



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Anthony Schneider, Historic Preservation Specialist
Date: January 15, 2019

Case No: 18COA1257
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2001 Frankfort Avenue

Applicant: Galen Roquet
Investment Property Advisors
1800 Stevens Avenue
Louisville, KY 40205
509-344-9240
groquet@ipadevelopment.net

Owner: CLW Family, LLP
295 N Hubbards Lane, Ste. 102
Louisville, KY 40207
502-897-3321
fweisberg@bhhspw.com

Estimated Project Cost: \$75,000.00

Description of proposed exterior alteration:

The applicant is seeking approval for the partial demolition of a masonry wall that encloses a courtyard, a wooden deck, and a concrete block storage structure on the rear façade. Additionally, the applicant is seeking approval to excavate the existing loading dock area and bring the rear paved area down to street grade for a new, off-street parking area with 13 spaces, a dumpster enclosure, and new landscaping. The applicant is also pursuing rehabilitation tax credits for numerous parts of the interior and exterior of the structure—most of these are considered general maintenance.

Communications with Applicant, Completion of Application

The application was received on October 11, 2018 and was considered complete and requiring committee review on December 18, 2018. Staff completed a site visit with the

applicant after the initial submittal to discuss the demolition of the wall and take site photos. Staff also discussed the logistics of a new parking area and other concerns.

The case is scheduled to be heard by the Clifton Architectural Review Committee on January 30, 2019 at 5:30pm, at Metro Development Center, 444 S 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Archaeology, Demolition, Site, and Streetscape**. 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 C-1 zoned property within the Traditional Marketplace Corridor Form District is located on the north side of Frankfort Avenue at the intersection of N Bellaire Avenue. The structure is an early twentieth century commercial structure with multiple storefronts along Frankfort Avenue. The structure is two stories in height and is constructed of brick. There are two later additions to the structure on the rear façade, one of which had the roof assembly removed and is being used as an open-air courtyard. The masonry on this portion has been altered numerous times and lacks overall integrity. Additionally, the site has a block storage addition and a concrete block loading dock with access off N Bellaire Avenue.

Conclusions

The project generally meets the Clifton design guidelines for **Archaeology, Demolition, Site, and Streetscape**. The applicant proposes to demolish what was once the exterior wall of an addition to the current commercial structure. The wall is currently unroofed and serves as a courtyard. The masonry shows significant signs of deterioration and has been repaired poorly with materials that do not match or coordinate with the historic portions. Additionally, it is difficult to discern which portions of the wall are historic and which are conjectural. The wall as it stands lacks integrity and the partial demolition would not have a negative impact on the district or the site. Additionally, the applicant is proposing to remove the existing wood staircase and concrete block storage addition on the rear façade.

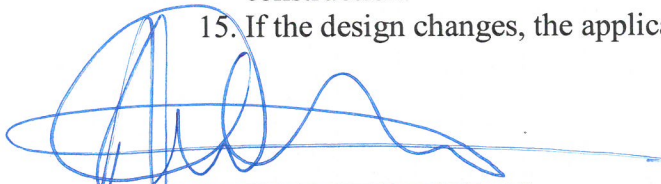
In addition to the demolition portion, the applicant is seeking approval to excavate the raised, concrete loading dock area and regrade the rear portion of the lot so that a new parking lot can be created. The new parking lot would be accessed from N Bellaire Avenue and have thirteen spaces. The proposed lot will have landscaping installed along N Bellaire Avenue to buffer the new parking area from the street. The current proposal does not show landscaping to be provided between the adjacent residential properties to the north and east and would need waivers from the Land Development Code or the buffers would need to be provided for regulatory compliance. Additionally, the Land Development Code requires a 6' screen along the north and a portion of the east property lines in which the applicant would be able to achieve with a new wood fence. Additionally, the design of the parking lot will include a new dumpster enclosure as well as a new retaining wall along the north

and east property lines. New retaining wall material is recommended to be a historic concrete mixture.

DECISION

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is recommended for **approval with the following conditions:**

1. The applicant shall obtain any necessary building permits.
2. Archaeological discoveries such as artifacts, features, and other archaeological deposits shall be reported to the Landmarks Commission.
3. 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.
4. During demolition of 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(s).
5. Historic curbing details shall not be damaged in the construction process. Any damage shall be repaired with in-kind materials.
6. Any new or damaged, paved concrete surfaces shall be repaired with a historic concrete mixture.
7. Applicant shall comply with the regulations of Chapter 10 of the Land Development Code or obtain a waiver of such provisions.
8. Applicant shall install a 6 foot, wood privacy fence along the north property and along portions of the east property line for screening.
9. New retaining walls should be constructed of a historic concrete mix.
10. Applicant shall submit renderings for the dumpster enclosure prior to construction.
11. All new wood shall be painted or opaque stained within a period of 6 months.
12. 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.
13. Applicant shall work with the Division of Community Forestry in regards to the installation of appropriate street trees along N Bellaire Avenue.
14. Applicant shall obtain all necessary Planning & Design approvals prior to construction.
15. If the design changes, the applicant shall contact staff for review and approval.



