



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Savannah Darr, Planning & Design Coordinator
Date: September 6, 2019

Case No: 19-COA-0072
Classification: Committee Review

GENERAL INFORMATION

Property Address: 152 Vernon Avenue

Applicant: Keith O'Loane
Real Quality Homes
3720 East Locust Circle
Prospect, KY 40059
502-442-9398
Keitho1968@gmail.com

Owner: same as applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks after-the-fact approval to demolish the existing dormer on the north elevation of the shotgun, the central roofline, and the brick chimney on the south elevation of the shotgun.

The applicant seeks approval to construct a rooftop addition on the shotgun portion of the house. The shallow, front gabled addition is situated approximately 10' from the front of the house and contains two 1/1 double hung vinyl windows. The addition will be clad in vinyl siding to match the existing on the house. Windows are proposed for the south and north elevations of the addition as well. One of the front windows on the front elevation of the rear camelback addition is proposed to be removed for the new addition.

Finally, the applicant seeks approval to install a new front door opening and door on the front elevation of the building. The new door is a ¼ lite door with art glass.

Communications with Applicant, Completion of Application

The application was received on August 23, 2019 and considered complete and requiring committee level review on August 26, 2019. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on September 11, 2019 at 6:30 pm, at 444 S. 5th Street, Conference Room 302.

FINDINGS

Guidelines

The following design guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Door and Entrance** and **Addition**. 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 southwest corner of Vernon and Emerald Avenues. The site is zoned R6 within the Traditional Neighborhood Form District. The frame shotgun style house has a rear camelback addition and is surrounded by other residences of varying sizes and architectural styles.

On August 21, 2019, the applicant received a stop work order from Building Enforcement after the dormer, chimney, and central roofline were demolished without a building permit or COA. In 2007, a COA application (9727) to demolish the garage was withdrawn without a decision.

Conclusions

According to the 2003 district designation photograph, this shotgun did not have a front door on the front elevation. It had been previously removed and sided over. Thus, the proposed front door meets the Clifton design guidelines for **Door and Entrance**. However, the new door shall have door trim that matches the window trim to the south.

The proposed addition generally meets the Clifton design guidelines for **Addition**. The rooftop addition is compatible with adjacent structures and the overall district. However, it is large for this building as it is proposed for the central roofline of the front elevation. Furthermore, it is only setback approximately 10' from the front of the building and taller than the existing shotgun roofline. The new addition appears to border on overwhelming the existing shotgun roof. If the proposed addition were setback further from the front of the building, then it would be more like a dormer addition and not a rooftop one. With the condition that the addition be setback 15'-20' from the front of the building, staff recommends approval of the addition.

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. The new door shall have door trim that matches the window trim to the south.
2. The new addition shall be setback 15'-20' from the front of the building.
3. If the design changes, the applicant and/or their representative shall contact staff for review and approval.
4. The applicant and/or their representative shall obtain a building permit.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

9/6/19

Date


Savannah Darr
Planning & Design Coordinator

Addition

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
A1	The design of any new addition or expansion should be compatible and in proportion with the mass and scale of the historic building, adjacent structures, and the district.	+/-	The rooftop addition is compatible with adjacent structures and the overall district. However, it is large for this building.
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.	+	The new addition is clearly of its time because of the roof form.
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.	+	See comment above
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.	+/-	The rooftop addition is proposed for the front elevation and is only setback approximately 10' from the front of the building.
A5	The design of the new addition should be subordinate to the original building. Rear and side additions should not	+	

	Guideline	Finding	Comment
	exceed half of the original building's total floor area or building footprint.		
A6	The original street front orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade. (The side or the rear of the house should not become the front of the house.)	+	
A7	The new addition should be designed so the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	NA	
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.	+/-	Same relationship of solids and voids.
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	Not a full floor addition
A10	Materials should be used that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+	Vinyl siding to match existing
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.	+/-	See conclusions
A12	On commercial or institutional structures, the construction of new additions or additional stories should be as inconspicuous as possible when viewed from the street and should not damage or destroy character-defining features. New additions or additional stories should be set back from the historic wall plane.	NA	
A13	New additions to structures may incorporate contemporary, energy efficient, and sustainable design and materials. However, do not imitate an historic style or period of architecture in new additions, especially for contemporary uses such as drive-in windows or garages.	NA	
A14	Sunrooms or screened porches that are compatible with the home may be constructed as a rear or side addition and built with a similar level of quality construction and design.	NA	
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	
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	
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	
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	NA	

	Guideline	Finding	Comment
	damage to historic materials. The fire escape should be as inconspicuous as possible when viewed from the street.		
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	

Door and Entrance

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
D1	Front-facing (i.e., street-address façade) doors proposed for replacement should be replaced with the same or in-kind materials. Many options exist for repairing or restoring historic doors and producing historically compatible and durable results. Some of these options may be more economical, in the long run, than replacement. All options should be reviewed with Landmarks staff before replacing historic doors. If replacement is necessary, there are many new products to choose from for economical, compatible replacement doors and building materials.	+/-	The historic door and opening have been missing.
D2	Replacing non-original, non-historic doors is recommended when the replacement doors are more appropriate to the period and style of the building, and match the size of the original opening.	+/-	The historic door and opening have been missing. The new door is appropriate in design.
D3	Replacement doors should – whenever possible – duplicate the design, proportion, and arrangement of paneling and glazing of the original door or period of architectural significance. Replacing a missing historic door with one that matches the historic door is preferable if physical, pictorial, or photographic evidence exists to document its appearance. Absent that, the door may be replaced with a new door that is compatible with the style and character of the historic building.	+/-	See comment above
D4	The character of doors and entrances should be maintained by keeping decorative features and historic elements. Avoid the addition of elements for which there is no historic precedent.	+/-	The historic door and opening have been missing. The new door is appropriate in design. The conditions of approval require trim that matches the window to the south.
D5	Creating new entrances on street-address or street-facing facades should be avoided.	+/-	The historic door and opening have been missing.
D6	Historically clear-finished (i.e., stained then lacquered or top-coated) doors should be refinished in the same manner and should not be painted. Leave historically clear-finished doors unpainted.	NA	
D7	Replacing historic double-entry (leaf) doors with a single door should be avoided.	NA	
D8	Original entrance or door openings should not be altered to accommodate stock doors. The historic entrance including the door, transom or fanlight, sidelights, pilasters, and entablature should be retained and repaired.	+/-	The historic door and opening have been missing. The new door is appropriate in design.
D9	Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification.	+	

	Guideline	Finding	Comment
	Historic elements cannot be removed until after approval has been obtained.		
D10	When undertaking the reconstruction of a missing entrance or porch feature, historical, pictorial, and physical documentation should be used. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely historical designs are not appropriate.	+/-	There is no pictorial documentation.
D11	Screen doors, storm doors and security doors should be simple with a narrow-frame design that enables the inner door to be seen and does not obscure the architectural character of original doors or damage historic fabric.	NA	
D12	Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Security bars should be painted an unobtrusive color.	NA	
D13	Vestibules should not be added to the street-address or street-facing facade on commercial use or leased buildings unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.	NA	
D14	Character-defining features of an historic building should be retained when undertaking work required for ADA accessibility and code compliance.	NA	
D15	ADA-accessibility ramps should be located on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.	NA	



Figure 1. 2003 District Designation Photograph of 152 Vernon Avenue.



Figure 2. 2019 Staff Photograph of 152 Vernon Avenue.