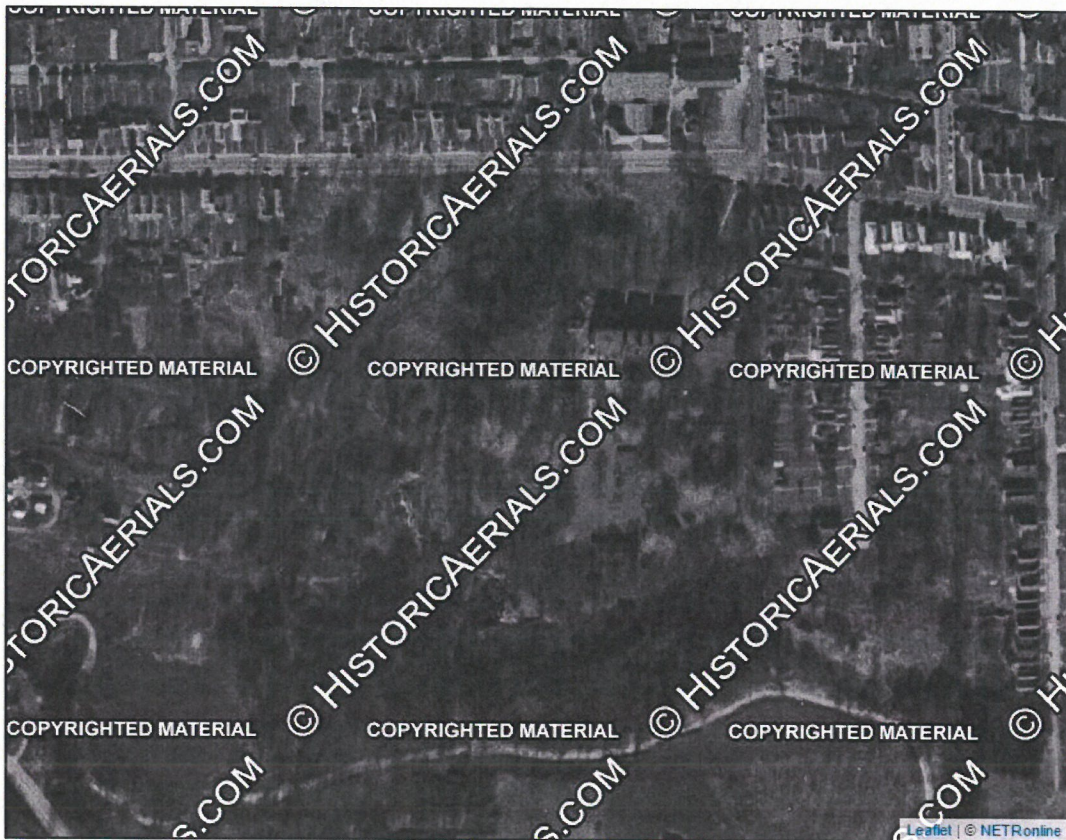
Louisville Title Co.'s (Incorporated) New map of Louisville and Jefferson County, Kentucky, 1913.



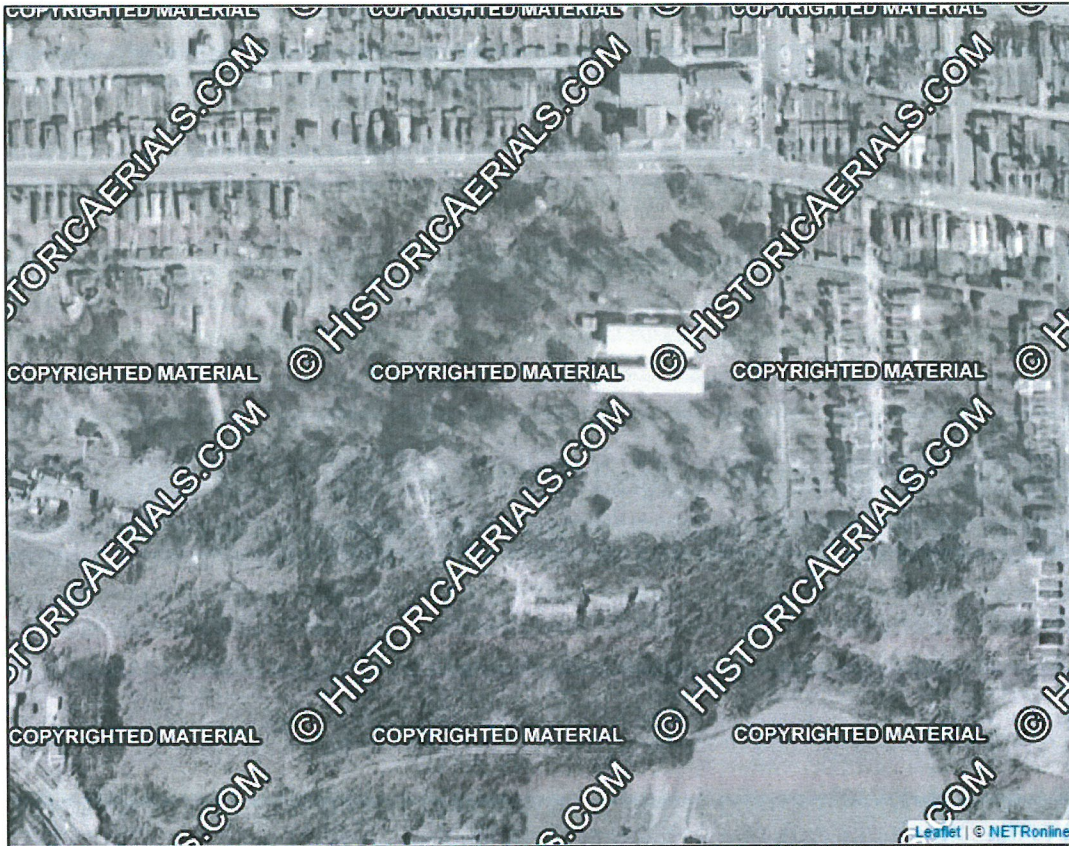
City of Louisville Kentucky The Gateway to the South, 1925.



1949 Historic Aerial of the project area.



1955 Historic Aerial of the project area.



1959 Historic Aerial of the project area.



1971 Historic Aerial of the project area.



1992 Historic Aerial of the project area.



Side and rear elevations of the north building, which was constructed circa 1979 and incorrectly labeled as contributing to the Clifton Preservation District.

