



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Priscilla Bowman, Historic Preservation Specialist, and Bradley Fister, Planning & Design Coordinator
Date: June 9, 2023 *S.Darr*

Case No: 22-COA-0277
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1213 Cherokee Rd

Applicant: Ajith Nair
ARN Holdings, LLC
11303 Yandell Drive
(502) 294-4004
painstopshere@aol.com

Owner: Same as applicant

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant is seeks approval to construct an approximately 29'-6" W x 24' D second story addition to the historic, single-story, two-car, masonry garage that is approximately 19'-6" W x 26'-6" D. The proposed addition will extend approximately 10' beyond the east wall of the historic garage to create an approximately 10' W covered parking area. The proposed two-story carriage house will provide approximately 1,231 square feet of living space. The applicant intends to convert the approximately 521 square feet existing ground level two-car garage into a kitchen and living space. The approximately 710 square feet, second-story addition will include 2 bedrooms, a sitting area, closets, and full bath.

Board and batten siding will be used around the exterior façades of the addition, and asphalt shingles will be used for the roofing. The north elevation facing the rear alley will have two, single-car carriage style garage doors that will be inoperable. They will fill the existing door opening. A proposed standing seam metal roof overhang will be located over the doors. There will be two, 4/4 windows above the metal roof overhang, and a shuttered window opening to the east side above the covered parking area.

The south elevation facing the rear yard will have a total of 5, 4/4 windows evenly spaced on the second level, as well as the existing 2, 1/1 windows on the first-level that flank the existing rear door. The addition will be set behind the parapet wall so that it is preserved. There will also be a new 7' wood privacy fence blocking the open-air parking area, and a gate to right (east) of the brick column supporting the second floor addition, to access the rear yard.

The east elevation of the second-story addition is proposed to have a side facing board and batten gable with a 4:12 pitch shingle clad roof. The first level will consist of 4 brick columns to support the approximately 10' W x 26' D second story overhang, and the existing 3, 6-lite fixed wood windows and brick wall.

The west elevation of the second-story addition is proposed to have a side facing board and batten gable with a 4:12 pitch shingle clad roof, and the solid historic brick wall on the first level.

Communications with Applicant, Completion of Application

The application was submitted on October 25, 2022. Staff emailed the applicant on November 9, 2022 for additional information. The applicant provided staff with the requested information on November 11, 2022 and the application was considered complete and requiring Committee Level review on November 14, 2022.

The Cherokee Triangle Architectural Review Committee (ARC) met on January 11, 2023 at 5:30pm in Conference Room 101 at 444 S. 5th Street to discuss the case. Members present were Gail Morris, Ashlyn Ackerman, Lori Stahlgren, and Pete Kirven. Priscilla Bowman and Savannah Darr, Landmarks staff, and Ajith Nair, the applicant, were also present. Ms. Bowman recommended denial of the application as Mr. Nair wanted to demolish the historic garage. Ms. Ackerman made a motion to defer the case to a date uncertain for the applicant to revise the plans. Ms. Morris seconded the motion, and it passed unanimously. The ARC members asked Mr. Nair to incorporate the historic garage into his new design like the neighboring properties had done.

The applicant submitted revised plans to Landmarks Staff on April 11, 2023, and the case is scheduled to be heard again by the Cherokee Triangle ARC on June 14, 2023 at 4:30pm in Conference Room 101 at 444 S. 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **Addition, Garage, and Site**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The site is located on the north side of Cherokee Road, four lots east of the intersection of Cherokee Road and Patterson Avenue. The property is zoned R5B within the Traditional Neighborhood Form District. The property contains a circa 1902, 2½-story, masonry home designed in the Colonial Revival

Architectural Style. The home has a hipped roof with a decorative hipped dormer and brackets in the eaves. The porch has Doric columns. In the rear yard, there is a one-story, masonry garage. The alley elevation has a set of wooden swing-out doors. The east elevation has three 6-lite wood casement windows with arched window openings. The yard elevation has brick parapet wall, a central arched door opening with a transom window, and two 6-lite wood casement windows with arched window openings.

Conclusions

The proposed carriage house generally meets the **Addition** and **Garage** Design Guidelines for the Cherokee Triangle Preservation District. The Addition Design Guidelines, specifically A2, A3, A5, and A6, call for an addition to be subordinate to the historic structure and not a full floor addition. However, the subject alley contains a diverse array of existing carriage homes and garages with addition, some of which are full story additions on historic garages. The proposed design does correspond with the designs of other nearby structures along the alley. It does differentiate between what is historic and what is new construction. The historic garage and its openings will be retained with the new addition design. In this specific instance, this is a good addition for this garage. While the Garage guidelines say gable roofs shall not be less than 6:12 in pitch, this is a second story addition. A shallower roof, 4:12 is proposed, will lessen the impact of the height. Furthermore, the roof is a side gable, so the shallower pitch won't be as noticeable.

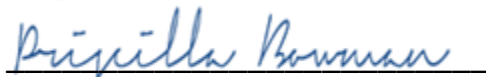
The proposed carriage house addition generally meets the **Site** guidelines for the Cherokee Triangle Preservation District. The fencing will be constructed of wood at 7' in height to enclose the rear yard. The new covered parking space will be located off the alley next to the garage, which also meets the guidelines.

