



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Becky Gorman, Historic Preservation Specialist
Date: October 19, 2018

Case No: 18COA1006
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1737 and 1741 Payne Street

Applicant: Mark Lewis
RWSS Properties, LLC
2908 Brownsboro Road
Louisville, KY 40206
502.8807.6384
mlewis@absithelp.com

Owner: same as applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant requests approval to demolish the structures at 1737 Payne Street and 1741 Payne Street.

The applicant requests approval to construct a new 2-story residential building with 8 living units. The new building will have exterior cladding of fiber cement panels, brick, and wood for the stairs and balconies. The Stoll Avenue elevation replicates the incline of the site and the building is designed into 4 blocks with 2 units that stair step along the site. The Payne Street elevation reflects a similar design with alternating brick and fiber cement panels, wood balconies and stairs. In this conceptual design there is no entry on this elevation.

Communications with Applicant, Completion of Application

The application was received on January 18, 2018. The application was determined to be complete and classified as requiring Committee Review on January 22, 2018. Staff met on site with the applicant on January 29, 2018. Staff met with the owner and consultants on February 20, 2018 to discuss the

proposed demolition, Committee Review, and the potential development of the site.

The case is scheduled for a hearing of the Clifton Architectural Review Committee on October 24, 2018 at 6:30 P.M at Metro Development Center, 444 South 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Demolition and New Construction-Residential**. 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 two properties are located on the north side of Payne Street at the corner of Stoll Avenue. They are both zoned R-5A and in a Traditional Neighborhood Form District.

The structure at 1737 Payne Street is a one-story wood frame shotgun house currently clad in vinyl siding. The front façade features two large 4-over-4 double hung windows, a main entry door, and an octagonal window in the gable. There is a setback street facing side entrance that is not original to the structure. The 1928-29 Sanborn map shows a porch located on the north elevation and the remaining transom is evidence of the former entry. The north elevation also feature two 6-over-6 double hung windows. A rear addition with a shed roof was added later.

The structure at 1741 Payne Street is also a one-story wood frame shotgun house with a basement. The front façade has one 4-over-1 double hung window and the main entry door which does not appear to be original. The structure has an open front porch with a hipped roof. Vinyl handrails and guardrails have been added to the porch and stairs. The main roof is a very shallow gable and has a chimney that is centrally located. The structure is currently sided with asbestos siding. There are two octagonal windows located on the north elevation, as well as, two ganged 1-over-1 double hung windows and two smaller 1-over-1 double hung windows. There is a rear side addition. The applicant submitted structural report from engineering consultants (see attachments).

Conclusions

The structure at 1737 Payne Street is somewhat stable, but currently in a state of disrepair. The current owner has only owned the buildings for less than a year. There have been significant repairs to the foundation over time. Water infiltration at the foundation has caused rot and settling of the structure. There was evidence of water infiltration from the roof as well, and mold throughout the

structure. There is concern that the overall need for replacement of historic material would leave little historic integrity to the structure.

The structure at 1741 Payne Street appears to be stable but currently in a state of disrepair. There was evidence of water infiltration from the roof, and mold throughout the structure. Staff did not attempt to go into the basement. There is rot and termite damage visible on the wood window trim. The foundation and exterior stairs are cracked and show signs of settling and deterioration.

Clifton's Illustrated Demolition Design Guidelines emphasize that demolition be evaluated on the extent to which that structure "reinforces the visual or physical integrity, historic interpretation, or historic character" of the district:

- 1) "The demolition will not adversely affect the landmark's distinctive characteristics taken as a whole, retained over time."
- 2) "The demolition will not adversely affect the district's importance as a unified entity composed of interrelated resources united historically or aesthetically by plan or physical development."

The structure at 1737 retains its historic form, massing, and some original features including windows. However, the condition of the foundation and the rebuilding of it in order to repair and stabilize the structure could be extensive and cause irreparable damage. The structure at 1741 appears to match the footprint of the structure on the 1928-29 Sanborn map, but there seems to have been some alteration over time.

Staff visited the site and evaluated the demolition request for the two properties. While there is substantial deterioration, there is the potential for repair and replacement of materials to alleviate some of the degradation. However, if the replacement of materials is extensive there could be a loss of historic integrity. There is not a clear threshold with which to determine demolition. The Committee should determine the threshold of material loss that constitutes demolition.

Any new construction would have to follow the New Construction Design Guidelines and be reviewed and approved by the Clifton ARC and strengthen the district as a whole.

The proposed new building will be constructed on the combined lots which would require a rezoning to R-7 for the number of units proposed. The height of the proposed new structure will be compatible to nearby structures and would keep the rhythm of the streetscape. The structure may appear taller due to the incline at the rear of the lot. In the concept design, the Payne Street elevation does not currently have a main entrance. Payne Street is a main thoroughfare and the historic structures on this street are oriented toward Payne Street. The design of this elevation should better compliment the spatial organization of the neighboring structures and provide the necessary pedestrian emphasis as noted in NC7 and NC10-16.

Date 10/19/18

1. Staff guideline checklist
2. Photos
3. Submitted reports

Clifton Design Guideline Checklist

	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.	NSI	Staff visited the site and evaluated the demolition request for the two properties. While there is substantial deterioration, there is the potential for repair and replacement of materials to alleviate some of the degradation. However, if the replacement is extensive there could be a loss of integrity.
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.	NA	
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.	NA	
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.	NA	
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	NA	

	Guideline	Finding	Comment
	should be used.		
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 construction of a 2 story residential building is proposed. Demolition shall not occur until other Planning and Design approvals and Building Permits are obtained per Wrecking Ordinance subsection 150.110.
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). 	NSI	Documentation would need to be submitted if demolition is approved by the committee.

