Historic Landmarks and Preservation Districts Commission

Report to the Committee

To:	Cherokee Triangle Architectural Review Committee
Thru:	Savannah Darr, Historic Preservation Officer
From:	Drake Watson, Planner I – Urban Design
Date:	June 12, 2026

Case No: 26-COA-0113
Classification: Committee Review

GENERAL INFORMATION

Address: 1206 Cherokee Rd

Applicant: Charles Williams
1626 Windsor Pl
Louisville, KY 40204

Owner: Amy Nguyen
1206 Cherokee Rd
Louisville, KY 40204

Project Cost: $ 220,000

Description of proposed exterior alterations:
The applicant requests approval to construct a full second-story addition to a historic garage to create a carriage house. The historic garage measures 27'-6 ½" W x 19'-5" D x 11'-5 ½" H. The addition will have the same width and depth as the historic garage and will be 8'-1 ⅛" tall. Including the roof it will have a 27'-2 1/16" total height. It will feature a 7/12 slopped, hipped, standing-seam green metal roof. The addition will be clad in composite shake siding.

Southwest, alley facing façade:
- Two 1/1 double-hung aluminum-clad wood windows and a blind window.
- Remove existing single-car door and two casement windows
- Remove some masonry to install two 8' H single-car garage doors

West, side facade:
- A skylight is proposed on the roof of the west, side façade.

Northeast, interior facing façade:
- Two 1/1 double-hung aluminum-clad wood windows
- Set of two 1/1 aluminum-clad wood windows.

- 12-12 slopped shed roof over the pedestrian door and transom window. Clad in the same standing-seam metal.
- 12/12 slopped shed roof over the two single-doors. Clad in the same standing-seam metal.

East, side façade:

- No openings are proposed.

The applicant also seeks approval to remove the top course of the masonry units that are damaged and to remove additional masonry units to accommodate the two single-car garage doors. A bond beam will be installed across the top, and the historic masonry units that can be reused will be used to fill in any damaged pieces.

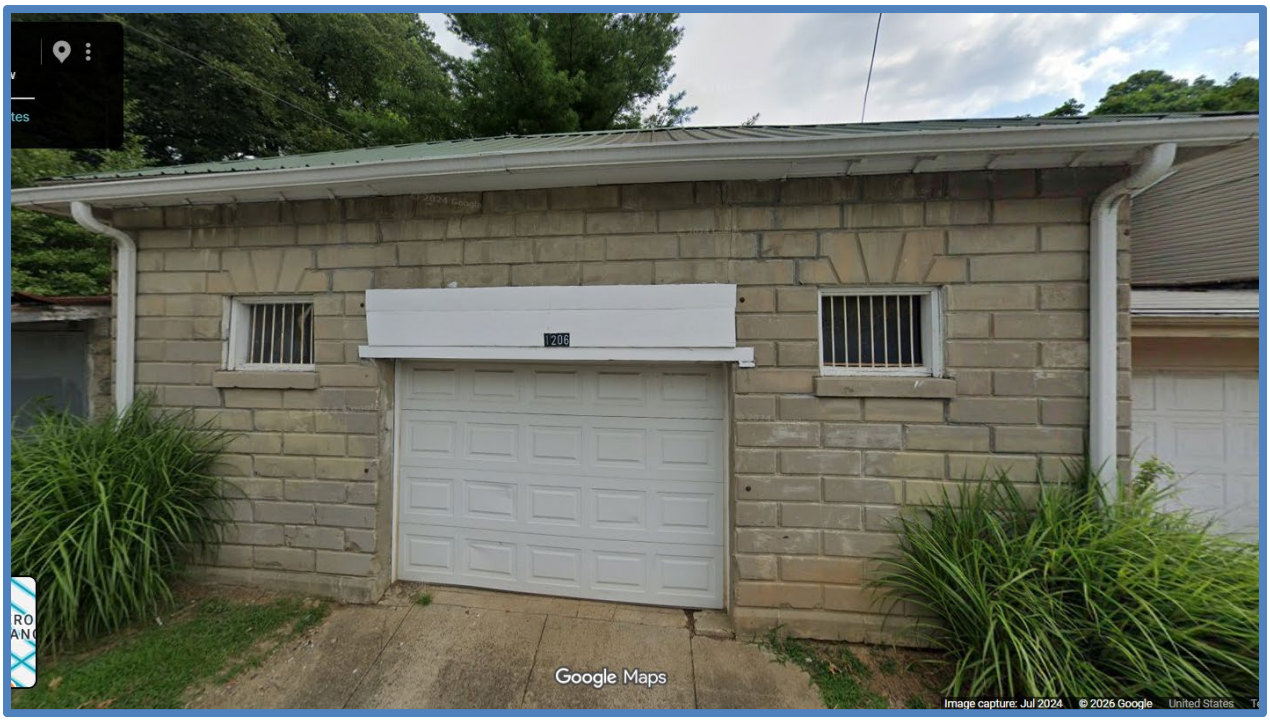

Figure 1: Existing Conditions facing the alley. Source: July 2024 Google Street View

