

City of Bellevue
Historic Preservation Commission
616 Poplar Street
Bellevue, KY 41073

The Campbell County staff respectfully submits this report for review and consideration related to the following requests:

APPLICATION NUMBER: COA 26-022
APPLICANT: Jerry Lancaster
PROPERTY: 242 O'Fallon
REQUEST: Rear addition, partial front porch enclosure

APPLICATION NUMBER: COA 26-042
APPLICANT: Donnie Combs
PROPERTY: 148 Division Street
REQUEST: Demolition

APPLICATION NUMBER: COA 26-043
APPLICANT: Matt Spence C/O Spence Company
PROPERTY: 217 Washington
REQUEST: Roof replacement

HPC Policy on Contributing and Non-Contributing Properties:

Properties not present during an historic district's period of significance, or those that have been greatly altered or disturbed so that they no longer possess historic integrity are considered noncontributing properties. These properties still possess characteristics that make them important to the overall historic character of the district, such as scale, massing, setbacks, and materials. And as such, changes to them will be reviewed.

From the Historic Preservation Ordinance 87-12-1:

In making a decision on an application, the Commission shall use its guidelines. The Commission shall consider:

1. The effect of the proposed work on the landmark, the landmark site, or the property in the historic district upon which such work is to be done; and
2. The relationship between such work and other buildings and structures on the landmark site or other property in the historic district. In evaluating the effect and the relationship, the Commission shall consider historical and architectural significance, architectural style, design, texture, materials and color. The Certificate from the Commission shall not relieve the property owner from comply with the requirements of other State and local laws and regulations.

From the City of Bellevue Historic Preservation Guidelines for the Bellevue Taylor's Daughters and Fairfield Avenue Historic Districts:

- Shall = This action is required
- Should = This action is recommended
- May = This action is permissible but not necessarily recommended

APPLICATION NUMBER: COA 26-022
APPLICANT: Jerry Lancaster
PROPERTY: 242 O'Fallon
REQUEST: Rear addition, partial front porch enclosure



PART 1 – CONTRIBUTING OR NOT CONTRIBUTING

FINDINGS OF FACT:

The building does appear on the 1894 and 1910 Sanborn Map indicating its construction within the *Period of Significance*. The building does hold significant character consistent with a late nineteenth century residential building. There have not been many changes to the house and the scale, massing, setbacks are intact.

Staff recommends approval as contributing.

POTENTIAL MOTIONS:

CONTRIBUTING:

I make the motion to consider the property at 242 O'Fallon as contributing based on the staff report making it consistent with a contributing structure due to the property still possesses characteristics that makes it important to the overall historic character of the

district, such as scale, massing, setbacks, and materials in the Taylors Daughters Historic District according to the *City of Bellevue Historic Preservation Design Guidelines for the Taylor's Daughter's and Fairfield Avenue Historic Districts*.

PART 2 – COA Request – COA-26-022

TYPE OF REQUEST(S):

The applicant proposes building an addition to the rear of the house and partially enclosing the front porch. The proposed addition will not be visible from the street.



From the guidelines:

- 12.1 Additions **shall be** appended to a historic building in a sensitive manner that preserves

both the character of the building and of the district streetscape

- a. Additions **should be** located on rear facades
 - b. Additions **shall not** be appended to primary facades
 - c. Addition **should not** be appended to a secondary façade. Secondary facades that are not street-visible **may be** considered on a case-by-case basis
 - d. An addition **shall not** cause physical damage or obscure character-defining features to the façade on which it is located
 - e. Removal of a contemporary addition **should** find the historic façade intact and in need of minor rehabilitation to bring it back into service
 - f. Additions **shall be** designed to be subordinate to the historic building
 - g. Location of an addition **should not** impact historic landscape features, such as mature trees and historic landscaping
- 12.2 Additions **shall be** contemporary in design and distinguished from the historic building
- a. Historic reproductions, i.e. designs that mimic historic styles, **shall not** be constructed
 - b. Additions **shall be** constructed to reflect the time in which they were built
 - c. Additions **should** blend with the general scale, massing, materials, fenestration patterns, and color schemes of the historic building, but be clearly different
 - d. Additions **should** have different siding or wall materials, window, and door arrangements, roof form, and pitch, and massing to distinguish it from the historic buildings
 - e. Rear additions **shall not** be designed to be the primary entrance to the building
 - f. Additions **may be** constructed of frame, brick, concrete, and/or a combination of metal and glass

