PROPERTY OWNERS in the Cherokee Triangle Preservation District

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Introduction

This booklet has been prepared by the Cherokee Triangle Association to supplement the Landmarks Commission Design Guidelines as a quick reference guide for owners contemplating repairs or construction on their property. This short introduction to the preservation design review process includes references to appropriate sections of the district design guidelines. Of course, there is no substitute for reviewing the guidelines and conferring with Landmarks staff before embarking on work to either a site or a building. We encourage you to keep this booklet for future reference.

In addition to increased property values, property owners in the district also have ready access to Federal and State tax incentives for rehabilitation, receive protection against destructive property changes, and benefit from professional preservation design guidance from the Metro Landmarks Commission staff. In return, owners are responsible for maintaining the distinctive exterior features of their properties that make the Triangle unique.

Owners wishing to repair and upgrade their properties follow guidelines developed for the district with public input. A volunteer architectural review committee of the Landmarks Commission, made up of property owners from the district, architects, historians, and real estate experts, works with the staff and applicants to review applications for exterior changes.

A Brief History

The Cherokee Triangle was designated as Louisville’s second local preservation district in 1975 to recognize its neighborhood character. It is a largely intact example of a post-Civil War/pre-World War I streetcar suburb, nestled between the natural beauty of Cave Hill Cemetery on one side and Cherokee Park on the other.

The first 50 house lots were subdivided in the hilly countryside east of downtown Louisville in 1878, but development moved slowly until streetcar service was extended through the area in 1889. The rolling terrain of Cherokee Park, which opened in the mid-1890s, recalled the area’s rural origins and provided a bucolic amenity that few other urban neighborhoods could match. By the start of World War I, the nearby tree-lined residential streets were filled with frame and masonry houses of highly varied architectural styles and some well-designed apartment buildings, as well as schools, churches, and a library.

After World War II, as residents were lured away to the suburbs, many of the large older houses were subdivided for rental units, and some were torn down to be replaced by modern apartment buildings. Responding to the threats of further losses, area residents organized to revitalize the neighborhood. Local designation of the preservation district and its listing on the National Register of Historic Places spurred reinvestment. Neglected houses were renovated. The Cherokee Triangle today is a much-desired neighborhood where residential property values have generally outpaced those of surrounding subdivisions.
Neighborhood Architectural Styles

The Cherokee Triangle was developed during a time of great architectural experimentation. The decades before and after the turn of the twentieth century saw the end of the dominance of the Victorian styles and the rise of the Arts and Crafts movement as well as an interest in the revival of earlier architectural styles. Understanding the age and style of each residence is important when making choices about renovation. The following examples briefly describe the major architectural styles represented in the neighborhood.

**FOLK VICTORIAN • 1870-1910**
- Basic, simple folk-house form, two-and-one-half story, with asymmetrical, but balanced facade
- Gable roof forms with prominent decorative treatments
- Victorian detailing such as porches with spindlework, balustrades, or applied flat-jigsaw cut trim
- Bay windows

**QUEEN ANNE • 1880-1910**
- Two-and-one-half story with asymmetrical façade.
- Steeply-pitched roof of irregular shape, often with turrets, front-facing gable featuring decorative treatments
- Patterned shingles or other wall textures
- Bay windows
- Partial- or full-width porch
- Corner porch and entrance

**FOUR SQUARE • Mid-1890s to late 1930s**
- Two-and-one-half story with dormer
- Pyramidal hipped roof form
- Front porch typically spans full width, but not always
- Square, boxy design with symmetrical flat front façade
- Large one-over-one windows

**SHOTGUN • 1860-1920s**
- One story, but may have a rear second floor called a “camelback”
- Narrow front typically only one or two bays wide
- Often front-facing gable
- Variety of stylistic treatments including Italianate and Victorian
- Front and side entrance porch or hood
SPANISH ECLECTIC • 1915-1940
• Low-pitched clay tile roofs
• Upper story windows smaller and simpler than windows below
• Arched doors or first floor windows
• Windows often occur in triple-arched configurations
• Entrance area accented

TUDOR REVIVAL • 1890-1940s
• Steeply-pitched roof
• Façade dominated by one gable
• Decorative half-timbering on many examples
• Tall, narrow casement windows in groups
• Windows feature multi-pane, leaded glazing

