

Clifton

PRESERVING THE PAST PLANNING THE FUTURE



Joshua Bowles Estate, 1955. 2143 Sycamore Ave. Built between 1817 -1842. Demolished in 1962.

Preservation District Guide

For Residents and Property Owners

Clifton Community Council

www.cliftonlouky.org

12/28/2022

Clifton is an Historic Preservation District

Have you seen these blue signs on Frankfort Ave, Brownsboro Rd, Payne St, or Ewing Ave. and questioned what this means?

Most homes in Clifton were built between 1870 and 1942, and the craftsmen of this era included many character defining features and architectural details depending on the style of home built. Some of the home styles existing in the neighborhood are:

Victorian, Queen Anne, Italianate, American Foursquare, Craftsman, bungalows and shotguns. The goal of the Preservation District is to

retain and maintain these various building styles and architectural details while permitting homes to be renovated for today's modern living.

Clifton became a Preservation District in the fall of 2003. All buildings, structures and properties in the neighborhood are subject to the Clifton specific Design Guidelines. The guidelines can be found on-line on the Metro website at www.louisvilleky.gov/government/planning-design/Clifton-design-guidelines and on the Clifton website [www.cliftonlouky.org/preservation-district.html#/.](http://www.cliftonlouky.org/preservation-district.html#/)

The Clifton specific design guidelines are different from the other six Preservation Districts.

Approximately 70-75 applications are processed each year just for Clifton by Landmarks staff. Most applications are approved with recommended modifications or conditions to the submitted project. On average only around 12-15 of the 75 annually submitted applications require review by the Clifton Architectural Review Committee.

Application to Landmarks Commission

Property owners need to obtain approval from Metro Landmarks before starting construction or demolition or making any exterior modification to: doors, windows, siding, additions, porches, garages, sheds, fences, hand rails, roofs, solar panels, chimneys, retaining walls, shutters, sidewalks, driveways, decks, patios, tree removal, any demolition, or any other exterior change.

The Metro Landmarks staff are available to assist you and answer any questions you may have by calling **502-574-6230** or visiting their offices at 444 S. Fifth St. **This is a free service.** You may request a pre-application conference with staff to discuss your project. You can also submit your application for a Certificate of Appropriateness (COA) on-line at <https://louisvilleky.gov/government/planning-design/historic-preservation-urban-design>. Once your application is approved, you will be able to apply for a building permit, if applicable.

Application Process

Applications should be submitted by Friday to be assigned to a case manager on the next business day. Landmarks staff will determine whether the application is complete and will be reviewed at either staff level or committee level as defined in the Metro Landmarks ordinance. If it is a staff level review, there is a 2 week review period. The case manager will issue a COA with an approval or an approval with conditions. If the application needs to be reviewed by the Clifton Architectural Review Committee (ARC), the application will be placed on the next available ARC agenda for a public meeting. This could take up to 2 months as it requires a public notification process. Consistent communication with your case manager throughout the entire process is vital to the success of the application.

The Clifton Architectural Review Committee (ARC) has seven members. Four members are Clifton residents or business owners who volunteer to serve a three year term. The Clifton members shall be an architect, real estate professional, resident, and one owner of income producing property. The other three committee members are two Landmarks Commissioners and the Director of Codes and Regulations or his or her designee. The Clifton ARC normally meets at 4:30 pm or 5:30 pm in Room 101 at 444 S. Fifth St. on either the 2nd or 4th Wednesday of the month. Most ARC cases are approved with additional conditions recommended by staff to comply with the guidelines.



Annual Maintenance

Annual maintenance is encouraged to protect the exterior of your home, to prevent deterioration or water damage, to retain your home's condition, and to comply with Metro's Property Maintenance Code (Chapter 156).

Preservation vs Restoration/Rehabilitation

Preservation is for only the exterior of the building.

Restoration/rehabilitation is for both the exterior and interior of the structure.

Clifton Preservation District Boundaries

Clifton covers 423 acres from Brownsboro Road on the north, I-64 on the south, Ewing Avenue on the east, and Mellwood Avenue on the west. The 2003 Preservation District nomination reported 1124 buildings, 955 historically and architecturally contributing to the district and 169 non-contributing structures (typically built within the past 50 years).

Preservation District violations

Call Metro311 by simply dialing "311" or tweet @LouMetro311. Report the address and what you saw — and be sure to mention you live in the Clifton Preservation District. Also, mention you want the complaint delivered to the "Landmarks Commission." Some exterior modifications include: additions, doors, garages, porches, roofs, siding and trim, windows, fences, and retaining walls.

When Do You Need A Permit?

The property owner is responsible for obtaining a permit to construct, enlarge, remodel or change the occupancy of a building or erect, install, enlarge, alter, repair, remove, or convert a building. Fence, deck, porch, addition, secondary structures, garage, ramp, and retaining wall installation projects require a permit.

Permits are also needed for installing new electrical service or adding fixtures, such as ceiling fans, replacing water service, moving a sink or toilet, replacing a water heater or central air conditioner, widening a driveway and tearing down a residence or outbuilding. Before you widen, install, add or remove, check to see if you need a permit so the work you do meets code standards.

Metro Construction Review issues permits for all building construction, alterations or wrecking. Whenever plumbing, electrical, wiring, heating or structure of a building is going to be changed or a new structure built, the contractor or owner doing the work needs a permit. The completed project must be inspected to be sure it meets code guidelines. Call 574-3321, or on-line at:

<https://louisvilleky.gov/government/construction-review>

Solar Panels

The Louisville Metro [Office of Sustainability](https://louisvilleky.gov/government/construction-review/solar-panels) website pages will guide you through the solar panel installation process. <https://louisvilleky.gov/government/construction-review/solar-panels>

The Clifton Preservation District guidelines support solar panel installation locations where they are not seen from the street. The property owner or licensed contractor should apply for a Certificate of Appropriateness. Go online to <https://louisvilleky.gov/government/planning-design/historic-preservation-urban-design> to complete and submit your free application.

