

1.

Request:

Project Name: 2012 & 2014 Highland Ave. Demolition

Location:

Owner:

Applicant:

Jurisdiction:

Council District:

Case Manager:



Louisville-Jefferson County Metro Government

PLANNING AND DESIGN SERVICES

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: louisvilleky.gov/government/planning-design

Certificate of Appropriateness Application

Case Number: 23-COA-0069

Submittal Date: 03/31/23

Intake Staff: OL

Application Information

Primary Address: 2012 HIGHLAND AVE, LOUISVILLE, KY 40204
Primary Parcel Id: 075C00700000
Project Description: Certificate of Appropriateness for property located at 2012 Highland Ave (see attached detailed description)
Project Name: 2012 Highland Avenue

GENERAL INFORMATION

Acres	0.10
Dwelling Units	0
Historic Preservation District	CHEROKEE TRIANGLE
New Building Square Feet	0
Number of Meeting Notification Postcards	30
Project Cost	0
PVA Assessed Value	198960.00
Rooms	0

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GIS INFORMATION

Council District	8
Current Subdivision Name	HENNING & SPEEDS HIGHLAND ADDITION
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	NO
Municipality	LOUISVILLE
National Register District	CHEROKEE TRIANGLE

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Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	08-024
System Development District	NO
Zoning Code	R5B

Owner Information

Name: MARK A THOMPSON LIVING TRUST THE
Address: 966 CHEROKEE RD UNIT 201, LOUISVILLE, KY 40204 431

Contact Information

Type: Attorney
Name: John Talbott
Address: 1000 N. Hurstbourne Parkway, Second Fl
Louisville KY 40223
Phone: 5024266688
Email: john@bardlaw.net

Owner Certification Statement

Application Submitted By: Nick C Pregliasco

hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property. I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



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Project Description:

This application requests the ability to demolish the property which currently exists at 2012 Highland Ave. The property is a two-story, duplex, of simple architectural design. It does not contain any unique, artistic elements at all, but is notable only for its plain, generic façade.

Unlike the Victorian homes in the area, this property is not asymmetrical at all and lacks any prominent decorative treatments, bay windows, or porches with spindlework or balustrades. The columns are made of non-distinct metal, not any cast iron. The home does not share any qualities of the queen anne style either. It has no turrets or front facing gables. It does not have patterned shingles or the type of porch common to this style. It also does not share any significant qualities with the four square style. This home is not a 2 ½ story home. It does not have a full length, front porch, but only two for each duplex capable only for ingress and egress only. It also does not have the common "box style" and large, over one front windows. The other styles of the area are similarly not applicable. It is not a shotgun home, and it does not have anything in common with the others, such as colonial, spanish eclectic, italianate, tudor revival, craftsman or bungalow.

This home has been in poor condition for well over a decade, going back to years prior to the current owner purchasing the property. The owner purchased this property with the intent of saving the home, but has been unable to economically do so. It is notable that the applicant did preserve the historic property at 1000 Cherokee Road, which is right next door, and has a vested interest in the history of the neighborhood. The Cherokee Road property renovation received multiple awards and accolades. The Highland Ave. property though is in a dire state of disrepair, and unusable for habitation. Unfortunately, the dilapidated condition of the home, and complete lack of notable architectural style, makes this property impossible to save, and a danger to the area. Consequently, it is appropriate for demolition.

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23-COA-0069



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23-CD4-0069



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MAR 31 2011

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23-COA-0069

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MAR 31 2023

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23-CO4-0069









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Thompson/2012 Highland Ave
Certificate of Appropriateness
1st Tier
As of 03.30.23

Block 75C, Lot 70, 71
Mark A. Thompson Living Trust
966 Cherokee Rd, Unit 201
Louisville, KY 40204

Block 75C, Lot 61
JSSM Bardstown LLC
12808 Dove Lake Drive
Louisville, KY 40299

Block 75C, Lot 62
LJG Properties 1015, LLC
PO Box 833
Goshen, KY 40026

Block 75C, Lot 63
Garner Family Trust
7300 Happy Hollow Road
Prospect, KY 40059

Block 75C, Lot 65
Meeks Business Properties, LLC
505 Ridgewood Road
Louisville, KY 40207

Block 75C, Lot 69
Kentucky Comm Ser Inc.
3010 Rexford Way
Louisville, KY 40205

Block 68K, Lot 1
Rosenstein Family Holdings, LLC
PO Box 4313
Louisville, KY 40204

