



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Katherine Groskreutz, Historic Preservation Specialist
Date: April 20, 2021

Case No: 21-COA-0054
Classification: Committee Review

GENERAL INFORMATION

Property Address: 104 N. Keats Ave.

Applicant: David Coyte
2223 Sycamore Avenue
Louisville, KY 40206
502-632-2545
dvdct2@gmail.com

Owner: Lisa Work and Jim Johnson
104 N. Keats Ave.
Louisville, KY 40206

Estimated Project Cost: \$75,000

Description of proposed exterior alteration:

The applicant seeks approval to demolish the rear portion of the shotgun house starting approximately 28' feet back from the front façade. The house was constructed on cedar posts which are rotting, making the home structurally unsound. Over time, there have been small, temporary foundation repairs but nothing substantial enough to fix the issues. The house continues to sink. Due to the close proximity of the adjacent homes and the tightness of the cellar and crawl space, the applicant proposes to remove the rear portion of the house to grant access under the house to pour a new foundation. The existing rear 12' addition is slab on dirt that is also structurally unsound and will be part of the removal and rebuild. The entire rear portion of the house will be reconstructed when the foundation is complete. There are no finalized construction plans for the rear reconstruction at this time.

The front portion of the house will be retained and raised to its previous height. The applicant proposes to replace the aluminum siding on the south and front façades with fiber cement 7" siding.

Communications with Applicant, Completion of Application

The application was received on March 15, 2021 and considered requiring committee level review on March 15, 2021. Staff conducted a site visit on March 30, 2021 to tour the site and observe the foundation and structural issues.

The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on April 28, 2021 at 5:30 pm via WebEx web conference.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **Demolition**. 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 N. Keats Avenue three lots north of the train tracks. It is zoned R5 within the Traditional Neighborhood Form District. The site contains the one-story shotgun house with a rear shed roof addition, and is bound by an alley to the west, similar houses to the north and south, and N. Keats Avenue to the east.

Conclusions

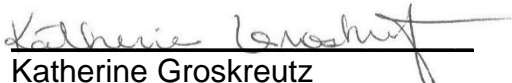
The proposed addition demolition somewhat meets the Clifton design guidelines for **Demolition**, which stipulate, "Any structure in part or in whole 50 years old or older within the Clifton boundary should be preserved." However, Staff made a site visit and clearly saw the deteriorating foundation posts, some which were completely gone and no longer making contact with the floor joists. The small, temporary foundation fixes were no longer working either. The interior floor was steeply unlevel, and the front door has sunk below the threshold. Cracking of the interior walls and buckling of the aluminum siding where the foundation was failing were also observed.

The applicant proposes to retain the front porch, front façade, and the front 28' of the shotgun home. Furthermore, the rear of the home and the rear addition are not particularly character defining. Staff believes that without intervention, the integrity of the whole home is threatened. Thus, Staff recommends approval of the demolition with the conditions listed below. The applicant will have to submit a new COA application for the reconstruction.

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 existing building and addition shall not be demolished in a manner that will threaten the structural integrity of the front portion of the historic structure.
2. The applicant shall take steps to insure the structural integrity of any newly exposed walls.
3. The applicant shall remove the interior finishes and make the wall suitable to be an exterior wall.
4. The applicant shall retain evidence of exterior door, window openings, or architectural features not incorporated into the interior of the addition. Exposed window or door frames shall be left intact.
5. Per DE1 and DE8 the applicant shall complete the Kentucky Historic Properties Survey Forms and provide them to staff and the SHPO, along with photographic documentation (including interior) prior to demolition.
6. The applicant shall submit a new COA application to Staff for the rear reconstruction prior to construction taking place.
7. All required permits and approvals shall be obtained prior to demolition.


Katherine Groskreutz
Historic Preservation Specialist

04/20/2021

Date



The front façade of the home; porch and façade to be retained/restored



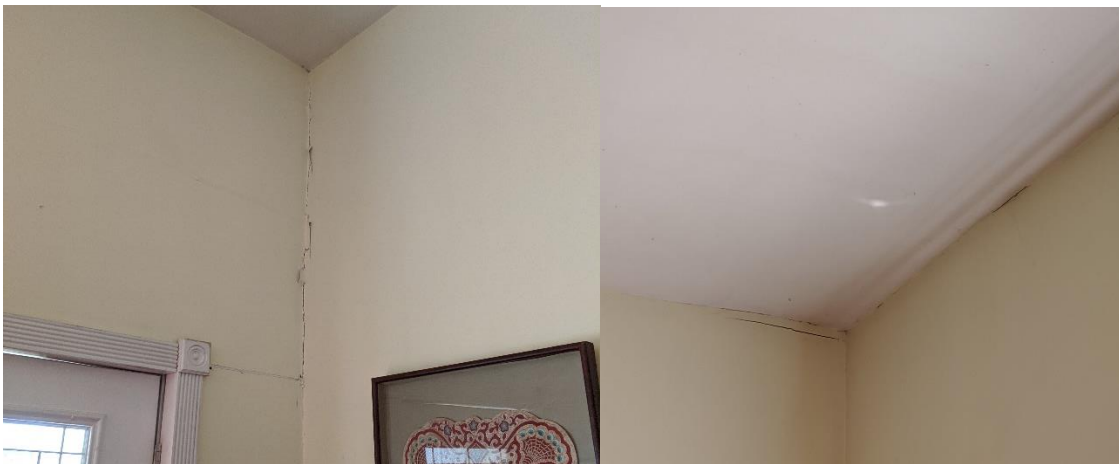
Right front side of home, floor joist sitting on dirt, cedar foundation posts not visible



