



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
From: Cynthia Elmore, Historic Preservation Officer
Date: November 15, 2019

Case No: 19-COA-0047
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2006 Frankfort Avenue

Applicant: Bryan Gillespie
12210 Old Henry Road
Louisville, KY 40223
502-314-7600
bryan@greatspacelouisville.com

Owner: same as applicant

Representative: Charles Cash, AIA
Urban 1, LLC
815 W. Market St.
Louisville, KY 40202

Estimated Project Cost: \$20,000.00

Description of proposed exterior alteration:

The applicant seeks approval to construct a 700 sq. ft. two-story addition. This addition will be located on the rear of the structure behind the camelback portion of the building. The west side of the building abuts the property line and will have a concrete block wall for fire protection. The remaining walls will be wood frame with siding to match the original as much as possible. There will also be a two-story side porch on this rear addition along the east elevation.

The applicant also seeks approval to remove the existing front porch on the primary elevation. A new entry porch will be constructed without a roof. Windows on the front will be retained and wherever possible on the balance of the building. The missing door and window hood on the front elevation will be rebuilt based on the existing building evidence. The existing Dutch-lap wood siding will be

repaired, scraped and painted. The non-historic front door and camelback door will be replaced with salvaged half-lite doors. The doors will fit the original openings and the transom windows will be retained. A handicapped ramp will be added on the east (side) elevation to connect with the camelback entrance for accessibility. A new shingle roof in slate gray will be installed on the entire building.

Communications with Applicant, Completion of Application

The application was received on July 26, 2019 and considered complete and requiring committee level review on November 11, 2019. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on November 20, 2019 at 5:30 pm, at 444 S. 5th Street, Conference Room 101.

FINDINGS

Guidelines

The following design guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Porch, Window, Door** 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 west side of Frankfort Avenue. The site is zoned C2 within the Traditional Marketplace Corridor Form District. The late-nineteenth century frame shotgun-style house has a rear camelback addition and is surrounded by a mix of commercial and institutional structures of varying sizes and architectural styles.

Conclusions

Much of the work on the historic portion of the house is considered general maintenance including the siding repair and roof replacement. The replacement of the non-historic six-panel doors with a more contextually appropriate half-light style conforms to the **Door** design guidelines. The reconstruction of the missing door and window hood features is a restoration of character defining features. These features will be based on the extant building evidence that is revealed under the non-original porch roof. The historic windows on the primary elevation will be retained. The windows on the side elevations will be retained wherever possible. The Clifton **Window** design guidelines do allow replacement of side windows provided that the fit the historic openings and replicate the original configuration.

Removal of the existing porch complies with the Clifton **Porch** design guidelines. Based on building evidence and Sanborn Maps, this porch was added later than the original construction of the house, likely in the 1950s or 1960s. The roofline of the porch concealed the door and window hoods which were likely removed when the porch was constructed. Additionally, alterations to the existing porch have reduced its integrity due to the removal of railing and columns. The new porch will not have a roof. This will enable the reconstructed door and window hood to be

visible. The new railing will be a picket style which is similar to the picket railing that had been on the existing porch.

The proposed addition generally meets the Clifton design guidelines for **Addition**. The addition is compatible with adjacent structures and the overall district. Since the property is zoned C-2, the addition can expand into the rear yard similar to the adjacent structure. The new addition extends past the camelback portion on the east elevation. This complies with design guideline since it is setback considerably from the street and is adjacent to a parking area. Selection of the final cladding material for the new addition is still being considered. The handicapped ramp is also located along the side of the historic building that is sensitive to the structure and connects to the camelback entrance.

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. Any proposed window replacements shall be reviewed and approved by staff.
2. Cladding selection for the new addition shall be reviewed and approved by staff.
3. If the design changes, the applicant and/or their representative shall contact staff for review and approval.

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.



