



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Savannah Darr, Planning & Design Coordinator 
Date: November 27, 2019

Case No: 19-COA-0123
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2025 Baringer Avenue

Applicant: Dennis Hesthaven
2025 Baringer Avenue
Louisville, KY 40204
502-494-6074
maggie52014@icloud.com

Owner: same as applicant

Estimated Project Cost: \$8,325

Description of proposed exterior alteration:

The applicant seeks after-the-fact approval for a retaining wall along the front yard at the public sidewalk. The wall is constructed of concrete block and ranges in height as the sidewalk slopes (23"-35"). The applicant also seeks after-the-fact approval for an 18" tall landscaping wall along the east side of the house to enclose their landscaping area.

Communications with Applicant, Completion of Application

The application was received on November 1, 2019 after the owner received a notice of violation. Staff conducted a site visit on November 5, 2019 and November 19, 2019 to review the wall. It was determined that this would need a committee level review on November 19, 2019.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee (ARC) on December 4, 2019 at 4:30 pm, at 444 S. 5th 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 Baringer Avenue, four lots west of Willow Avenue. The home is a two-and-a-half-story masonry home with a limestone foundation. The surrounding buildings are predominately two and three-story masonry homes.

Conclusions

The front yard retaining wall generally meets the **Site** guidelines for the Cherokee Triangle Preservation District. The majority of the yards in Cherokee Triangle slope toward the street, and do not require retaining walls. Case precedents shows the ARC and Landmarks staff approving curbing rather than retaining walls to preserve the front yard slopes. However, this yard has unique, site-specific challenges that warrant a retaining wall. There is a historic gas line and cut-off in the front yard that is no longer attached to LG&E but is still attached to the house. There is also a healthy tree in the front yard. The earth in this front yard needs to be retained to protect the gas implements that LG&E will not remove and the front yard tree. The erosion of the front yard was having a negative impact on both of these. Thus, staff recommends approval of the retaining wall due to site-specific challenges.

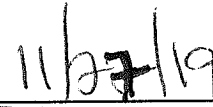
The landscaping wall along the east side of the house generally meets the **Site** guidelines for the Cherokee Triangle Preservation District. It is low to the ground and not very visible from Baringer Avenue. It is more in the side yard than prominent in the front yard of the property.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved**.

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
Planning & Design Coordinator


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.	+/-	See conclusions
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 concrete block is an 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.	+/-	See conclusions
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	