An electric permit and a building permit are also required for roof-mounted solar installations. Permits may be submitted online at <https://louisvilleky.gov/government/construction-review/solar-panels>. After the solar panels are installed, an inspection is required.

The Metro website also provides information about 'Choosing a Solar Installer', 'Connecting to the Grid', 'Solar Energy Financing Options' and 'Solar Rights'.

Clifton Preservation District Guidelines Summary

Landmarks staff are able to approve applications that meet the design guidelines and when the cost of the project is less than 25% of the PVA value.

Paint color is not restricted in Clifton.

Below are some of the frequently used Clifton specific design guidelines. To see all the guidelines go to: Metro website at www.louisvilleky.gov/government/planning-design/Clifton-design-guidelines or on the Clifton website [www.cliftonlouky.org/preservation-district.html#/.](http://www.cliftonlouky.org/preservation-district.html#/)

After you receive your approved Certificate of Appropriateness, you will be able apply for your building permit, when applicable.

Addition

- The design of the new addition should be subordinate to the original building. Rear and side additions should not exceed half of the original building's total floor area or building footprint.
- The new addition should be designed with the intent to maintain the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion. The size and placement of doors and windows should be proportional to the number, size and shape of the new wall elevation as compared to the mass and scale of the historic building.

Archaeology

- Archaeological discoveries such as artifacts, features, and other archaeological deposits should be reported to the Landmarks Commission. Examples include Native American spear points and tools, historic objects, historic trash pits/dumps, privies (outhouse pits), cisterns, wells, and foundations.
- Excavations or regrading within or adjacent to an historic building shall not be done which could cause damage or destroy significant archeological resources. Any archeological resources shall be reported to Landmarks staff.

Cultural Landscape

- A cultural landscape is a geographic area, including both cultural and natural resources therein associated with an historic event, activity, or person, or exhibiting other cultural or aesthetic values.
- Steep yards, slopes, and cliffs, both natural and human made, should be retained, protected, and preserved, including their shape, slope, elevation, aspect, and contour.
- Contributing human-made features, including, but not limited to, brick streets, alleys, sidewalks, limestone or granite curbs, iron fences, stone walls, horse watering trough, hitching post, and the "Chicken Steps," should be retained in place, protected, and preserved
- All mature trees, such as those on the campus of the Kentucky School for the Blind, other institutions, public areas and right-of-ways should be maintained, retained, protected, and preserved

Chimneys

- Masonry and terra cotta chimney caps proposed for reconstruction or replacement should be replaced only after approval is obtained with caps of similar material and design whenever possible. Otherwise, a metal cap historically appropriate to the roof's design and materials is acceptable.
- Chimneys are a character defining feature and should retained where seen from the street.

Decks

- Decks may be constructed on the rear or an inconspicuous side of the building. Do not construct a deck on the front façade. Decks should be of wood construction and be either painted or stained.
- The rear deck design should not extend beyond the side walls of the house and should not be visible from the front façade or street

Demolition

- 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.
- No structure should be demolished to make way for new or large-scale construction.

Door and Entrance

- Front-facing (i.e., street-address façade) doors proposed for replacement should be replaced with the same or in-kind materials. Repairing or restoring historic doors may produce historically compatible and durable results, and should be reviewed with Landmarks staff before replacing historic doors.
- Replacement doors should duplicate the design, proportion, and arrangement of paneling and glazing of the original door or period of architectural significance.
- Creating new entrances on street address facades should be avoided.
- Original entrance or door openings should not be altered to accommodate stock doors. The historic entrance including the door, transom or fanlight, sidelights, pilasters and entablature should be retained and repaired.
- Screen doors, storm doors and security doors should be simple with a narrow-frame design that enables the inner door to be seen and does not obscure the architectural character of original doors or damage historic fabric.

Fence

- Rear yard or side yard privacy fencing should be installed with the finished side out and a side wall setback from the front of the house of at least two feet. Privacy fencing should be less than seven feet in height.
- Front yard fencing should not be installed where there is no historic precedent.

Garage

- New garages or other secondary structures should be designed so they complement the scale, mass, roof form, setback, and materials of adjacent secondary structures. They should also be subordinate to the primary structure.
- New garages should be sited adjacent to an alley. When no alley exists, garages should be sited at the rear of the property behind the main house.
- Single garage doors should be used rather than expansive double or triple doors. Double or triple-wide doors which convey the appearance of 2 or 3 single doors may be approved.

Gutters

- When replacing gutters, use half-round replacement gutters or ogee profile gutters that have a simple design and do not alter the character of the trim.
- When it is not possible to repair or replace the original box gutters, the box gutters should be roofed over and the replacement gutters attached.

Masonry

- The historic concrete mixture is high lime and low Portland cement content mortar mix (1 part cement, 1 part lime, 6 parts sand)
- Sandblasting or high-pressure water treatments should not be used to clean historic masonry.

Paint and Coatings

- Do not paint masonry, stucco, limestone walls, and masonry retaining walls that have never been painted.
- Do not apply paint or similar coatings to metals like copper, bronze, or stainless steel that are historically meant to be exposed. Do apply paint or other coatings to other metals that will corrode without protection from the elements, such as wrought iron and cast iron.
- Paints and coatings manufactured before 1978 contained lead. Historic structures often contain hazardous substances, such as lead paint and asbestos. Since June 2010, the EPA regulations require contractors to be certified and follow specific work practices to prevent lead contamination.