Cynthia Elmore
Historic Preservation Officer

11/15/19
Date

Porch

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
PO1	Reconstructed entrance or porch features should be replaced with in-kind materials. If not economically or technically feasible, a compatible substitute material may be used including composite or other synthetic materials, columns, or trim designed to reflect the appropriate style of the house. Design elements should match the proportion, detailing, and size of the original style.	+	The porch will be constructed with compatible materials.
PO2	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. Historic elements cannot be removed until after approval has been obtained.	NA	
PO3	Replacement porch railings and balusters should match the originals as closely as possible. If it is technically or economically unfeasible to accomplish this, then pre-fab wood or synthetic materials may be purchased that are similar to the originals. Wood railings should be finished with paint or an opaque stain.	+	Picket railing is currently removed from existing porch. New railing will be installed that is similar in appearance.
PO4	Cast or wrought iron columns, railings, or balusters should not be used as a replacement for brick or wood porch elements.	NA	
PO5	When installing a new code-required handrail or railing to porch steps or from the street where not originally installed, select a design that is simple and stylistically appropriate or artistic.	NA	
PO6	Conjectural porch ornament should not be added; often its style conflicts with the style of the house. For example, do not add gingerbread spindles or Corinthian columns to a Craftsman-style house.	+	New porch design is compatible
PO7	Over-sized boards (2" thick) should not be used for porch floors. 3/4" to 1" tongue-and-groove boards are generally appropriate. Deck boards are not appropriate for street façade porch floors.	NA	
PO8	Replacement porch flooring should be installed that closely matches the original tongue-and groove flooring dimensions. The proper installation of tongue and groove for outdoor flooring provides for a maximum gap of 1/16" between boards to allow for expansion. Wood edging should be applied to the exposed ends of floorboards to prevent moisture infiltration into the grain.	+/-	New porch will be concrete. Existing porch had wood decking.
PO9	Porch or cornice elements or any architectural-defining feature on the street façade should not be covered with vinyl or aluminum siding.	NA	
PO10	Porch ceilings should not be installed, nor exposed eaves enclosed, where no such covering existed previously. Exposed rafters and roof decks are character-defining features for certain architectural styles, such as the Craftsman style.	NA	No porch roof is being proposed.
PO11	Deteriorated porch steps should be replaced with in-kind materials. Replacement steps should be of the same scale and dimensions as the original. 5/4" deck boards should not	+	

	Guideline	Finding	Comment
	be used for stair treads. Stone steps may be patched with concrete that is tinted a visually compatible color.		
P012	Historic stone steps should not be replaced unless the stone itself is unsafe or no longer useable. Resetting stones on a firm foundation and re-pointing or applying appropriate sealant can address most problems (contact Landmarks for advice on sealant product choices).	NA	
P013	Front porches can be enclosed with screen panels (not glass panels) provided the construction is reversible and no alterations are made to the original façade. Screen panels that can be removed seasonally when they are set behind porch elements are preferred. The porch enclosure shall not be made into a conditioned living space.	NA	
P014	When undertaking a non-street front-facing or rear porch enclosure project, do not obscure the design or detailing of original porch elements. The enclosure shall not become a room addition. See the Addition guidelines if a room addition is desired.	NA	
P015	A porch may be added to a structure's primary façade only if the porch design is appropriate to the style of the house.	+	Porch already extant. New porch will be compatible.

Windows

Clifton Design Guideline Checklist

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

	Guideline	Finding	Comment
W1	The maintenance and repair of historic windows are essential to preserving the historic character and fabric of Clifton structures and the overall Clifton historic district. For that reason, historic windows on street-address façades and street-facing façades shall not be replaced with new windows unless the Clifton ARC determines that the condition of existing windows, safety or energy efficiency considerations, or other relevant factors support window replacement. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.	+	Windows on primary elevation to be retained.
W2	If historic windows on façades other than street-address façades or street-facing façades are replaced, or the owner is authorized to replace windows on street-address façade or street-facing façade pursuant to W1, the new windows shall convey the same visual appearance as the historic windows. The visual appearance of a window is based on details such as sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and other decorative features. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of	+/TBD	Proposed to keep existing windows, if possible. If needed, replacements would match existing.