8.1 Preserving and Maintaining Historic Porches and Door Stoops

- 8.1.1 Historic front and rear porches **shall be** preserved and maintained
- a. Porches **should be** inspected at least once a year for signs of deterioration
 - b. Regular routine maintenance **should** include removing any trees or shrubs that threaten the porches structural system; spot painting and resealing open joints exposed to weather; inspecting the porch deck to be sure the foundation or piers are in good condition; inspecting and repairing any damage to the porch roof; and inspecting and repairing any decorative elements
 - c. More significant repairs **should be** undertaken by a preservation professional and could include Dutchman repairs and epoxy patches on railing and balustrades, balusters, column plinths and bases, floorboards and ceiling boards, porch roofing and gutter repairs, and the porch apron
 - d. Repair or replacement of missing or severely deteriorated elements **shall be** done with matching materials, textures, colors, and design features
 - e. Historic porches and historic porch features **shall not** be enclosed or otherwise obscured
- 8.1.2 Historic porch floors and ceilings **shall be** replaced in-kind
- a. Concrete or brick **shall not** be used as a substitute material for wooden porch floors
 - b. Wooden porch floors and ceilings **should be** replaced with a compatible wood, but **may** also be replaced with a composite material
 - c. Replacement of an entire floor **shall** use the same method of construction. That is, if the

floor was a tongue and groove wood floor, it shall be replaced as a tongue and groove floor

- d. Historic porch ceilings **shall be** replaced with matching materials and designs
- e. Historic porch ceilings **should be** painted or stained to match the historic conditions, if known

8.1.3 Historic columns and piers **shall be** replaced in-kind

- a. Historic wood columns **shall be** replaced by wood or a compatible substitute material
- b. Historic concrete or brick columns **shall be** replaced by concrete or brick respectively
- c. Historic column shapes, dimensions, and forms **shall be** preserved
- d. Wood, brick, or concrete columns **should be** used on rear or non-street visible facades
- e. Aluminum or metal columns **may be** used as replacement columns on rear and non-street visible façades, as long as the column(s) being replaced is not historic
- f. Aluminum, metal, or decorative wrought iron columns **shall not** be used on a primary façade
- g. Historic porch columns **shall** only be removed for temporary repairs. Porch columns provide structural support for the porch roof

8.1.4 Historic porch railings **shall be** preserved and replaced in-kind

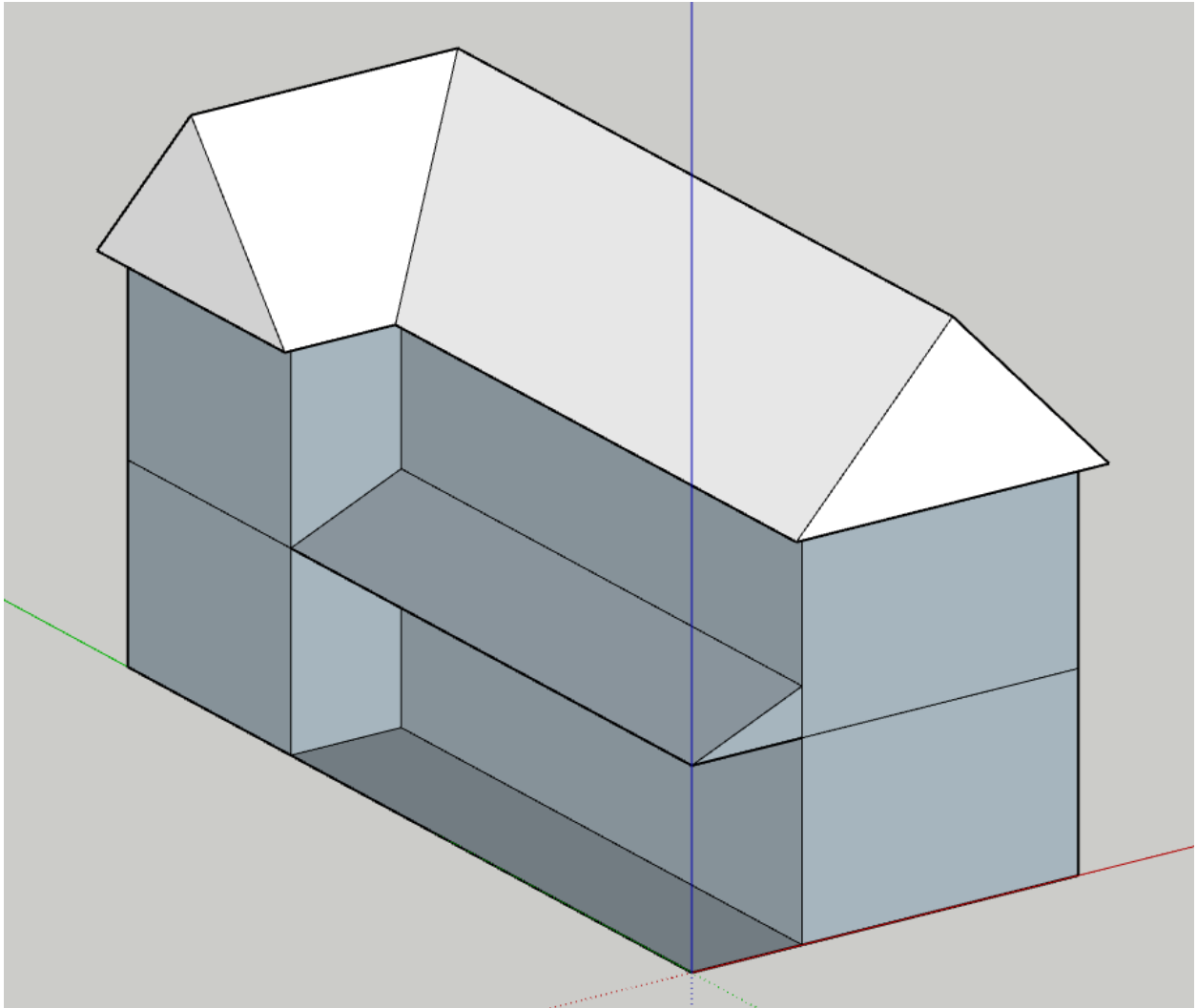
- a. Replacement materials **shall** match the historic materials and be of the same style and design
- b. Porch railings **should not** be placed on a porch where one has not previously existed. Safety considerations sometimes require the addition of a porch rail. If so, the design **should be** simple unadorned balusters, following local building code

