



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Bradley Fister, Historic Preservation Specialist
Date: August 05, 2020

Case No: 20-COA-0113
Classification: Committee Review

GENERAL INFORMATION

Property Address: 927 Cherokee Rd.

Applicant: Suzannah Parrish
Blue Arrow Property Management
12468 LaGrange Rd. Suite 144
Louisville, KY 40245
(502) 773-2415
(502) 901-9600
sparrish@bluearrowpm.com

Owner: Marseille Condo Association
927 Cherokee Rd.
Louisville, KY 40204
(502) 773-2415
(502) 901-9600

Estimated Project Cost: \$30,000.00

Description of proposed exterior alteration:

The applicant is seeking approval to construct a rusticated stacked concrete block retaining wall at the front and side of the corner property to prevent further erosion. The proposed wall would begin approximately 3' in height and extend approximately 60' along the front property line facing Cherokee Rd., then make a 90 degree turn along Eastern Star Dr. for approximately another 204'.

Communications with Applicant, Completion of Application

The application was received on June 26, 2020. It was determined the application would require a committee level review on June 29, 2020.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee (ARC) on September, 2 at 4:30pm via WebEx at 444 S. 5th St.

The case was continued by the Cherokee Triangle Architectural Review Committee (ARC) to be heard again on September, 16 at 4:30pm via WebEx at 444 S. 5th St.

The case was continued a second time by the Cherokee Triangle Architectural Review Committee (ARC) to be heard again on October, 7 at 4:30pm via WebEx at 444 S. 5th St. At the start of the meeting on October 7, the applicant asked for the meeting to be continued to a later date to allow more time for creation of materials to present to the committee. The ARC continued the meeting to October 28, at 4:30pm via WebEx at 444 S. 5th St.

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 subject property is zoned R5B in the Traditional Neighborhood Form District. The 2-1/2 story multi-family housing unit is located on the northeast corner of Cherokee Rd. and Eastern Star Dr. The home is a, two-and-a-half-story, wood frame home, clad with stucco.

Conclusions

The proposed changes to the property generally meet the **Site** Design Guidelines for the Cherokee Triangle Preservation District, with the exception of the height of the proposed retaining wall. There are examples of historic retaining walls along this section of Cherokee Road, but there has not been a retaining wall at this property historically. There are also some modern retaining walls in the area, however they are lower in height than the historic walls. Though there is a demonstrated need for the retaining wall based on the amount of soil deposited on the sidewalk, the proposed 3' height would alter the topography of the site which is counter to **ST8**. In order to achieve the retention of earth without altering the slope of the yard, staff recommends lowering the height of the proposed wall.

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. **The retaining wall shall not exceed 18" in height.**
2. **If the design or material changes, the applicant shall contact staff for review and approval.**

Bradley Fister
Bradley Fister
Historic Preservation Specialist

08/25/2020
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.	+	The proposed retaining wall will not affect the structure in a negative way.
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.	-	The proposed 36" retaining wall would change the topography of the front and side lawn.
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.	+	The wall would be to retain soil to prevent further erosion.

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	