

21-COA-0185
124 William St.



Clifton Architectural Review Committee
Public Hearing

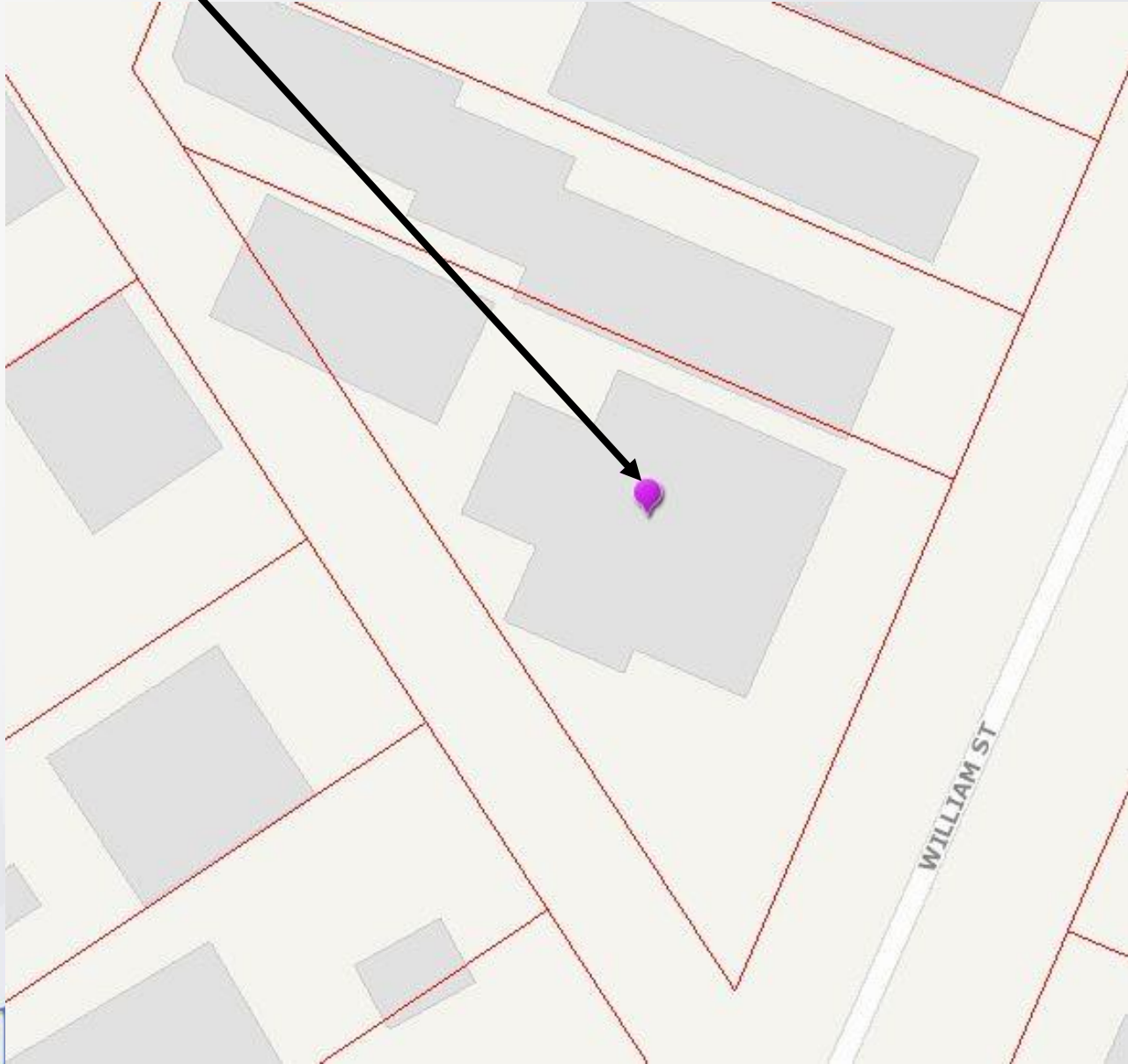
Bradley Fister, Historic Preservation Specialist
October 20, 2021

Request

The new construction of an approximately 32'-5" +/- wide by approximately 45'-7" +/- deep, will be a single-family residence on a vacant lot. The two-story, wood framed, structure is proposed to be clad with lap siding (material TBD). The structure is proposed to be arranged as a two-story residence with a rear facing garage and parking pad accessible from the rear.

