# 20-COA-0085 2651 Cherokee Parkway

# Louisville

Cherokee Triangle Architectural Review Committee Public Hearing Bradley Fister, Historic Preservation Specialist June 10, 2020

# Request

#### **Certificate of Appropriateness:**

The applicant proposes to add a pergola to the front left side of the home. The pergola is proposed to be constructed of masonry pillars at the corners, with a free-standing stone fireplace, a timber beam and rafter system, and a flat-seam low profile copper-clad roof. The proposed roof will appear flat from all elevations as the proposed pitch is  $\frac{1}{2}$ " per 12". This would involve replacing the existing windows on the side sun porch (that previously had been converted into a home office), with new clad-wood windows to match existing style and muntin configuration. The applicant also proposes to remove the existing front façade facing sunporch windows to install French doors (to access the proposed pergola area). The applicant also proposes the removal of the windows on the rear side of the sunporch too, and the instillation of French doors in their place.



# Request

#### **Certificate of Appropriateness:**

The applicant also proposes to demolish 2 exterior walls of the existing detached garage as well as a portion of a garden-wall, an existing stone retaining wall, and a part of the driveway. This would allow the applicant an extended footprint to place a new larger garage on, as well as a master suite above it. The previously detached garage would then be attached to the home with the construction of an enclosed breezeway. This would allow the applicant the capability to install an elevator for accessibility purposes to access the second floor of the home. The applicant would also propose reconstruction of the previously demolished retaining wall, and for it to be clad in stone, and the garden wall that had been demolished to be reconstructed adjacent to where it had previously stood.









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Proposed New Addition for

Judy Hollis and Ron Jones

2561 Cherokee Parkway Louisville, KY

40204

R2 Zonina Parcel ID# 075L0-009-0000

D.B. 8116, Pg. 714 0.4738 Acres



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GENERAL NOTES

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Judy Hollis and Ron Jones

DANIEL GRIMM ARCHITECT 1215 Production

Level, KY 40299 502.744.8716

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Dates

2561 Cherokee Parkway Louisville, KY 40204

R2 Zoning Parce |D# 075L0-009-0000 D.B. 8116, Pg. 714

0.4738 Acres



SECOND FLOOR PLAN







# **Case Summary / Background**

The application was received on May 20, 2020. The application was classified as requiring Architectural Review Committee approval on May 25, 2020 and staff emailed applicant to advise them their application had been assigned to a case manager. Staff contacted the applicant via phone and email to request additional information as well as schedule an Architectural Review Committee meeting. The applicant was aware that the project would require a committee level review, based on the proposed changes to the property. The case is scheduled to be heard by the Cherokee Triangle Architectural Review Committee (ARC) on June 10th, 2020 at 4:30 pm, via a webex meeting at 444 S. 5th Street, Conference Room 101.

### Case Summary / Background

 2651 Cherokee Parkway, is a 1928 stone clad Colonial Revival Style home. The property is land locked two lots south east of the intersection of Ransdell Ave. and Grinstead Dr. The property is zoned R2, and located within the Traditional Neighborhood Form District.



# **Site Location**



### **Aerial View**











Back of Sun Porch





Front Façade of Sun Porch





**Existing Front Porch** 





#### **Existing Front Porch**





Garden Gate

## **Site Plan**

PROPOSED RENOVATION AND ADDITION TO THE Hollis-Jones Residence





#### **First Floor Demo Plan**



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#### GENERAL NOTES

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### **First Floor Plan**



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#### **Second Floor Plan**



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# **Elevations**



### **Elevations**



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### Conclusions

#### Demolition

The proposal generally meets the design guidelines in regard to demolition of a portion of the existing garage, retaining wall, and garden wall. The applicable Design Guidelines are DE1; DE5; and DE6. Applicant proposes to demolish a portion of the existing contributing garage and then build an attached breeze way to connect the new garage and addition to the existing home. ouisville

#### Demolition

The applicant shall be aware of and counter any grade changes that may occur due to the removal of the existing garage and retaining wall. The proposed demolition is only for a portion of the structure to allow for a breezeway connection to the main house. The applicant proposes to rebuild the existing retaining wall to allow for the expansion of the garage and the addition above it. The applicant also intends to rebuild the Locitiziting garden wall with gate.

# Additions

#### Breezeway/Garage

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The proposed addition to the rear of the home which includes the breezeway connector and the second story to the garage generally meets the design guidelines for addition. The proposed addition to the rear of the home is in proportion and scale to the existing structure, as well as to the homes adjacent to the property.

The proposed addition to the rear of the home is subordinate to the original building, and does not exceed the square footage allowance. The proposed addition to the rear is attached to a secondary elevation and is set back from the front façade, and shall not damage or obscure any character-defining features. The existing garage will be altered to

create a second story.



While it is generally not advisable to add full story additions, this is a secondary structure and will have a Carriage House appearance. The new roof line of the garage addition appears to project slightly above the roofline of the principal structure. The siting of the garage is not on an alley and since it is landlocked, will not be visible from Ransdell Ave. The proposed addition to the rear of the home is designed in such a way that it is sympathetic to the existing, yet distinguishable as to what is new and what is old.



# Conclusions

#### Pergola

The proposed pergola addition to the front elevation, is in proportion with the size, but not the scale of the existing historic front porch. The columns of the pergola, as well as the roof are far heavier in appearance than those on the existing front porch. The proposed pergola addition to the front of the home is to be attached to the primary facade and would potentially damage and obscure characterdefining features to the front facade of the home.



While the proposed front pergola addition is not in complete conformance with the Design Guidelines, the specific site conditions for this property distinguish it. The primary façade is setback a considerable distance from Cherokee Parkway, and there is an existing terrace on the front façade. The pergola addition has a transparent character and the majority of the structure is located in front of the side frame sunroom addition. The proposed pergola addition to the front of the home also attempts to use materials like what is existing.



# Windows Conclusions

The proposal to remove the existing windows on the front facade of the sunroom addition, and replace them with doors is in direct conflict with the design guidelines W14 and W16. Proposed removal of windows on primary and secondary facades to be replaced with French doors. Additionally, the historic soldier course with key to be obscured by the construction of proposed pergola addition to the front façade.

While the replacement of the rear windows with French doors is permitted based on the design guidelines, the alteration of the windows to door on the primary façade do conflict. The French doors, however, will be located in the side sunroom addition on the primary façade, and will have a window-like appearance.



# Conclusions

#### Doors

The proposed French doors on the front façade of the home do conflict design guidelines D1; D9; and D11. The proposed doors on the front façade compete with the historic entrance. Though the door and the frame itself are appropriate, the placement of another entrance on the front facade does not meet the design guidelines.



The doors are proposed to be a new entry point they are designed to be secondary as they provide access the pergola and terrace from the sunroom addition. The new doors would be visible from public way, however the deep setback of this structure on the site minimizes the new entrance created by the French doors.



# Conclusions

#### Site

The proposed rear addition to the property generally meets the guideline, while the proposed front addition would change the character of the original front facade of the home. The pergola is generally located in front of the side sunroom addition and is situated on the existing terrace. Minimizing the roof line and columns could help to integrate the pergola into the primary facade. Additionally, the deep setback for this property reduces the visual appearance from the public view.



**Recommendations** 1. The columns and roof line of the pergola addition shall be reduced in massing and scale to better integrate into the façade without altering the historic character.

2. If the design or materials change, the applicant and/or their representative shall contact staff for review and approval prior to installation.

3. The applicant and/or their representative shall obtain any permits necessary to begin the work.