Figure 2: Proposed elevations. Southwest, alley facing facade.

Communications with Applicant, Completion of Application
An application was submitted on April 16, 2026 and assigned to a case manager on April 20, 2026. Staff reached out regarding the location of the addition and materials. Final correspondence was received on May 26, 2026 at which time, the application was considered complete and requiring committee level review.

A separate application (# 26-COA-0092) was submitted at the same time for changes to an addition to the primary structure that can be reviewed at a staff level and is not part of this review.

The case is scheduled to be reviewed by the Cherokee Triangle Architectural Review Committee (ARC) on Wednesday, June 17, 2026 at 4:30 PM, in Room 101 of the Metro Development Center located at 444 South 5th Street.

FINDINGS

Guidelines
The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **Addition, Garages and Secondary Structures, Masonry,** 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 property is zoned R-5B Two-Family Residential and is located within the Traditional Neighborhood Form District. The three-story masonry structure has an elevated hand cut limestone block foundation; a fully covered, partially enclosed front porch with a low-profile standing seam metal roof mimicking the main roof, supported by simple doric columns; an asymmetrical entry with a 3/4 multi-lite door with side lights and transom; and 1/1 windows with painted masonry lintels and sills. It is surrounded by multi-story structures of varying mass and styles from the same general era.

Previous COA's include: S-05-100-CT for rear window replacements, approved in June 2005, and 26-COA-0092 for two rear additions, approved in June 2026.

