

Kentucky Historic Rehabilitation Tax Credit

Description Pages: Rehabilitation Plan



Use these Description pages or a comparable format (such as the Federal *HPCA Part 2 Description pages*) to provide a detailed description of the proposed work. Number items consecutively and describe all work, including building exterior and interior, additions, site work, landscaping and new construction. Photographs with this application must show the building's current conditions BEFORE that start of rehabilitation work and must be keyed to a floor plan. Applicants who undertake rehabilitation projects without prior State Part 2 approval do so at their own risk. In the event of any discrepancy between the application and supplementary materials submitted with it (drawings, specifications, renders, etc.), the *Part 2 Application Coverage and Description of Rehabilitation Plan* narrative shall take precedence.

Detailed Description of Rehabilitation

Project Address: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Number:1	Feature:Site	Date of Feature (if known):1900
<u>EXISTING</u> – Describe existing feature and its condition (text box will expand as needed): The property is a narrow urban lot approximately 30 feet wide and 165 feet deep, fronting north on Payne Street within a 60-foot right-of-way. The lot pattern is shallow front setback, narrow width, and deep rear yard and is characteristic residential development of this section of [REDACTED]. The one-story frame house sits close to the street with a small front yard containing overgrown foundation shrubs and a concrete walk and steps leading to the enclosed front porch. The home sits within 6" of the property line on west elevation. Along the east property line is a brick drive way and a tall coursed stone retaining wall, belonging to the adjoining property. The stone wall runs the length of the side yard; The rear yard has large section near the home that is paved with deteriorated concrete slab and scattered concrete block. An existing air conditioning condenser and stored materials occupy the area beneath and adjacent to the rear covered porch. Remnants of brick paving are visible along the west side of the house. A wood board fence encloses the rear yard along the west, but is damaged and leaning. A wood fence separates the driveway in the front from the yard in the back		
Photo #s: 1-12		Drawing #s (if applicable):A1 and A2
<u>PROPOSED</u> – Describe all work proposed to that feature (text box will expand as needed): The historic lot configuration, street setback, and orientation of the house to [REDACTED] Street or the rear alley way will not change. There is currently no plan to address the driveway or side walk on the east elevation. A 12'-0" x 16.2' addition will be constructed at the rear (south) of the house, extending into the existing rear yard. The addition is sited entirely at the rear, is not visible from [REDACTED] Street, and does not alter the property's street frontage or setback. Existing deteriorated concrete paving in the rear yard will be removed as required for construction of the new foundation and the yard restored. The air conditioning condenser will be relocated on a new concrete pad at the rear of the property. Existing wood fencing will be repaired.		
Applicable References (if any):		

Number:2	Feature:Foundation	Date of Feature (if known):1900
<u>EXISTING:</u> The historic portion of the house rests on a perimeter foundation with a shallow crawl space beneath the main floor. The foundation is visible above grade along the east and west elevations and at the front, where it is exposed beneath the enclosed porch. Surface deterioration, spalling, and loss of parging are visible along the west elevation, consistent with long-term water exposure from the absence of functioning gutters and downspouts. A small cellar is located beneath the rear portion of the house. It is currently accessed from the exterior at the rear of the building. The cellar is unconditioned, with brick walls and an concrete floor. The rear thirteen feet of the house sits on an older foundation of uncertain condition and capacity.		
Photo #s: 1,3,12,32,33		Drawing #s (if applicable):A-1 (East Elevation), A-2 (Foundation Plan, Building Section)

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PROPOSED:

The historic masonry foundation beneath the retained portion of the house will remain in place. Deteriorated surfaces will be repaired in kind; no replacement of sound historic masonry is proposed.

A new concrete foundation wall on an 18" wide x 9" high concrete footer will be constructed to support the rear addition. The new foundation will be tied to the existing foundation with two #4 reinforcing bars, drilled and set in epoxy grout. New crawl space area under the addition will receive gravel over a polyethylene vapor barrier. New floor framing will be 2x10 joists at 12" on center.

The existing cellar will be retained. Its historic exterior access will be closed, and a new interior access will be created through the floor of the walk-in closet above. No enlargement of the cellar or alteration of its historic masonry walls is proposed.

