

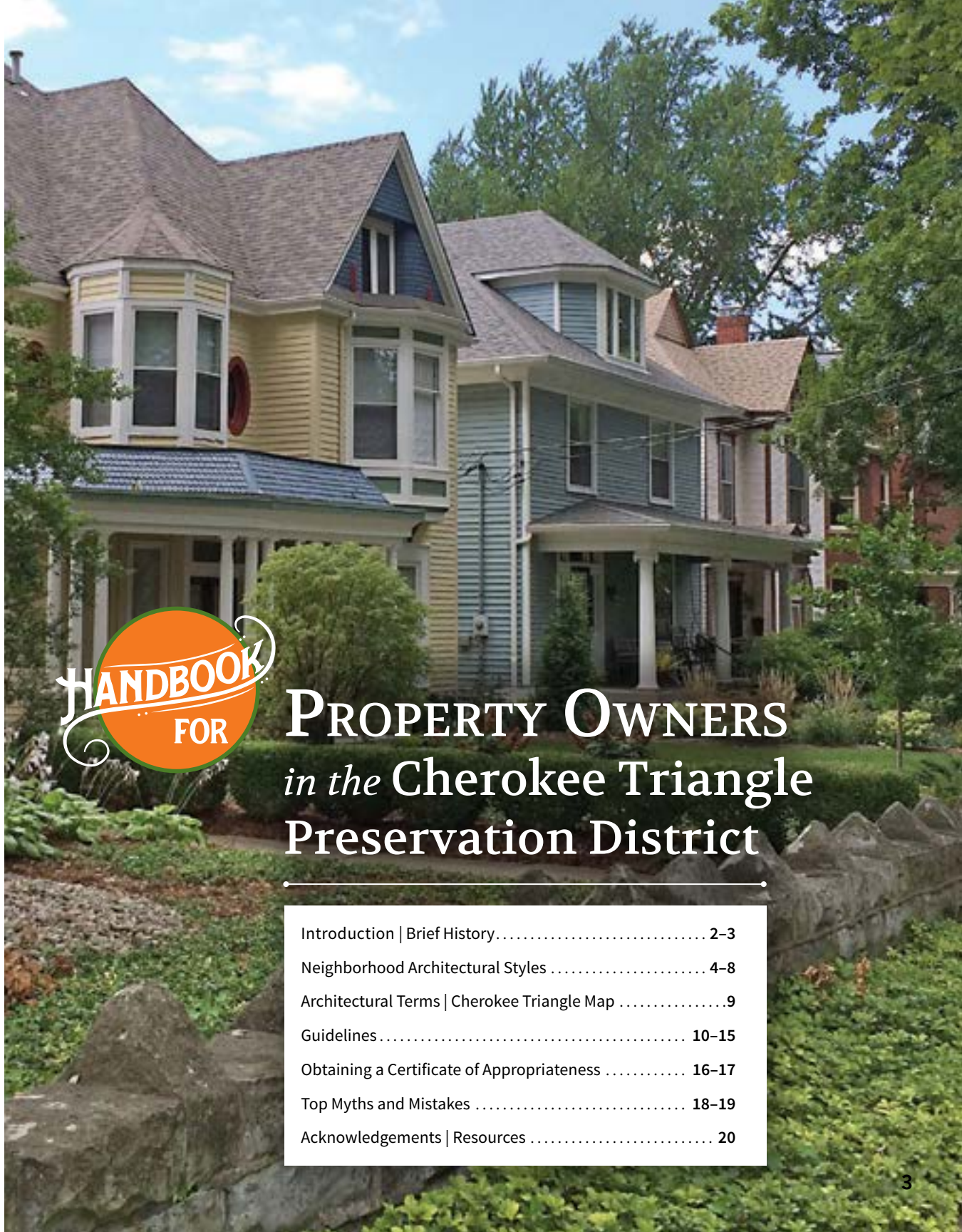


# PROPERTY OWNERS *in the Cherokee Triangle* Preservation District

---







# PROPERTY OWNERS *in the Cherokee Triangle* Preservation District

Introduction   Brief History .....	2-3
Neighborhood Architectural Styles .....	4-8
Architectural Terms   Cherokee Triangle Map .....	9
Guidelines .....	10-15
Obtaining a Certificate of Appropriateness .....	16-17
Top Myths and Mistakes .....	18-19
Acknowledgements   Resources .....	20