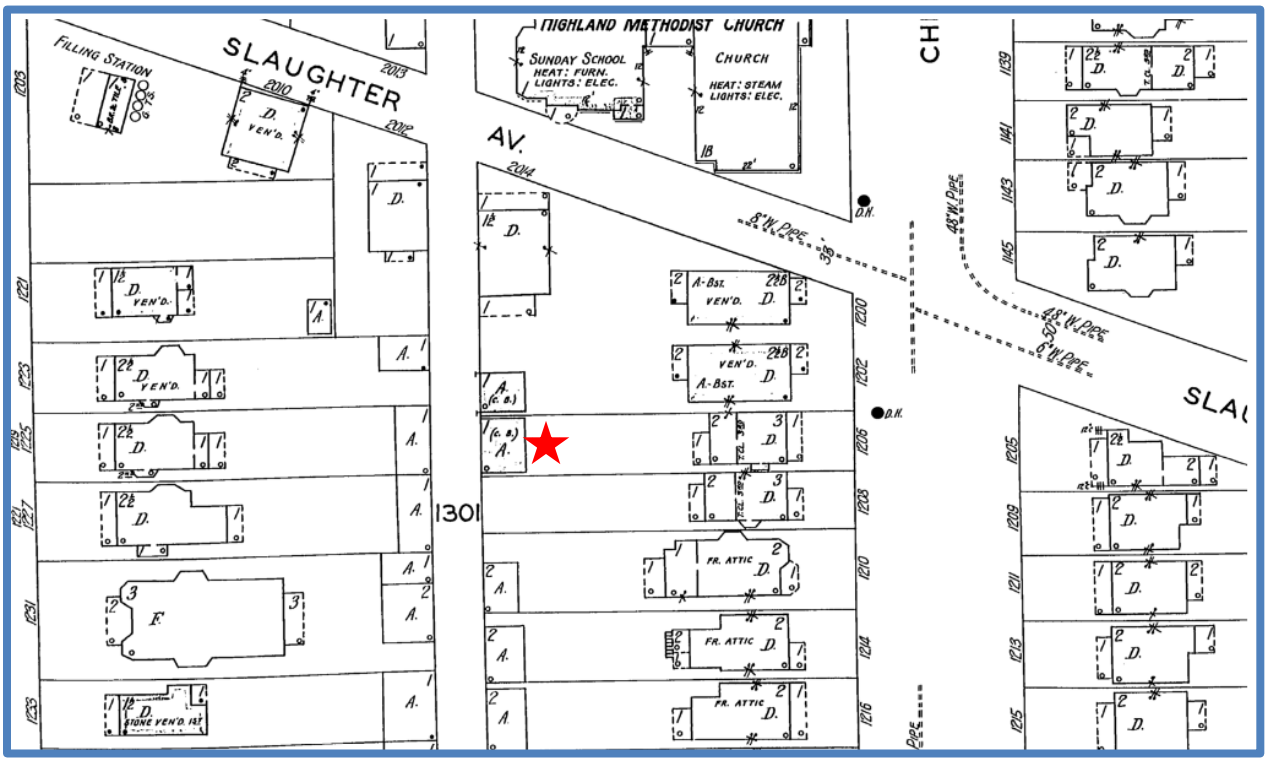

Figure 3: One-story concrete block accessory structure at 1206 Cherokee Rd. Source: Sanborn Maps Louisville 1928-1941 vol. 6, 1928, Sheet 653.

Conclusions

The proposed full second story addition to the historically contributing garage does not meet the standard design guidelines for **Addition** and **Garages and Secondary Structures.** The proposed addition is not subordinate to the historic garage, which does not meet guidelines **A.1**, **A.2**, and **A.8**. The historic roof is proposed to be fully removed, and a full second-story addition added with a similar hipped roof. The design does respect or complement the historic roof, and the addition will overwhelm the historic garage as a whole, which does not meet **A.5**.

The existing garage features a single-car garage door opening facing the alley, flanked by two clerestory height casement windows with metal bars and decorative art deco lintels. The proposal is to remove all of this and to install two single-car garage doors, which does not meet many of the guidelines for **Garages and Secondary Structures**,

specifically **G.1**, as it heavily alters the contributing historic façade and opening of the garage, and in such a way that it cannot be easily reversed later.

The applicant has also not submitted information about an apron to be able to access the proposed two new bays in the garage. This would need to be done using historic concrete mix that matches the adjacent concrete, and retaining and protecting any possible historic limestone curbing that may be present onsite.

RECOMMENDATION
On the basis of the information furnished by the applicant and the applicable design guidelines, Staff recommend the application for a Certificate of Appropriateness be **denied**. However, the applicant may submit a different proposal for an addition that better meets the standard design guidelines**.**

Drake Watson
Drake Watson
Planner I – Urban Design

6/12/2026
Date

Addition

Standard Design Guideline Checklist

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

	Guideline	Finding	Comment
A.1	Place an addition so that it is subordinate to the historic structure. • Locate an addition at the rear of a historic structure. • If a rear placement is unfeasible, locate an addition along a secondary elevation (including a side wall) and set it back from the primary façade enough to be minimally visible. • Generally, additions should not exceed half of the original structure's total floor area or structure's footprint. • Design any new addition so that the first-floor height is equal to or slightly lower than the historic structure. The floor-to-floor heights should be equal to or up to 10 percent less than the historic structure.	-	The addition as proposed will be a full second story addition on a historically contributing garage. Though the floor height is equal to the existing, the size of the addition does exceed more than half of the original structure's total floor area.
A.2	Construct an addition that is smaller in size and a secondary element to a historic structure. • Design an addition to be subordinate in size and placement to the original historic structure. • Maintain a visual difference between the addition and the historic structure. • Do not construct a full-floor addition to the top of a residential, historic structure. • Camelback additions on historic shotgun style homes will be appropriately scaled for the home.	-	The garage addition as proposed, while maintaining he same footprint, will double the size of the contributing historic garage, and will not visually read as a secondary element.