8.1.5 Historic door stoops **shall be** preserved and maintained

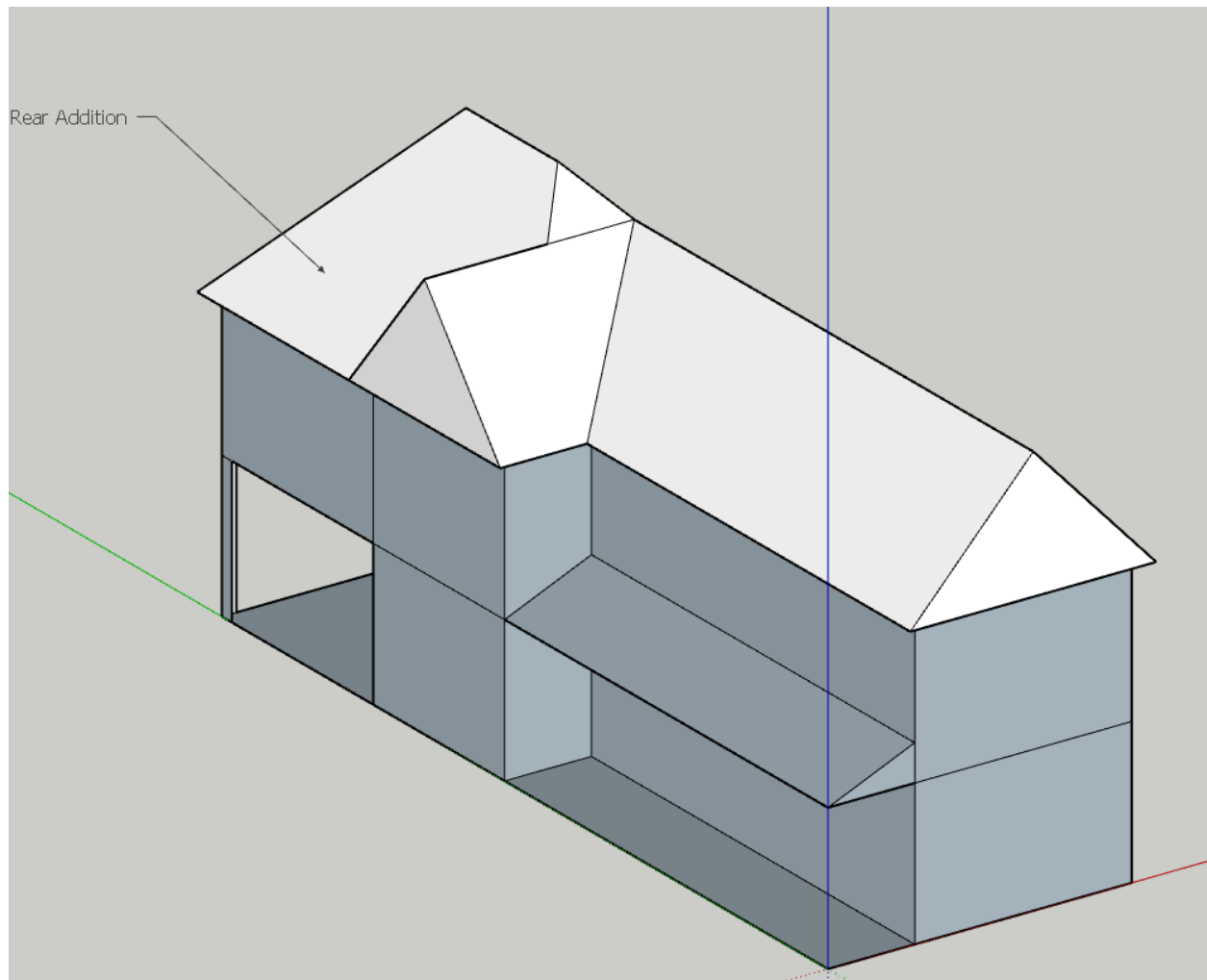
- a. Historic door stoops and steps **should be** inspected annually and any needed repairs made
- b. Replacement of historic door stoops and steps **shall be** done with in-kind materials and design
- c. Historic door stoops **shall not** be replaced by porches

