



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Katherine Groskreutz, Historic Preservation Specialist
Date: March 29, 2021

Case No: 21-COA-0029
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1211 Cherokee Road

Owner: Scott and Janet Walton
1211 Cherokee Rd
Louisville, KY 40204

Applicant: Charlie Williams
1626 Windsor Place
Louisville, KY 40204
(502) 459-1810
charliewilliamsdesign@gmail.com

Estimated Project Cost: \$55,000

Description of proposed exterior alteration:

The applicant seeks approval to demolish an exterior stairwell on the southeast side façade of the rear yard carriage house and construct a 17' W x 24' D x 27'-2" H two-story addition on the same facade. The addition will have a garage and a workshop on the second floor.

The gable roof will have 5/12 and 7/12 slopes and have asphalt shingles to match the adjacent roofs. The siding will be 7" exposure, smooth composite lap siding. The garage door will be a 16' w x 7' high carriage style door. The existing alley facing garage door will be replaced with a custom carriage style door with a built-in man door. An existing deck will be roofed over and screened in. Copper standing seam roofing will be on the pent roof over the garage doors and over the screened porch. All windows will be metal clad wood. A concrete walkway will be installed from the existing rear walk around to the new building to the alleyway. New metal gate will be installed at the end of the walkway along the alley.

The side elevation will have two, 1/1, double hung windows. Three existing side yard windows on the first floor will be bricked in. One second floor egress window will be removed on the second floor.

The alley side will have a set of three-gang, 1/1, double hung windows and a single casement window in the workshop, and a set of double-gang, 1/1, double hung windows will be installed for egress in the existing bedroom living space.

The yard side elevation will have a 17' W x 3'-8.5" covered wooden deck on the second floor with 3'-6" landing and stairs down to the yard. Two 15-lite sliding doors will access the deck from the workshop. Two exterior man doors will be on the ground level facing the yard. All porch posts will be 6x6 wood wrapped in 1x8 trim. The rails will be 2x2 balusters.

Communications with Applicant, Completion of Application

The application was received on February 18, 2021 and considered requiring committee level review on March 8, 2021.

The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee (ARC) on April 7, 2021 at 5:30 pm, via WebEx video conference.

FINDINGS

Guidelines

The following design guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alterations: **Addition, Garage, and 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 north side of Cherokee Road on the third lot east of Patterson Avenue. The home is a two-and-a-half-story masonry Colonial Revival home. The surrounding buildings are predominately two and three-story masonry homes.

Regarding the carriage house, a COA (A-86-97-C) was approved in 1986 for the renovation of the carriage house, including a living space addition and deck on the second floor. Then in 2014 a COA (14COA1014-CT) was approved to remove the existing wood siding and replace it with 4" exposure cement composite siding.

Conclusions

The proposed project somewhat meets the Cherokee Triangle Preservation District, design guidelines for **Addition**. The addition meets the guidelines when compared to the primary structure. However, it only partially meets the Addition guidelines A1, A2, and A8. These deal with additions being subordinate in size and scale and the wall floor-to-floor ratios being the same or lower than the existing

building to which it is being attached. The proposed design is roughly the same floor height on the ground floor but has an approximately 3' taller roof peak than the existing roof line and does not read as subordinate the existing carriage house. Part of the second story of the existing carriage house was also an addition approved in 1986 and matched the oldest second floor roof peak height. If it is structurally feasible, staff would recommend lowering the height of the addition to be more in line with the existing structure and help create less visual mass and better cohesion of the alley facing façade.

The materials are complementary or matching to existing, and the roof form is similar and has the same orientation. The new wood covered deck and exterior exit stairs are located on the rear, yard-facing façade. The new addition is set back from the existing alley facing façade and neighboring garage. It has similar solids to voids as the existing structure.

The proposed project generally meets the Cherokee Triangle Preservation District, design guidelines for **Garage**. It meets all the applicable guidelines other than the proposed 7" reveal lap siding. In 2014 a COA was approved to remove 4" reveal wood siding and replace it with 4" reveal smooth composite lap siding. Staff recommends the new lap siding match what was approved in that COA and appears to have been installed on at least part of the second floor of the carriage house. Staff also suggests the new single and double garage doors designed to match as closely as possible to also help with cohesion of the alley-facing façade.

The proposed project generally meets the Cherokee Triangle Preservation District, design guidelines for **Site**. The proposed new walkway and alley gate meet all applicable guidelines. Historic limestone curbing is present partially where the new double garage door entrance is proposed to be located. This section of the alley is also historic brick. Care should be taken to preserve the limestone curbing during construction, as well as avoiding any disturbance of the historic brick.