	Guideline	Finding	Comment
	• 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.		
A.3	Preserve the orientation of the historic structure when constructing an addition. • If a new side entry is added in coordination with an addition, design it to be subordinate to the structure's historic primary entry.	+	The orientation of the garage will not change.
A.4	Design an addition to respect and reflect the general relationship of solids (wall surfaces) to voids (window and door openings) as seen on the historic structure.	+	The second story addition will respect and reflect the general relationship of solids to voids.
A.5	Design an addition that respects, complements, and does not overwhelm the historic roof form.	-	The historic roof will be completely removed and a full second-story addition added with a similar hipped roof. While the design does mimic the historic roof, the addition and new roof does not respect or complement the historic roof and overwhelms it, as it has to be removed for this proposal..
A.6	Use a building material for a new addition that is similar or subordinate to the primary material of the historic structure, considering the size, composition, and arrangement of materials. • Generally, wood is subordinate to brick, and brick and stucco are subordinate to stone. • Design an addition that can be differentiated from the historic structure in material and design. • Do not design additions to appear older than the historic structure.	+	The proposed new roof will be clad in standing-seam metal, which is the same material currently on the historic garage and the historic primary structure. The proposed shake siding will mimic that of the siding located on the rear addition of the primary structure.
A.7	Minimize visibility of an affixed element from the public right-of-way through its placement on a secondary or tertiary elevation and through the use of compatible materials. • When installing a modern communication device such as a satellite dish, locate along rear roofline or secondary or tertiary wall. • When constructing a new code-required stair, elevator, or ramp, construct along a secondary or tertiary wall and design it to be as subordinate as possible.	NA	
A.8	When installing an affixed element to a historic structure, minimize the damage to the character defining elements of the historic structure and maintain the ability to easily remove the newly affixed element. • When installing a new code-required stair or elevator, do not alter or block a character-defining historic window or door opening of the historic structure that cannot be reversed. • Design the addition to be consistent with the materials and scale of the historic structure. • If access via a secondary elevation is not possible, install a ramp in a manner that does not damage historic fabric and is unobtrusive.	-	Though the proposed addition and façade changes to the historic garage will mimic many of the design details and materials, it will be affixed in such a way that it will be unable to minimize the damage to the character defining elements of the historic structure, and double the scale of the structure. Character defining historic windows will also be removed to accommodate two garage doors instead of maintaining

	Guideline	Finding	Comment
			them along with the current one garage door. Furthermore, the proposed changes cannot be easily removed as they are structural changes.

Garages and Secondary Structures

Standard Design Guideline Checklist

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

	Guideline	Finding	Comment
	Appropriate Location: • Rear-yard • Align with adjacent secondary structures • Use to define and enclose rear yard • Minimize paving	+	The existing garage is located in the rear yard, which will not change.
	Appropriate Wall Materials: • Horizontal wood lap siding or fiber cement lap siding (3” or 4” exposure unless there is a precedent for another reveal) • Board and batten siding • Brick • Stucco • Cast-stone, molded concrete block • Concrete block with parge coat • Aluminum and vinyl siding (3” or 4” exposure unless there is a precedent for another reveal)	+	The proposed second story addition will be clad in composite shake siding, which will mimic the composite shake siding seen on the historic structure.
	Inappropriate Wall Materials: • Painted concrete block • Smooth concrete block with no parge coat • T-111 plywood	NA	
	Appropriate Roofing Materials: • Asphalt, fiberglass, wood, vinyl, tile, or slate shingles • Metal roofing • Half round or ogee gutters • Approved gable-end ornament	+	The roof will be a green standing-seam metal hipped roof.
	Inappropriate Roofing Materials, unless there is a site-specific precedent: • Membrane roofing or low sloped roofing	NA	
	Appropriate Building Forms: • Simple, rectangular, prismatic volumes • Ell-shaped buildings • Slightly-projecting bays • Cantilevered second floors	+	The historic simple square form will be retained.
	Inappropriate Building Forms: • Overly elaborate volumes	NA	
	Appropriate Roof Forms: • Single gable roofs with an appropriate slope • Hipped, shed, and flat roofs with parapets • Intersecting gables • Overhanging eaves	+/NSI	The new roof will be hipped with a 7/12 slope, which mimics the existing historic roof form. It is unclear how much of an overhang the eaves will provide.