Applicable References: NPS Preservation Brief no. 2, "Repointing Mortar Joints in Historic Masonry Buildings"; NPS Preservation Brief no. 39, "Holding the Line: Controlling Unwanted Moisture in Historic Buildings"; Secretary of the Interior's Standards no. 2, 6, 9

Number:3**Feature:ROOF, ROOF STRUCTURE & CHIMNEY****Date of Feature (if known):****EXISTING:**

The historic block of the house is covered by a gabled roof of shallow pitch running the depth of the building, with a lower roof over the front porch and separate low-sloped roofs over the rear porch and attached shed (those structures are addressed in Description #9). The current roof covering is asphalt/fiberglass shingle, a non-historic replacement of undetermined date. The shingles are weathered, cupping at the edges, and at the end of their service life. Roof drainage is addressed in Description #4. Two brick chimneys rise through the slope of the home. One in front of the home and one towards the rear of the home. The brick chimney that rises through the roof slope toward the rear of the home is in deteriorated condition: mortar joints have eroded, brick faces are spalling, the cap has failed, and flashing at the roof intersection is incomplete and rusted. Water infiltration through the failed roofing and chimney flashing caused significant interior damage to the third and fourth rooms from the front of the house. Removal of saturated ceiling and wall material was undertaken by previous owner to arrest further damage and to allow the framing to dry. The historic roof and ceiling framing — sawn lumber joists and rafters — is exposed in these areas and is visible in photos #28 through #31. Framing members show water staining; the extent of rot has not been fully assessed.

Photo #s: 9,10,11,12,28,29,30,31

Drawing #s (if applicable): A-1 (East Elevation, Floor Plan);
A-2 (West Elevation, Rear/South Elevation, Building Section)**PROPOSED:**

New fiberglass shingles matching the existing in profile and color. The roof form, pitch, ridge line, and eave lines of the historic block will not be altered. Historic roof and ceiling framing will be retained. Members damaged by water infiltration will be repaired in place or reinforced; replacement will be limited to individual members that cannot be repaired, matched to existing dimension. New engineered roof trusses will span the rear addition and rebuilt rear section. The new roof will match the existing pitch and eave line, with 1x8 rake board and corner boards matching the historic profiles but be 2 feet lower than existing elevation of roof. While the existing rear 13" feet of the home is part of the original footprint, it was thought best to match the roof elevation of the new 12 foot addition as opposed to the height of the original home. The rear chimney (south elevation between rooms #3 and #4) will be removed as no historic mantel exist and deterioration has significantly progressed

Applicable References: NPS Preservation Brief no. 4, "Roofing for Historic Buildings"; NPS Preservation Brief no. 2

Number:4**Feature:GUTTERS & DOWNSPOUTS****Date of Feature (if known):****EXISTING:**

The house has a partial and failing roof drainage system. A downspout is present at the northwest corner of the enclosed porch and another along the east elevation; both are non-historic metal replacements of undetermined date. Coverage is incomplete, sections are detached or damaged, and discharge is directly onto grade at the foundation rather than being carried away from the building.

The consequences are visible throughout the property. Foundation deterioration along the west elevation is concentrated where roof runoff discharges (Description #2). Vegetation growth is heaviest at the drip line along both

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side elevations.	
Photo #s: 1,3,5,6,12	Drawing #s (if applicable):A-1 (east elveation; A-2 (west elevation
PROPOSED: A complete roof drainage system will be installed on all roof planes, including the addition. Gutters and downspouts will be metal, of a profile compatible with the building's period and character, in a finish coordinated with the new siding and trim. Half-round gutters with round downspouts are proposed as compatible with a late-nineteenth or early-twentieth-century frame vernacular house.Downspout locations will be selected to minimize visibility from Payne Street and to avoid interrupting historic trim, corner boards, or window casings.	
Applicable References: NPS Preservation Brief no. 39,Secretary of the Interior's Standards nos. 9 and 10	

Number:5	Feature:Exterior Siding and Trim	Date of Feature (if known):1900
<u>EXISTING:</u> The house is presently clad in non-historic cladding over the original wood weatherboard siding, which survives beneath. Most of the building is wrapped in vinyl lap siding; the exterior of the north-facing wall — the original front wall, now enclosed within the later front porch enclosure — is wrapped in aluminum. Removal of a section of cladding has confirmed that original wood weatherboard siding survives underneath. The extent, profile, and condition of the original wood siding beneath the later cladding have not yet been fully determined. Removal of a test section has established that the historic weatherboard survives. The amount that can be restored vs replaced has yet to be determined Historic trim elements — corner boards, rake boards, frieze, and window and door casings — are presently concealed or partially concealed by the later cladding and its associated trim wraps.		
Photo #s: 1,3,4,5,6,9,10,12, 33,34,38		Drawing #s (if applicable):A-1 East Elevation; A-2 West elevation
<u>PROPOSED:</u> The non-historic vinyl and aluminum cladding will be removed from the historic block of the house, exposing the original wood weatherboard siding beneath. The historic wood siding will be retained and repaired: boards in acceptable condition will be cleaned, consolidated, and repainted, with replacement limited to individual boards that cannot be salvaged, matched to the existing profile, thickness, and exposure dimension. Historic corner boards, rake boards, and casings, where concealed by the cladding and its trim wraps, will be uncovered, retained, and repaired; missing elements will be replaced to match surviving profiles. New siding on the addition and rebuilt rear section will be smooth-finish lap siding at 5" exposure to match the historic siding, with 1x8 rake board and corner boards. A vertical board at the junction will delineate new construction from historic fabric.		
Applicable References: NPS Preservation Brief no. 8, "Aluminum and Vinyl Siding on Historic Buildings"; NPS Preservation Brief no. 16, "The Use of Substitute Materials on Historic Building Exteriors" (updated September 2023); NPS Preservation Brief no. 10.		

