

20-COA-0157
215 Saunders Ave.



Clifton Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
September 23, 2020 Continued from August 26, 2020

Request

- Certificate of Appropriateness:

1. After-the-fact demolition of non-original rear, one-story, shed roof house addition at rear of main house (Space will be absorbed as part of new proposal).

2. Two-story 'camelback' addition to the rear of the existing shotgun house. The addition is proposed to inset approximately 1' from the existing rear left corner of the house and extend outward in line with the

Request

- Certificate of Appropriateness:

existing right rear corner of the house for a total width of approximately 24'-7 1/4" (original addition was not offset). The addition would extend from the back wall of the house toward the rear of the property approximately 12'-11" (roughly 2' further than the original addition to be demolished). The addition will include space on the first floor for a master bath, utility room,

Request

- Certificate of Appropriateness:

powder room, staircase, and a door for egress to the back yard. The second story addition will include three bedrooms, a bonus-room, and a bathroom. The addition will be approximately 24'-10 9/16" in height with a 12/4 pitched gabled roof to be clad in shingles to match existing house. The existing square footage of the house is approximately 1431,

Request

- Certificate of Appropriateness:

and the proposal would add another approximately 622 square feet for a total of approximately 2,053 square feet.

The applicant also proposes to remove the vinyl siding and clad the entire house with a cementitious fiber lap siding. As well as to rehab the existing windows and doors where necessary, and if needed replace any

Request

- Certificate of Appropriateness:

windows and doors that are non-repairable with historically accurate wood windows and doors. These same style windows and doors would then be carried through the addition too.

Case Summary / Background

The site is zoned R5A, and is located within a Traditional Neighborhood form district.

The site is located on the east side of Saunders Avenue between Payne Street and Interstate 64, with its rear property line butting up to S. Jane Street. The site is surrounded by other 1 story and 1 ½ story vinyl-sided shotgun frame houses.

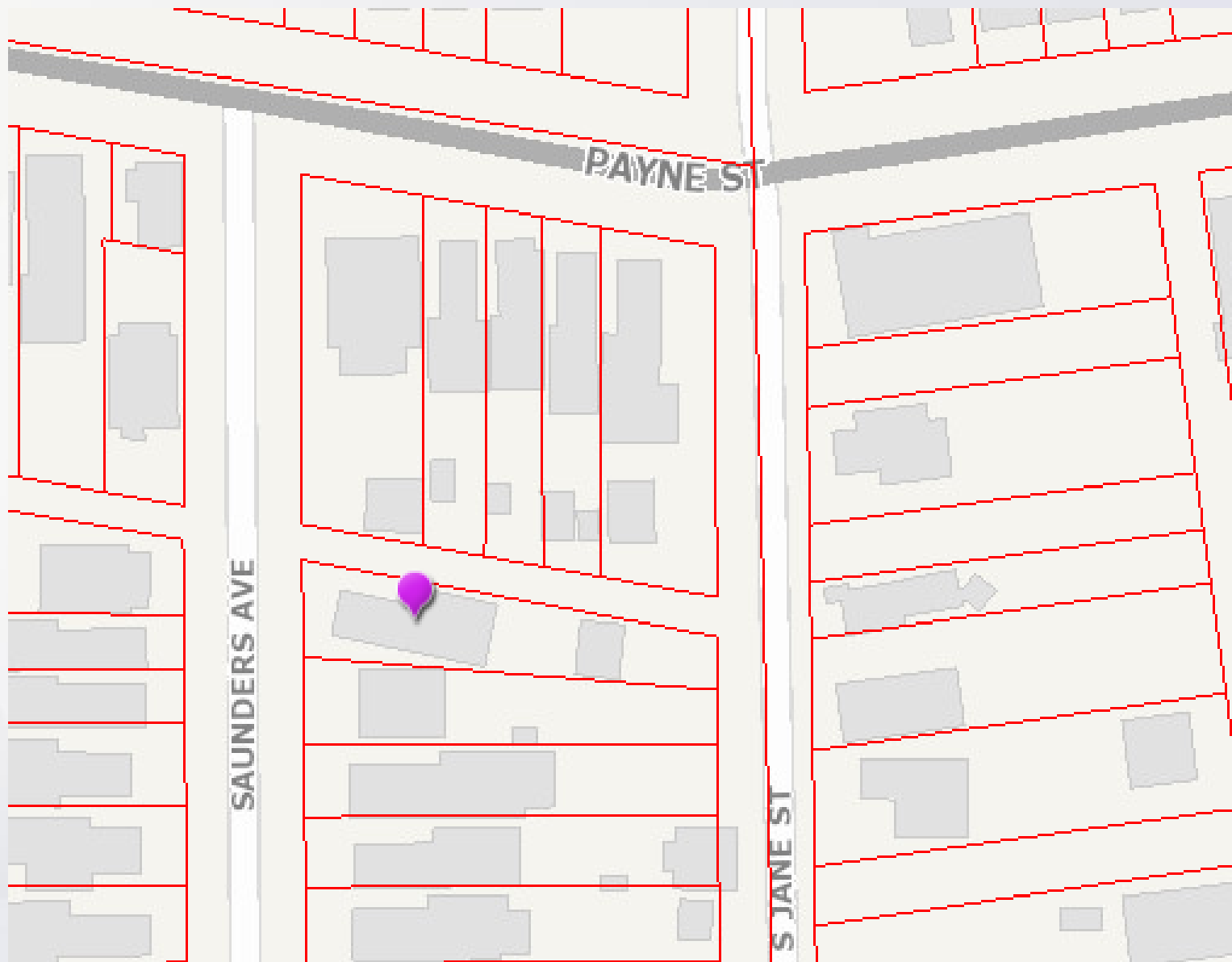
Case Summary / Background

- The site is situated on sloping topography with the highest elevation in the center of the site and slopes down and away at the front and rear property lines. There is a small accessory structure in the back yard facing Jane Street - which is the rear of subject property, and in line with other accessory buildings along the west side of the street (houses dot the other side of Jane Street, and topography drops off significantly. The applicant may need to apply for a Private Rear Yard variance per LDC, which requires the rear yard for this property to be 1,141 sf.