	Guideline	Finding	Comment
			A shed roof awning is proposed over the garage door bays.
	Inappropriate Roof Forms: • Flush eaves • No gutter system	NA	
	Appropriate Doors: • Single-door openings • Surface-area of door broken up by articulated panels and/or stiles and rails to reduce scale • Double-doors that are articulated as two single-doors	+	The carriage house will feature two single-car garage doors.
	Inappropriate Doors: • Triple-doors • Flush garage doors (they articulate the large size of the openings)	NA	
	Appropriate Windows: • Use window openings to break up wall surface • Security grills installed on the inside face of the window	+	The second story addition will feature 1/1, aluminum clad wood windows on the alley facing and interior facing facades.
G.1	Preserve a historic garage when feasible. • Keep a historic garage in good repair. • Preserve a character defining building component of a historically significant or contributing garage. • Preserve a historic window or door on a historically significant or contributing garage. • Do not move a historically significant or contributing garage from its original location.	-	Although some of the masonry units of the historic garage are to remain, the alley facing façade will be changed from a single-car door with two small windows to two single-car garage doors with a full second story addition above it. This will significantly alter the historic garage in a way that can not be easily reversed, and remove the character defining features it currently has, such as the art deco window hoods.
G.2	Repair a historic garage with in-kind materials or with approved materials that mimic the historic materials. Relevant guidelines, such as Windows, should be used for these changes.	+/-	There are deteriorated masonry units that need to be repaired, and those are proposed to be repaired in-kind.
G.3	Preserve a historic paved feature when repairing or replacing a historic garage. • Preserve a historic stone curb or brick alley. • Repair a historic stone curb or brick alley. • When installing a new concrete apron, do not damage a stone curb or brick alley (see diagram).	NA	
G.4	When replacing a deteriorated garage or constructing a new garage design a garage that is subordinate in size and form to the main structure as viewed from the public right-of-way and is compatible in form, color, and material to the primary building and to the surrounding historic context. • Design a new garage to reflect the scale, roof form, setback, and materials of nearby historic structures. • Orient the roofline of the garage to be parallel with the main house or follow the predominate pattern of existing secondary structures where a pattern exists. • Design a new garage to be minimally visible from the primary street.	NA	

	Guideline	Finding	Comment
	• Design a new garage with access from an alley or secondary street. • Place a new garage behind the primary structure, along an alley. • If locating a garage along an alley or at the rear of the property is not feasible, place a garage to have access along the side yard. • Where there is no alley or where there is historic precedence, the use of a side-yard driveway for access to a garage may be acceptable. • Where a side-yard driveway is being used instead of an alleyway, use appropriate landscaping to screen the driveway.		
G.5	Preserve a historic shed or outbuilding when feasible. • Keep a historic shed or outbuilding in good repair. • Preserve a character defining building component of a historically significant or contributing shed or outbuilding. • Preserve a historic window or door on a shed or outbuilding.	NA	
G.6	Repair a historic shed or outbuilding with in-kind materials, or with approved materials that mimic the historic materials. Relevant guidelines, such as Windows, should be used for these changes.	NA	
G.7	Preserve a historic paved feature when repairing or replacing a historic shed or outbuilding. • Preserve a historic stone curb or brick alley. • Repair a historic stone curb or brick alley. • When installing a new concrete apron, do not damage a stone curb or brick alley (see diagram).	NA	
G.8	When replacing a deteriorated shed or outbuilding, or constructing a new shed or outbuilding, design a structure that is subordinate in size and form to the main structure as viewed from the public right-of-way and is compatible in form, color, and material to the primary building and to the surrounding historic context. • Design the height of a new shed or outbuilding to be within the range seen in the surrounding historic context. • Use a simplified version of building components and details found in the surrounding historic context. • Place a new shed or outbuilding along an alley or at the rear of the main structure. Where that is not possible, locate a shed or outbuilding to have access along the side yard. • Use landscaping to screen the shed or outbuilding.	NA	
G.9	Preserve a historic carriage house when feasible. • Keep a historic carriage house in good repair. • Preserve a character defining building component of a historically significant or contributing carriage house. • Preserve a historic window or door on a historically significant or contributing carriage house.	NA	The existing structure is a historic garage and the conversion to a carriage house with a second story dwelling unit.
G.10	Repair a historic carriage house with in-kind materials or with approved materials that mimic the historic materials. Relevant guidelines, such as Windows, should be used for these changes.	NA	
G.11	Preserve a historic paved feature when repairing or replacing a carriage house.	NSI	~~If stone curbing is discovered, the applicant shall take any~~