Staff Sketches to visualize project

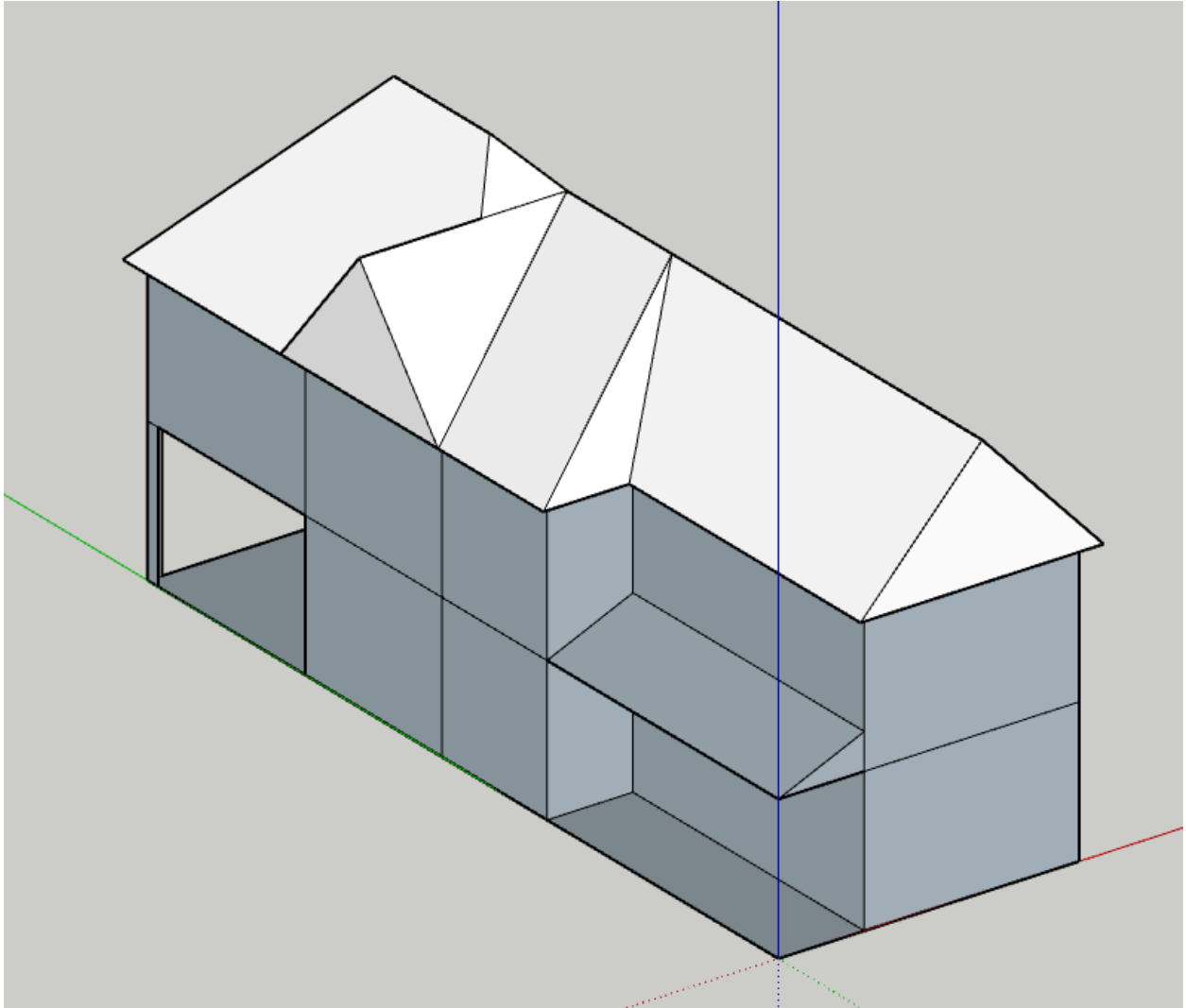
Existing building envelope:



Proposed rear addition



Side Addition/Partial Porch Enclosure



Staff Comment (Rear Addition):

- Addition is located on the rear façade.
- The addition shall not cause physical damage or obscure character-defining features to the façade on which it is located;
- Addition is designed to be subordinate to the historic building;
- Location of the addition does not impact historic landscape features, such as mature trees and historic landscaping;
- Addition is contemporary in design and distinguished from the historic building.