	Guideline	Finding	Comment
	the building and the district. Use of wood, metal, or synthetic window systems for authorized window replacement is permissible. During the planning stage for possible window replacement on any façade, and prior to submittal of an application for a Certificate of Appropriateness for window replacement, property owners should consult with the Landmarks staff on the application of these guidelines to their structure, options for addressing the property owner's needs, and concerns regarding their windows.		
W3	Replacement sash should not be used that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock-sized windows.	TBD	If replacement needed, must comply with guideline.
W4	Replacement windows proposed for façades other than street-address façades or street-facing façades, and those authorized pursuant to W1 for street-address façades and street-facing façades, shall operate in the same way as the original windows - double-hung windows are replaced with double hung, and casement windows are replaced with casements.	TBD	If replacement needed, must comply with guideline.
W5	Thermal glazing windows that have muntins in accordance with W2 shall have such muntins permanently applied and may also incorporate internal dividers between the glass panes.	TBD	If replacement needed, must comply with guideline.
W6	Reflective or insulating film shall not be applied to window glass on street-address façades or street-facing façades.	NA	
W7	Smoked, tinted, or reflective glass shall not be used on windows on street-address façades or street-facing façades.	NA	
W8	Transoms or sidelights shall not be blocked-in or back-painted.	NA	
W9	The number, size, location, or shape of original windows shall not be altered on street-address façades or street-facing façades by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.	NA	
W10	Any new window openings for a new use shall not be located on street-address façades or street-facing façades.	NA	
W11	The front face of historic window trim shall not be covered with metal or siding material. Siding may butt up to the side of historic window trim.	+	Window hood to be reconstructed on front elevation.
W12	New floors or dropped ceilings shall not be installed that block the glazed area of windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.	NA	
W13	If exterior storm windows are installed they should duplicate the shape of the original window.	NA	
W14	When installing exterior storm windows or screens do not damage or obscure historic windows or frames.	NA	
W15	Window sashes shall not be altered to accommodate window air-conditioning units.	NA	
W16	When installing security bars do not obscure the architectural character of original windows or damage historic fabric. Commercial security grills should retract out of sight during business hours.	NA	
W17	Awnings shall be designed to complement existing architectural features. They should not overwhelm the façade.	NA	
W18	Awnings shall be of a material and form compatible with the building's historic character. Contemporary designs may be considered if compatible with the design and character of the building.	NA	

	Guideline	Finding	Comment
W19	Awnings shall be installed in a way that does not harm the building. Limit hardware installation to that which is required for structural stability. Anchors shall be installed in mortar joints, not masonry units.	NA	
W20	On commercial buildings attach awnings between the window display area and the signboard or second-floor window sills. Awnings shall be attached below the transom line where historic prism glass is present and building scale allows.	NA	
W21	Awnings shall be installed so that the valance is no lower than permissible by code (Building Code or Public Works).	NA	
W22	Replacement shutters should match the visual appearance, size, and location of the originals and may be constructed of wood, metal, or synthetic material.	NA	
W23	Shutters shall be installed only where there is historic evidence for them.	NA	

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 addition is compatible with adjacent commercial structures and the overall district. However, it is close to half the size of the original 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 given the form and materials.
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 new addition is significantly set back from the street and is located on the rear elevation.
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.	+	The original is approximately 800 sq. ft. the addition 700 sq. ft.