Case Summary / Background

A previous case in 2013 dealt with an expanded 'camel' of an existing camel-back shotgun house at 2242 Frankfort Avenue. And although that property already had a 2-story camel section - that proposal expanded the camel section back (the same as this proposal does).

There are examples of this type of modification on the east side grouping of houses on Saunders that have added a second story in a camelback form. Both 223 and 225 Saunders were approved by the Clifton ARC in 2013 and 2016, respectively.





Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



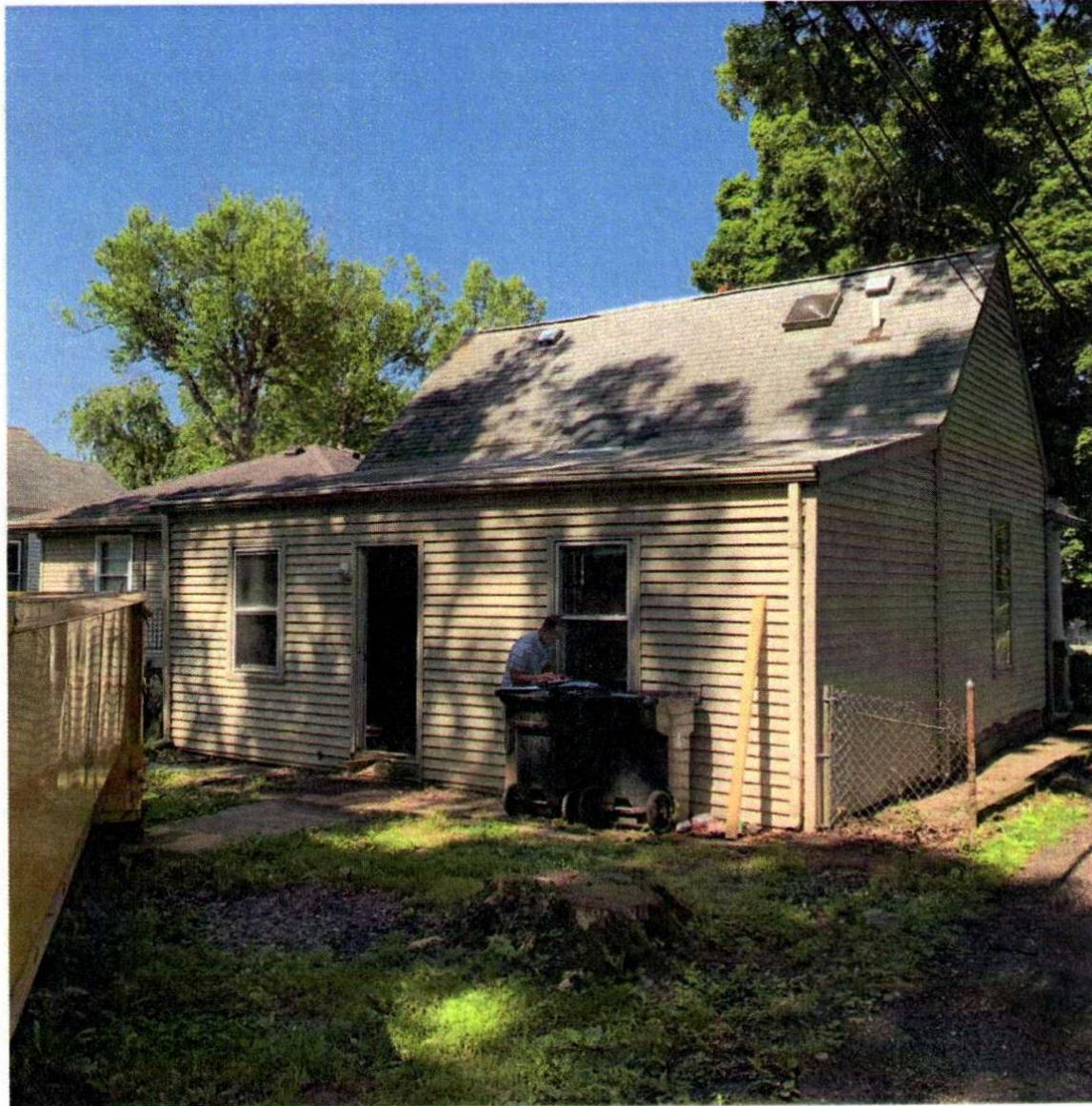
Site Photos



Site Photos



Site Photos



Site Photos



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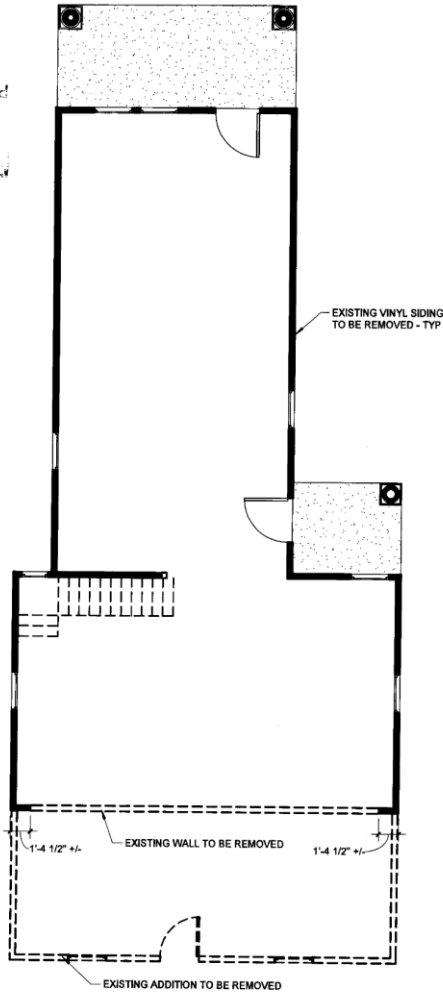