Staff Comment (Side Addition/Partial Porch Enclosure):

- The guidelines state that historic porches and historic porch features shall not be enclosed or otherwise obscured. In this case, the front half of the historic porch will remain open.

- The Guidelines also state that additions should not be appended to a secondary façade. Secondary facades that are not street-visible may be considered on a case-by-case basis. Because the addition rises vertically at the rear of the porch, and a new roof section is included, staff feels that the addition would be street visible.
- The proposed addition does not appear to cause physical damage or obscure character-defining features to the façade on which it is located
- Removal of a contemporary addition should find the historic façade intact and in need of minor rehabilitation to bring it back into service. The addition is reversible.
- The addition is subordinate to the historic building
- The proposed addition does not impact historic landscape features, such as mature trees and historic landscaping
- The addition is contemporary in design and distinguished from the historic building, however the roofing pattern differs from similar historic houses in the area.
- The addition does blend with the general scale, massing, materials, fenestration patterns, and color schemes of the historic building, but isn't clearly different.
- The guidelines specify that additions should have different siding or wall materials, window, and door arrangements, roof form, and pitch, and massing to distinguish it from the historic buildings. The proposed addition appears to blend in with the historic features of the house.



POTENTIAL MOTIONS FOR FINDINGS OF FACT – COA Application: COA 26-022

APPROVAL:

I move that, based on the findings of fact presented in the application for 242 O'Fallon staff report, and in the public hearing, the proposed building addition is consistent with the Guidelines.

APPROVAL WITH CONDITIONS:

I move that, based on the findings of fact presented in the application for 242 O'Fallon staff report, and in the public hearing, the proposed building addition consistent with the Guidelines with the following conditions:

- _____
- _____

DISAPPROVAL:

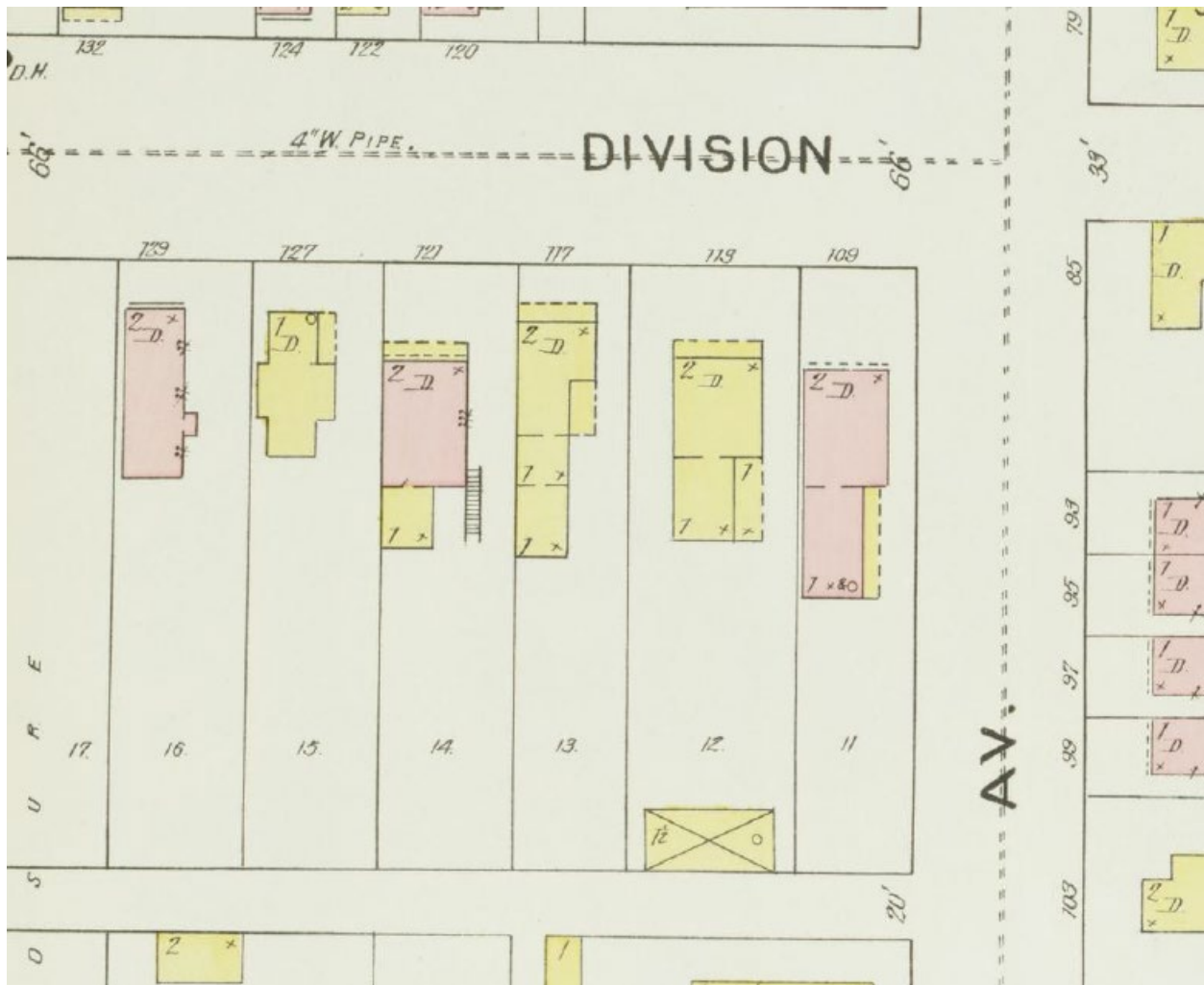
I move that, based on the findings of fact presented in the application for 242 O'Fallon staff report, and in the public hearing, the proposed building addition is not consistent with the Guidelines.