	Guideline	Finding	Comment
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.	+	Siding proposed to be complimentary to the original.
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.	+	The additions roof will integrate with the historic building.
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.	+	The addition is setback from the historic building. This is a residential structure that is located on a commercial corridor.
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.	+	The side porch for the addition is adjacent to the parking lot of an apartment building.
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 damage to historic materials. The fire escape should be as inconspicuous as possible when viewed from the street.	NA	

	Guideline	Finding	Comment
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

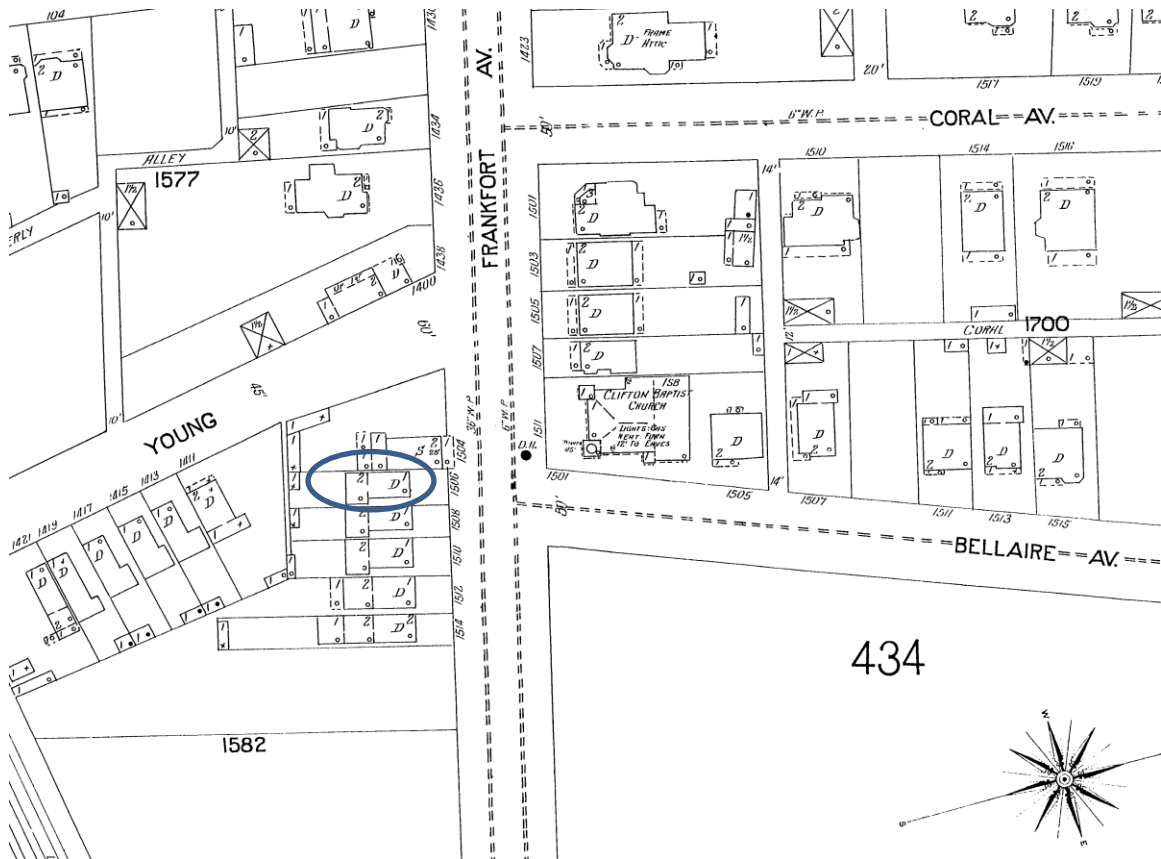
+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	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 doors are no longer extant.
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 doors are no longer extant. The new proposed door style 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.	+	Design of historic doors is unknown. Replacement door style is compatible with the historic building's period of construction.
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 door hood will be reconstructed based on building evidence.
D5	Creating new entrances on street-address or street-facing facades should be avoided.	NA	
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 doors are no longer extant. Proposed new doors are 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. 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	+/-	There is no pictorial documentation. There are