Number:6	Feature:Windows	Date of Feature (if known):Some 1900/Some unsure
EXISTING: Two original wood double-hung sash survive in the front (north) wall of the historic block, within the front room. They are one-over-one, single-glazed, with wood frames, sills, and casings, and are currently enclosed within the later front porch enclosure . Two additional wood double-hung windows are located on the east elevation of the front room. Although old and of wood construction, their status as original or later replacements has not been determined. All remaining windows in the house are later replacements or additions and are not historic given their size, material, and reframing of their placement in the wall		
Photo #s: 3, 16, 18, 20, 36, 37, 7, 8, 9, 10, 23, 24, 25,	Drawing #s (if applicable):A-1 (East Elevation, Floor Plan);	

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27, 28.	A-2 (West Elevation, Rear/South Elevation, Building Section)
PROPOSED: Room #1 — Front / Living-Dining. The two original one-over-one sash on the front (north) wall will be retained in place and sills will be consolidated and patched, reprimed and painted. Removal of the porch enclosure (Description #8) returns them to their historic exterior condition; no historic sash, frame, casing, or sill will be removed. The two wood windows on the east elevation of the front room will be retained. Room #2 — Kitchen (east and west elevations). Of the two existing east-elevation openings (interior photos #23–#24; exterior photos #7–#8), one will be enlarged to receive a new 2'8" × 6'0" double-hung window. The other existing window, together with the adjacent door, will be closed; both openings will be infilled, and a single new 2'8" × 6'0" double-hung window will be installed centered between the two former openings. On the west elevation, a new 2'8" × 4'6" double-hung window will be added over the kitchen sink. Room #3 — Bath 2 / Bedroom 2 / Vestibule. The existing window in the future Bedroom 2 (photo #25) will be closed and infilled, and a 2'9" × 5'7" egress double-hung window installed. In the hall outside Bedroom 2, the existing window (interior photo #27, left; exterior photo #9, far right) will be replaced with a 2'9" × 5'7" double-hung window. A second existing window in this area (interior photo #27, right; exterior photo #9, middle; exterior photo #10, right — a single window shown from three vantage points) will be converted to a door opening; that conversion is described in Description #7. Room #4 — Bath 1 / Walk-in Closets (13'-0" rebuilt section). The existing hall window outside Bath 1 and the walk-in closet (exterior photo #10, left; the only window in photo #28) will be replaced with a 2'6" × 5'7" double-hung window. Room #5 — New Addition / Bedroom 1. Four double-hung windows will be installed in the new addition: two at 2'9" × 5'7" and two at 2'6" × 5'7". No windows will be installed in the addition's bathrooms; the awning windows shown as optional for Bath 1 and Bath 2 on A-2 are not included in this scope. New window character. All new sash will be one-over-one, to match the configuration of the two surviving historic windows, and will be proportioned, trimmed, and matching meeting-rail height, sightline, casing, and sill. New windows will be wood or aluminum-clad wood; vinyl will not be used. In each case where "reuse" is highlighted above a new opening or window locations in provided drawings, removed windows from the enclosed front porch will be used where possible. Applicable References: NPS Preservation Brief no. 9, "The Repair of Historic Wooden Windows"; Secretary of the Interior's Standards nos. 2, 3, 5, 6, 9	