APPLICATION NUMBER: COA 26-042
APPLICANT: Donnie Combs
PROPERTY: 148 Division Street
REQUEST: Demolition



PART 1 – CONTRIBUTING OR NOT CONTRIBUTING

FINDINGS OF FACT:



The building does appear on the 1894 and 1910 Sanborn Map indicating its construction within the *Period of Significance* (It is numbered 117 on the 1894 map shown). The building does hold significant character consistent with a late nineteenth century residential building. There have not been many changes to the house and the scale, massing, setbacks are intact.

Staff recommends approval as contributing.

PART 2 – COA Request – COA-26-028

TYPE OF REQUEST(S):

The applicant wishes to demolish the building and construct a new house in the site.

From the Guidelines:

When an applicant wishes to demolish a landmark, building, or structure on a landmark site, or a building or structure in a historic district, the Commission shall negotiate with the applicant to see if an alternative to demolition can be found. The Commission may ask

interested individuals and organizations for assistance in seeking an alternative to demolition and in obtaining estimates on rehabilitation costs for the threatened building. After its public hearing, the Commission may decide that a building or structure in a historic district or on a landmark site may be demolished because it does not contribute to the historic district or to the landmark. On all other demolition applications, the Commission shall study the question of economic hardship for the applicant and shall determine whether the landmark or the property in the historic district can be put to reasonable beneficial use without the approval of the demolition application. In the case of an income-producing building, the Commission shall also determine whether the applicant can obtain a reasonable return from his building. The Commission may ask applicants for additional information to be used in making these determinations. If economic hardship or the lack of a reasonable return is not proved, the Commission shall deny the demolition application unless the Commission finds grounds to grant the demolition application under the points contained in division (E) above. *(The Commission shall make a decision on the application within 45 days after the receipt of a **completed** application, provided the Commission may extend the time for decision an additional 60 days when the application is for demolition or new construction.)*

From the Guidelines:

Fourteen: Guidelines for Demolition

14.1 Demolishing a Historic Building

14.1.1 Historic Buildings shall not be demolished

14.1.2 Demolition shall only be approved if one or more of the following conditions a-e are met:

- a. Where public safety requires the removal of a building, due to emergency conditions, as determined by more than one Bellevue City official
- b. Where the structural integrity or significant deterioration of a property is demonstrated in a report by a structural engineer or architect with demonstrated experience working with historic buildings
- c. Where the Commission determines that the building has lost its historic architectural integrity and no longer contributes and cannot be rehabilitated to contribute to the character of the district
- d. The applicant shall demonstrate economic hardship and that the property cannot be put to reasonable beneficial use without the approval of demolition plans
- e. If the property in question is an income-producing building, the applicant shall also demonstrate that she/he cannot obtain a reasonable economic return from the building, taking into consideration the impact of federal and state historic preservation tax credits and other local financial incentives detailed in Section A above
- f. The applicant shall provide any and all documentation requested by the Commission