VENTRESS CONDOS

CURRENT RESIDENT
1006 CHEROKEE RD, 3
LOUISVILLE, KY 40204

CURRENT RESIDENT
1006 CHEROKEE RD, 2
LOUISVILLE, KY 40204

CURRENT RESIDENT
1006 CHEROKEE RD, 6
LOUISVILLE, KY 40204

CURRENT RESIDENT
1006 CHEROKEE RD, 5
LOUISVILLE, KY 40204

CURRENT RESIDENT
1006 CHEROKEE RD, 1
LOUISVILLE, KY 40204

CURRENT RESIDENT
1006 CHEROKEE RD, 4
LOUISVILLE, KY 40204

CURRENT RESIDENT
1012 R CHEROKEE RD
LOUISVILLE, KY 40204

966 CHEROKEE RD, LLC CONDOS

CURRENT RESIDENT
966 CHEROKEE RD, 101
LOUISVILLE, KY 40204

CURRENT RESIDENT
966 CHEROKEE RD, 202
LOUISVILLE, KY 40204

CURRENT RESIDENT
966 CHEROKEE RD, 102
LOUISVILLE, KY 40204

CURRENT RESIDENT
966 CHEROKEE RD, 305
LOUISVILLE, KY 40204

CURRENT RESIDENT
966 CHEROKEE RD, 103
LOUISVILLE, KY 40204

CURRENT RESIDENT
966 CHEROKEE RD, 304
LOUISVILLE, KY 40204

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966 CHEROKEE RD, 201
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966 CHEROKEE RD, 303
LOUISVILLE, KY 40204

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966 CHEROKEE RD, 205
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966 CHEROKEE RD, 301
LOUISVILLE, KY 40204

CURRENT RESIDENT
966 CHEROKEE RD, 104
LOUISVILLE, KY 40204

CURRENT RESIDENT
966 CHEROKEE RD, 203
LOUISVILLE, KY 40204

CURRENT RESIDENT
966 CHEROKEE RD, 302
LOUISVILLE, KY 40204

OTHERS

John C. Talbott
Bardenwerper Talbott & Roberts, PLLC
1000 N. Hurstbourne Pkwy, 2nd Floor
Louisville, KY 40222

_____, DPDS Case Manager
444 S. 5th Street, 3rd Floor
Louisville, KY 40202



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Cherokee Triangle Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Bradley Fister, Senior Planner – Urban Design
Date: January 5, 2023 *SDF*

Case No: 23-COA-0069
Classification: Committee Review

GENERAL INFORMATION

Property Address: 2012 & 2014 Highland Ave.

Applicant: John Talbott
1000 N. Hurstbourne Parkway, Second Fl
Louisville, KY 40223
502-426-6688
john@bardlaw.net

Owner: The Mark A Thompson Living Trust
966 Cherokee Rd. Unit 201
Louisville, KY 40204

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval to demolish a circa 1926, two-story, Cape Cod Revival style duplex determined to be contributing to the Cherokee Triangle Preservation District.

The applicant proposes a multi-stage plan:

- Stage 1: demolish the existing structure, and then grade and seed the lot
- Stage 2: construct a parking lot for the adjacent office building (circa 1908 former Carnegie Library that is also an Individual Landmark)
- Stage 3: construct a multi-story, multi-use structure, that would include underground parking

Communications with Applicant, Completion of Application

The application was received on March 31, 2023 and was determined to be incomplete and classified as requiring Committee Review on April 3, 2023. Staff

spoke to the applicant several times over the past few years about the proposed project prior to their submission. Staff met with the applicant June 12, 2023, and October 4, 2023.

A Cherokee Triangle Architectural Review Committee (ARC) meeting is scheduled for review of the proposal on Wednesday, January 10, 2023 at 4:30pm in room 101 of the Metro Development Center located at 444 S. 5th Street.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **Demolition**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is included in this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The site is located midblock on the northwest side of the alley that intersects Highland Ave, two lots south of Cherokee Rd., and five lots north of Bardstown Rd. The site contains a two-story, frame Cape Cod Revival style duplex. Cape Cod Revival style architecture is a subsect of the Colonial Revival architectural style. The duplex has a masonry foundation and is clad with cement asbestos board siding. The exact construction date of the house is not known. However, it first appeared in city directories in 1926. The 1892 and 1905 Sanborn Fire Insurance Maps (**Figure 1** and **Figure 2**) show a vacant lot. The 1928 Sanborn Fire Insurance Map shows the footprint and configuration of the current duplex on the site (**Figure 3**).