Porch

- A porch may be added to a structure's primary façade only if the porch design is appropriate to the style of the house.
- Front porches can be enclosed with screen panels (not glass panels) provided the construction is reversible and no alterations are made to the original façade.
- Replacement porch flooring should be installed that closely matches the original tongue-and groove flooring dimensions. Over-sized boards (2" thick) should not be used for porch floors. 3/4" to 1" tongue-and-groove boards are generally appropriate. Deck boards are not appropriate for street façade porch floors
- When installing a new code-required handrail or railing to porch steps or from the street where not originally installed, select a design that is simple and stylistically appropriate or artistic.
- Deteriorated porch steps should be replaced with in-kind materials. Replacement steps should be of the same scale and dimensions as the original. 5/4" deck boards should not be used for stair treads

Ramps

- ADA-accessibility ramps should be located on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.

Retaining walls

- Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present.
- Do not re-contour front yard berms into stepped terraces.
- Masonry walls in street-visible locations should not be installed unless they are used to retain earth at changes in grade, screen service areas, or unless an historic precedent exists.

Roofing

- Replacement roofing materials should closely match the original roofing material in texture and profile. Contact the Landmarks staff for any new emerging roof technologies.
- When replacing metal roofing on residential roofs, the proportion and spacing of the seams and trim should match the original. Commercial-grade architectural metal roofing systems should not be used on residential architecture because the scale is inappropriate.

Siding and Trim

- Vinyl siding or fiber cement board matching the original existing exposure may be approved by staff on side and rear elevations.
- Preserving the original wood siding and trim with paint is encouraged on the street-address façade.
- With ARC approval, fiber cement board, vinyl siding or similar materials that match the profile and dimensions of the original wood siding may be installed on street address façades. Most historic buildings were constructed with a smooth-faced, narrow profile siding (3" or 4" reveal).
- The installation of any type of siding should not obscure or damage historic ornamental details such as fish-scale shingles, moldings, window casings, sills, hoods, brackets, and corner boards.
- Historic fabric, trim, or corner boards should project slightly beyond the vinyl siding.
- Do not wrap windows and trim with metal.

Solar panels and other roof top installations

- Solar panels, antennae, satellite dishes, skylights, vents, rooftop mechanical units, decks, or terraces, should not be installed where they can be seen from a building's street address facade or primary elevation. Skylights should be flush (not the "bubble" type) with curbs painted to match the color of the roof material.

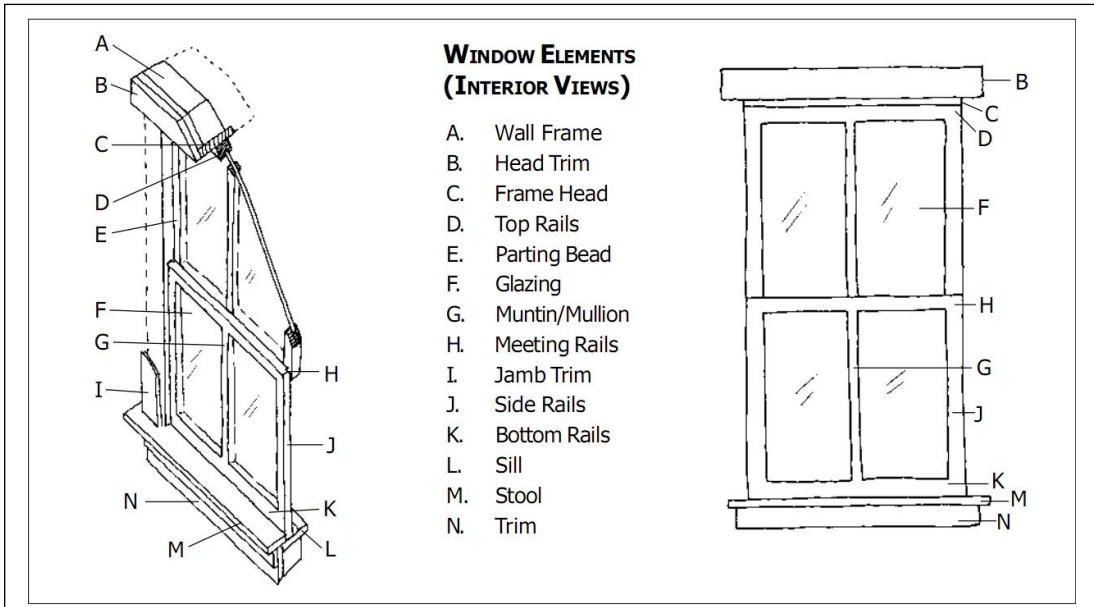
Trees

- Removal of trees in the front yard or within or immediately adjacent to a public right-of-way or within public open spaces require approval by Landmarks staff unless directed by the city arborist for emergency or public safety concerns.

Windows

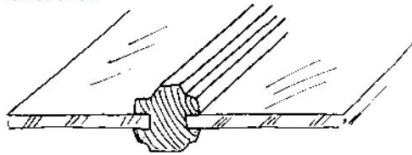
- Original historic windows on street-address façades and street-facing façades shall not be replaced with new windows unless the Clifton ARC determines that the condition of existing windows, safety or energy efficiency considerations, or other relevant factors support window replacement.
- Replacement windows on side and rear elevations that match the original historic window openings, configuration, dimensions, profile and retain decorative features may be approved by Landmarks staff.
- New windows shall convey the same visual appearance as the historic windows including the same sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and other decorative features.
- Replacement windows shall operate in the same way as the original windows - double-hung windows are replaced with double hung, and casement windows are replaced with casements.
- Replacement windows must fit historic window openings. Original openings should never be blocked-in to accommodate stock-sized windows.
- Replacement windows with muntins shall have the muntins permanently applied or may incorporate internal dividers between the glass panes.
- The number, size, location, or shape of original windows shall not be altered on street-address façades or street-facing façades by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.
- The front face of historic window trim shall not be covered with metal or siding material. Siding should butt up to the side of historic window trim.

To see all the guidelines go to: Metro website at www.louisvilleky.gov/government/planning-design/Clifton-design-guidelines or on the Clifton website [www.cliftonlouky.org/preservation-district.html#/.](http://www.cliftonlouky.org/preservation-district.html#/) The Metro Landmarks staff are available to assist you and answer any questions you may have by calling **502-574-6230**.