124 William St.

Site Map



124 William St.

Aerial Image



Site Context / Background

The vacant lot is zoned R6 in the Traditional Neighborhood Form District, and located seven lots south from the intersection of Frankfort Ave. and William St. The property is amongst circa 1900 single story shotguns some of which have camel back additions. There was previously a single-story lap sided residence on the property. According to the applicant, during renovations to the interior of the residence an error was made by a subcontractor which resulted in the building being demolished.



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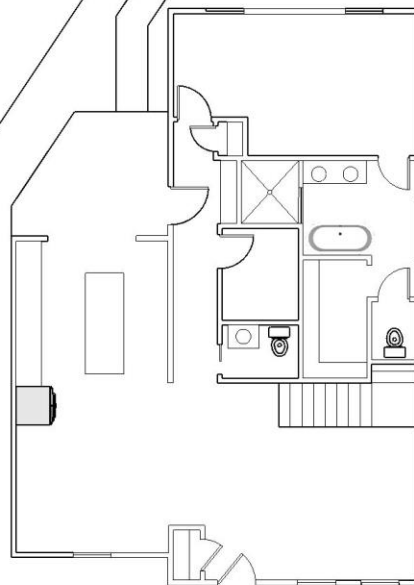
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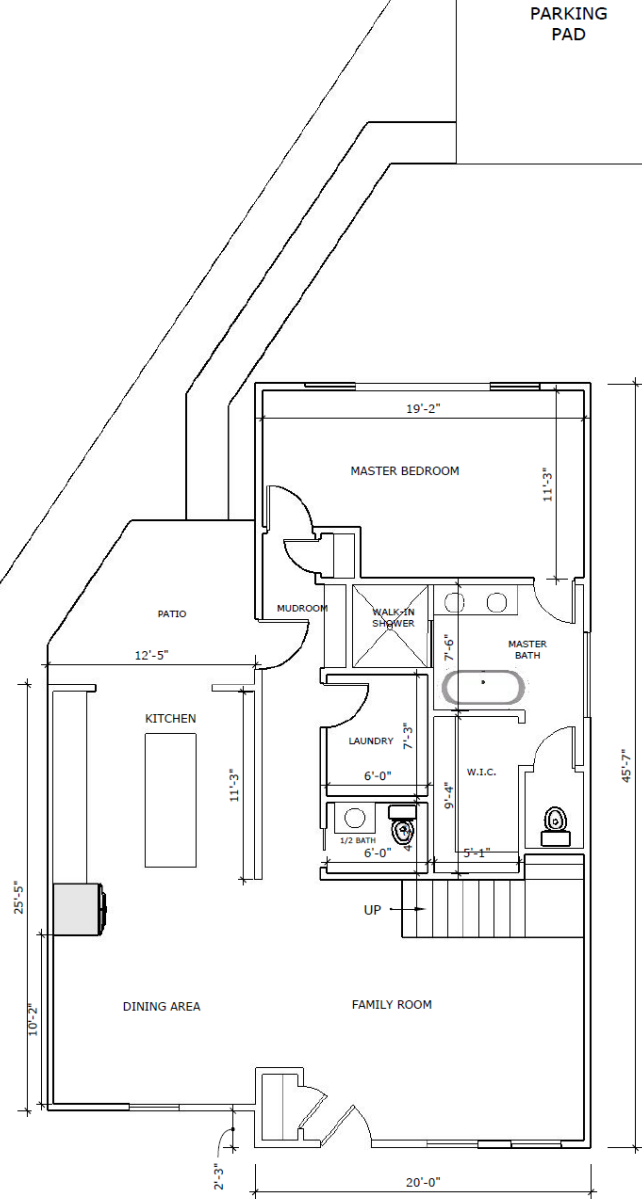