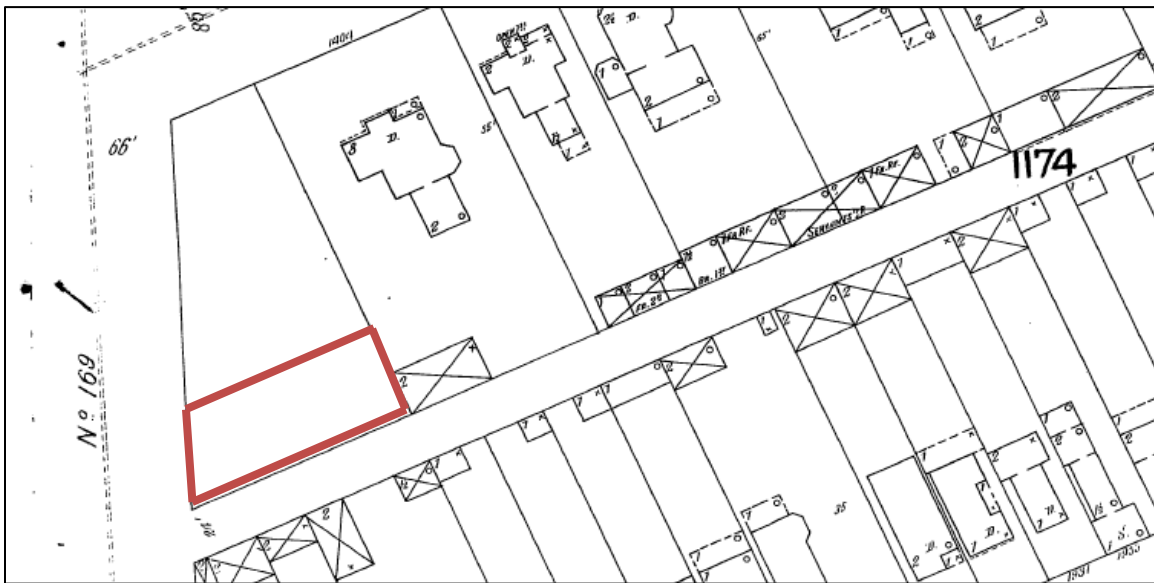


Figure 1. 1892 Sanborn Fire Insurance Map (Vol. 3, Sheet 170), showing the vacant lot at 2012 & 2014 Highland Ave.