14.1.3 If none of the above conditions (14.1) are found to exist, the Commission shall not approve the proposed demolition

14.2 Before considering demolition, the applicant shall consider mothballing and stabilizing the building, until funds and rehabilitation plans are in place

- a. Prepare a condition assessment of the building to include priorities for repairs necessary to stabilize the property for both the short and long-term
- b. Evaluate the age and condition of the following major elements: foundations; structural systems; exterior materials; roofs and gutters; exterior porches and steps; interior finishes; staircases; plumbing, electrical, mechanical systems; special features such as chimneys; and site drainage
- c. Stabilize the building by protecting the exterior from moisture penetration and pest invasions
- d. Secure the building to reduce vandalism and theft, while allowing for adequate ventilation
- e. Implement a maintenance and monitoring plan for protection

14.3 If demolition is approved by the Commission, the re-purposing of any historic building materials shall be a priority

- a. Re-purpose the maximum amount of historic building materials feasible
- b. When alternatives to demolition have been exhausted, and demolition of a historic property approved, a deconstruction program should be used to guide the careful salvage of historic materials, details, and features
- c. Consider repurposing other intact and salvageable non-historic building materials

Staff Comments:

The guidelines specifically state that a Historic Building shall not be demolished

The City Code Enforcement Officer has not reported this building nor are there any violations from the County Building Department

At this point a structural engineer has yet to be contracted to report on the structural integrity of the building.

The building does retain much of its historic architectural integrity and continues to contribute to the character of the district

The applicant has demonstrated to staff economic hardship and that the property cannot be put to reasonable beneficial use without the approval of demolition plans

The property in question is not an income-producing building.

POTENTIAL MOTIONS FOR FINDINGS OF FACT – COA Application: COA 26-028

APPROVAL:

(Staff cannot make this recommendation based on the Guidelines)

I move that, based on the findings of fact presented in the application for 148 Division Street staff report, and in the public hearing, the proposed demolition is consistent with the Guidelines.

APPROVAL WITH CONDITIONS:

I move that, based on the findings of fact presented in the application for 148 Division Street staff report, and in the public hearing, the proposed demolition is consistent with the Guidelines with the following conditions:

- _____
- _____

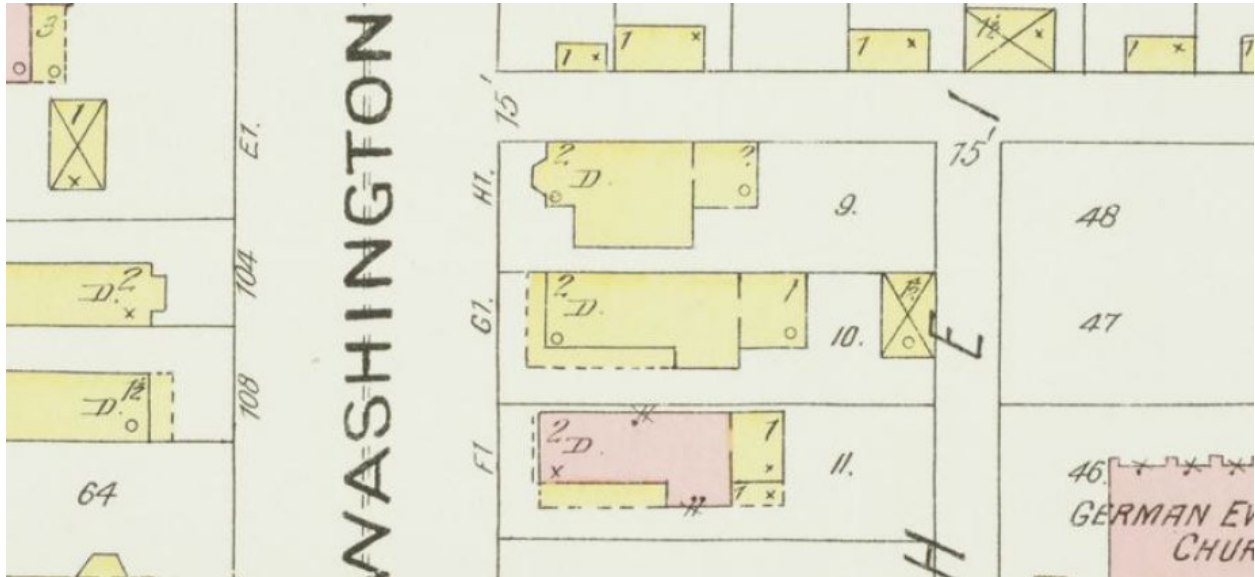
DISAPPROVAL:

I move that, based on the findings of fact presented in the application for 148 Division Street staff report, and in the public hearing, the proposed demolition is not consistent with the Guidelines.