Site Photos



20-COA-0157

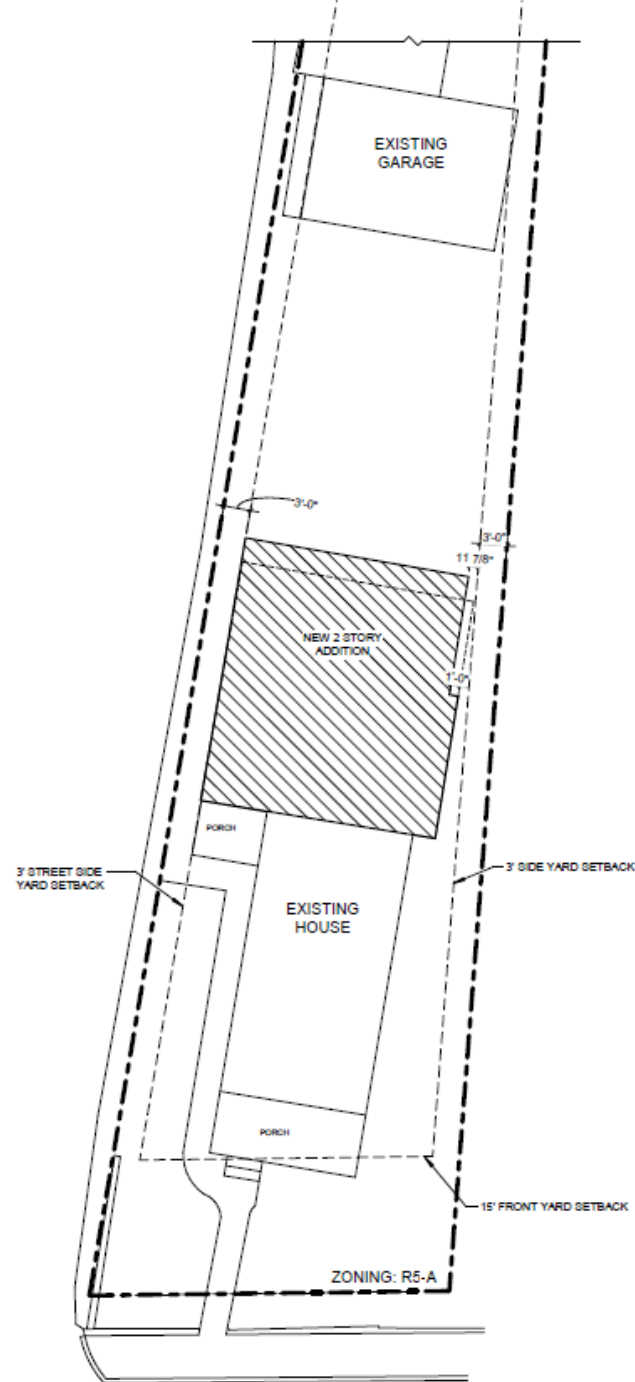
RECEIVED
AUG 12 2020
PLANNING & DESIGN
SERVICES

