



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Bradley Fister, Historic Preservation Specialist
Date: January 14, 2021

Case No: 20-COA-0205
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2359 Frankfort Ave.

Applicant: Craig Bishop
3607 College Dr.
Louisville, KY 40299
craigcoffeeguy@gmail.com

Owner: Esmaeil Taghezadeh
2347 Frankfort Ave.
Louisville, KY 40206
efaghiz@gmail.com

Estimated Project Cost: \$6,700.00

Description of proposed exterior alteration:

The applicant seeks approval for an after-the-fact deck constructed of wood that is approximately 7' x 16' (112 sq. ft.) across the front of the building to allow for outdoor seating to better comply with current pandemic guidelines. The applicant also seeks approval for the after-the-fact awning that covers the deck, that was installed to allow for outdoor seating in inclement weather.

Communications with Applicant, Completion of Application

The application was received on September 28, 2020 and considered complete and requiring committee level review on November 2, 2020. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on January 20, 2020 at 5:30 pm, online via WebEx 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: **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 north side of Frankfort Ave., two lots west of its intersection with E. Ewing Ave. The site is zoned C2 within the Traditional Neighborhood Form District. The one-story frame building is adjacent to the train tracks and surrounded by homes and businesses of various size, style and age.

Conclusions

Based on photos provided by the applicant, staff believes that the scale, location and design of the deck and awning are compatible with the structure. While there is some conflict with the Addition Design Guidelines **A3**, **A5**, and **A16**, this building is not residential and has been adaptively reused for a commercial purpose. There was a raised stoop that had been in place prior to the installation of the deck. The deck essentially has expanded the stoop. The deck is relatively low to the ground resting on an existing foundation and has an apron that encloses the deck which essentially makes it a platform. The existing ramp is still intact and integrated into the deck structure. Both the deck and the awning have not permanently altered historic fabric.

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 applicant shall paint or stain all wood surfaces within six months of this approval.**
2. **If the design changes, the applicant and/or their representative shall contact staff for review and approval.**

Bradley Fister
Bradley Fister
Historic Preservation Specialist

1-14-21
Date

ADDITION

Design Guideline Checklist

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

	Guideline	Finding	Comment
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+	The design and scale of the deck and awning are generally appropriate
A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+	The deck is approximately 112 sq. ft. which is far less than the footprint of the existing building.
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	+/-	The deck and awning have been added to the what is generally perceived to be the front façade. This is a commercial building rather than a residential structure.
A4	Use materials 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.	+	The materials for the construction are in keeping with being subordinate to the primary building materials.
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+/-	The addition of the awning is in keeping generally with the design of the existing roof line and is subservient in materials.
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	NA	
A7	Generally, the original 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 addition of the deck and awning are located on the primary façade which is in keeping with the existing orientation of the building.
A8	Design any new addition so that 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	
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	NA	
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	+	It is clearly defined that the deck and awning have been added later to the building.
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
A12	Do not design additions to appear older than the original building.	+	The addition of the awning and deck do not appear older than the original structure.

A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	+	The applicant shall meet all KY building codes in a way that does not detract from the buildings historic character.
A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	+	The addition of the deck and awning generally reinforce the scale and materials used.
A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	NA	
A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	-/+	The deck and awning have been constructed on the front / street facing façade of the building. Given the commercial nature of the structure, the deck is more
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	NA	
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	NA	