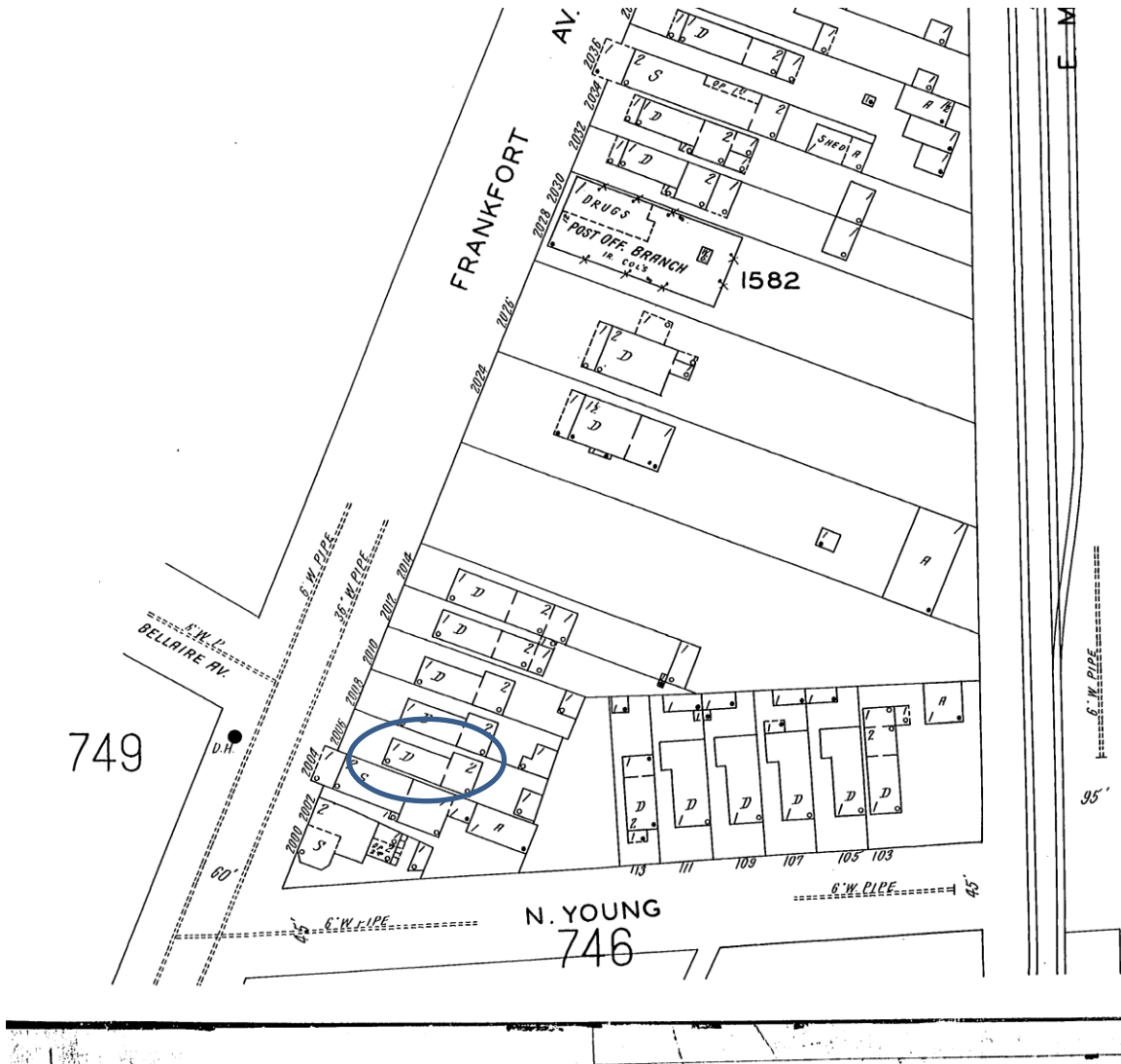
	Guideline	Finding	Comment
	physical documentation should be used. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely historical designs are not appropriate.		ghost lines of the door hood under the porch roof.
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	