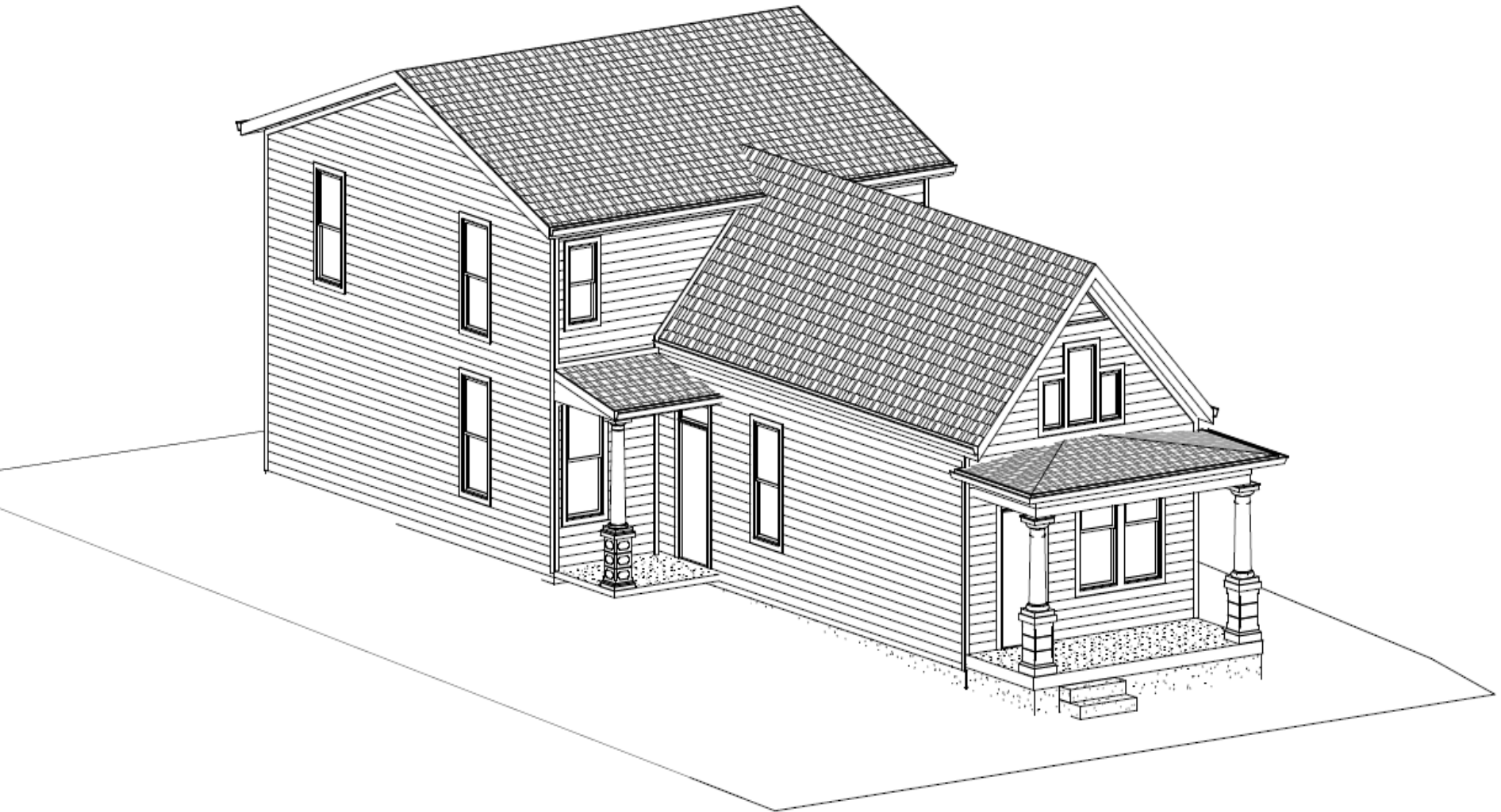


1ST FLR PLAN - DEMOLITION
3/16" = 1'-0" 1

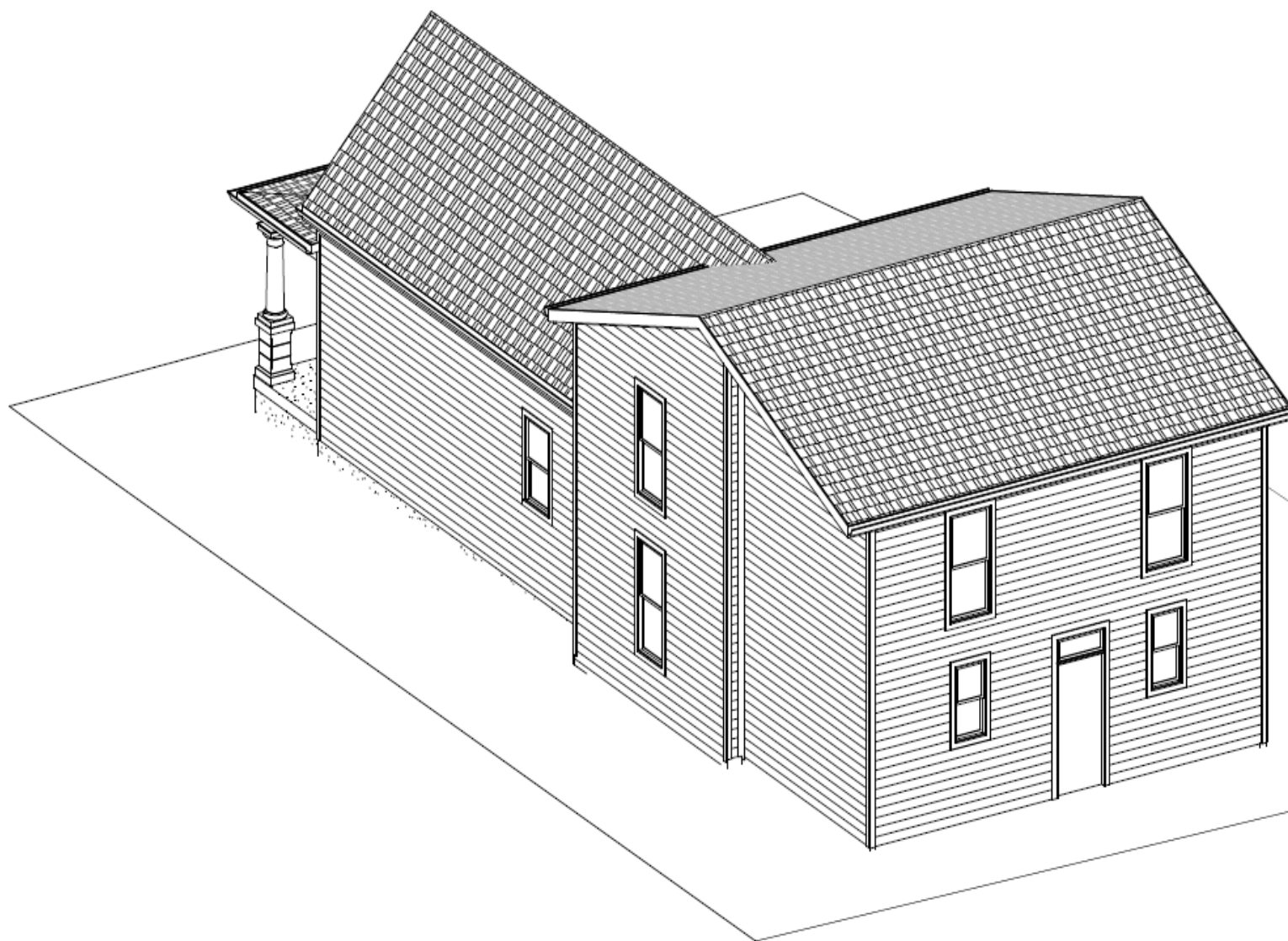
215 SAUNDERS AVENUE - LOUISVILLE, KENTUCKY
JULY 16, 2020

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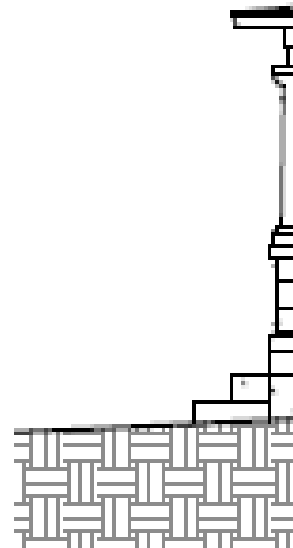
215 SAUNDERS AVENUE - LOUISVILLE, KENTUCKY
SEPT 17, 2020