## 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.

➤ **LANDMARKS WEB PAGE:** <https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

➤ **KENTUCKY HERITAGE COUNCIL TAX CREDIT PROGRAM:** <https://heritage.ky.gov/incentives/>



# 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.

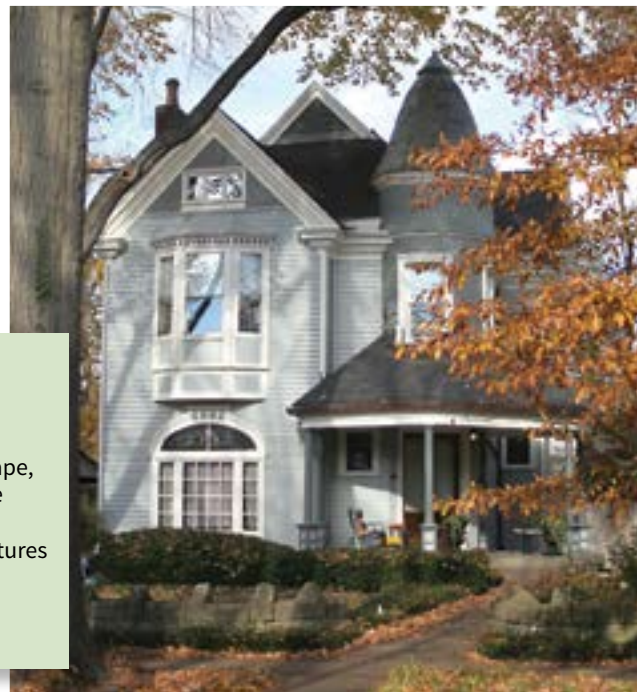


## FOLK VICTORIAN • 1870-1910

- 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

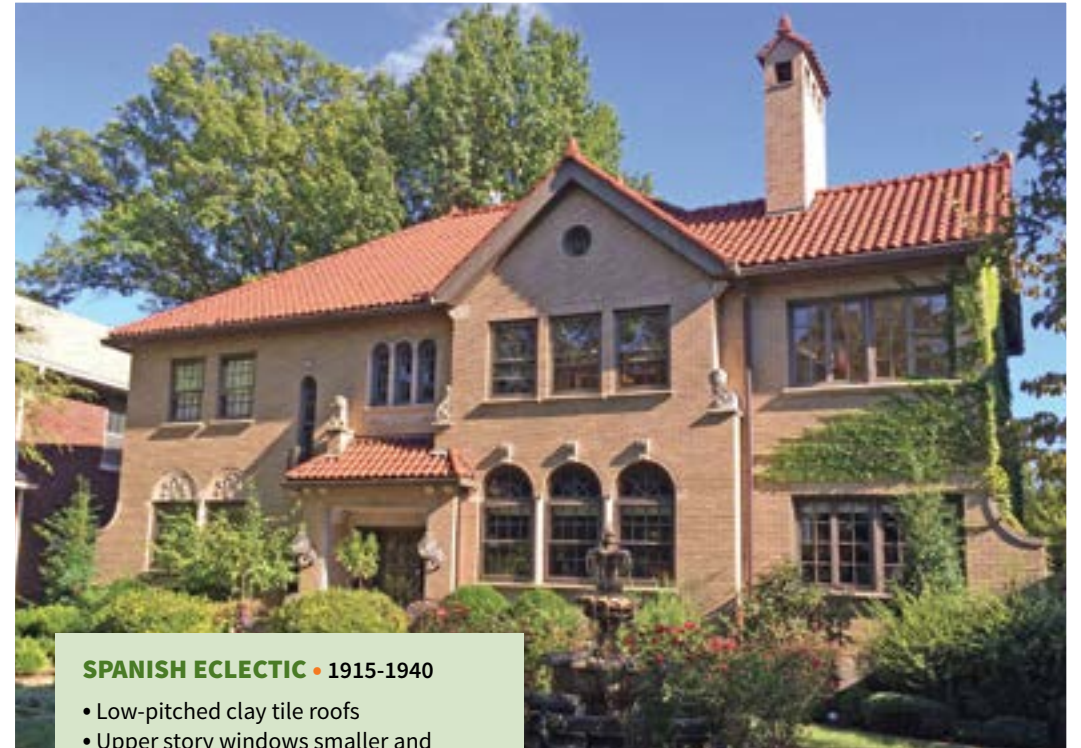
- One story, but may have a rear second floor called a “camelback”
- Narrow front typically only one or two bays wide
- Often front-facing gable
- Variety of stylistic treatments including Italianate and Victorian
- Front and side entrance porch or hood