	Guideline	Finding	Comment
	• Preserve a historic stone curb or brick alley. • Repair a historic stone curb or brick alley. • When installing a new concrete apron, do not damage a stone curb or brick alley (see diagram).		~~and all necessary steps to preserve it. The applicant shall submit to staff a site plan with showing a new apron that would be necessary to enter the garage.~~ No information was provided regarding historic paved features or curbing.
G.12	When replacing a deteriorated carriage house or constructing a new carriage house, design a structure that is subordinate in size and form to the main structure as viewed from the public right-of-way and is compatible in form, color, and material to the primary building and to the surrounding historic context. • Design a new carriage house to reflect the scale, roof form, setback, and materials of nearby historic structures. • Design the height of a new carriage house to be within the range seen in the surrounding historic context. • Orient the roofline of the carriage house to be parallel with the main house or follow the predominate pattern of existing secondary structures where a pattern exists. • Design a new carriage house to be minimally visible from the primary street. • Design a new carriage house with access from an alley or secondary street. • Place a new carriage house behind the primary structure, along an alley. • If locating a carriage house along an alley or at the rear of the property is not feasible, place a carriage house to have access along the side yard. • Where there is no alley or where there is historic precedence, the use of a side-yard driveway for access to a carriage house may be acceptable. • Where a side-yard driveway is being used instead of an alleyway, use appropriate landscaping to screen the driveway	+/-	The proposed addition to the contributing historic garage into a carriage house will not be subordinate in size to the historic garage. It will be compatible in footprint, color, and material to the primary building, as it will feature similar roofing materials and siding materials. The second-story addition will not alter the existing setbacks of the historic garage, which mimics that of nearby structures. There are other carriage houses along the alley; however, those were constructed historically as carriage houses. It would be minimally visible from the primary street. The carriage house will have vehicular access from the alley.
G.13	Preserve a historic carport when feasible. • Keep a carport in good repair. • Preserve a character defining building component of a historically significant or contributing carport.	NA	
G.14	Repair a historic carport with in-kind materials or with approved materials that mimic the original materials.	NA	
G.15	Preserve a historic paved feature when repairing or replacing a historic carport. • Preserve a historic stone curb or brick alley. • Repair a historic stone curb or brick alley. • When installing a new concrete apron, do not damage a stone curb or brick alley (see diagram).	NSI	The applicant has not mentioned a new apron, however, one will be necessary to enter the proposed new garage entrances.
G.16	When replacing a deteriorated carport or constructing a new carport, design a structure that is subordinate in size and form to the main structure as viewed from the public right-of-way and is compatible in form, color, and material to the primary building and to the surrounding historic context.	NA	

	Guideline	Finding	Comment
	• Design a new carport to be light in form with no ornate details. • Design the height of a new carport to be within the range seen in the surrounding historic context. • Use a simplified version of building components and details found in the surrounding historic context. • Design a new garage to be minimally visible from the primary street. • Design a new carport with access from an alley or secondary street. • Place a new carport behind the primary structure, along an alley. • If locating a carport along an alley or at the rear of the property is not feasible, place a carport to have access along the side yard. • Where there is no alley or where there is historic precedence, the use of a side-yard driveway for access to a carport may be acceptable. • Where a side-yard driveway is being used instead of an alleyway, use appropriate landscaping to screen the driveway.		

Masonry

Standard Design Guideline Checklist

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

	Guideline	Finding	Comment
M.1	Preserve an original or historic masonry material. • Do not cover original or historic masonry with new materials.	+/-	The applicant proposes to preserve as many masonry units on the front façade as possible, then reuse them to create the proposed new garage bays. The applicant also intends to install a bond beam across the front to fix the cracked masonry units and prevent new cracks.
M.2	Do not resurface historic masonry with alternative materials such as stucco, permastone-cladding, or exterior insulation.	NA	
M.3	When replacing a section of a brick wall, match the existing bonding pattern, coursing, color, size, strength, and pointing mortar of the historic masonry. • Tooth-in new bricks to historic brickwork to disguise the joint between new and old. • Inset new bricks in historic window or door openings on secondary or tertiary elevations that have approval to be removed. Preserve opening details, such as lintels, to demarcate where the historic opening was once located. • Do not remove or rebuild substantial portions of exterior walls if such an action would adversely impact a structure's historic integrity.	+/-	Historic CMU units will be used to construct the new part of the façade between the proposed two single-car garage doors and to repair the broken pieces from water damage near the top.
M.4	Use a replacement material that is suited for exterior use and that is of similar strength to the historic masonry.	NSI	The CMU units from the wall itself will be used to tuckpoint the new openings for the two