215 SAUNDERS AVENUE - LOUISVILLE, KENTUCKY
SEPT 15, 2020



- EXISTING WINDOWS TO BE UNCOVERED AND LEFT EXPOSED
- VINYL SIDING
- EXISTING VINYL SIDING TO REMAIN

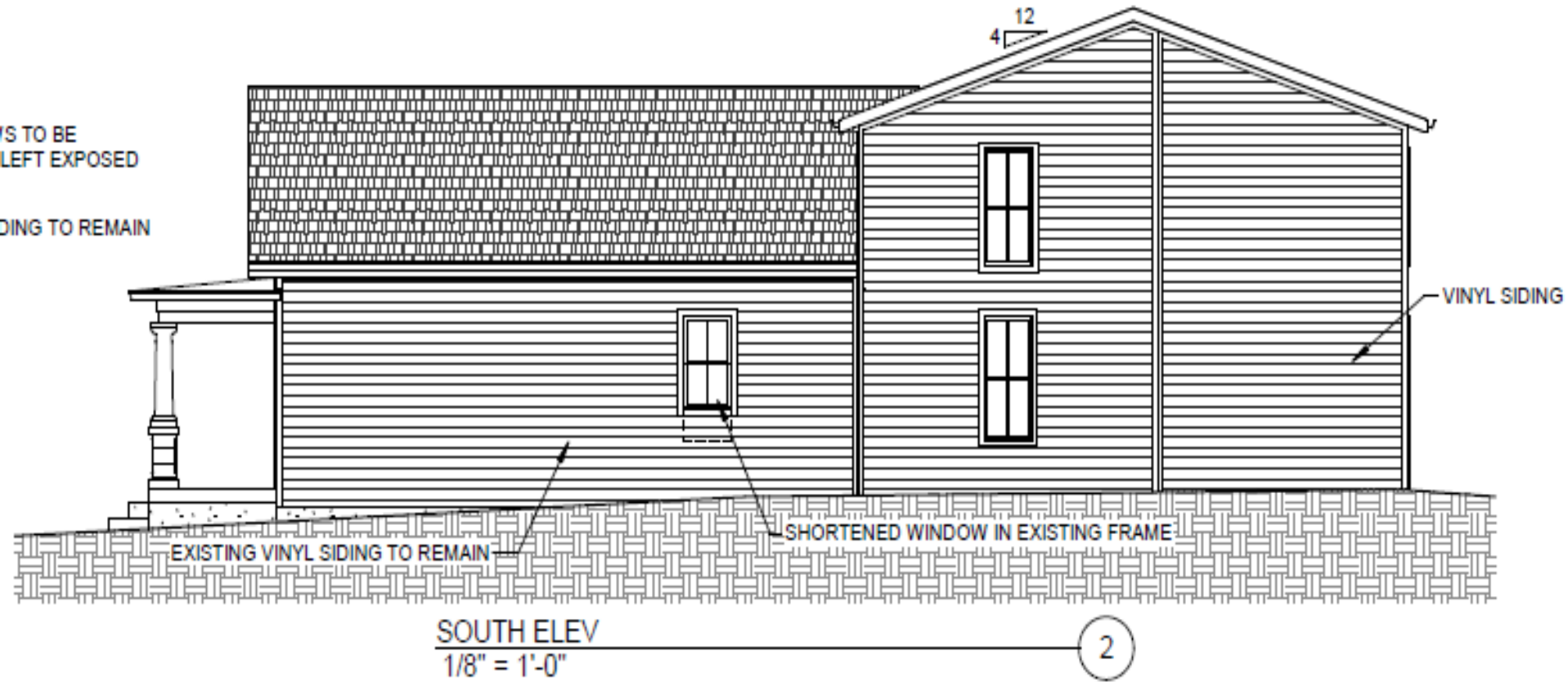


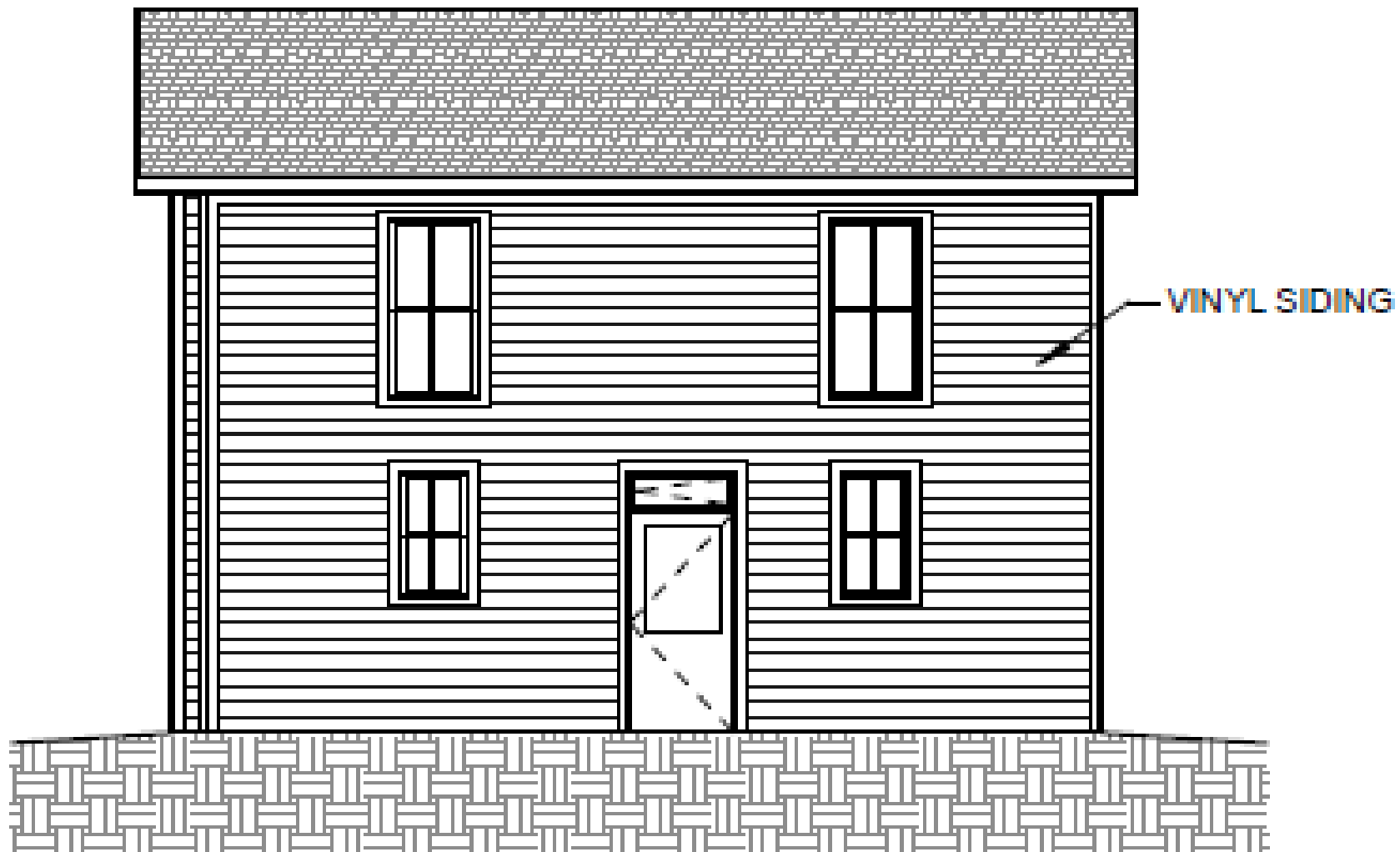
WEST ELEV
1/8" = 1'-0"