The proposed projects meet most of the applicable guidelines and is generally appropriate for the district. Staff recommends the above tweaks to the design to help limit the massing, height, and cohesion for the alley-facing façade.

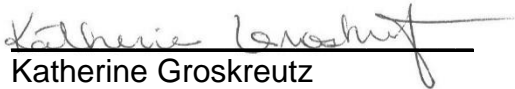
RECOMMENDATION

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**

If the ARC votes to approve the application for replacement, staff recommend the following conditions:

1. **All wood shall be opaque painted or stained within 6 months of construction.**
2. **The siding shall be 4" reveal to match the composite siding reveal size that was approved in 2014.**

3. The new single and double garage doors shall be designed to match as closely as possible to limit visual fragmentation of the alley-facing façade.
4. All grade level concrete shall be of historic concrete mix.
5. The applicant shall take care to retain as much of the limestone curbing as possible.
6. The new metal gate shall not be more than 7' in height.
7. The applicant shall use understated fixtures when installing any type of exterior lighting. Fixture attachment shall be done so as not to damage historic fabric. Fixtures shall not become a visual focal point.
8. The applicant shall 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. The applicant shall try to minimize noise levels to adjacent properties.
9. If the design or materials change, the applicant shall contact staff for review and approval.


 Katherine Groskreutz
 Historic Preservation Specialist

03/29/2021

Date

ADDITION

Design Guideline Checklist

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

	Guideline	Finding	Comment
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+/-	The height is shorter than the primary structure; it is taller than the existing carriage house by approximately 3'
A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+/-	The addition is subordinate to the primary structure; it is taller than the existing carriage house; it does not exceed half of the existing carriage house's footprint
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	+	The addition is on the rear of the site; it is to the side of the existing carriage house and set back from the existing facade

A4	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+	Composite, smooth lap siding and asphalt shingles/copper roofing to match existing
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+	Existing building has multiple, alley facing gables of various slopes
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	NA	
A7	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	NA	
A8	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	+/-	The ground floor heights are approximately the same; the second-floor height exceeds the existing by roughly 3'
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	+	
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	+	
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
A12	Do not design additions to appear older than the original building.	NA	
A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	NA	
A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	NA	
A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	NA	
A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	+	New covered deck on yard facing façade
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	+	
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	+	See conditions of approval

GARAGE

Design Guideline Checklist

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

Design Element	Building Feature		Approved	Comments
Location		+	Rear-yard location	
		+	Align with adjacent secondary structures	
		+	Use to define and enclose rear yard	
		+	Minimize paving	
Materials	Walls	-	Horizontal wood siding (3" or 4" exposure)	7" exposure horizontal siding
		NA	Board and batten siding	
		NA	Brick	
		NA	Stucco over frame or concrete block	
		NA	Cast stone, molded concrete block	
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		NA	No painted concrete block.	
		NA	No un-painted concrete block.	
		NA	No T-111 plywood.	
	Roof	+	Asphalt, fiberglass, wood, vinyl, or slate shingles.	asphalt
		+	Metal roofing	copper
		+	Half-round or Ogee gutters	Ogee
		NA	Approved Gable-end element	
		NA	No membrane roofing on sloped roofs.	
Building Forms	Main Block	+	Simple, rectangular, prismatic volumes	
		NA	Ell-shaped buildings	
		NA	Slightly-projecting bays	
		NA	Cantilevered, second floors	
		NA	No overly-elaborate volumes	
	Roof	+/-	Simple gable roofs (6-in-12 minimum slope)	5/12 and 7/12 slopes
		NA	Hipped, shed, and flat roofs with parapets	
		NA	Intersecting gables	
		+	Overhanging eaves	
		NA	Half-round gutters	Ogee gutters are acceptable
		+/-	No low-pitched gable roofs (less than 6-in-12 slope)	One side is 5/12
		NA	No flush eaves	

		NA	No roofs without gutters	
Openings	Garage	+/-	Single-car openings	Two car opening with a carriage style door to look like two doors
	Doors	+	Surface area of door broken up by articulated panels or stiles and rails to reduce scale	
		+/-	No double and triple doors	Double door with a carriage style door to look like two doors
		NA	No flush garage doors (they accentuate the large size of the openings)	
	Windows	+	Use window openings to break up wall surface	
		NA	Security grills installed on the inside face of the windows	

SITE

Design Guideline Checklist

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

	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.	+/-	See conditions of approval
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.	+/-	See conditions of approval
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.	+	
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.	NA	
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.	NA	
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.	+	See conditions of approval
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.	NSI	See conditions of approval
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.	NSI	See conditions of approval
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	