**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



**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



**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
- Lintels inverted “U” shape



**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





**CRAFTSMAN • 1905-1930**

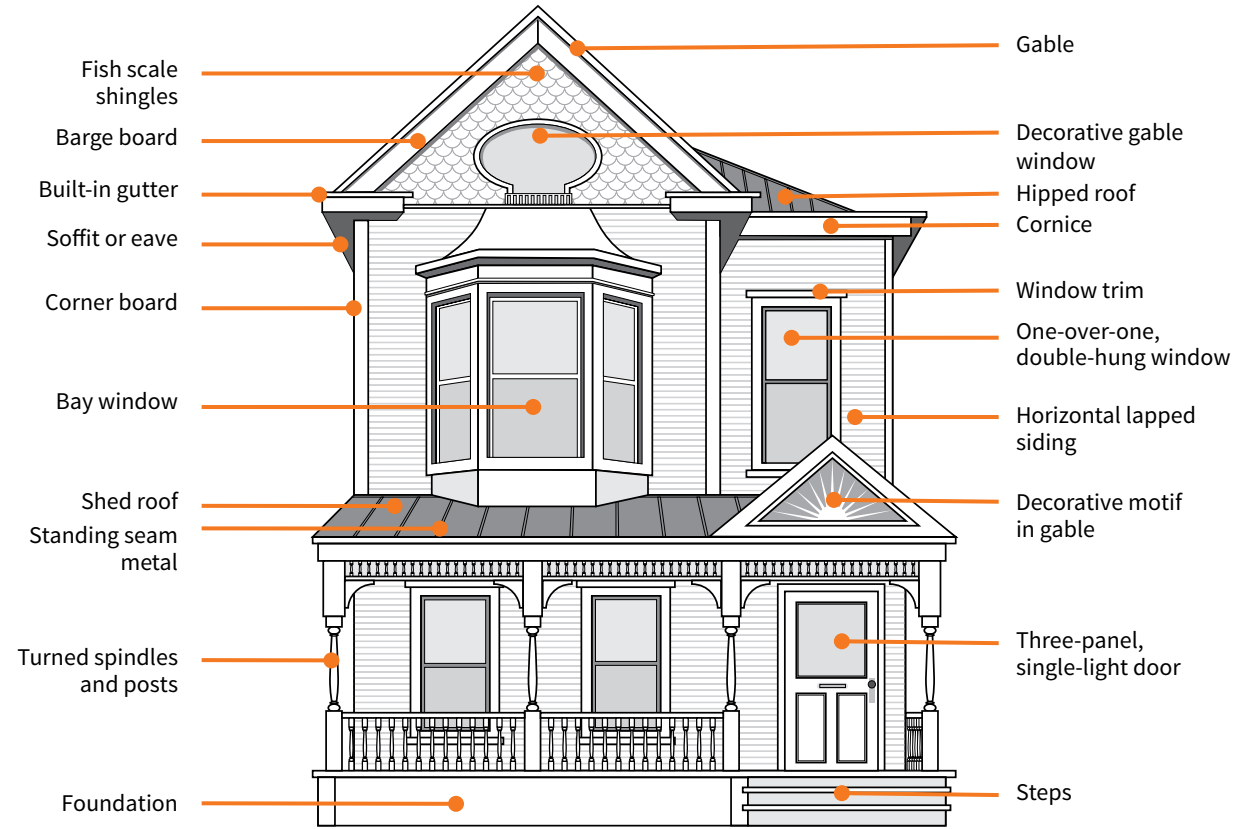
- One-and-one-half story
- Low-pitched hipped roof forms
- Wide, unenclosed roof overhang with exposed rafter ends or decorative joinery
- Full or partial-width porches or terraces; porch roofs supported by tapered or straight columns