ITALIANATE • 1840-1895
• Two or three stories in a block form
• Low pitched roof
• Wide overhanging eaves with decorative brackets
• Tall, narrow double-hung windows, often arched or curved at top
• Lintel inverted “U” shape

COLONIAL REVIVAL • 1880-1955
• Accentuated front door, often with fanlight and sidelights
• Symmetrical façade
• Double-hung windows with multi-pane glazing
• Prominent pedimented porch with columns
ARCHITECTURAL TERMS

BUNGALOW • 1910-1930
- One or one-and-one-half story with dormer
- Subset of Craftsman Style
- Low pitched gable, or sometimes hipped, roof
- Deep overhanging eaves with exposed brackets or rafter ends
- Multi-light over single-light sash windows
- Front porch either under main roof or added to front

CRAFTSMAN • 1905-1930
- One-and-one-half story
- Low-pitched hipped roof forms
- Wide, unenclosed roof overhang with exposed rafter ends or decorative joinery
- Full or partial-width porches or terraces; porch roofs supported by tapered or straight columns
<table>
<thead>
<tr>
<th>TYPE OF WORK</th>
<th>NOT ALLOWED</th>
<th>NO APPROVAL REQUIRED</th>
<th>REVIEWED AT STAFF LEVEL</th>
<th>COMMITTEE APPROVAL REQUIRED</th>
<th>APPLICABLE GUIDELINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDITIONS</td>
<td>Front additions, full floor additions (eg, increasing building height)</td>
<td>Rear additions that meet the Addition Design Guidelines, value of new construction less than 25% of the PVA value of the structure</td>
<td>Rear additions that meet Addition Design Guidelines whose value is greater than 25% of the PVA value of the structure</td>
<td>Addition, Site</td>
<td></td>
</tr>
<tr>
<td>AWNINGS OR CANOPIES</td>
<td>Wrapping cornices in sheet metal, vinyl, etc.</td>
<td>Repair using existing material and exactly duplicating design. If existing design or material is not original, consult staff.</td>
<td>Cladding with simulated materials on facades not facing any street where work duplicates original appearance</td>
<td>Any work which does not duplicate original appearance</td>
<td>Siding and Trim</td>
</tr>
<tr>
<td>CORNICES/SOFFITS</td>
<td>Wrapping cornices in sheet metal, vinyl, etc.</td>
<td>Repair using existing material and exactly duplicating design. If existing design or material is not original, consult staff.</td>
<td>Cladding with simulated materials on facades not facing any street where work duplicates original appearance</td>
<td>Any work which does not duplicate original appearance</td>
<td>Siding and Trim</td>
</tr>
<tr>
<td>DECKS</td>
<td>Decks, patios, or walks at ground level, not visible from any street and which do not attach to or alter any structure</td>
<td>Rear decks at the first-floor level and above</td>
<td>All other demolition</td>
<td>Economic Hardship and Demolition</td>
<td></td>
</tr>
<tr>
<td>DEMOLITION</td>
<td>• Replacement of historic double-leaf entrance doors with single leaf • Alteration of opening to fit stock door</td>
<td>• Stained glass panels • Security grilles of simple design • Replacement of non-original, non-historic doors with new doors appropriate to the style and period of construction of the structure • New door openings not visible from any street which are compatible in size and style with the original doors. Lintels must be compatible with others on the structure • Removal of doors not visible from any street which are to be closed with masonry toothed in to match or recessed to express the original opening, leaving sills and lintels intact. On frame structures, siding to match existing should be extended across the opening and randomly pieced into the original siding. • Storm doors, see storm door section below.</td>
<td>All other changes visible from a street and not approvable by staff</td>
<td>Door</td>
<td></td>
</tr>
<tr>
<td>FENCING</td>
<td>• Front yard fencing where there is no historic precedent • Chain-link, split-rail, or woven-wood fencing visible from a public way • Fences over 7'0&quot; in height</td>
<td>• Rear yard fencing where not visible from any street • Iron fences of a simple design visible from any street • Simple solid fencing constructed of masonry or vertical wood pickets with finished side facing out</td>
<td>Fire escapes when not in street yards or blocking a street-yard view of a building and when construction is unobtrusive and painted to harmonize with the building</td>
<td>Addition</td>
<td></td>
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<tr>
<td>FIRE ESCAPES</td>