	Guideline	Finding	Comment
			single-car garage doors and to replace the broken blocks.
M.5	Do not construct a new masonry feature that is falsely historical or that is incompatible with the building in terms of size, scale, material, or color. • Do not cut new openings into exterior walls on street-facing or street-address facades.	NA	
M.6	Repoint a deteriorated masonry mortar joint. • Repoint only a joint that is no longer sound. • Do not attempt to remove joints that have been repointed using a very hard mortar or in an unworkmanlike manner until natural weathering has begun to weaken and crack them. • Remove an unsound mortar joint by hand, not using power tools, to a depth of two and a half times the width of the joint, or to sound mortar. • Match a historic joint in color, texture, joint size, and tooling when repointing. • Utilize a mortar mix that is compatible with historic masonry and that will allow moisture to escape. • Prior to re-pointing, analyze the historic mortar to determine an appropriate mortar mix for the specific property. • Do not use a synthetic caulking compound to repoint historic masonry.	NSI	No information regarding mortar was provided at the time of this report.
M.7	Prior to cleaning, ensure that a mortar joint is not deteriorated, as deteriorated joints will allow for water to penetrate the wall during cleaning.	NA	
M.8	Use the gentlest means possible to clean masonry. • Have realistic expectations of how the cleaned masonry surface will appear. Remember, it is better to underclean than overclean.	NA	
M.9	Test proposed cleaning treatments in an inconspicuous area to evaluate potential adverse effects prior to applying the method to an entire masonry structure. • Do not use sandblasting or high-pressure water to clean historic masonry. • Do not use water- or chemical-based cleaning systems when the possibility for freezing temperatures exists.	NA	
M.10	When patching stucco, utilize a material that matches the strength, composition, color, and texture of the historic material. • Cut back successive layers of stucco to determine the historic material properties and to provide a guide for the new, patched layers to prevent future cracking. • Perform stucco repairs so that the new layer is flesh to the surface of the historic stucco layer.	NSI	The makeup or treatment of the historic masonry units is not known as of the time of this report. There may a coating applied that creates the texture.
M.11	Preserve an unpainted masonry element that was not historically painted. Do not paint it.	+	The applicant does not propose to paint the unpainted masonry.
M.12	Paint a previously painted masonry element with a color that is appropriate to the building's context, historic period, and architectural style.	NA	
M.13	Use a "breathable" masonry paint that is compatible with and can create a strong bond with existing paint.	NA	
M.14	Remove inappropriate paint, such as graffiti, as soon and as gently as possible. • The use of a solvent-based chemical stripper is acceptable for removing paint only after testing its	NA	

	Guideline	Finding	Comment
	effectiveness on an inconspicuous area of the building. • Do not sand-blast or use an acid-based cleaner to remove paint.		

Site

Standard Design Guideline Checklist

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

	Guideline	Finding	Comment
ST.1	Preserve established property line patterns as well as street and alley widths in a preservation district. • If re-platting is considered, draw boundaries based on historic development patterns.	NA	
ST.2	Maintain a walkway that connects the street and building when this is a character defining feature in the surrounding context.	NA	
ST.3	Install a new sidewalk to be compatible with the historic ones in the area. • Maintain the existing width of neighboring sidewalks. • Use a traditional sidewalk material as seen in the surrounding context, such as historic concrete mix or pavers. Match the pattern of the historic sidewalks where that is character defining.	NA	
ST.4	Minimize the visual impact of parking and delivery areas. • Provide access to structures from an alley wherever one exists. • If alley access is unfeasible, locate driveways, parking areas, and loading docks to the side and rear of properties. • Use landscaping to screen a parking area. • Plant and landscape a large parking lot to soften the impact of paving. • Do not use paving in the front yard for a parking area unless necessary due to site specific conditions or historically appropriate to the surrounding context. • Do not create a new driveway or garage that opens onto a primary street unless necessary due to site specific conditions or historically appropriate to the surrounding context.	+	The historic garage is located in the rear yard, with access to the alley. The conversion to a carriage house will not alter the location of the building and access will still come from the alley.
ST.5	Maintain a historically significant fence or site wall.	NA	
ST.6	Repair a historic fence with materials that match existing sections of historic fencing in height and detail. • If an exact match of materials cannot be made, a simplified design that is subordinate to the historic is appropriate.	NA	
ST.7	Design a new fence to be compatible with the architectural style of the house and existing fences in the surrounding context. • Install a metal fence under 3' in the front yard where there is historic precedent. Wood may be used where there is historic precedent in the District. • Install a rear- or side-yard privacy fence to be set back from the side wall by at least 2'.	NA	