**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



**ARCHITECTURAL TERMS**



**CHEROKEE TRIANGLE PRESERVATION DISTRICT**

# GUIDELINES

GUIDELINES WEB PAGE: <https://louisvilleky.gov/government/planning-design/standard-design-guidelines>

TYPE OF WORK	NOT ALLOWED	NO APPROVAL REQUIRED	REVIEWED AT STAFF LEVEL	COMMITTEE APPROVAL REQUIRED	APPLICABLE GUIDELINES
<b>ADDITIONS</b>	Front additions, full floor additions (eg. increasing building height)		Rear additions that meet the Addition Design Guidelines, value of new construction less than 25% of the PVA value of the structure	Rear additions that meet Addition Design Guidelines whose value is greater than 25% of the PVA value of the structure	Addition, Site
<b>AWNINGS OR CANOPIES</b>			Canvas awnings and canopies	Metal awnings and canopies	Window
<b>CORNICES/SOFFITS</b>	Wrapping cornices in sheet metal, vinyl, etc.	Repair using existing material and exactly duplicating design. If existing design or material is not original, consult staff.	Cladding with simulated materials on facades not facing any street where work duplicates original appearance	Any work which does not duplicate original appearance	Siding and Trim
<b>DECKS</b>		Decks, patios, or walks at ground level, not visible from any street and which do not attach to or alter any structure	Rear decks at the first-floor level and above		Addition
<b>DEMOLITION</b>			Removal of additions or alterations which are not original to the structure	All other demolition	Economic Hardship and Demolition
<b>DOORS</b>	<ul style="list-style-type: none"> <li>• Replacement of historic double-leaf entrance doors with single leaf</li> <li>• Alteration of opening to fit stock door</li> </ul>		<ul style="list-style-type: none"> <li>• Stained glass panels</li> <li>• Security grilles of simple design</li> <li>• Replacement of non-original, non-historic doors with new doors appropriate to the style and period of construction of the structure</li> <li>• 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</li> <li>• 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.</li> <li>• Storm doors, see storm door section below.</li> </ul>	All other changes visible from a street and not approvable by staff	Door
<b>FENCING</b>	<ul style="list-style-type: none"> <li>• Front yard fencing where there is no historic precedent</li> <li>• Chain-link, split-rail, or woven-wood fencing visible from a public way</li> <li>• Fences over 7'0" in height</li> </ul>		<ul style="list-style-type: none"> <li>• Rear yard fencing where not visible from any street</li> <li>• Iron fences of a simple design visible from any street</li> <li>• Simple solid fencing constructed of masonry or vertical wood pickets with finished side facing out</li> </ul>		Site
<b>FIRE ESCAPES</b>			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		Addition