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GUIDELINES WEB PAGE: https://louisvilleky.gov/government/planning-design/standard-design-guidelines
<table>
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<tr>
<th>TYPE OF WORK</th>
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<th>APPLICATION GUIDELINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>GARAGES</td>
<td>Painted or unpainted concrete block, T-111 plywood, membrane roofing on sloped roofs, low-pitched gable roofs, flush eaves</td>
<td>Construction of a one-story garage, not in a street-yard, that is compatible with the principal historic structure and adjacent historic structures in terms of height, setback, scale, roof form, materials, and colors</td>
<td>All garages not included in the staff approval category, two-story carriage houses</td>
<td>Garage, New Construction, Site</td>
<td></td>
</tr>
<tr>
<td>GUTTERS</td>
<td>Removal of built-in gutters</td>
<td>Interior alterations that do not affect the exterior</td>
<td>Roofing over built-in gutters and applying an appropriate style external gutter, leaving all cornice details intact</td>
<td>Roofing</td>
<td></td>
</tr>
<tr>
<td>INTERIOR WORK</td>
<td></td>
<td>Interior alterations that do not affect the exterior</td>
<td></td>
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</tbody>
</table>
| LANDSCAPING   | ▪ Change of topography at street-visible yards, including grades, slopes, elevations, and berms  
▪ Recontouring front yards into stepped terraces  
▪ Railroad ties, landscape timbers, engineered block or stone, or dry-laid stone in street-visible yards or alleys  
▪ Tree and shrub planting, trimming, pruning  
▪ Rear yard, ground-level patios  
▪ Rear yard tree removal | ▪ Placement in a front-yard or street side-yard of light fixtures, fountains  
▪ Front-yard patios  
▪ All retaining walls (see category below)  
▪ Front-yard and street side-yard tree removal, except where reviewed and approved by Metro Arborist |                                                                                           |                              |
| MAINTENANCE   | Repair using in-kind material that exactly duplicates design. If existing design or material is not original, consult staff. | Repair using a different material. Repair that modifies the original design in any way. |                                                                                           | Maintenance                  |
| MASONRY       | Painting previously unpainted masonry                                         | Water cleaning, tuckpointing with lime mortar using formula in Guideline M13, no grinders or mechanical removal of mortar in joints | Chemical cleaning, use of mechanical methods to remove deteriorated mortar | Any other masonry treatment  |
| NEW CONSTRUCTION | Small rear-yard or street side-yard structures such as storage bins and playhouses which are obscured from public view by an opaque fence | Construction of a one-story garage or shed, not in a street-yard, that is compatible with the principal historic structure and adjacent historic structures in terms of height, setback, scale, roof form, materials, and colors | All new buildings or additions, including garages not included in staff approval section, porch enclosures, garden structures | Garage, New Construction, Site |
| PAINTING      | Painting previously unpainted masonry (brick or stone) or stucco             | Painting any material other than masonry  
▪ Painting previously painted masonry its existing color or a color closely matching the original color of the material | Painting previously-painted masonry a color other than its existing color or a masonry color | Painting unpainted masonry—stone, brick, terra cotta, and concrete | Paint |
| PORCHES       | ▪ New street-visible porches added to a structure that never had a porch  
▪ Covering porch or cornice elements with synthetic materials such as vinyl or aluminum | Repair of steps with in-kind materials and details. Contact staff regarding materials.  
▪ Porch reconstruction, if previously demolished  
▪ Screening of front porches with screened panels set behind porch elements |                                                                                           | Porch                        |
<p>| PORCH FIXTURES | Flag brackets, house numbers, porch lights, mail boxes, door hardware       | Simple or historically-appropriate iron porch and handrails &amp; guardrails               |                                                                                           | Porch                        |