Left front side of home, cedar foundation posts not visible



Severely bowed front door threshold



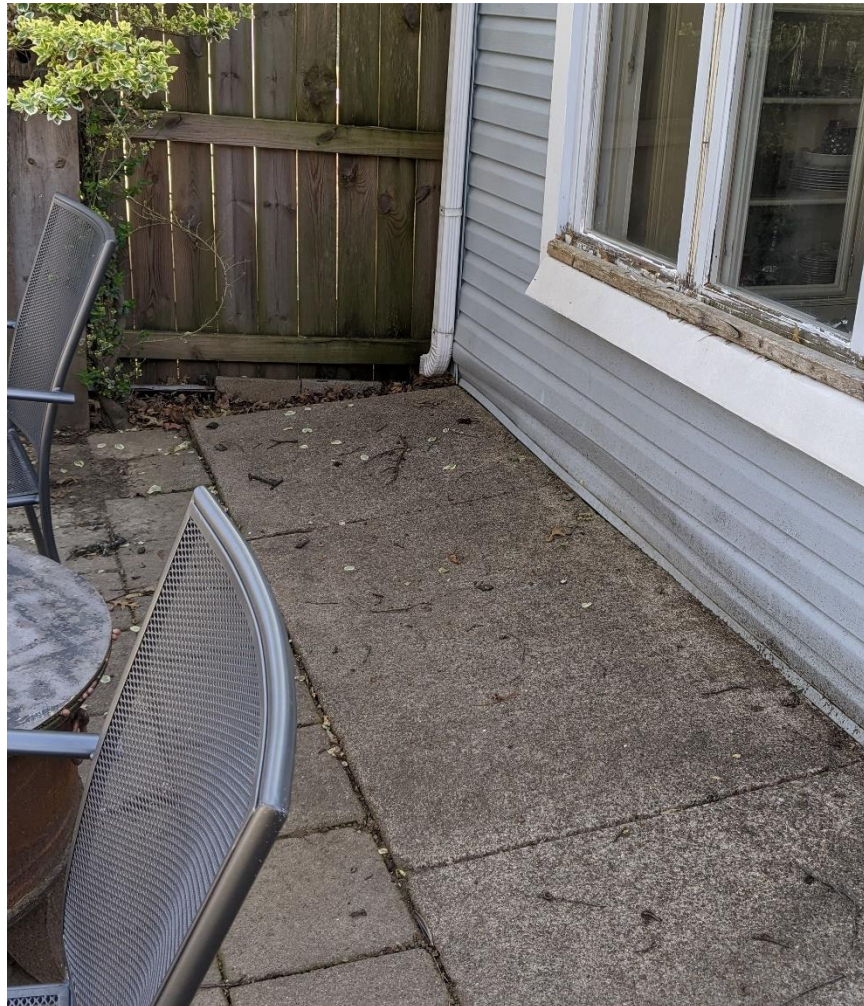
Interior cracking at both right and left far corners



Interior wall buckling roughly halfway along right side



Rear addition floor buckling; interferes with door operation



Rear siding buckling



Rear addition with uneven foundation/pavement, door no longer square



Right side siding buckling



The applicant demonstrating the general location of where demolition would begin

Demolition

Clifton Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	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>		
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.	+/-	Demolition of approximately 16' of the rear of the shotgun house and the back 12' addition in order to reconstruct due to observed rot of the foundation posts (see conclusions)
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.	+/-	Rear 16' and 12' addition will be reconstructed; see Conditions
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.	+/-	Rear 16' and 12' addition will be reconstructed; 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.	+/-	Rear 16' and 12' addition will be reconstructed; see Conditions
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.	+/-	Rear 16' and 12' addition will be reconstructed; see Conditions
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.	NA	Rear 16' and 12' addition will be reconstructed; 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.	NA	Rear 16' and 12' addition will be reconstructed; 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:	+/-	Demolition of the rear 16' of the shotgun house and the 12' rear addition in order to reconstruct; see Conditions

	Guideline	Finding	Comment
	<p>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).</p> <p>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 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).</p>		