



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer *CE*
From: Becky Gorman, Historic Preservation Specialist
Date: January 24, 2019

Case No: 18COA1289
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2128 Edgeland Avenue

Applicant: Jonathan Raymon and L. Hajek, co-trustees
LARJ Revocable Trust
2128 Edgeland Avenue
Louisville, KY 40204
502.219.2773
Jonathan.raymon@me.com

Owner: same as applicant

Estimated Project Cost: \$3,300

Description of proposed exterior alteration:

The applicant seeks approval after-the-fact to replace an existing retaining wall constructed of railroad ties with a new retaining wall constructed of "Rosetta Stone Belvedere limestone." The new wall is approximately 25" in height.

Communications with Applicant, Completion of Application

The application was received on November 14, 2018. The application was determined to be complete and classified as requiring Committee Review on November 26, 2018.

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 site is located on the south side of Edgeland Avenue 2 lots west of the Dartmouth-Willow Terrace that faces Willow Avenue. It is zoned R-5B in a Traditional Neighborhood Form District. The circa 1908 2½-story masonry home features a hip roof with a front dormer, a 2nd-story bay window, and a porch that stretches across the front of the structure. It is surrounded by similar residential structures of the same era. Case# 18COA1290 approved an application for roof replacement on December 11, 2018.

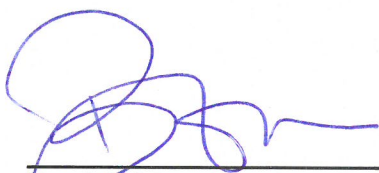
Conclusions

The proposed front yard retaining wall generally meets the Cherokee Triangle design guidelines for **Site**. The new wall replaces a previously existing railroad tie retaining wall. However, the height of the new wall should be reduced to the meet the top of the 2nd step up from the curb. There is no evidence in the file as to when the retaining wall next door at 2130 Edgeland Avenue was installed.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends that the application for a Certificate of Appropriateness be **approved** with the following conditions:

1. That the newly installed stone wall be reduced in height and shall not exceed the height of the 2nd step from the sidewalk.
2. If the design or materials change, the applicant and/or their representative shall contact staff for review and approval.
3. Any additional exterior changes to the structure or site shall be submitted to staff for review and approval.



Becky Gorman
Historic Preservation Specialist

Date

11/25/19

Attached Documents / Information

1. Design Guideline Checklists

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.	+	
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.	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.	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.	+/-	See conclusions and recommendations.
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 and recommendations.
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.	+/-	See conclusions and recommendations.

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	