

21-COA-0054
104 N. Keats Ave.



Clifton Architectural Review Committee
Public Hearing

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April 28, 2021

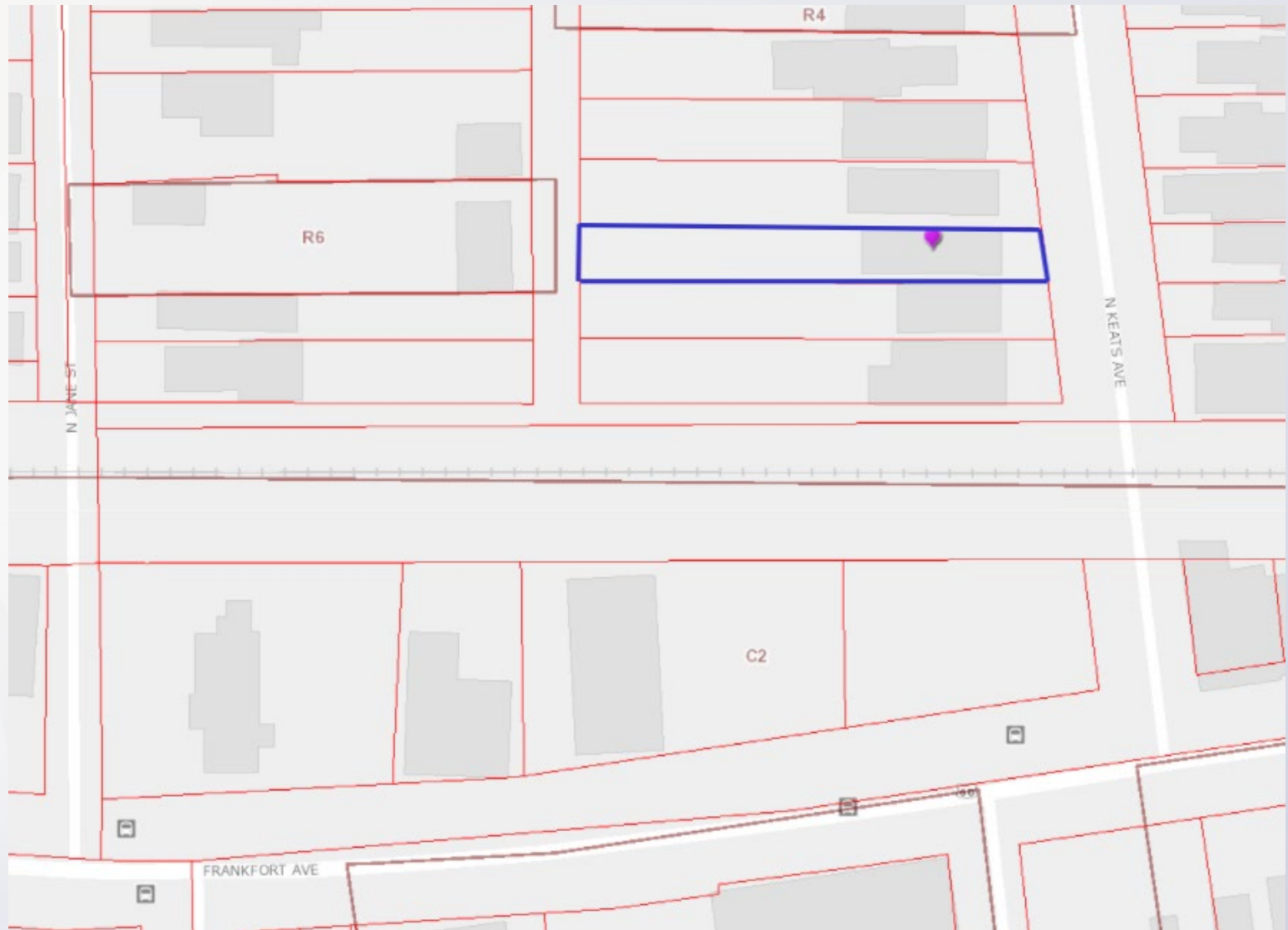
Request

- **Certificate of Appropriateness:** to demolish the rear portion of the shotgun house starting approximately 28' feet back from the front façade.
- Due to close proximity of adjacent homes and tightness of the cellar/crawl space, the applicant proposes to remove the rear portion of the house to grant access to pour a new foundation
- Existing rear 12' addition is slab on dirt that is also structurally unsound and will be part of the removal and rebuild
- Rear portion of the house will be reconstructed when the foundation is complete; front façade to be retained

Case Summary / Background

- The subject site is primary zoned R5B within the Traditional Neighborhood Form district
- Structure is a one-story shotgun house with a full front porch and rear shed roof addition
- Bound by an alley to the west, similar houses to the north and south, and N. Keats Ave. to the east
- House was constructed on cedar posts which are rotting, making the home structurally unsound
- There have been small, temporary foundation repairs but nothing substantial enough to fix the issues; the house continues to sink

Site Location



Site Location



Site Photos



 Subject Property Front & Demo Location


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Site Photos



Site Photos



 Hallway wall and rear addition floor buckling

Site Photos



Site Photos



Site Photos



Site Photos



South side wall is wavy and bulging

Site Photos



Conclusion

- The proposed demolition somewhat meets the Clifton design guidelines for **Demolition**:
 - Guidelines stipulate, “Any structure in part or in whole 50 years old or older within the Clifton boundary should be preserved.”
 - 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
 - Temporary foundation fixes were no longer working
 - Interior floor was steeply unlevel; the front door has sunk below the threshold
 - Cracking of interior walls and buckling of aluminum siding where the foundation was failing were observed

Conclusion

- The proposed demolition somewhat meets the Clifton design guidelines for **Demolition**:
 - The applicant proposes to retain the front porch, front façade, and the front 28' of the shotgun home
 - 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

Recommendations

- 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.

Recommendations

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.