RECOMMENDATION

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. **Siding shall be board and batten. A horizontal band board shall be installed between the upper and lower stories.**
2. **Should the applicant want a different siding material, they shall contact staff for review and approval prior to installation.**
3. **All windows shall be clear glass. The applicant shall submit window cutsheets to staff for review and approval prior to ordering windows.**
4. **The privacy fencing shall be constructed from wood with the finished side facing out. The fencing shall not exceed 7' in height (measured from grade).**
5. **The parapet wall that faces the rear yard shall be retained and preserved as shown in the revised plans.**
6. **Half-round or Ogee gutters and downspouts shall be installed.**
7. **All wood elements shall be opaque stained or painted within 12 months of construction.**
8. **Any new concrete shall be historic concrete mix.**
9. **Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations. All other necessary approvals shall be obtained prior to construction.**
10. **Applicant shall make provisions for screening and storing of trash receptacles and shall submit plan for this to staff for approval prior to construction beginning.**

11. All exterior lighting shall be submitted to staff for review and approval prior to installation.
12. Fixtures, such as air conditioning units, satellite dishes, etc. shall be positioned so they are not visible from the public way. If they need to be visible, then they shall be screened. This screening shall be approved by staff prior to installation.
13. If the scope of the project were to change, the applicant shall contact staff for review and approval.


 Priscilla Bowman
 Historic Preservation Specialist

6/9/2023
 Date

ADDITION

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+	Though addition is larger than the existing structure, it mimics what is seen along the alley in design and scale.
A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+/-	The addition is larger than the existing structure; however, this is a site-specific case where this is seen along the alley with other structures.
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	+/-	The addition is slightly set back from the first-level; however, it is seen from the primary façade. This is a site-specific case since it is an addition to a garage in an alley, and it is a condition that is not unusual along this alley.
A4	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+	Proposed board and batten is subordinate to the existing masonry material.
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+/-	This is a second story side gable addition to an existing low slope roofed building. The addition roof form and pitch is in keeping with the alley as a whole.
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	+/-	This is a full floor addition; however, it is to a garage at the rear of the property and this is a condition seen along this alley.
A7	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	+	Original orientation of the building is maintained.

A8	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	+	Appears to be slightly lower, the first-level is approximately 9' and the second level is approximately 8'4"
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	+	Generally, the proposed design mimics the existing condition of solids and voids
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	+	The board and batten, and the slight setback help to distinguish the historic from the proposed new addition.
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	Residential structure
A12	Do not design additions to appear older than the original building.	+	Addition is distinguishable as to being later than the existing structure.
A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	+	See conditions of approval
A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	NA	
A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	NA	
A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	NA	
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	NA	
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	NA	

GARAGE

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

Design Element	Building Feature		Approved	Comments
Location		+	Rear-yard location	Already existing garage
		+	Align with adjacent secondary structures	
		+	Use to define and enclose rear yard	
		+	Minimize paving	
Materials	Walls	NA	Horizontal wood siding (3" or 4" exposure)	Corner boards and trim around openings.
		+	Board and batten siding	New addition is board and batten
		+	Brick	Historic portion is brick
		NA	Stucco over frame or concrete block	
		NA	Cast stone, molded concrete block	
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		NA	No painted concrete block.	
		NA	No un-painted concrete block.	
		NA	No T-111 plywood.	
	Roof	+	Asphalt, fiberglass, wood, vinyl, or slate shingles.	
		+	Metal roofing	
		+	Half-round or Ogee gutters	See conditions of approval
		NA	Approved Gable-end element	
		NA	No membrane roofing on sloped roofs.	
Building Forms	Main Block	+	Simple, rectangular, prismatic volumes	
		+	Ell-shaped buildings	
		+	Slightly-projecting bays	
		NA	Cantilevered, second floors	
		+	No overly-elaborate volumes	
	Roof	+/-	Simple gable roofs (6-in-12 minimum slope)	See conclusions
		NA	Hipped, shed, and flat roofs with parapets	
		NA	Intersecting gables	
		+	Overhanging eaves	
		+	Half-round or ogee gutters	See conditions of approval
		+/-	No low-pitched gable roofs (less than 6-in-12 slope)	See conclusions
		+	No flush eaves	
		+	No roofs without gutters	See conditions of approval
Openings	Garage	+/-	Single-car openings	Double door already exists.
	Doors	+	Surface area of door broken up by articulated panels or stiles and rails to reduce scale	

		+/-	No double and triple doors	Double door already exists.
		+	No flush garage doors (they accentuate the large size of the openings)	
	Windows	+	Use window openings to break up wall surface	
		NA	Security grills installed on the inside face of the windows	

SITE

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+	Generally the proposed alterations are complementary
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	+	Property lines do not change
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	NA	Paving materials are not proposed, however, any concrete shall be of historic mix
ST4	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	NA	
ST5	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	NA	
ST6	Do not harm historic resources through road widening or underground utility repair.	NA	
ST7	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	+	Proposed covered parking area is off the alley and at the rear of the property.
ST8	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	NA	

ST9	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	+	The applicant shall take all necessary precautions that the proposed construction of the addition does not harm the existing structure.
ST10	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	NA	
ST11	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.		
ST12	Use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	
ST15	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	+	Proposed privacy fencing and gate shall be 7' or less in height.
ST16	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	+	Wood fencing, see conditions of approval.
ST17	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	+	Applicant shall submit all exterior lighting to staff for approval prior to installation.
ST18	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	NA	
ST19	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	NA	
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
ST21	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	+	Applicant shall submit location of exterior mechanicals to staff for approval prior to construction.
ST22	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	NA	
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	+	If new utility connections are required, they shall be run underground.