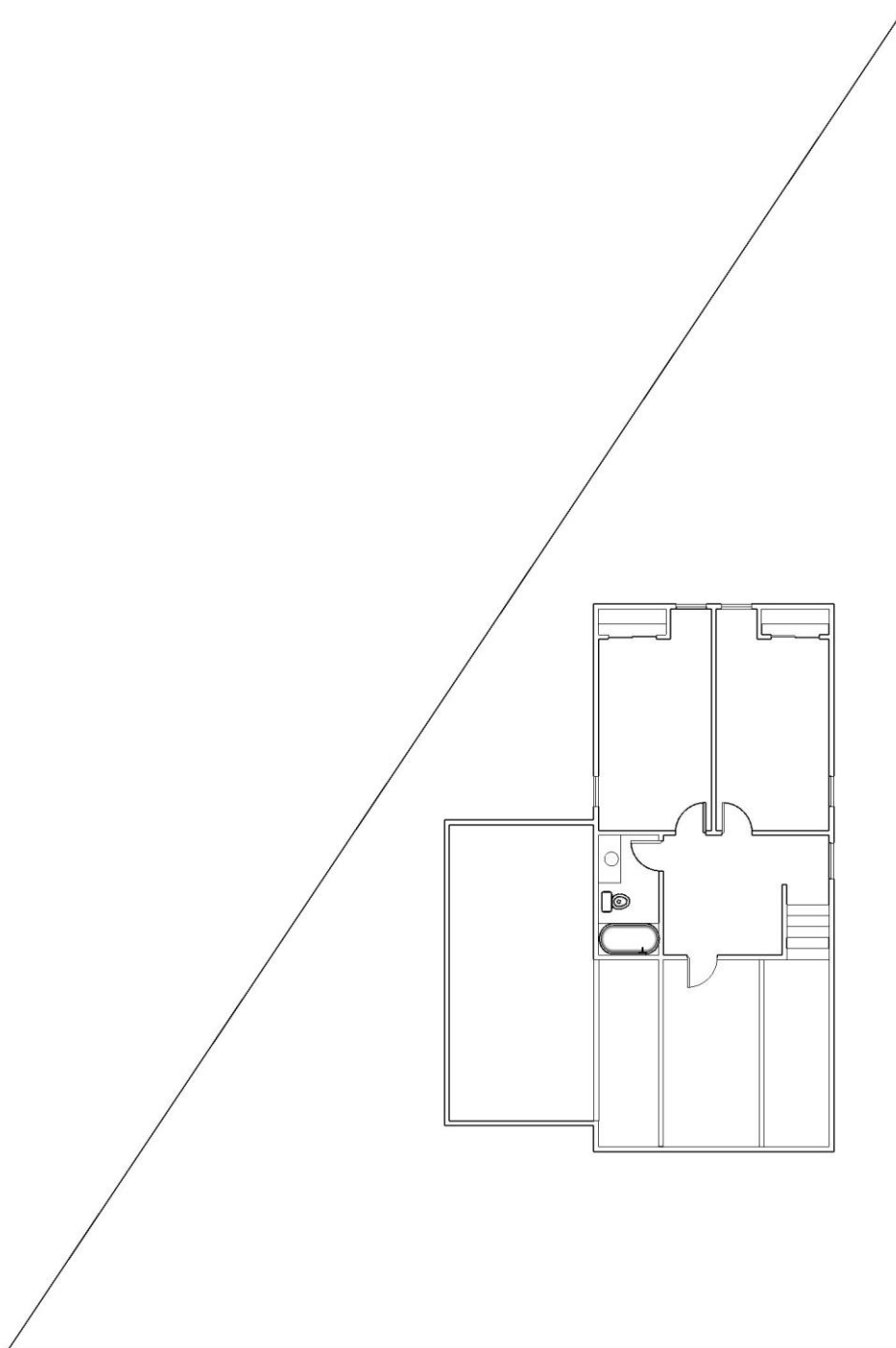
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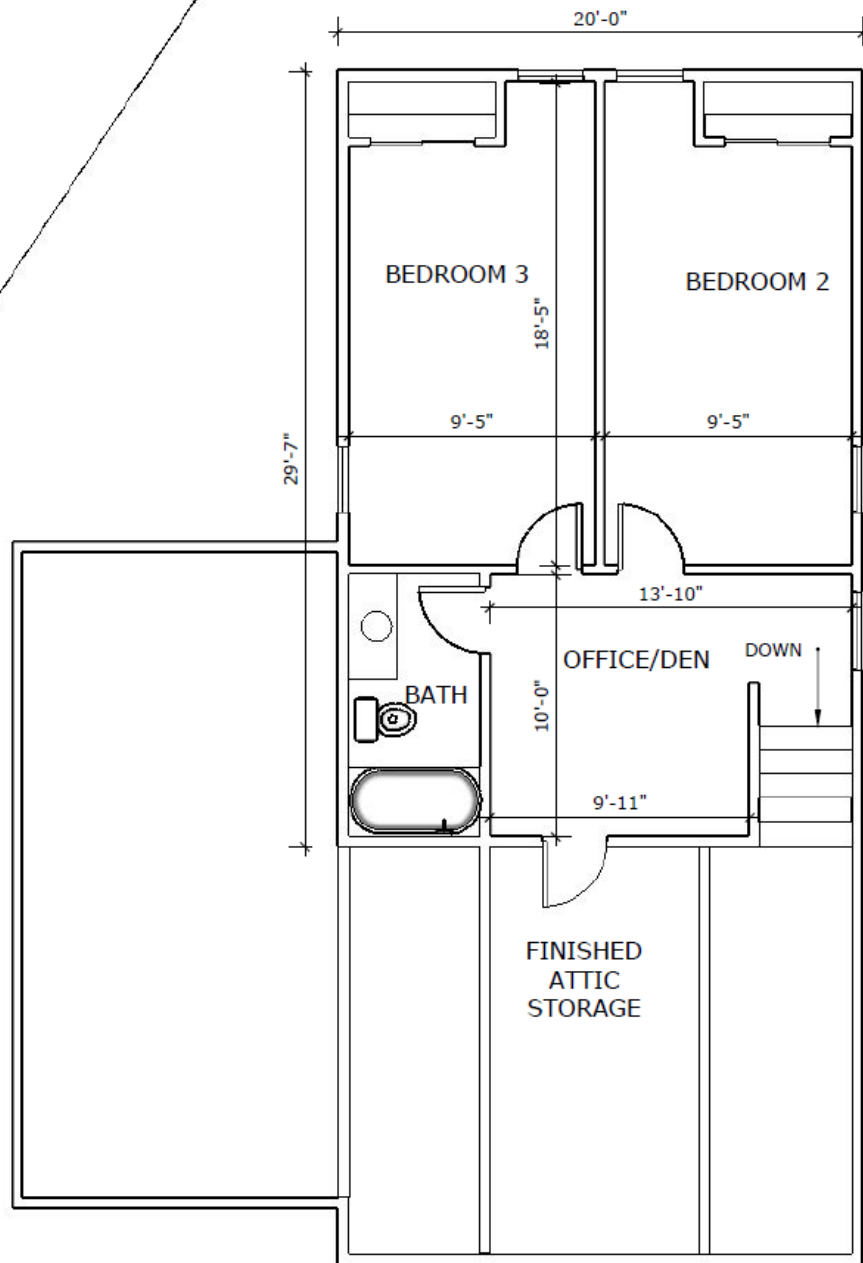