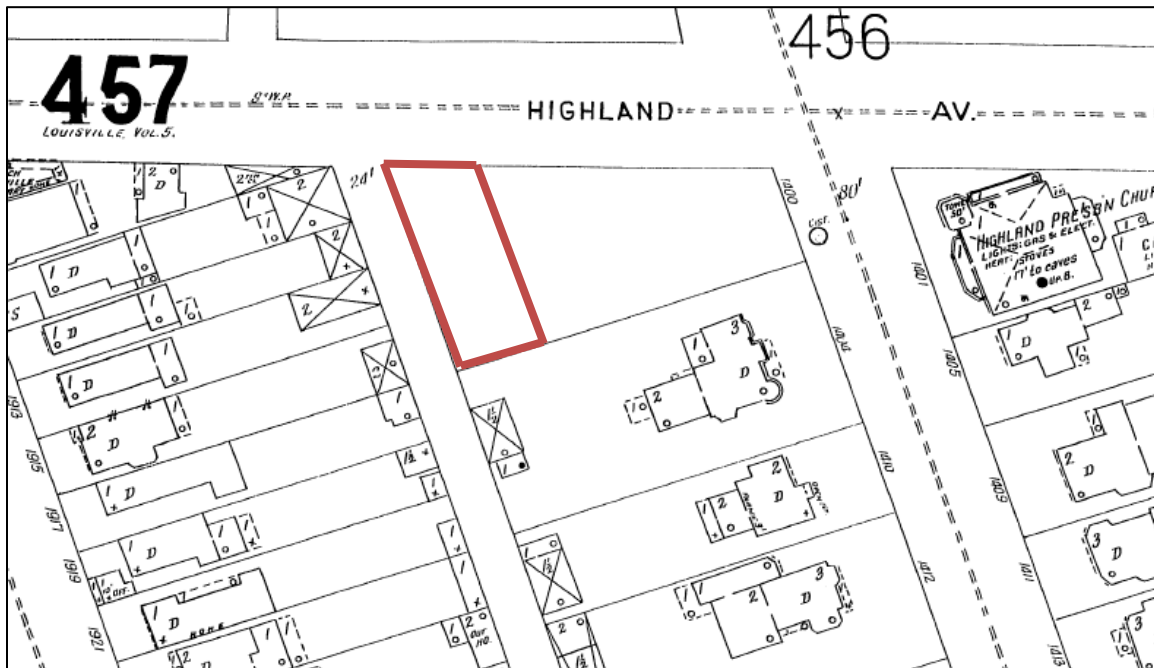


Figure 2. 1905 Sanborn Fire Insurance Map (Vol. 5, Sheet 457), showing the vacant lot at 2012 & 2014 Highland Ave.

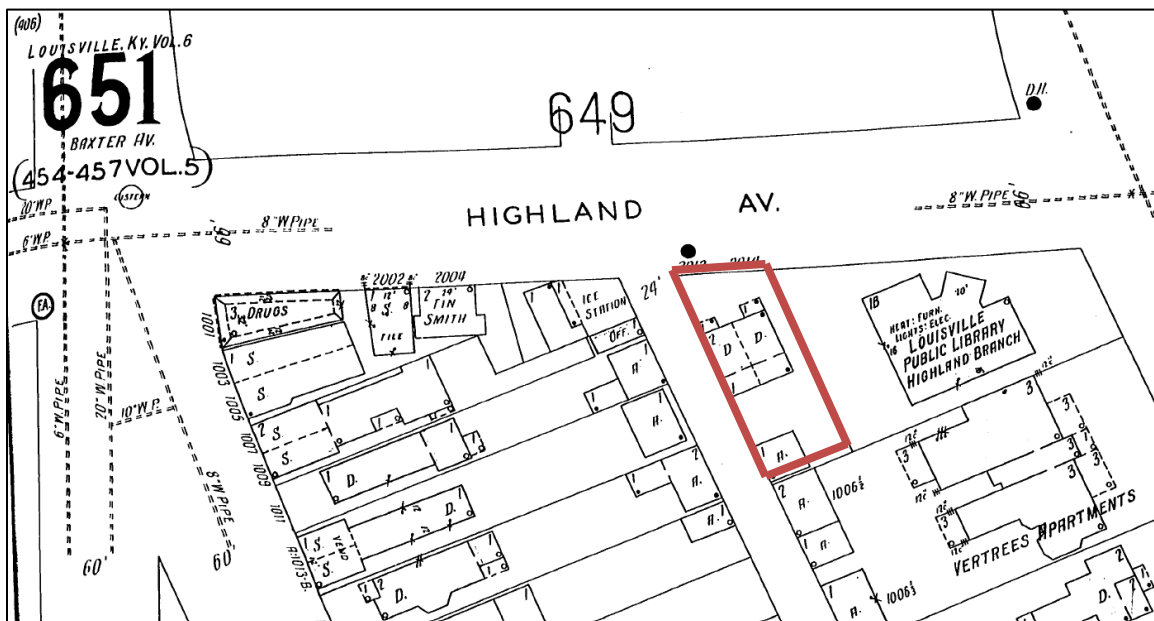


Figure 3. 1928 Sanborn Fire Insurance Map (Vol. 6, Sheet 651), showing the duplex at 2012 & 2014 Highland Ave.

A yard sale notice in the *Courier-Journal* from April 15, 1926, notes the items for sale are located at 2012 Highland Ave. (Figure 4). There is also an ad in the *Courier-Journal* from September 13, 1939 to rent the unit at 2014 Highland Ave. (Figure 5). No other maps or historic photographs other than the 1975 designation photo (Figure 6) could be found in further research.

PIANO, cornet, 9-piece dining suite, fireless
cooker, Napoleon bed, Rome couch, 6
walnut chairs, 9x12 rug, pictures, gas
heater, lawn mower, stepladder. 2012
Highland Ave.

Figure 4. April 15, 1926 *Courier-Journal* notice.

HIGHLAND AVE., 2014—5-room, modern
duplex; separate; garage. Apply 2012
Highland Ave., Highland 4288-W.

Figure 5. September 13, 1939 *Courier-Journal* notice.



Figure 6. 1975 Cherokee Triangle Historic Preservation District designation photo.