	Guideline	Finding	Comment
	• Install a rear- or side-yard privacy fence so the finished side is presented out. • Use stained or painted wood for a wood privacy fence. • Any privacy fencing shall be 7' feet in height or less, as measured from grade, including any retaining walls. • Do not install a masonry wall in a street-visible location unless it is used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists. • Do not install chain-link, split-rail, or woven-wood fencing or concrete block walls in areas visible from the public view unless historically appropriate to the surrounding context.		
ST.8	Preserve a large tree in the front yard unless it is diseased, dying, and/or damaging the historic building. A report from an arborist can determine this. • Select and place trees or landscaping that minimize the likelihood of damage to structures once mature.	NA	
ST.9	Maintain original front yard topography, including grades, slopes, elevations, and berms. • Do not recontour front-yard berms into stepped terraces. • Do not use railroad ties, landscape timbers, or other historically inappropriate materials for retaining walls. • Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archaeological resources.	NA	
ST.10	Use low-water and non-evasive species when considering a new planting. • Consider the use of plantings and placement that will assist in managing rainfall at the site. These Low Impact Design (LID) strategies help to control rainfall and storm water runoff at the source. It also helps distribute storm water across the site to replenish groundwater supplies and contribute to overall water efficiency.	NA	
ST.11	Match the grade of adjacent properties with new construction.	NA	
ST.12	Preserve and maintain a historic site wall or retaining wall. • Repair only the portion of a historic retaining wall or site wall that is deteriorated. • Preserve the character of a historic mortar joint when repointing a historic wall or retaining wall. • If an exact match cannot be made, a simplified design is appropriate.	NA	
ST.13	Explore alternatives before proposing significant site and topographical changes to a historic site. Alternatives include: • Construct a subterranean retaining wall to stabilize the slope, but that sits below the landscaped surface, and so remains invisible. • Use a stabilizing plant material or other ground cover that does not require mowing or a high degree of maintenance, rather than constructing a new retaining wall. • Construct a low, transparent fence at the top of the slope to provide an enclosed front yard area for children or pets, rather than replacing the slope with a new retaining wall.	NA	

	Guideline	Finding	Comment
	• Where low curbing (approximately 6”) is prevalent, replicate this rather than constructing a wall.		
ST.14	Avoid adding a new retaining wall until all alternatives have been explored. • Only add a new retaining wall that will alter the slope of a historic front yard area where at least one of the following conditions is present: a. The slope is not a character defining feature of the preservation district or individual landmark. b. There is a high level of variety in the treatment of front yard areas among adjacent properties, including retaining walls. c. The front yard slope is unstable, threatens the foundation of a historic structure, and other strategies have been tested and been unsuccessful.	NA	
ST.15	If all other strategies have failed, locate and design a new retaining wall to minimize impacts on the preservation district or historic property. • Use a low-kick wall, up to 2’ in height, to help stabilize the yard while maintaining most of the historic slope. • Design a new retaining wall to minimize visual impacts on the character defining features of the historic property, block, and district. • Use a material that is historically significant to the preservation district or that relates to the historic property. • Avoid using terraced retaining walls. • Do not completely replace the slope with a tall retaining wall.	NA	
ST.16	Preserve a historic site material when possible. • Maintain a brick, stone, or poured concrete step or pathway wherever present. • Maintain historic curbing whenever possible. • Any replacement should use historic materials. If replacement with historic materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, pattern, and visual appearance of the original. • Use paving materials that are compatible with adjacent sites and architectural character.	NSI	Apron details have not been provided at the time of this report. A new concrete apron will be required to accommodate the larger width of the two single-car garage doors compared to the historic single-car garage door.
ST.17	Preserve and maintain a historic lighting fixture if it is character defining, when possible.	NSI	No lighting was proposed at this time.
ST.18	Design new or replacement lighting that is in character with the setting. • Use a fixture that is compatible with architectural and site design elements. • When adding a new fixture, use an understated fixture that is subordinate to the historic building. • When installing a new fixture, attach it in a way that does not damage the historic fabric. • Design lighting to be contained within a site and to not spill over to a neighboring property. • Softly illuminate an architectural feature if desired. • Direct light down and away from a neighboring property. • For a commercial property, minimize free standing lighting. Instead, use ambient light from a storefront as a light source. • Do not use an imitation historic fixture that may convey a false sense of history.	NA	

	Guideline	Finding	Comment
	• Do not use a light source that creates a harsh glare or color. • Do not light parking lots in a harsh manner. • Do not use a blinking or animated light.		
ST19	Minimize the visual impact of a service area and its related fixtures. • Position an air conditioning unit, satellite dish, greenhouse addition, overhead wiring, or other fixture type on a secondary elevation where they do not detract from the character of the site. • Screen a cellular tower and associated fixture from view. • Install a utility line underground wherever possible. • Do not harm historic resources through road widening, driveway construction, or underground utility repair.	NA	
ST.20	Locate pools in the rear yard. Do not harm historic resources during the construction of a pool.	NA	