1

IS TO BE
LEFT EXPOSED

ING TO REMAIN



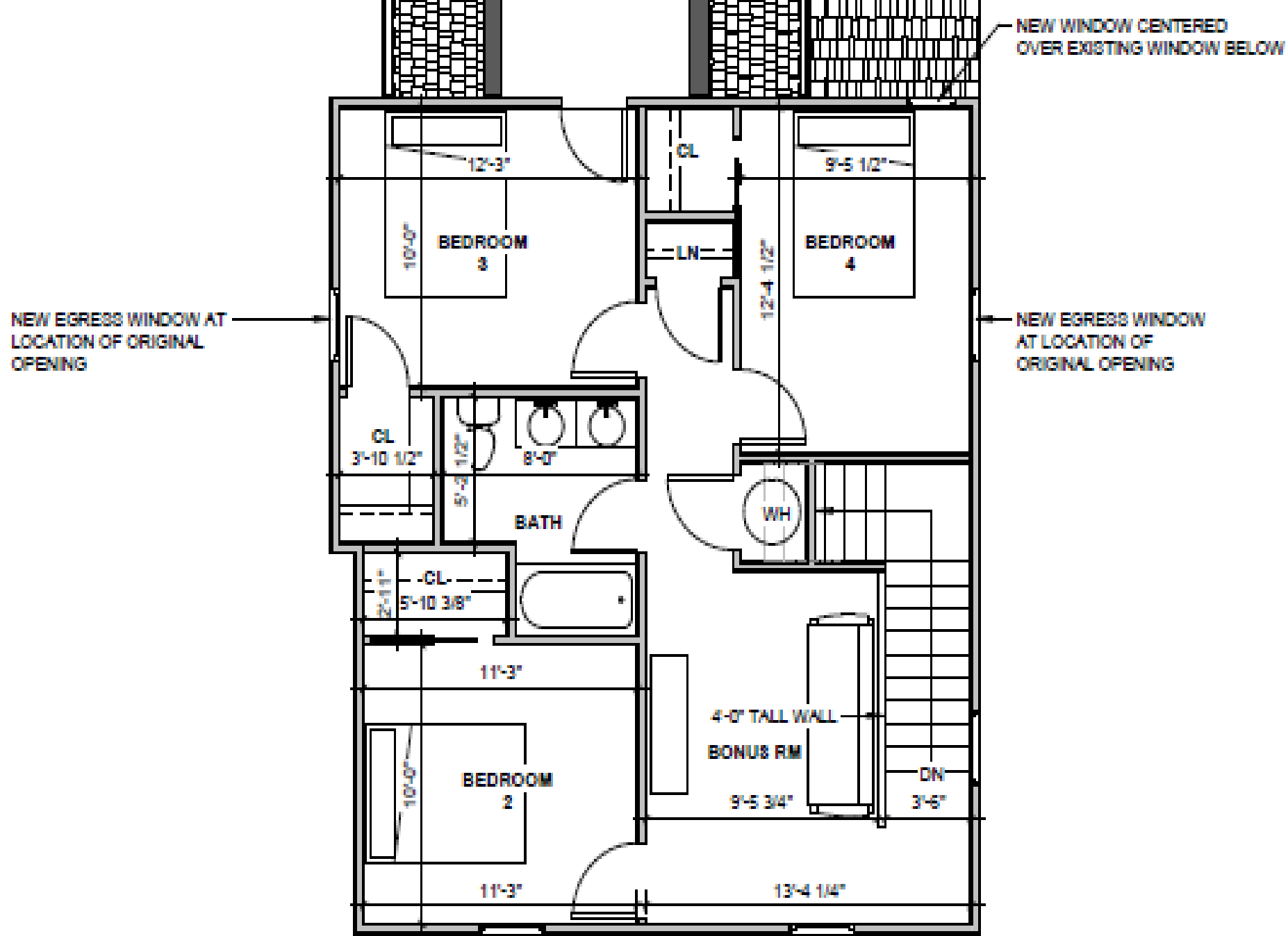


EAST ELEV

$1/8" = 1'-0"$

3



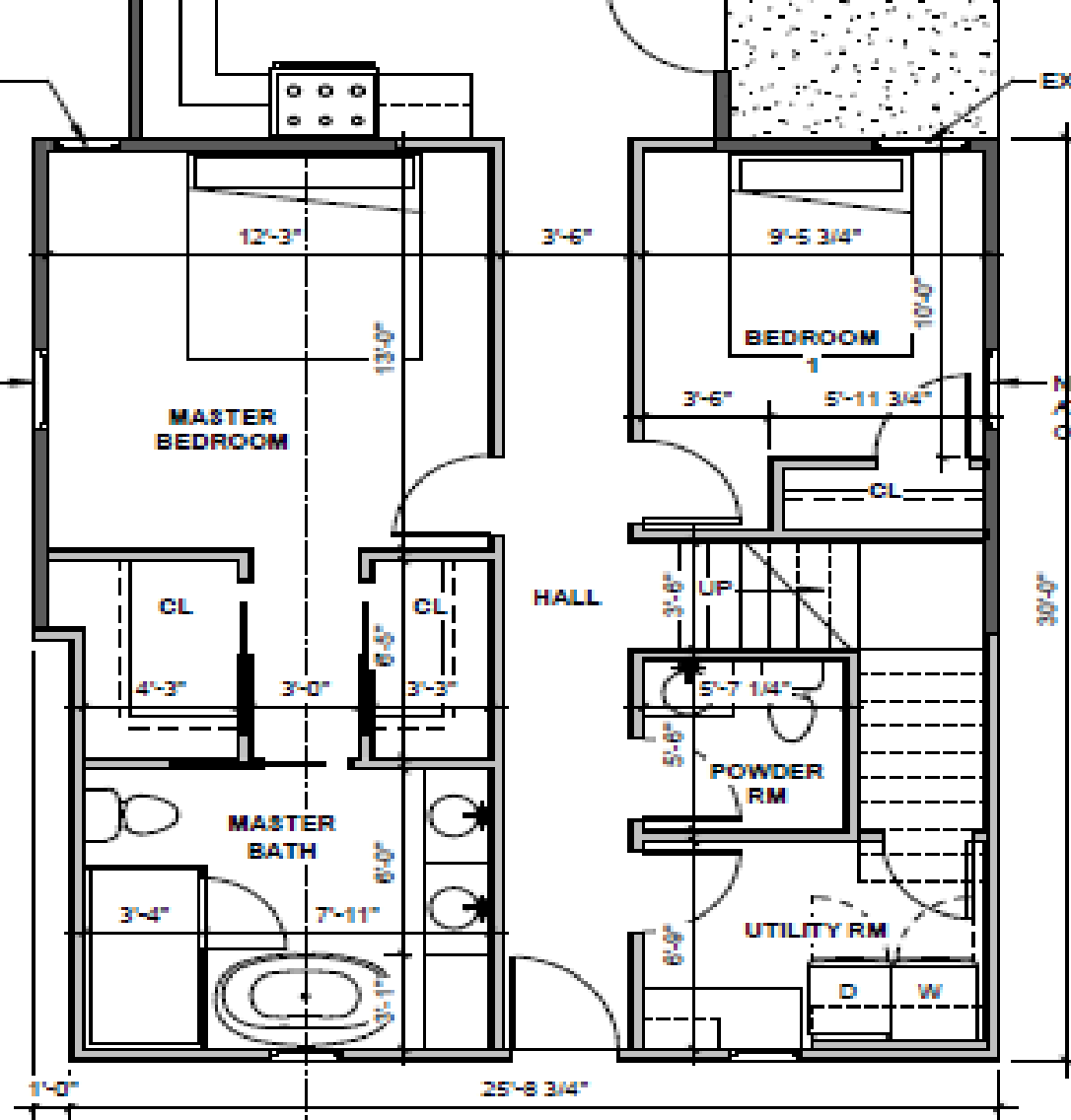


NEW WINDOW IN EXISTING