| PUBLIC RIGHT-OF-WAY |                                                                              | Street lights, paving, landscaping, etc.                                             |                                                                                           | Site                         |</p>
<table>
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</thead>
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<tr>
<td>RAMPS</td>
<td></td>
<td>Locate on side or rear elevations. Design to avoid damage to historic structure so that ramp can be removed if no longer needed.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REAR YARD IMPROVEMENTS</td>
<td>Landscaping</td>
<td>Privacy fencing, decks above grade, and retaining walls including those at alleys</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RETAINING WALLS</td>
<td>Street-visible retaining walls where no wall or pattern of walls exists</td>
<td>Brick or steel edging under 6&quot; in height</td>
<td>Concrete or stone curbs at sidewalks. All walls over 6&quot; in height in front or street-visible side yards and at alleys.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROOFS</td>
<td>Roll or sheet roofing in street-visible locations. Such materials are only to be used on flat or very low pitched roofs.</td>
<td>Replacing in-kind original or existing material and color</td>
<td>Replacement of slate, tin, or tile roofs with dark grey, slate-colored, or warm grey composition shingles, when repair is not feasible. Decorative ridge or hip flashing should be reinstalled or replicated.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SECURITY GRILLES</td>
<td></td>
<td>Grilles of a simple design</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SIDEWALKS</td>
<td>Rear yard, on-grade</td>
<td>Replacement with existing or historically-appropriate materials, temporary removal for the purpose of repair. Historic concrete mix must be used when replacing concrete sidewalks.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SIDING AND TRIM</td>
<td>Replacement of street-visible historic trim or siding using synthetic materials</td>
<td>Repair of wood siding with wood siding that duplicates the original</td>
<td>The installation of simulated materials on portions of the structure not facing any street when the simulated material duplicates the original in width, depth, height, profile, texture, and general appearance. Corner boards, decorative trim, and casing are retained in original dimensions. Smooth-faced, fiber-cement board siding with 4&quot; or 5&quot; exposure is an approvable material.</td>
<td>Applying simulated materials on a street-facing façade</td>
<td>Siding and Trim</td>
</tr>
<tr>
<td>SIGNS</td>
<td>Removal of signs, temporary yard signs, or banners</td>
<td>Simple signage</td>
<td>All other signs</td>
<td></td>
<td>Sign</td>
</tr>
<tr>
<td>SKYLIGHTS/ SOLAR PANELS</td>
<td></td>
<td>Installations not visible from any street</td>
<td>Installations visible from any street</td>
<td></td>
<td>Roofing</td>
</tr>
<tr>
<td>STORM/ SCREEN WINDOWS</td>
<td></td>
<td>Installation constructed of a narrow frame, the same color as the adjoining trim, which does not alter the visual effect of the opening</td>
<td></td>
<td></td>
<td>Windows</td>
</tr>
<tr>
<td>STORM/ SCREEN DOORS</td>
<td></td>
<td>Installation of a door with narrow rails and stiles. Doors with divisions that mirror the original door may also be appropriate. Doors should be painted or finished to match the inner historic door.</td>
<td></td>
<td></td>
<td>Door</td>
</tr>
<tr>
<td>TREES</td>
<td>Rear yard tree removal</td>
<td>Front yard tree removal, unless required by Metro Arborist</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WINDOWS</td>
<td>Replacement with synthetic windows on primary facades, snap-on divided lights, muntins (dividing bars) between glass, or glass block</td>
<td>Repair of existing wood windows using a dutchman (inset wood patch) or epoxy patch</td>
<td>• Removal of windows • Replacement of windows that are deteriorated beyond repair. Staff must review and approve condition before work begins. • New windows not visible from the street must be compatible in height, width, and style with the original windows and have lintels and sills which are characteristic of the structure. • Stained or leaded glass</td>
<td></td>
<td>Window</td>
</tr>
</tbody>
</table>
Obtaining a Certificate of Appropriateness