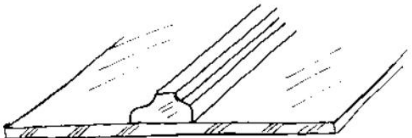


MUNTINS GIVE DEFINITION

True muntins hold individual panes of glass and help define a window's character. False muntins are applied over a large sheet of glass and are imitative, not functional.

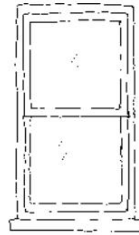


True muntins provide depth, profile, and relief.



False muntins are flat and featureless unless attached to the outside.

WINDOW TYPES



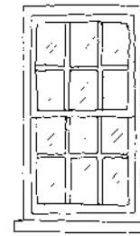
One Over One



Two Over Two



Three Over One



Six Over Six



Casement Window

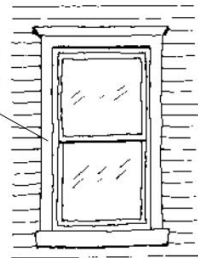


Decorative Window

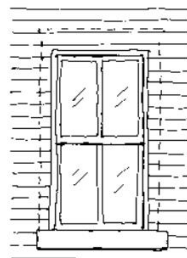
Windows are often described by the number of panes of glass they possess.

TRIM HELPS WINDOWS STAKE THEIR CLAIM

At Least 4" Width

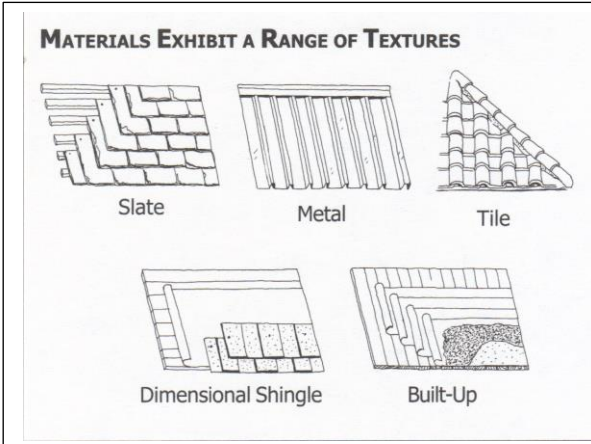
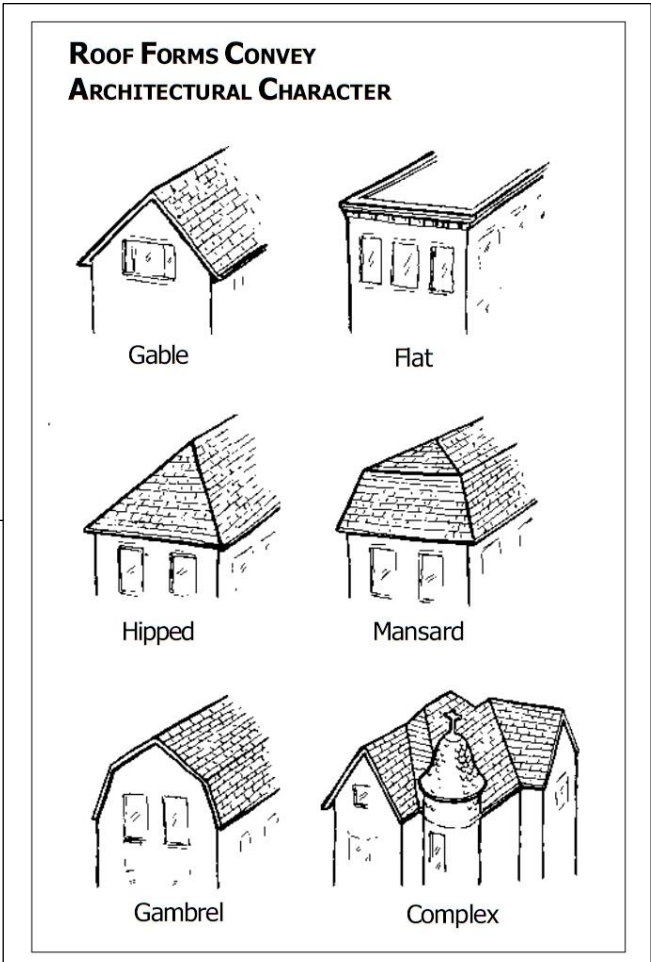
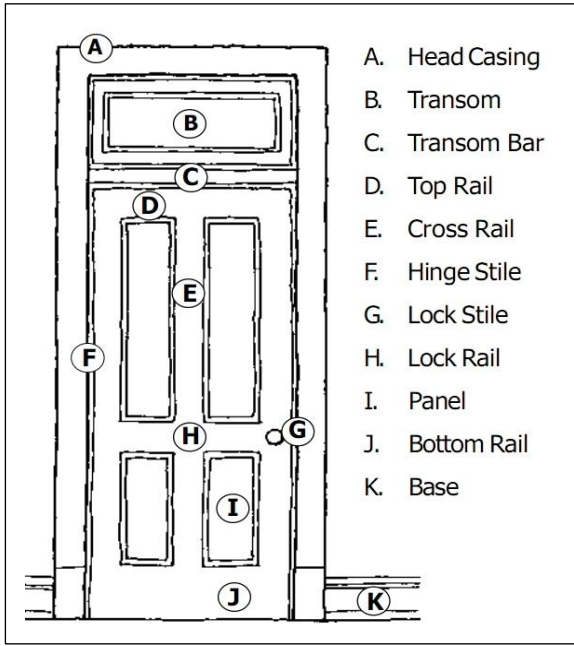
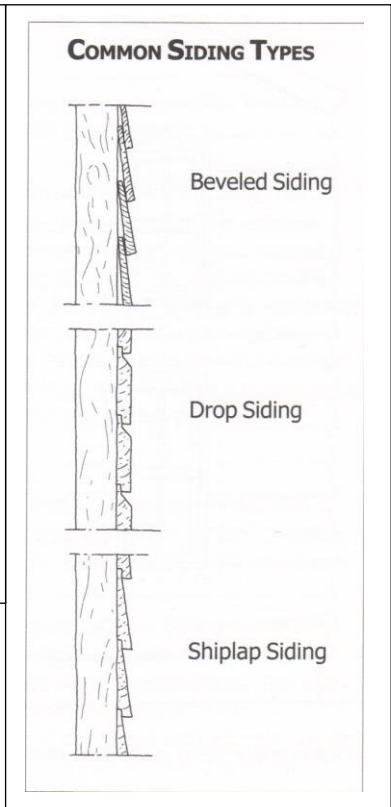
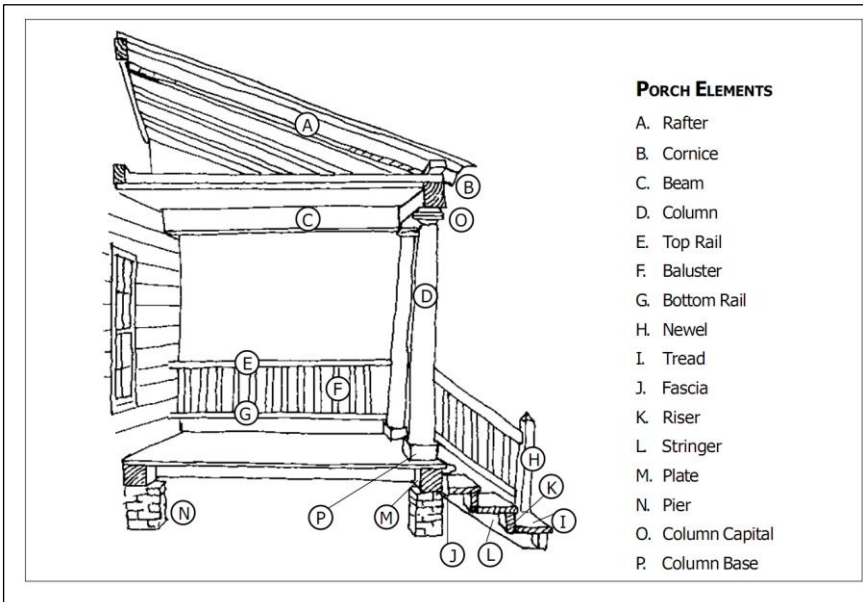