Conclusions

The Demolition Design Guidelines state, "Unless the City has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district or individual landmark unless:

- 1) the demolition will not adversely affect the district's (or the landmark's) distinctive characteristics, taken as a whole, retained over time;
- 2) the demolition will not adversely affect the district's importance as a 'unified entity' composed of interrelated resources united historically or aesthetically by plan or physical development; and
- 3) the proposed replacement structure and development will strengthen the viability of the district as a whole."

In its current condition, this building contributes to the Cherokee Triangle Preservation District. There is a large degree of historic integrity remaining in terms of location, design, setting, materials, workmanship, feeling, and association. The building retains its Cape Cod Revival form, covered front porches, and some original materials such as windows and doors. While the building has cement asbestos board siding as a replacement siding and some new windows and doors, these changes are sympathetic to the architectural style of the building and do not take away from its integrity.

The overall structural integrity of the building also appears to be generally sound. The building has a masonry foundation that generally appears in good condition from the exterior. The walls and roof appear to be plumb and not in any major deterioration. These observations are from the exterior only, as Landmarks Staff has not been permitted to enter the building to date, and a structural engineer's report has not yet been submitted for review. Landmarks Staff did tour the building in 2017 prior to current ownership, and the building was in generally good condition with some needed repairs, which have yet to be addressed.

The Demolition Guidelines provide guidance to evaluate a proposed loss of an historic building. First, will the demolition adversely affect the district's (or the landmark's) distinctive characteristics, taken as a whole, retained over time? Second, will the demolition adversely affect the district's importance as a "unified entity" composed of interrelated resources united historically or aesthetically by plan or physical development? The proposed demolition has the potential to adversely affect the developmental history of Cherokee Triangle. Surrounded by commercial buildings, this building speaks to the district's rich history of blocks mixed with residential and commercial properties, especially on the outer edges of the district. There are no other historic residential buildings on this block of Highland Ave. This was the only residence that was constructed in this transitional area between residential and commercial. Furthermore, the Cape Cod Revival style, which is a subset of the Colonial Revival architectural style, is unique with this duplex construction. The Cherokee Triangle District was developed over a number of decades to combine the amenities of both rural and city life. Thus, it is a mix of architectural styles and building materials, which makes the District distinctive. The scale within the entire District varies greatly, which is why each

block must be reviewed individually. The development of this building in this location is distinctive to the District. The demolition of this building would adversely affect this block within the District as it is the only historic residential building within this transition area.

Third, will the proposed development strengthen the viability of the district as a whole? Merriam-Webster defines viability as “the quality or state of being viable: such as (1) the ability to live, grow, and develop; (2) the ability to function adequately; and (3) the ability to succeed or be sustained.” While there is a proposed multi-stage plan, which ends with new construction, the immediate reuse of this site is a parking lot. There is no timeline for how long the parking lot will be in use, or for the new construction to begin. A parking lot on this site rather than housing or another development, does not strengthen the viability of the Cherokee Triangle Preservation District. For these reasons, staff recommends denial of the demolition.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **denied**.

Bradley Fister

Bradley Fister
Senior Planner – Urban Design

1-5-2024

Date



NOTICE OF PUBLIC HEARING

You are invited to attend a Cherokee Triangle Architectural Review Committee Hearing for the proposed demolition of a building determined to be contributing to the District.

Subject Property: **2012 & 2014 Highland Ave.**
Case Number: **23-COA-0069**
Case Manager: **Bradley Fister** (bradley.fister@louisvilleky.gov)



Meeting Type: **Cherokee Triangle Architectural Review Committee**
Meeting Date: **WEDNESDAY, January 10, 2024**
Time: Meeting will begin at **4:30pm** and continue until all cases are heard
Location: 444 S. 5th Street, Room 101 (Metro Development Center)

If you wish to submit comments on this case prior to the hearing, please submit them in writing to the case manager by NOON Tuesday, January 9, 2024. You may also speak at the hearing.

To view documents related to this proposal, please visit:

Louisville Metro Office of Planning (Hours: 8:00 AM to 5:00 PM)
444 S. 5th Street, 3rd Floor, Louisville, KY 40202
(502) 574-6230

www.louisvilleky.gov/government/planning-design

Visit <https://louisvilleky.primegov.com/public/portal> for meeting agenda and staff report.

Persons who desire special accommodations should contact the Office of Planning at (502) 574-6230 at least one week prior to this meeting. TDD users please use the Relay Service, 1-800-648-6056.

You are being notified since you are a first-tier property owner of record and/or a person that has requested to receive such notices.