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FRONT ELEVATION



REAR ELEVATION

Site Photos



LEFT SIDE ELEVATION

Site Photos



RIGHT SIDE ELEVATION



Conclusion

The proposed single-family residence generally complies with the applicable design guidelines for **New Construction Residential**. It is proposed to be of appropriate scale and design (materials TBD) for the district as a whole. There will need to be further information provided to staff concerning the material selections as outlined in **NC13, NC14, NC30 and NC31**.

Conclusion

The proposed concrete walkways generally conform with the applicable guidelines for **Site**. The overall site changes will have some impact from the front street views, but the front yard topography is not being changed. There are no existing trees on the lot. There is alley access and there is proposed off street parking.

Recommendations

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. Applicant shall conform to all LDC regulations in terms of new construction including minimum tree requirement.**

Recommendations

2. Any exposed wood shall be painted or stained within 6 months of construction.
3. The lap siding on the building shall be either 3” or 4” reveal running horizontally.
4. There shall be no flush eaves. Eaves shall project a minimum of 4” from the facades.
5. Final material selections shall be reviewed and approved by staff.

Recommendations

6. Exterior lighting shall not exceed 2.0 footcandles and shall be directed away from historic properties.

7. All concrete work visible from public view shall be of historic concrete mix.

8. Make provisions for screening and storing trash receptacles when designing new construction.

Recommendations

9. Excavations or regrading within or adjacent to a historic building shall not be done which could cause damage or destroy significant archeological resources. Any archeological resources shall be reported to Landmarks staff.

10. Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.

Recommendations

11. Any changes to the proposed design shall be submitted to staff for review.