OPENING (EXISTING SASH BROKEN)

EXISTING WINDOW

NEW EGRESS WINDOW AT
LOCATION OF ORIGINAL
OPENING

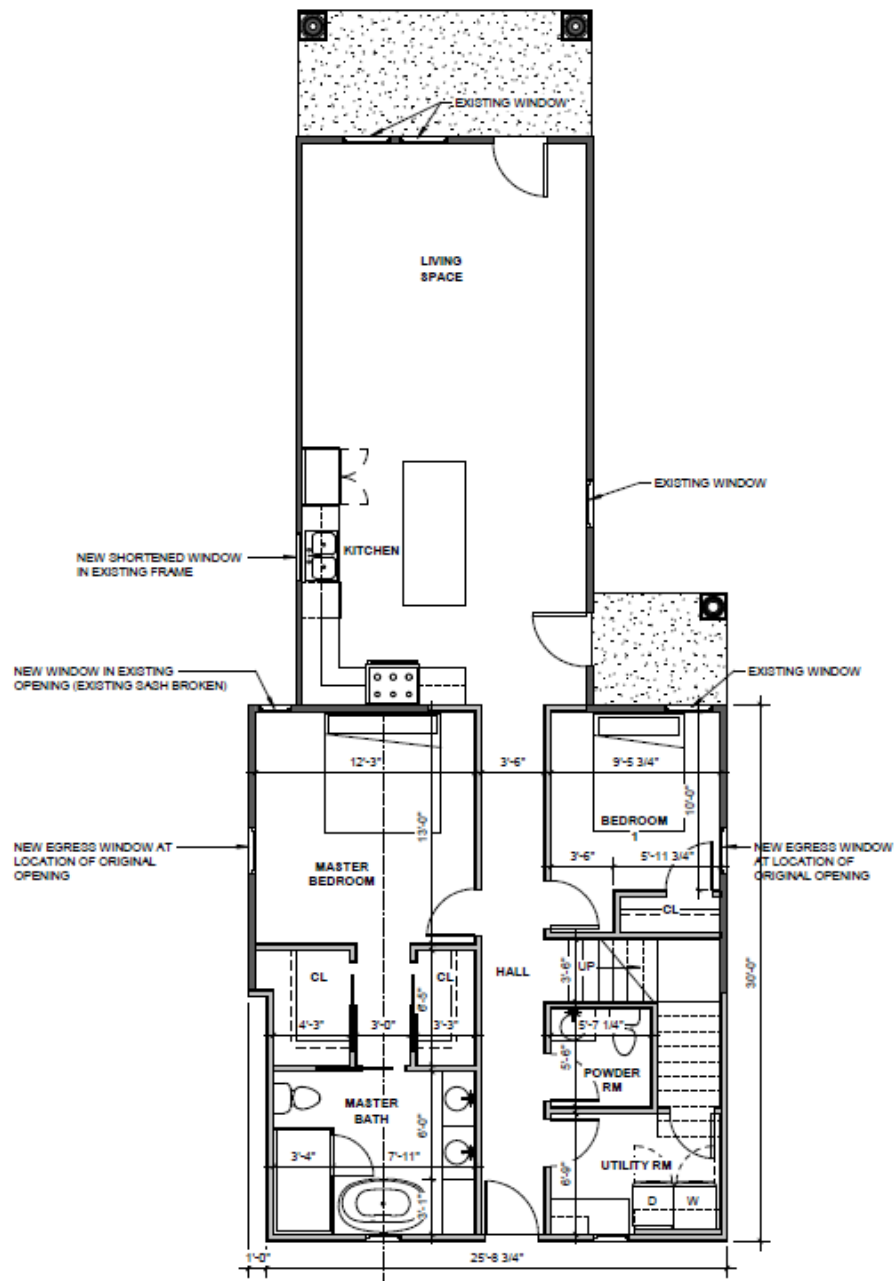
NEW EGRESS WINDOW AT
LOCATION OF ORIGINAL
OPENING