A project involving physical changes to the exterior of a building, structure, or property (including demolition and new construction) within the Cherokee Triangle Preservation District requires a Certificate of Appropriateness (COA) to be issued before any work begins. Approval of a COA requires substantial conformance to Design Guidelines established for the district. The Design Guidelines, along with other information regarding local preservation districts, may be found at the website of the Historic Landmarks and Preservation Districts Commission.

Submit a complete application for a COA to Landmarks Commission.

STAFF-LEVEL REVIEW
2 WEEKS
Staff prepares a written approval or denial which is sent to the applicant.

COMMITTEE-LEVEL REVIEW
6 WEEKS
The application will be reviewed at the next available Cherokee Triangle Architectural Review Committee (ARC) public meeting. The staff prepares a draft report of findings.

LANDMARKS COMMISSION
If a case has been appealed in writing to the Landmarks Commission, a date is set for the Commission meeting.

DENIAL
Staff issues a written denial. The applicant has 30 days to appeal* the decision in writing to the Landmarks Commission.

APPROVAL
Staff issues a written COA with or without conditions.

APPROVAL
The ARC issues a written COA with or without conditions.

DENIAL
The ARC issues a written denial with its findings to the applicant, who has 30 days to appeal* the decision in writing to the Landmarks Commission.

DENIAL
Staff issues a written denial.

The applicant has 30 days to appeal* the decision in writing to the Landmarks Commission.

At the conclusion of the hearing, the Landmarks Commission votes to either uphold the staff or ARC denial, or approve the COA, with or without conditions.

If the Landmarks Commission votes to uphold the ARC or staff denial of the Certificate of Appropriateness, the applicant may then appeal to Circuit Court.

*Appeals are considered only if the guidelines have been applied in error or misinterpreted.

Submit a complete application for a COA to Landmarks Commission.

Case Managers determine whether the complete application is subject to staff- or committee-level review.

A meeting agenda and the case file denying the COA are provided in advance to the applicant and Landmarks Commission members for their review.

The applicant has an opportunity to make a presentation to the Landmarks Commission.

If a case has been appealed in writing to the Landmarks Commission, a date is set for the Commission meeting.

A date is set for the public ARC meeting. The applicant must notify adjacent property owners by mail seven days prior to meeting. Staff will place a sign in the yard.

The staff report and meeting agenda are provided in advance to the applicant and ARC members for their review.

Applicants may address the committee concerning the application at the ARC meeting. The committee will take a vote on the proposal based on its findings. The ARC may approve, approve with conditions, defer action to a future meeting, or deny.

The ARC issues a written denial with its findings to the applicant, who has 30 days to appeal* the decision in writing to the Landmarks Commission.

If the Landmarks Commission votes to uphold the ARC or staff denial of the Certificate of Appropriateness, the applicant may then appeal to Circuit Court.

*Appeals are considered only if the guidelines have been applied in error or misinterpreted.

COA WEB PAGE: https://louisvilleky.gov/government/planning-design/landmarks-certificate-appropriateness-0

A project involving physical changes to the exterior of a building, structure, or property (including demolition and new construction) within the Cherokee Triangle Preservation District requires a Certificate of Appropriateness (COA) to be issued before any work begins. Approval of a COA requires substantial conformance to Design Guidelines established for the district. The Design Guidelines, along with other information regarding local preservation districts, may be found at the website of the Historic Landmarks and Preservation Districts Commission.

Submit a complete application for a COA to Landmarks Commission.
Top Myths and Mistakes

The following list describes some of the most common myths about local historic preservation districts and mistakes made by property owners. Property owners are encouraged to contact staff at the Landmarks Commission before starting any exterior work, other than ordinary repairs, to determine whether design review is required. Avoid the pitfalls of non-compliance and help preserve the unique historic character of the neighborhood!

**MYTH Landmarks Commission Design Guidelines only apply to the front of the house.**

This is one of the most common misconceptions. Any alteration that modifies or adds to the outside of an existing structure, and any new construction or demolition on the property, must be reviewed and approved. Design Guidelines apply to the front, back, and sides of structures. Site changes, like front-yard tree removal, regrading, and parking areas require review as well.

**MISTAKE Replacing exterior doors with new historically-incompatible doors**

The most common example of this mistake is the installation of 6-panel doors in Victorian- or Craftsman-style houses. The 6-panel door is a Colonial Revival style door which is not compatible with these other styles. Other common door mistakes are the “moon door” (a panel door with arched window at the top), or a contemporary interpretation of a traditional door (large oval highly decorative glass) that is out of character with the house. In general, retaining and repairing historic doors is always preferable to replacement, where possible.