With Historic Trim

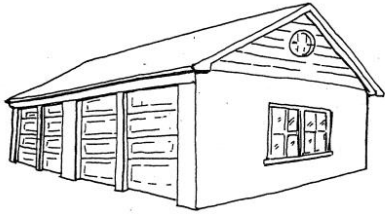


Historic Trim Removed

Have you ever seen a window that seems too small for the wall? One reason could be that it lacks sufficient trim. Trim helps visually affix a window within the facade, so that it stands out from the wall plane rather than receding into it.



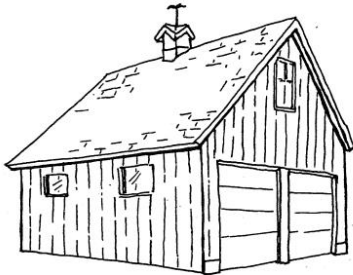
**Garage Prototypes—Some Old and Some New
A Range of Designs Using Various Combinations of Appropriate Forms and Materials**



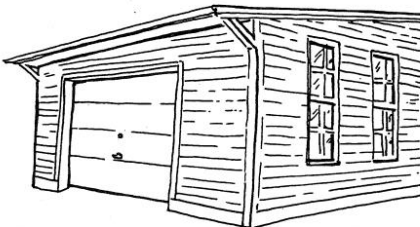
1. Stucco, with gable roof



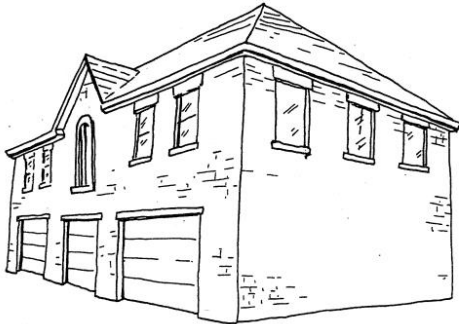
2. Cast stone, with hipped roof



3. Board and batten, with steep gable roof



4. Clapboard, with shed roof



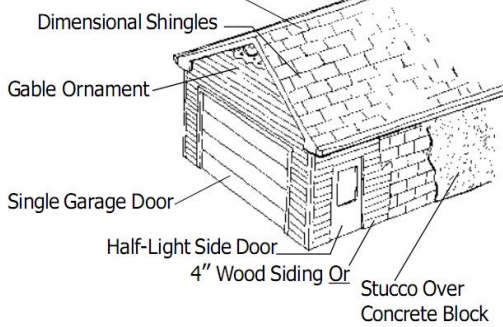
5. Brick, with complex roof



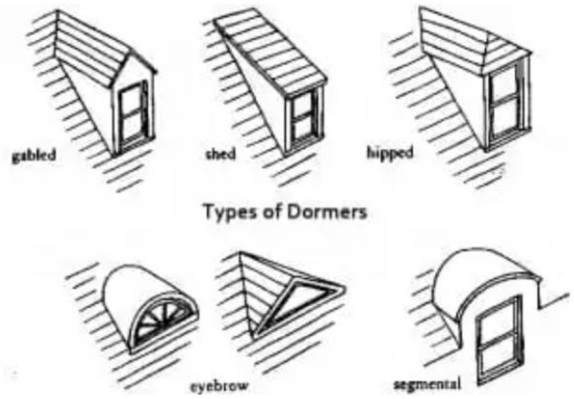
6. Brick, with front gable roof

A GARAGE PROTOTYPE

Moderately-Pitched Roof (6:12 or Higher)



Alleys are important character-defining features for several preservation districts. Selecting appropriate design features can transform an undistinguished, utilitarian garage into a structure that truly complements the craftsmanship of the main building.