TYPE OF WORK	NOT ALLOWED	NO APPROVAL REQUIRED	REVIEWED AT STAFF LEVEL	COMMITTEE APPROVAL REQUIRED	APPLICATION GUIDELINES
<b>GARAGES</b>	Painted or unpainted concrete block, T-111 plywood, membrane roofing on sloped roofs, low-pitched gable roofs, flush eaves		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	All garages not included in the staff approval category, two-story carriage houses	Garage, New Construction, Site
<b>GUTTERS</b>	Removal of built-in gutters		Roofing over built-in gutters and applying an appropriate style external gutter, leaving all cornice details intact		Roofing
<b>INTERIOR WORK</b>		Interior alterations that do not affect the exterior			
<b>LANDSCAPING</b>	<ul style="list-style-type: none"> <li>• Change of topography at street-visible yards, including grades, slopes, elevations, and berms</li> <li>• Recontouring front yards into stepped terraces</li> <li>• Railroad ties, landscape timbers, engineered block or stone, or dry-laid stone in street-visible yards or alleys</li> </ul>	<ul style="list-style-type: none"> <li>• Tree and shrub planting, trimming, pruning</li> <li>• Rear yard, ground-level patios</li> <li>• Rear yard tree removal</li> </ul>	<ul style="list-style-type: none"> <li>• Placement in a front-yard or street side-yard of light fixtures, fountains</li> <li>• Front-yard patios</li> <li>• All retaining walls (see category below)</li> <li>• Front-yard and street side-yard tree removal, except where reviewed and approved by Metro Arborist</li> </ul>		Site
<b>MAINTENANCE</b>		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
<b>MASONRY</b>	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	Masonry
<b>NEW CONSTRUCTION</b>		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
<b>PAINTING</b>	Painting previously unpainted masonry (brick or stone) or stucco	<ul style="list-style-type: none"> <li>• Painting any material other than masonry</li> <li>• Painting previously painted masonry its existing color or a color closely matching the original color of the material</li> </ul>	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
<b>PORCHES</b>	<ul style="list-style-type: none"> <li>• New street-visible porches added to a structure that never had a porch</li> <li>• Covering porch or cornice elements with synthetic materials such as vinyl or aluminum</li> </ul>	Repair of steps with in-kind materials and details. Contact staff regarding materials.	<ul style="list-style-type: none"> <li>• Porch reconstruction, if previously demolished</li> <li>• Screening of front porches with screened panels set behind porch elements</li> </ul>		Porch
<b>PORCH FIXTURES</b>		Flag brackets, house numbers, porch lights, mail boxes, door hardware	Simple or historically-appropriate iron porch and handrails & guardrails		Porch
<b>PUBLIC RIGHT-OF-WAY</b>				Street lights, paving, landscaping, etc.	Site