**MYTH Using vinyl replacement windows on the front facade**

Solid vinyl replacement windows are not permitted on street-visible facades. If existing windows cannot be repaired, approval for replacement with wood (or clad wood windows) that match the configuration and operation of the original windows, should be pursued. Other historic materials, such as steel, are reviewed on a case-by-case basis. Replacement windows should fill the original window openings (e.g., do not put a 30”-wide window in a 36”-wide brick opening).

**MYTH Assuming what works for your neighbor’s house will work for yours**

It is best to consult with the Landmarks Commission staff before assuming that the work your neighbors just completed on their 1930’s bungalow would be perfect for your Queen Anne-style Victorian house. The Cherokee Triangle has more than one architectural style represented. Additionally, alterations may have occurred over the years, usually prior to district designation, that may affect the historic integrity of a structure. Alterations and additions need to be evaluated for compatibility on an individual basis. The staff of the Landmarks Commission is well versed in appropriate period details.

**MISTAKE Painting brick that has not already been painted**

Painting original brick, stone, or stucco that has not already been painted is not permitted by the guidelines. In the past, before modern cleaning techniques were developed, brick was painted to cover dirt. Masonry systems were designed to “breathe.” Painting unpainted brick covers existing problems and will result in increased maintenance. Consult with Landmarks staff when planning to repaint masonry that has already been painted.

**MYTH Rear wood decks and fences are not regulated by Landmarks.**

Landmarks Design Guidelines cover rear deck and fence construction, including the appropriate design of the wood railings (if any), and require that wood decks and fences be opaque-stained or painted. These guidelines also apply to exterior stairs and fire escapes.

**MISTAKE Wrapping cornices and woodwork with vinyl or aluminum and installing vinyl siding over wood siding**

Vinyl and aluminum are relatively modern construction products that generally work well when used in new construction designed for these products. Wrapping historic wood elements such as horizontal siding, eaves, porches, cornices, fascia, window or door trim, etc. with vinyl or aluminum products can be problematic in several ways. First, “wrapping” visually obscures the architectural details of historic buildings. It can also conceal existing maintenance problems, allowing deterioration to continue out of sight and unabated. Finally, historic wood detail elements and siding were constructed to “breathe” through natural ventilation and to adjust to the natural heating and cooling cycles of the seasons. “Wrapping” historic wood siding and detailing with vinyl and aluminum products interrupts natural thermal and moisture processes. The retention of moisture can quickly and significantly deteriorate a historic wood structure and even interior finishes.

When considering this type of work, contact Landmarks staff early in the process to evaluate the structure, its issues, and the possible effects of new materials.

**MYTH Roof replacements do not need Landmarks approval.**

Roof replacement projects must be reviewed and approved unless the roofing exactly matches the existing roof. Shingle color is important: darker grays, slate colors, and warm grays are recommended. White, tan, and black shingles should be avoided. Retain and repair slate, tile, and sheet-metal roofs and ornamentation when possible.

**MISTAKE Using modern mortar mixes for tuckpointing historic buildings.**

Modern mortar mixes have a high portland cement content which produces a hard, less porous joint. The hard mortar can crack soft bricks and lead to moisture problems by trapping moisture inside the wall. Historic mortar is seldom white or cold gray in color like modern concrete. Using a matching sand and/or tinting the new mortar to match the old is important to avoid a piecemeal, patchy appearance.

**MYTHS AND MISTAKES WEB LINK:**
https://louisvilleky.gov/sites/default/files/planning_design/landmarks_and_historic_pres/landmarksmythsandmistakes.pdf
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The following contributors helped make this Handbook possible:

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Louisville Metro Landmarks Staff

Tim Holz

Charles Raith

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RESOURCES

**Contact Landmarks Staff at:**

Louisville Metro Planning & Design Services
444 S. 5th Street, Suite 300
Louisville, KY 40202
502-574-6230
Office Open 8:00 am to 5:00 pm Monday – Friday


Secretary of the Interior’s Standards for the Treatment of Historic Properties:

https://www.nps.gov/tps/standards.htm

Kentucky Heritage Council
Tax Credit Programs:

http://heritage.ky.gov/incentives/