Top Myths and Mistakes

<https://louisvilleky.gov/government/planning-design/historic-preservation-urban-design>

The following list describes some of the most common myths about local historic preservation districts and mistakes made by property owners. We encourage property owners to contact the Landmarks Commission staff before starting any exterior work other than ordinary repairs to determine whether design review is required. Avoid the pitfalls of non-compliance and help preserve the unique historic character of our City's neighborhoods!

1. Myth: Landmarks Commission Design Review Guidelines only apply to the front of the house.

This is one of the most common misconceptions. Any alteration that modifies or adds to the outside of an existing structure, and any new construction or demolition on the property, must be reviewed and approved by the Landmarks Commission. Design review guidelines apply to the front, back, and sides of structures. Site changes, like tree removal, fencing, and parking areas, may require review as well.

2. Mistake: Replacing exterior doors with new historically incompatible doors.

The most common example of this mistake is the installation of 6-panel doors in Victorian or Craftsman style houses. The 6-panel door is a Colonial Revival style door, which is not compatible with these other styles. Other common door mistakes are the "moon door" (a panel door with arched window at the top), or a contemporary interpretation of a traditional door (large oval highly decorative glass) that is out of character with the house. In general, retaining and repairing historic doors should always be preferred over replacement where possible.

3. Mistake: Using vinyl replacement windows on the front facade.

Solid vinyl replacement windows are not permitted on street-visible facades. These facades generally have the most character-defining features including the windows. If existing windows cannot be repaired, they should be replaced with wood (or wood windows with vinyl or aluminum cladding) that match the existing configuration and operation of the original windows. Other historic materials, such as steel, are reviewed on a case by case basis. Replacement windows should fill the original window openings (e.g., do not put a 30"-wide window in a 36"-wide brick opening).

4. Myth: Roof replacements do not need Landmarks approval.

Roof replacement projects do need to be reviewed and approved unless the roofing exactly matches the previous roof. The color of the shingles should be reviewed in particular: darker grays, slate colors, and warm grays are recommended. White, tan, and black shingles should be avoided. Retaining and repairing slate, tile, and sheet metal roofs and ornamentation is encouraged.

5. Myth: Rear wood decks are not regulated by Landmarks.

Landmarks design review guidelines cover rear deck construction, including the appropriate design of the wood railings (if any), and require that wood decks be opaque stained or painted. These guidelines also apply to exterior stairs and fire escapes.

6. Mistake: Painting brick that has not already been painted.

Painting original brick, stone, or stucco that has not already been painted is not permitted by the guidelines. In the past, brick was painted to cover dirt before modern cleaning techniques were developed. Painting unpainted brick covers existing problems and automatically creates more maintenance down the road. Consult with Landmarks staff when planning to repaint masonry that has already been painted.

7. Mistake: Wrapping cornices and woodwork with vinyl or aluminum and installing vinyl siding on wood frame structures.

Vinyl and aluminum are relatively modern construction products that generally work well when used in new construction that is designed to use these products. Wrapping original wood elements on historic buildings such as horizontal siding, eaves, porches, cornices, fascia, window or door trim, etc with vinyl or aluminum products can be problematic in several ways. First, such "wrapping" visually obscures the architectural detail of historic buildings. In addition to obscuring detail, wrapping can cover any existing maintenance problems- often the reason for the wrapping in the first place- and allow the deterioration to continue out of sight and unabated. Finally, historic wood detail elements and siding was constructed to "breathe" through natural ventilation detailing and to adjust to the natural heating and cooling cycles of the seasons. Just as the introduction of modern interior heating and cooling equipment affects the thermal and moisture dynamics of historic construction, so does "wrapping" historic wood siding and detailing with vinyl and aluminum products. These "wrap" products are designed primarily to shed

moisture and prevent its entry into a structure. Conversely they are effective at keeping moisture and vapors within a structure. The retention of moisture and vapor can quickly and significantly deteriorate a historic wood structure. "Wrap" systems that are billed as "breathable" depend heavily on specific detailing, proper installation, and regular maintenance for long term effectiveness. When considering this type of work, contact Landmarks staff early in the process to evaluate the structure and its issues, and the possible effects and proper use of new materials.

8. Myth: Assuming what works for your neighbor's house will work for yours.

It is best to consult with the Landmarks Commission staff before assuming that the work your neighbors just completed on their 1930's bungalow would be perfect for your Queen Anne style Victorian house as well. Preservation districts often have more than one architectural style represented. Additionally, various alterations may have occurred over the years usually prior to district designation- that may affect the historic integrity of a structure. Thus, alterations and additions to houses need to be evaluated for compatibility on an individual basis.

9. Mistake: Using modern mortar mixes for tuckpointing historic buildings.

Modern mortar mixes have a high Portland cement content which produces a harder, less porous joint. The harder mortar can crack the softer bricks and lead to moisture problems by trapping moisture inside the wall. Historic mortar is seldom white or cold gray in color like modern concrete. Tinting the new mortar to match the old is important to avoid a piecemeal, patchy appearance.

10. Myth: New construction must be of a traditional design- contemporary design is discouraged.

New construction is not unusual in the districts, be it a new garage or a new home. A basic premise in historic preservation is that each structure or work is be historically "true", or representative of the time in which it was constructed. Conversely, a false historic approach or replication is discouraged. For existing structures this means that new modifications or additions should "respect" or respond to the style and scale of the existing structure in a generally subordinate fashion to avoid visually overpowering the original structure. For new construction, particularly principle structures, the design may be quite contemporary. Contemporary designs are reviewed for their visual relationships to existing, surrounding structures and the district as a whole. Compatibility of size, scale, and massing are paramount and the new work should physically work well within its surroundings. Each situation is unique and is carefully considered. Secondary structures, such as garages, should be visually and physically subordinate to the main structure. This often means simpler design and use of materials as well as shorter height compared to the principle structure. Many neighborhoods have distinct patterns for garages and secondary structures, such as location and height. New garages should also respect these patterns.