Anthony Schneider
Historic Preservation Specialist

11/25/19
Date

Attached Documents / Information

1. Staff Guideline Checklists

Archaeology

Clifton Design Guideline Checklist

- + Meets Guidelines
 - Does Not Meet Guidelines
 Information

NA Not Applicable
 NSI Not Sufficient

+/- 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.	+	See Conditions.
AR3	Prior to excavating to replace or repair underground utilities, notify the Landmarks Commission as to when the work will be scheduled.	NA	
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.	NSI	
AR7	All archaeological investigations shall be conducted in accordance with the standards for archaeological fieldwork and the Commonwealth of Kentucky's Antiquities Act.	NSI	
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).	NSI	

Demolition

Clifton Design Guideline Checklist

- + Meets Guidelines
 - Does Not Meet Guidelines
 Information

NA Not Applicable
 NSI Not Sufficient

+/- 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>		

	Guideline	Finding	Comment
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.	+/-	The proposed demolition is for the removal of a wall that was once incorporated into a greater superstructure. The wall currently serves as a courtyard enclosure and lacks integrity with years of modification.
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.	+	
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.	+	See Conditions.
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 should be used.	NA	
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.	+	See Conditions.
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.	+	See Conditions.
DE8	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: <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 	NSI	

	Guideline	Finding	Comment
	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).		

Site

Clifton Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- Information

NA Not Applicable
NSI Not Sufficient

+/- 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.	+	New paving material will be asphalt.
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.	+	Historic curbing and streetscape details will not be damaged in the process.
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.	+	New parking area is access from the secondary street, N Bellaire Ave.
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.	+	See Conditons.
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.	+	
ST9	Retaining wall and curbing should match the existing character of the original materials when carrying out limited replacement	NA	

	Guideline	Finding	Comment
	projects. If an exact match cannot be made, a simplified design is appropriate.		
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 height. Refer to the Land Development Code or contact the Department of Codes and Regulations regarding additional restrictions on fencing at corner properties.	+	New privacy fence or screen will be required by Chapter 10 of the Land Development Code.
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.	NA	
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.	+/-	Landscaping is being installed along the street, but is not proposed for the buffering between the residentially used properties. Compliance with Chapter 10 of the LDC is needed or a waiver must be obtained.
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.	+	See Conditions.

Streetscape and Public Open Space

Clifton Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- Information

NA Not Applicable
NSI Not Sufficient

+/- Meets Guidelines with Conditions

	Guideline	Finding	Comment
SS1	Original street and alley limestone and granite curbing should be maintained whenever possible. If replacement is necessary, use historic materials or, if historic or original materials are not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	+	
SS2	Historic paving materials, such as brick, hexagonal pavers, cobblestones, or limestone curbing, should be protected, restored, and reused whenever possible. Street car rail lines should also be protected and restored.	+	
SS3	Historic circulation patterns, gateways, entrances, artwork, and street furniture should be retained wherever they are character-defining features, especially public pedestrian walkways (example: the "Chicken Steps").	NA	
SS4	Street furniture, including street lights, garbage cans, bus shelters, benches, and kiosks, should be minimized and clustered together. Placement should ensure safe pedestrian passage and traffic safety. Street furniture should be durable, easy to maintain, and of a simple traditional design that is not falsely historical. If reproduction fixtures are desired for elements, such as benches and street lights, their design should be based upon historic precedent as established by photographic or pictorial evidence.	NA	
SS5	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 (example: utility line replacement).	+	See Conditions.
SS6	Street and alley lighting fixtures should be a simple traditional design that is not falsely historical and should not become a focal point.	NA	
SS7	Energy-efficient lights should be used to create a soft illumination where public street and alley lighting is desired.	NA	
SS8	Street trees help define the streetscape and should be planted, maintained and retained unless they pose a safety hazard. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires Landmarks staff review unless directed by the city arborist in cases of emergency or for other reasons of public safety.	+	Two new street trees will be installed along N Bellaire Avenue.
SS9	Street tree patterns should be enhanced by planting additional trees along public rights-of-way and on private property. Consult the 2012 Frankfort Avenue Street Tree Master Plan (or most current revision), Landmarks staff, and the city arborist to determine the right tree for the right place. Street trees should be selected and placed so as upon maturity they do not obscure historic storefronts.	+	
SS10	The health and shape of trees should be taken into account when pruning. Consult the city arborist or reputable certified arborist for proper pruning guidelines to avoid over pruning and harmful pruning.	+	
SS11	Public utility lines should be installed underground whenever possible.	NA	