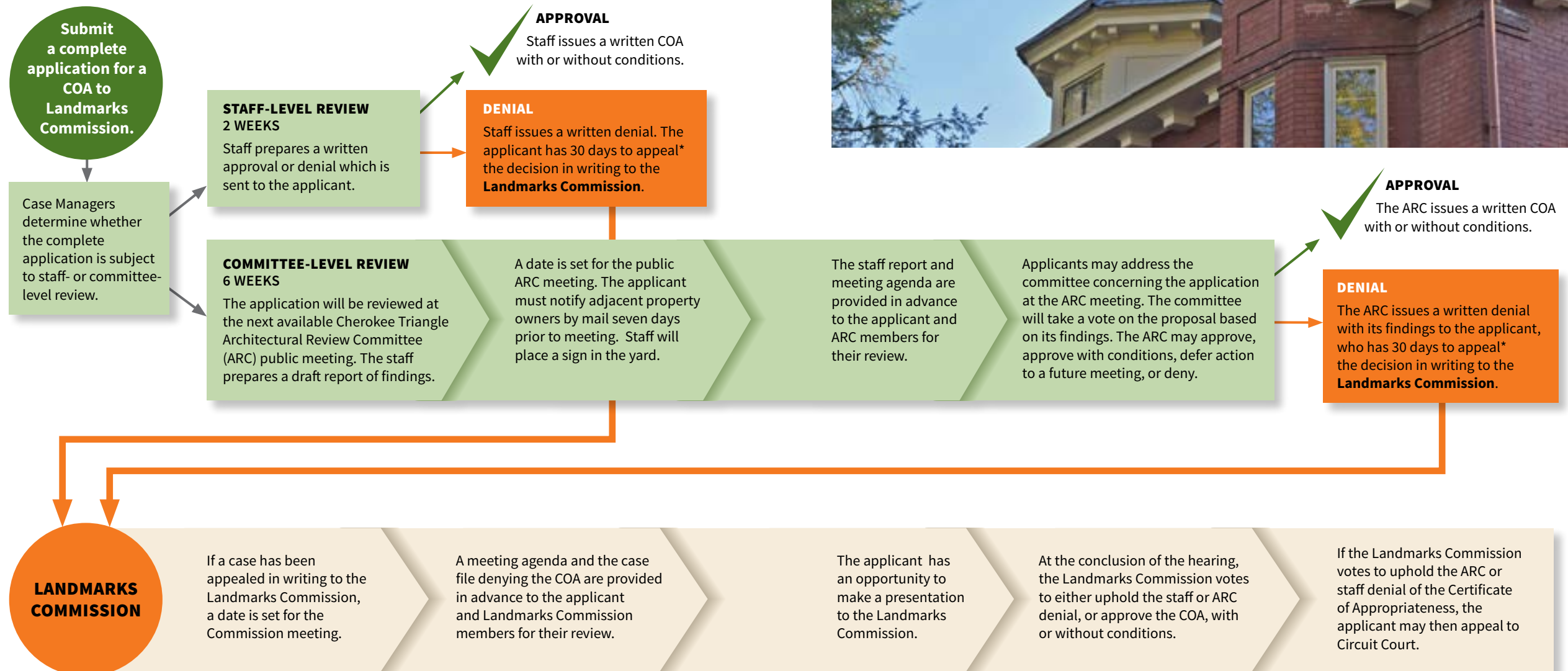
TYPE OF WORK	NOT ALLOWED	NO APPROVAL REQUIRED	REVIEWED AT STAFF LEVEL	COMMITTEE APPROVAL REQUIRED	APPLICATION GUIDELINES
<b>RAMPS</b>			Locate on side or rear elevations. Design to avoid damage to historic structure so that ramp can be removed if no longer needed.		Addition
<b>REAR YARD IMPROVEMENTS</b>		Landscaping	Privacy fencing, decks above grade, and retaining walls including those at alleys		Site, Addition-deck
<b>RETAINING WALLS</b>	Street-visible retaining walls where no wall or pattern of walls exists	Brick or steel edging under 6" in height	Concrete or stone curbs at sidewalks. All walls over 6" in height in front or street-visible side yards and at alleys.		Site
<b>ROOFS</b>	Roll or sheet roofing in street-visible locations. Such materials are only to be used on flat or very low pitched roofs.	Replacing in-kind original or existing material and color	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.	Any roof color not approvable by staff	Roofing
<b>SECURITY GRILLES</b>			Grilles of a simple design		Door, Window
<b>SIDEWALKS</b>		Rear yard, on-grade	Replacement with existing or historically-appropriate materials, temporary removal for the purpose of repair. Historic concrete mix must be used when replacing concrete sidewalks.		Site
<b>SIDING AND TRIM</b>	Replacement of street-visible historic trim or siding using synthetic materials	Repair of wood siding with wood siding that duplicates the original	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" or 5" exposure is an approvable material.	Applying simulated materials on a street-facing façade	Siding and Trim
<b>SIGNS</b>		Removal of signs, temporary yard signs, or banners	Simple signage	All other signs	Sign
<b>SKYLIGHTS/ SOLAR PANELS</b>			Installations not visible from any street	Installations visible from any street	Roofing
<b>STORM/ SCREEN WINDOWS</b>			Installation constructed of a narrow frame, the same color as the adjoining trim, which does not alter the visual effect of the opening		Windows
<b>STORM/ SCREEN DOORS</b>			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.		Door
<b>TREES</b>		Rear yard tree removal	Front yard tree removal, unless required by Metro Arborist		Site, Streetscape
<b>WINDOWS</b>	Replacement with synthetic windows on primary facades, snap-on divided lights, muntins (dividing bars) between glass, or glass block	Repair of existing wood windows using a dutchman (inset wood patch) or epoxy patch	<ul style="list-style-type: none"> <li>Removal of windows</li> <li>Replacement of windows that are deteriorated beyond repair. Staff must review and approve condition before work begins.</li> <li>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.</li> <li>Stained or leaded glass</li> </ul>		Window

# 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.



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





# 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.



## **MISTAKE** 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](https://louisvilleky.gov/sites/default/files/planning_design/landmarks_and_historic_pres/landmarksmythsandmistakes.pdf)

## ACKNOWLEDGEMENTS

The following contributors helped make this Handbook possible:

**Booklet Committee** • Sue Foster, Gail Morris, Monica Orr, Christopher Quirk, AIA

**Graphic Design** • Sue Foster (suefoster.net)

**Photography** • Sue Foster, Christopher Quirk

**Printer** • Bob Gaeta, Welch Printing

## SPECIAL THANKS

Louisville Metro Landmarks Staff

Tim Holz

Charles Raith

**Publication of this Handbook made possible  
by the Cherokee Triangle Association**

## 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

➔ <https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

### **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/>

