



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: February 22, 2021

Case No: 21-COA-0006
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2213 Longest Ave.

Applicant: Brady Doran
Louisville Lawn Solutions
5601 Falls Ct.
Louisville, KY 40014
502-741-9158
bradydoran@twc.com

Owner: Tyler McCambridge
2213 Longest Ave.
Louisville, KY 40204
610-739-6343
tmccamb4386@gmail.com

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval for a retaining wall extending approximately 10' along the front yard at the public sidewalk. The wall is to be constructed of stone block and is proposed to be 10" in height.

Communications with Applicant, Completion of Application

The application was received on January 14, 2021. Staff conducted a site visit on January 15, 2021 to review the need for the proposed wall. It was decided on January 29, 2021 after speaking to the applicant several times about possible alternatives to the retaining wall that this would be a committee level review.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee (ARC) on March 3, 2021 at 5:30 pm, online via WebEx.

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's staff findings of fact and conclusions with respect to these guidelines is included in 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 Longest Avenue, two lots south of Willow Avenue. The circa 1910 home is a two-story wood frame lap sided home with a prominent Gambrel Style roof. The surrounding buildings are predominately two homes of varying styles and materials.

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. Similar cases for this scope of work show that the ARC and Landmarks staff have approved curbing rather than retaining walls to preserve the front yard slopes. However, this yard has unique, site-specific challenges that may warrant a retaining wall. There is a healthy tree in the front yard that the soil and mulch wash away from onto the sidewalk. 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 will be low relatively low to the ground and constructed of natural stone.

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 be constructed of natural stone.
2. The retaining wall shall not exceed 10" in height across the front of the property.
3. If the scope of the project should change, the applicant shall contact staff for approval
4. The applicant shall obtain any and all permits required prior to starting.

Bradley Fister

Bradley Fister
Historic Preservation Specialist

02-22-21

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; The retaining wall is needed to retain earth to preserve a healthy tree.
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 cobble stones are generally 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; retaining wall will help to retain earth and maintain a healthy tree.
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	