11. Myth: Approval for demolition of minor or deteriorated structures or structures is easy to obtain.

The prime Demolition guideline is that "Unless the City of Metro Louisville has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark." Due to its permanent and irreversible nature, demolition of any structure in a preservation district has an extremely high standard of review. Demolition is also considered on a district level- the demolition of a structure action and any subsequent new work impacts the integrity of the entire district. Structural deterioration alone is NOT a decisive factor in considering the appropriateness of a demolition request. The property owner bears the responsibility for maintenance and upkeep of a structure and allowing a structure to deteriorate is considered "demolition by neglect". Such neglect, and restoration costs incurred to remediate such neglect, is not considered in evaluating a demolition request. Another concept considered in demolition applications is "Economic Hardship", the hardship for a property owner that may result as a decision of the Commission. For a fuller discussion of Economic Hardship and Demolition, please refer to the "Economic Hardship Exemption" Guidelines.

12. Myth: The Landmarks Commission is a grassroots group of neighborhood or preservation activists. Its actions are not official or required to be observed.

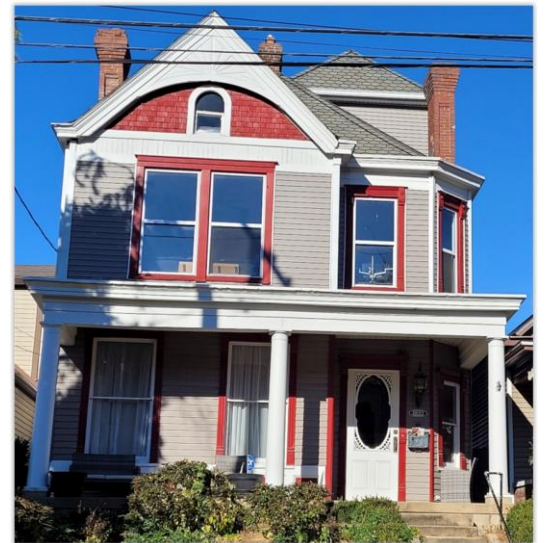
The Historic Landmarks and Preservation Districts Commission is an official body of Louisville Metro Government and it is established by Ordinance 32.250 of the Louisville Metro Code of Ordinances. Commissioners are appointed by the Mayor subject to the approval of Metro Council. The Ordinance further describes the qualifications of the Commissioners, their terms of service, and more importantly the multiple directives of the Commission. The Ordinance also describes the design review processes, appeals process, and other aspects of the Commission. As an Ordinance of Louisville Metro Government adherence is required and violations of any provision of this Ordinance are subject to civil penalties described in paragraph 32.262, Penalty.

Neighborhood Architectural Styles

Source: 1982-83 Clifton Historic District National Register Nomination
1982 Kentucky Historic Resources Inventory Form

Defining features of a Victorian house

- Steep, gabled roofs. Complex roof lines
- Round angles
- Towers, turrets and dormers
- Bay windows, sash windows, Eyebrow windows
- Stained glass
- Decorative woodwork. Ornate gable trim
- Arches and decorative panels
- Two to three stories
- Barge boards, Distinctive decorative wooden panels on the gable ends (triangular end section of a pitched roof)
- Decorative roof line, slate roof, finials
- Wide wrap-around porches
- Decorative railings and turned posts



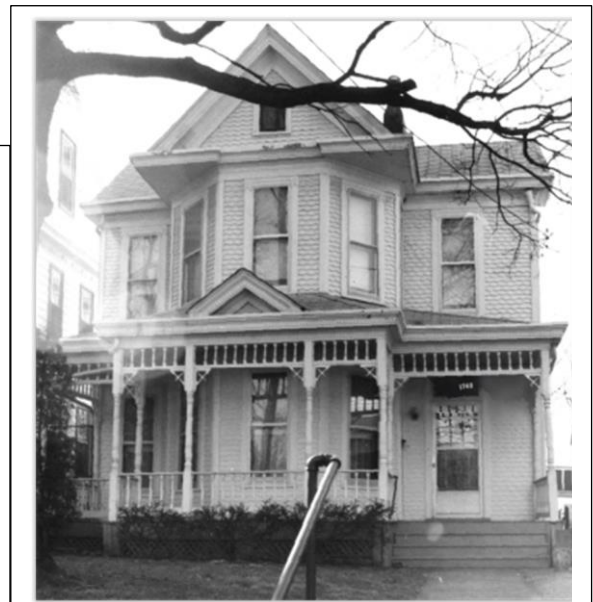
126 Pope St.

Defining features of a Queen Anne house

- Steep roof with cross gables or large dormers
- Asymmetrical front façade
- Expansive porch with decorative wood trim
- Round or polygonal front corner tower with a conical roof
- Wide wrap-around porches
- Large windows
- Intricate details and trim. Gingerbread