Number:7	Feature:EXTERIOR DOORS & ENTRANCES	Date of Feature (if known):
<u>EXISTING:</u> The primary entrance is centered on the front (north) elevation and retains a historic wood door with a single large glazed light over panels, a pivoting transom above, and historic door casing (photo #36). The door, transom, and casing are original; hardware is non-original. The assembly is presently contained within the later front porch enclosure and no longer functions as an exterior entrance. A secondary entrance on the east elevation is sheltered by a small metal awning (a later addition). A third entrance at the rear (south) is beneath the covered back porch (addressed in Description #9). Both are later, non-historic doors of undetermined date.		
Photo #s: 36, 1, 7, 8, 9, 10, 12, 13, 14, 15, 16		Drawing #s (if applicable):A-1 (East Elevation, Floor Plan); A-2 (West Elevation)
<u>PROPOSED:</u> Primary entrance (retained)- The historic front door, transom, and casing will be retained and repaired. With removal of the porch enclosure (Description #8), the entrance will again function as an exterior doorway onto an open front porch. The door will be repaired, stripped only as necessary, and repainted. Window-to-door conversion- One existing non-historic window opening on the east elevation will be converted to a new door opening, as indicated on A-1 (the window shown in interior photo #27 and exterior photos #9 and #10; see Description #6). A new exterior door will be installed in this opening. Door opening infilled. One existing non-historic door opening on the east elevation will be infilled to match adjacent wall construction, as indicated.		

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New doors -New exterior doors on the secondary (east and rear) elevations will be wood and compatible with the historic front door and with the modest vernacular character of the building. They are new work and are not represented as original. The metal awning at the east entrance, a later addition, will be removed.

Applicable References: NPS Interpreting the Standards no. 4, "Exterior Doors: Inappropriate Replacement Doors"; NPS Interpreting the Standards nos. 21/22 (New Openings / New Entrances on Secondary Elevations); Secretary of the Interior's Standards nos. 2, 5, 6, 9

Number:8	Feature:Front Porch	Date of Feature (if known):1900
EXISTING: The front (north) elevation has a full-width covered porch, which has been enclosed with later windows and wall construction to create an interior room. The enclosure is not original. The porch roof, its supporting structure, and the porch floor remain in place beneath and behind the enclosure. The porch roof retains a historic sheet metal covering. The interior of the enclosed porch retains a beadboard ceiling. Exterior foundation wall surfaces show peeling paint/plaster. The historic front wall of the house, including the historic primary entrance assembly (door, transom, and casing) and the two surviving original wood windows, is presently contained within this enclosed space and is not exposed to weather. The porch sits on a concrete base, with concrete steps leading from the front walk to the entrance.		
Photo #s: 1,3,13,14,15,16,36		Drawing #s (if applicable):A-1 (East Elevation, Floor Plan); A-2 (Site Plan)
PROPOSED: The non-historic porch enclosure will be removed in its entirety, restoring the front porch as an open covered porch. Enclosure windows, framing, and infill wall construction will be removed. The porch roof and its structure will be retained and repaired as required. The historic sheet metal roof over the front porch will be retained and repaired. Failed sections will be patched or replaced in kind to match the existing profile and seam pattern. Replacement of the entire porch roof covering is not proposed. Removal of the enclosure will re-expose the historic front wall of the house — the historic primary entrance assembly and the two surviving original windows — returning them to their historic exterior condition (Descriptions #6 and #7). This, along with the rehabilitation of the original wood siding, is one of the project's clearest recovery of historic character. Porch flooring, ceiling, columns, and brick parapets will be retained and repaired where historic elements survive. Where elements are missing, replacements will be based on physical evidence where available.		
Applicable References: NPS Preservation Brief no. 45, "Preserving Historic Wood Porches"; NPS Interpreting the Standards no. 9, "Porches: Inappropriate Porch Alterations"; Secretary of the Interior's Standards nos. 2, 5, 6, 9		

Number:#9	Feature:Rear Porch and Storage Structure	Date of Feature (if known):
EXISTING: A covered porch spans a portion of the rear (south) elevation. It is a later addition of undetermined date, with wood posts and a concrete slab floor (photos #12, #34). An enclosed storage closet is built into the west end. The existing air conditioning condenser occupy the area beneath and adjacent to it. Photo #35 shows the junction where the later construction meets the wall of the historic block, where the addition butts against rather than ties into the historic structure. A detached storage shed with its own roof stands in the rear yard. None of these structures is original to the building; all are later, non-historic additions in deteriorated condition. Porch and storage additions at the rear are characteristic of this house type, where such structures were commonly added over time.		
Photo #s: 12,34,35		Drawing #s (if applicable):A-1 (East Elevation); A-2 (West Elevation, Rear/South Elevation, Site Plan)
PROPOSED: The rear covered porch will be removed in its entirety, including its posts, slab, and enclosed storage closet. The detached storage shed and its roof will be removed.		

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