APPLICATION NUMBER: COA 26-043
APPLICANT: Matt Spencer C/O Spence Company
PROPERTY: 217 Washington
REQUEST: Roof replacement



PART 1 – CONTRIBUTING OR NOT CONTRIBUTING



FINDINGS OF FACT:

The building does appear on the 1894 and 1910 Sanborn Map indicating its construction within the *Period of Significance* (It is numbered G1 on the 1894 map shown). The building does hold significant character consistent with a late nineteenth century residential building. There have not been many changes to the house and the scale, massing, setbacks are intact.

POTENTIAL MOTIONS:

CONTRIBUTING:

I make the motion to consider the property at 217 Washington as contributing based on the staff report making it consistent with a contributing structure due to the property still possesses characteristics that makes it important to the overall historic character of the district, such as scale, massing, setbacks, and materials in the Taylors Daughters Historic District according to the *City of Bellevue Historic Preservation Design Guidelines for the Taylor's Daughter's and Fairfield Avenue Historic Districts*.

PART 2 – COA Request – COA 26-043

TYPE OF REQUEST(S):

The applicant proposes replacing the metal roof with new asphalt shingles.



PART 2 - FINDINGS OF FACT - STAFF COMMENTS/RECOMMENDATIONS:

Roof Type and Materials

9.1.3. *Historic roofing materials **shall be** preserved and maintained.*

9.1.3.(c). *Before replacing the entire historic roof covering, sections of damaged roofing materials **should be** replaced with compatible materials that match in composition, texture, and color.*

9.1.3.(d). Historic standing seam metal roofs **shall be** re-coated and painted to ensure their continued service, before considering replacement.

9.1.4. If wholesale roof covering replacement is necessary due to deterioration, historic roofs **shall be** re-roofed with materials that match the historic materials in dimensions, profile, texture, color, and composition.

9.1.4.(e). Historic standing seam metal **shall be** replaced with a standing seam metal roof that is similar in appearance and seam profile.

9.1.4.(f). If a substitute material is used, this material **shall not** cause damage to the roof structure through a heavy load. Wood shake or shingle roofs **shall not** be installed unless there is sufficient forensic or documentary evidence of their presence on the historic building.

- *The applicant proposes replacing the roof with a shingle roof. This is not in compliance with the guidelines. Staff recommends that the Commission hear the applicant's rationale for replacing with non-historic materials to determine the level of hardship placed by requiring adherence to the guidelines. If the hardship is minimal, or can be minimized by financial relief (tax credits, matching grants, etc. .), staff recommends approval of roof replacement with the condition that the new roof be similar to in appearance to the historic roof (standing seam metal).*

153.07 (E) . . . The Commission shall consider the effect of the proposed work on the landmark, landmark site, or property in the historic district upon which such work is to be done; and the relationship between such work and other buildings and structures on the landmark site or other property in the historic district. In evaluating the effect and the relationship, the Commission shall consider historical and architectural significance, architectural style, design, texture, materials, and color. . .

153.07 (F). In making a decision on an application, the Commission shall be aware of the importance of finding a way to meet the current needs of the applicant. The Commission shall also recognize the importance of approving plans that will be reasonable for the applicant to carry out. . .

- *Most of the buildings near 217 Washington Avenue (and throughout the City) have lost their historic roofing materials and been re-roofed with contemporary shingles. If the Commission deems it not reasonable in requiring the roof be replaced with in-kind materials or materials that resemble the historic materials, staff recommends that the Commission consider allowing a shingle roof.*

9.1.8. The colors of a roof covering should be harmonious within its visual setting and should match the historic building on which it rests.

POTENTIAL MOTIONS FOR FINDINGS OF FACT – COA Application: COA 26-043

APPROVAL:

(Staff cannot make this recommendation based on the Guidelines)

I move that, based on the findings of fact presented in the application for 217 Washington staff report, and in the public hearing, the proposed roof replacement is consistent with the Guidelines.

APPROVAL WITH CONDITIONS:

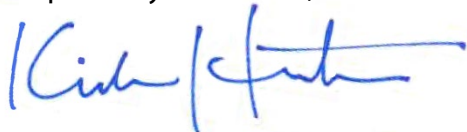
I move that, based on the findings of fact presented in the application for 217 Washington staff report, and in the public hearing, the proposed roof replacement is consistent with the Guidelines with the following conditions:

- _____
- _____

DISAPPROVAL:

I move that, based on the findings of fact presented in the application for 217 Washington staff report, and in the public hearing, the proposed roof replacement is consistent with the Guidelines.

Respectfully submitted,



Kirk Hunter, AICP
Principal Planner/Historic Preservation Officer