M. A. Allgeier, 1828-1830 Frankfort Ave, 1982
c 1892, Queen Anne, Eastlake



M. A. Allgeier, 1748 Frankfort Ave, 1982
c 1900, Queen Anne, Eastlake

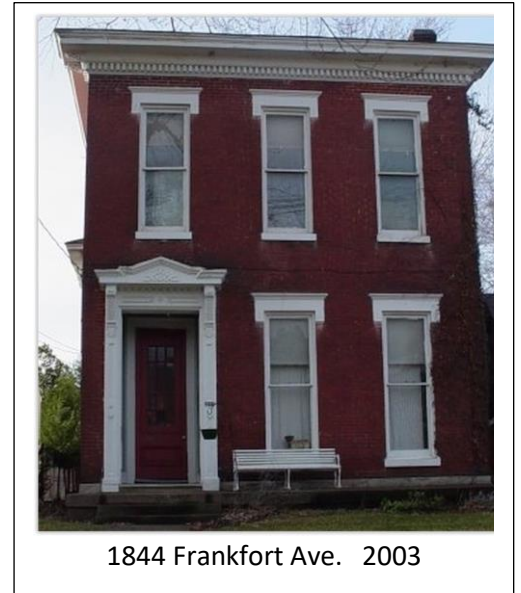
Neighborhood Architectural Styles

Defining features of an Italianate house

- Sloping hipped roofs
- Deep overhanging eaves with decorative brackets, cornices or corbels
- Wood clapboard or brick exterior
- Tall narrow rectangular, rounded or arched windows
- Decorative wood trim, pediments
- Porches with decorative woodwork.
- Entrances with decorative details such as columns and brackets



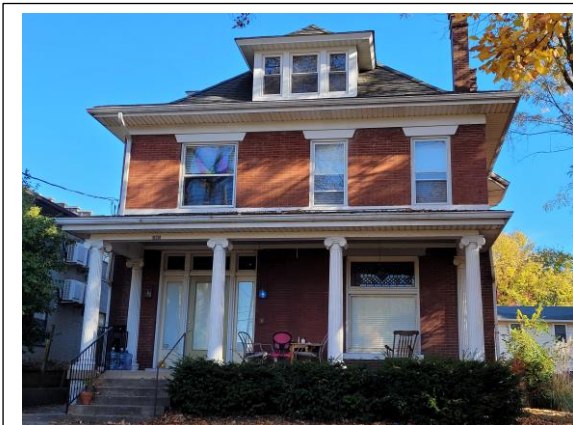
2132 Sycamore Ave. 2003



1844 Frankfort Ave. 2003

Defining features of a Classic Revival house

- Formal symmetrical design, usually with center door
- Front facade columned porch
- Full height porch with classical columns
- Front facing gable on porch or main roof
- Broken pediment over entry door
- Decorative door surrounds, columns, or sidelights
- Side or front portico or entry porch
- Dentiled cornice
- Rectangular double hung windows
- Roof line balustrade



1921 Frankfort Ave.



149 Vernon Ave. Poschinger house

Neighborhood Architectural Styles

Defining features of an American Foursquare house

- symmetrical design
- two and a half stories
- square, boxy design
- low-pitched hipped roof
- centralized dormer
- large front porch with wide stairs
- 4 ground floor rooms, stair-hall and living room in the front, and dining room and kitchen in the back



130 Waverly Ct.



117 Coral Ave.

Defining features of a Craftsman house

- low-pitched gable (triangular) roofs
- overhanging eaves with exposed rafters and beams
- heavy, tapered columns
- patterned window panes
- covered front porch
- single, protruding dormers



M. A. Allgeier, 141 Vernon Ave, 1982
c 1912, Craftsman

Neighborhood Architectural Styles

Defining features of a Bungalow house

- one and a half stories
- rectangular design
- sloped roofs
- front dormers
- large front windows
- large covered front porches
- square, tapered columns



2124 Sycamore Ave.



2319 Sycamore Ave.

Defining features of a Camelback Shotgun house

A Camelback house is a variation of the shotgun that includes a partial second floor over the rear of the home. The floor plan and construction is very similar to the traditional shotgun house, with the exception of stairs in the back room leading up to the second floor. The second floor contains one to four rooms.



1717 Payne St.



M. A. Allgeier, 102 Waverly Ct, 1982
1906, Camelback Shotgun

Neighborhood Architectural Styles

Defining features of a Shotgun house

- Single story with gabled roof
- One room (or 12 feet) wide
- Three to four rooms deep
- No hallways
- No side windows
- One or two bedrooms
- Front living room
- Rear kitchen
- Bathroom addition in the house's rear
- Rooms are laid out in a straight line
- Sometimes decorated with gingerbread trim
- Chimneys tended to be built in the interior, allowing the front and middle rooms to share a chimney with a fireplace opening in each room. The kitchen usually has its own chimney

Shotgun houses may have derived their name from the room format, as it was sometimes said that a bullet shot from the front door would pass through the house without hitting anything and exit through the back door.



M. A. Allgeier, 2042-40-38 Frankfort, 1982



Frankfort Avenue and Jane, January 3, 1921
*University of Louisville Photographic Archives,
Caufield & Shook Collection*

HISTORIC BUILDING MAINTENANCE & REHABILITATION SOURCES

<https://louisvilleky.gov/planning-design/document/historicbuildingmaintenanceandrehabsourcespdf>

TECHNICAL PRESERVATION SERVICES

Technical Preservation Services (TPS), a branch of the National Park Service, is the nation's leading provider of information and guidance on the care of historic buildings. TPS offers free publications, ranging from technical assistance with window repairs and historic masonry to help with historic tax credits for rehabilitation projects. TPS Website: www.nps.gov/tps

Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties

www.nps.gov/tps/standards.htm

The Standards are a series of concepts about maintaining, repairing, and replacing historic building materials, as well as designing new additions or making alterations to historic buildings.

NEW! Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings

www.nps.gov/tps/sustainability.htm

First set of official NPS guidelines on how to make changes to improve energy efficiency of buildings.

PRESERVATION TECH NOTES

Preservation Tech Notes provide innovative solutions to specific preservation problems.

<http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>

TAX INCENTIVES

The Federal Historic Preservation Tax Credit Program encourages private sector investment in the rehabilitation and reuse of historic buildings. NPS and the Internal Revenue Service administer this program in partnership with the State Historic Preservation Offices.

<https://www.nps.gov/subjects/taxincentives/index.htm>

Kentucky State Historic Tax Credit Program. Information about this state program, administered by the Kentucky Heritage Council, can be found on the KHC website at: <http://heritage.ky.gov/incentives/>