FIRST FLR	1316 SF
SECOND FLR	737 SF
TOTAL	2053 SF

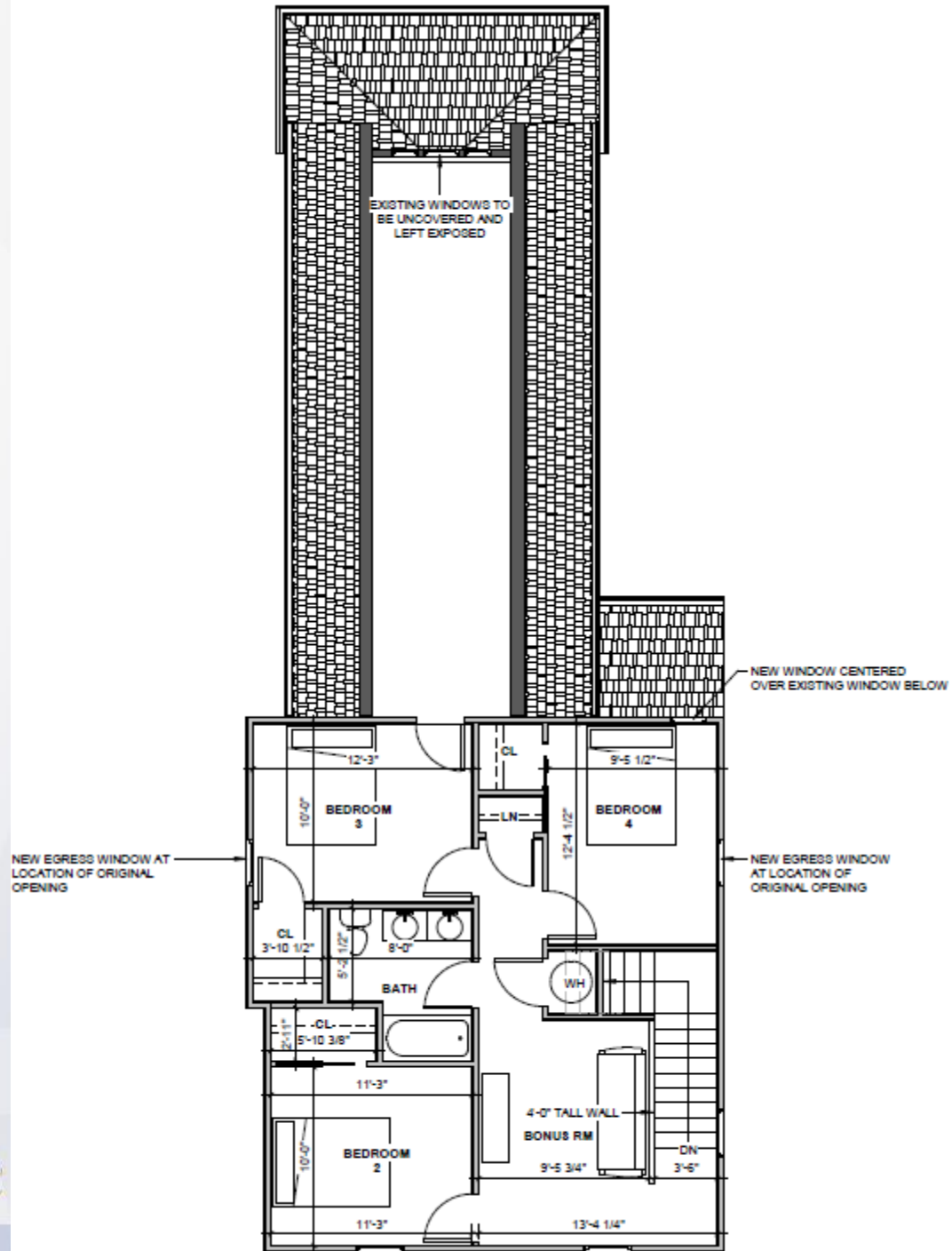
1ST FLR PLAN
3/16" = 1'-0"

1



FIRST FLR 1316 SF
 SECOND FLR 737 SF
 TOTAL 2053 SF

1ST FLR PLAN
 3/16" = 1'-0"



Conclusion

Demolition of non-original rear, one-story, shed roof house addition at rear of main house has already occurred prior to this application. The shed addition likely dated to the 1940s or 1950s and had minimal architectural character. It was likely a porch that was enclosed. Since it was a non-contributing addition, it would have been exempt from Committee review due to the amended 2019 Landmarks Ordinance.

Conclusion

The project generally meets the Design Guidelines for Addition and New Construction for Clifton Preservation District. While this rear addition is two-story which is being added to a one-story house, the visual impact of the new addition is minimal to comply with A5. Due to the elevation of the yard, the pedestrian view is upward toward the front shotgun portion of the house which minimizes the view of the 2nd story addition.

Conclusion

Additionally, the accessory structure largely blocking the rear yard, the visibility of the proposed exterior changes are minimized. The orientation of the front gable on the new addition replicates the roof form of the original section of the shotgun house. The existing vinyl siding proposed to be replaced with cementitious fiber siding. Any street-facing windows proposed to be replaced require ARC approval.

Recommendations

On the basis of the information furnished by the applicant, the Staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions:**

1. The main house and addition will feature smooth cementitious fiber siding; maintaining the existing 4” exposure.

Recommendations

2. New roofing materials match the existing roofing material and shingle design and guttering.
3. That above-ground exterior foundation material is smooth-face, poured concrete.
4. Selected windows will be all wood or clad wood with glass muntin dividers, to match configuration of existing house windows. Windows will also (preferably) have simulated divided lite, glass muntin dividers.

Recommendations

5. That there is at least 4” trim casing around all windows and doors of new addition.
6. That construction is executed according to drawings submitted and any changes shall be approved by staff prior to implementation.
7. That the applicant receive all necessary building permits and variances necessary prior to beginning construction.