New Construction - Residential

Clifton Design Guideline Checklist

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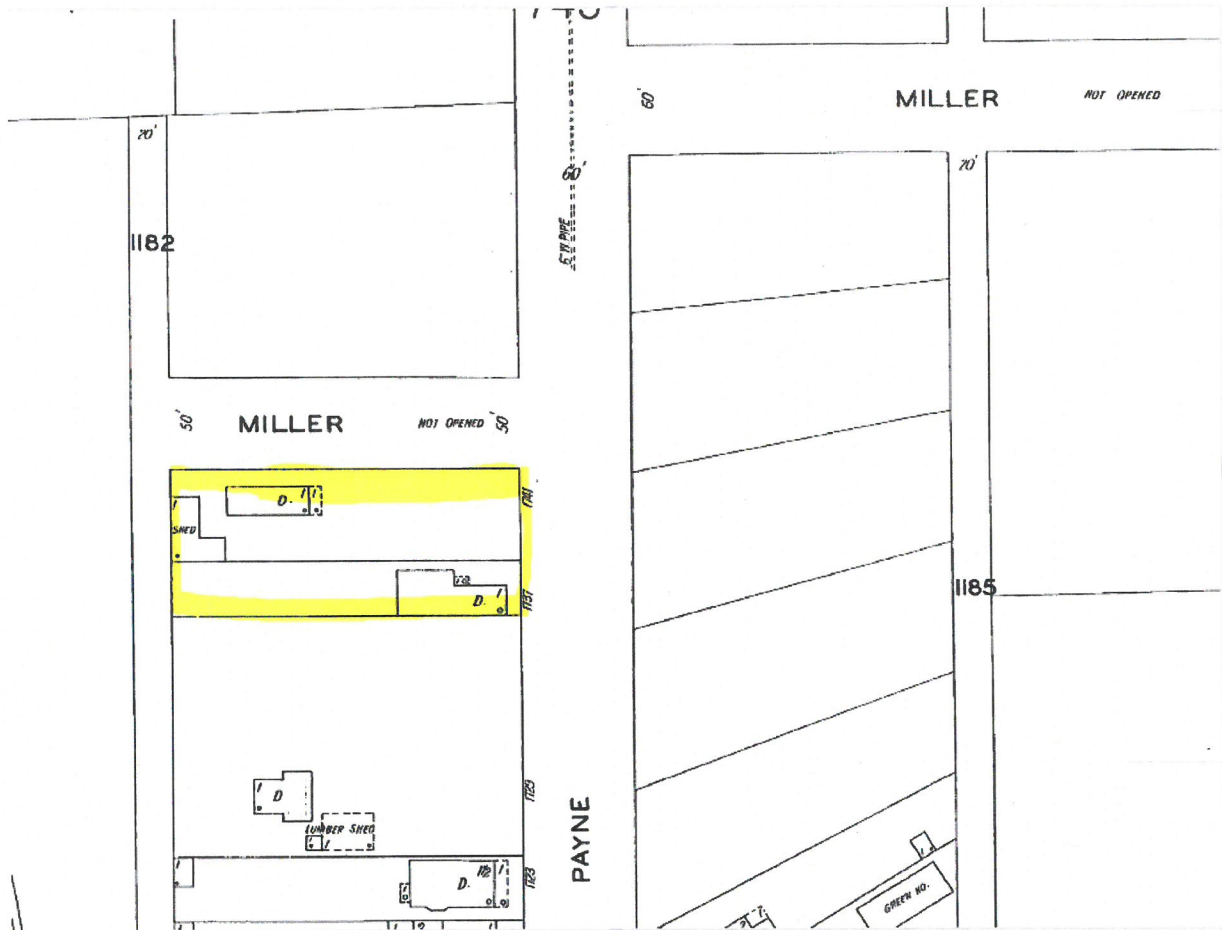
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- + Meets Guidelines NA Not Applicable
 - Does Not Meet Guidelines NSI Not Sufficient Information
 +/- Meets Guidelines with Conditions

	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.	TBD	An application shall be submitted to Planning and Design for any necessary permits. Preliminary evaluation requires a zoning change.
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.	+/-	A new larger scale building is proposed.
NCR3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+/-	The proposed new structure meets the building height of nearby structures but should have a primary elevation on Payne Street.
NCR4	The scale of new construction should not conflict with the historic character of the district.	+/-	The proposed new structure should have a primary elevation on Payne Street that is complimentary to the streetscape.
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.	+	The proposed fiber cement panels and brick are sympathetic to surrounding historic buildings.
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.	+	The design is more contemporary.
NCR7	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	-	There is not a primary entrance proposed on the Payne Street elevation therefore, it lack the necessary emphasis on the pedestrian level.
NCR8	Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.	NA	
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.	+/-	The proposed new building will be constructed on the combined lots. Currently the Payne Street elevation does not compliment the spatial organization of the neighboring structures.
NCR11	The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines and columns are other important character-defining	-	The proposed new building will be constructed on the combined lots. Currently the

	Guideline	Finding	Comment
	façade elements. Imitating an historic style or period of architecture in new construction is not recommended.		Payne Street elevation does not compliment the spatial organization of the neighboring 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.	+/-	The proposed new structure should have a primary entrance on Payne Street.
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	-	The proposed new structure should have a primary entrance on Payne Street.
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	NSI	There is no main entrance on Payne 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.	NSI	
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-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.	+	
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	
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.	+/-	A flat roof is proposed on this contemporary design.
NCR25	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	
NCR26	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	NSI	

	Guideline	Finding	Comment
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.	+	Fiber cement, brick and wood are compatible with surrounding historic buildings.
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.	NSI	
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.	NSI	
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	
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	
NCR34	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	NSI	



Sanborn 1928-1929



1965 Historic Aerial of the project area.



1971 Historic Aerial of the project area.