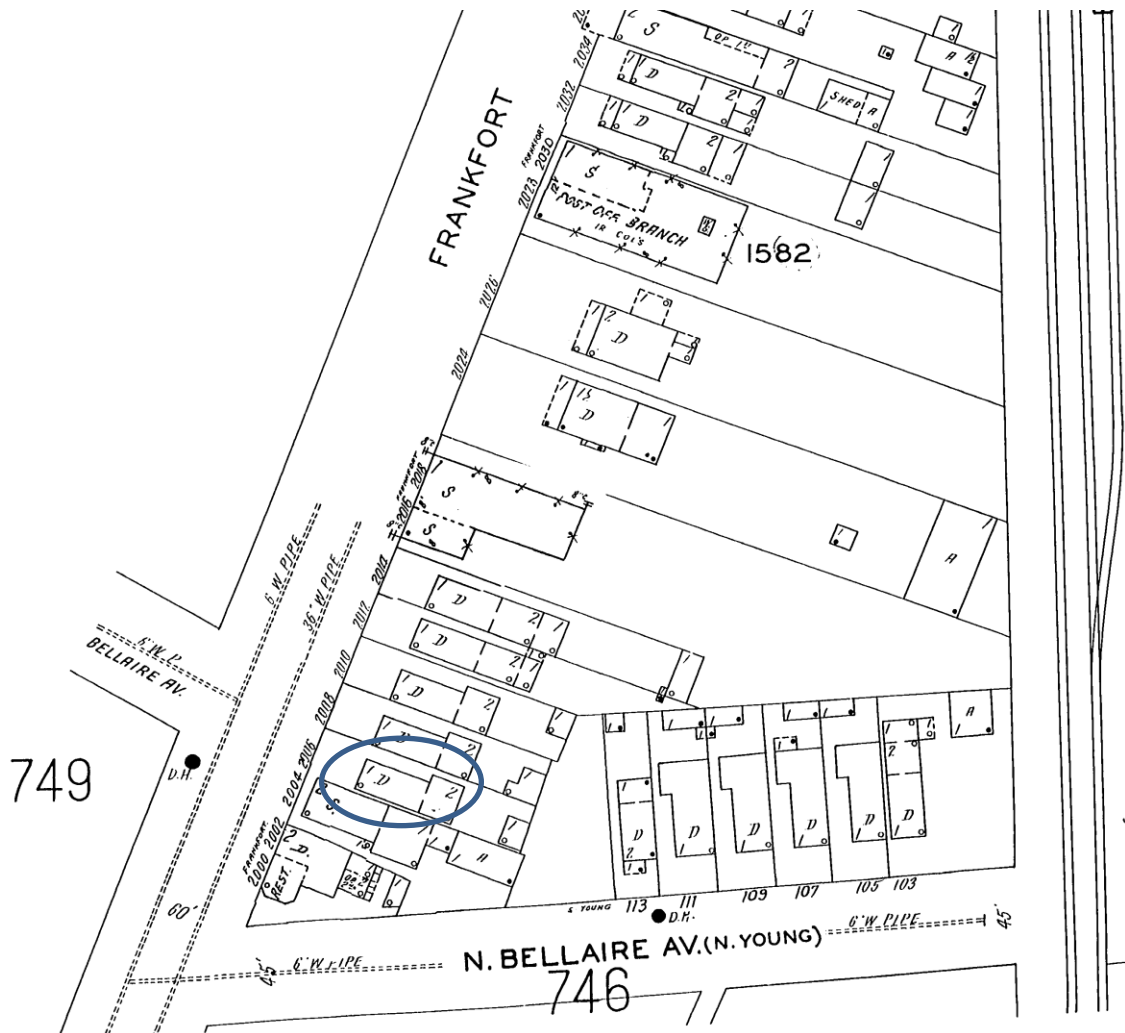
PVA Photo pre-designation



1905 Sanborn Map



1928 Sanborn Map



1951 Sanborn Map