



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Robert Keesaer, AIA, NCARB- Urban Design Supervisor *RWK*
From: Savannah Darr, Historic Preservation Specialist
Date: April 21, 2016

Case No: 16COA1055
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2213 Patterson Avenue

Applicant: Mary Jo Zipperle
2213 Patterson Avenue
Louisville, KY 40204
502-648-0485
mjzipperle@gmail.com

Owner: same as applicant

Architect/Design: Greenscapes Lawn and Landscaping

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval for an after-the-fact retaining wall along the front yard at the public sidewalk. The wall is constructed of stacked rusticated block and is approximately 27" in height. A flat concrete block cap was laid on top of the wall. The sides of the wall are staggered toward the front of the home.

Communications with Applicant, Completion of Application

The application was received on March 25, 2016 after the owner received a notice of violation letter. Staff conducted a site visit on March 15, 2016 after receiving calls from neighbors about unapproved retaining walls in the area. Staff reviewed the case files for all affected addresses and had violation letters sent to those homeowners.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee on April 27, 2016 at 4:30 pm, at 444 South Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **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 R5B zoned property in the Traditional Neighborhood Form District is located on the northwest side of Patterson Avenue on the third lot southwest of Hilliard Avenue. The home is a two-story gambrel front frame home. The surrounding buildings are predominately one and two-story frame homes.

Conclusions

The proposed retaining wall does not meet the **Site** guidelines for the Cherokee Triangle Preservation District. The particular style of rusticated block and its stacking pattern are not appropriate for the District. However, since this is an after-the-fact application, staff recommends approval as long as the applicant removes one coursing of block from the front height and along the stairs to reduce the height and visual impact of the wall and stair walls along the street. This should bring the overall height of the wall down approximately 10". The caps can be placed back on. Furthermore, the north and west sides of the wall leading toward the house should be removed altogether and replaced with commercial grade metal edging to keep the mulch within the bed.

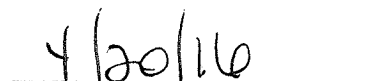
RECOMMENDATION

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. One coursing of block shall be removed from the front height of the wall.
2. The north and west sides of the wall leading toward the house shall be removed and replaced with commercial grade metal edging.
3. The applicant shall work with staff on the final design.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.


Savannah Darr
Historic Preservation Specialist


Date

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.	-	This wall design does not present a historically appropriate element along the street
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	NA	
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	NA	
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.		
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.	NA	
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.	-	The stacked block is not a historically appropriate material
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.	NA	
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.	+/-	Large slope in the yard so the wall holds earth—no historic precedent for the wall
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.	NA	
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.	NA	
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.	NA	
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.	NA	
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.	NA	
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.	NA	