



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: March 8, 2018

Case No: 18COA1040
Classification: Committee Review

GENERAL INFORMATION

Property Address 814-816 Cherokee Road

Applicant: Lindsey Stoughton
LMS Design
816 Franklin St.
Louisville, KY 40206
317.345.4398
Stoughton@LMSdesignllc.com

Owner: FB 2011, LLC
c/o Zelkova Strategic Partners
333 E. Main Street Suite 401
Louisville, KY 40202
salbatys@zelkova-sp.com

Architect: same as applicant

Estimated Project Cost: \$24,000

Description of proposed exterior alteration

The applicant is requesting approval for the demolition of an existing attached greenhouse and cmu block structure located on the rear elevation of the existing buildings. There is no new construction as a part of this application; however a concept has been included for reference only. New construction will be submitted under a separate application.

Communications with Applicant, Completion of Application

The application was received on March 2, 2018. The application was determined to be complete and classified as requiring Committee Review on March 5, 2018.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee on March 14, 2018 at 4:30 p.m. at Metro Development Center 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: **Demolition.** 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 property is located on the south side of Cherokee Road across from Cave Hill Cemetery. It is surrounded by a mix of late nineteenth century housing stock with a variety of 2 and 2 ½ story eclectic styled homes, and the Church of the Advent. The property zoned C2 and C1 in the Traditional Market Place.

The 1 and 2 story circa 1876 commercial building was historically used by Miller & Marret Florist and had a series of greenhouses located behind the structure. The original greenhouses were demolished and a single story glass and concrete block greenhouse was built behind the 1 story portion of the building. In 1990, the Cherokee Triangle ARC approved a COA for demolition of approximately 68' of the greenhouse, retaining approximately 32' of the greenhouse structure to be reused; and the expansion of the rear parking lot. The cmu rear addition is not visible from Cherokee and does not have any known historic or architectural significance.

The only other previous cases are for sign changes.

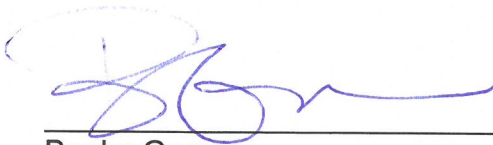
Conclusions

The proposed demolition generally meets the guidelines for Demolition. The structures proposed for demolition have been evaluated and determined by a preservation professional to be considered non-contributing additions and their removal would not change the historic integrity of the original structures.

RECOMMENDATION

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

1. Proceed with demolition in a manner that will not threaten the integrity of existing historic structures.
2. Take steps to assure the integrity of a wall exposed to the elements by the removal of a non-historic addition.
3. Any changes to the approved proposal or additional work shall be submitted to staff for review and approval.



Becky Gorman
Historic Preservation Specialist

3/8/18
Date

Attached Documents / Information

1. Applicant submittal documents
2. Staff Guideline Checklists

DEMOLITION

Design Guideline Checklist From Economic Hardship Exemption

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

Introduction

Unless the city has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark.

Demolition by Neglect

The deteriorated condition of a historic building attributable to the owner's failure to provide proper maintenance over an extended period of time will not be considered a mitigating circumstance in evaluations of economic hardship. Hardship that is attributable to a building's being allowed to deteriorate will be considered self-imposed; restoration costs incurred to remediate such neglect will not be considered.

	Guideline	Finding	Comment
DE1	Do not demolish existing non-contributing buildings and additions in a manner that will threaten the integrity of existing contributing structures.	NSI	See conditions of approval
DE2	Do take steps to assure the integrity of a wall exposed to the elements by the removal of a non-historic addition.	NSI	See conditions of approval
DE3	Do remove non-historic interior finishes such as plaster, drywall, or paneling that may be exposed as a result of the removal of non-historic additions.	NSI	
DE4	Do infill non-historic openings in historic walls, exposed as a result of the removal of the non-historic finishes.		
DE5	Do landscape areas that are left vacant as the result of removals of non-contributing buildings and additions. Topography should be made consistent with that of adjacent properties. The slope and grades of land left vacant after demolition should continue and be consistent with those features on adjacent properties.	NA	
DE6	Do take measures to reestablish the street wall after demolition through the use of low fences, walls, and/or vegetation.	NA	