

20-COA-0205
2359 Frankfort Ave.



Clifton Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
January 20, 2021

Request

Certificate of Appropriateness:

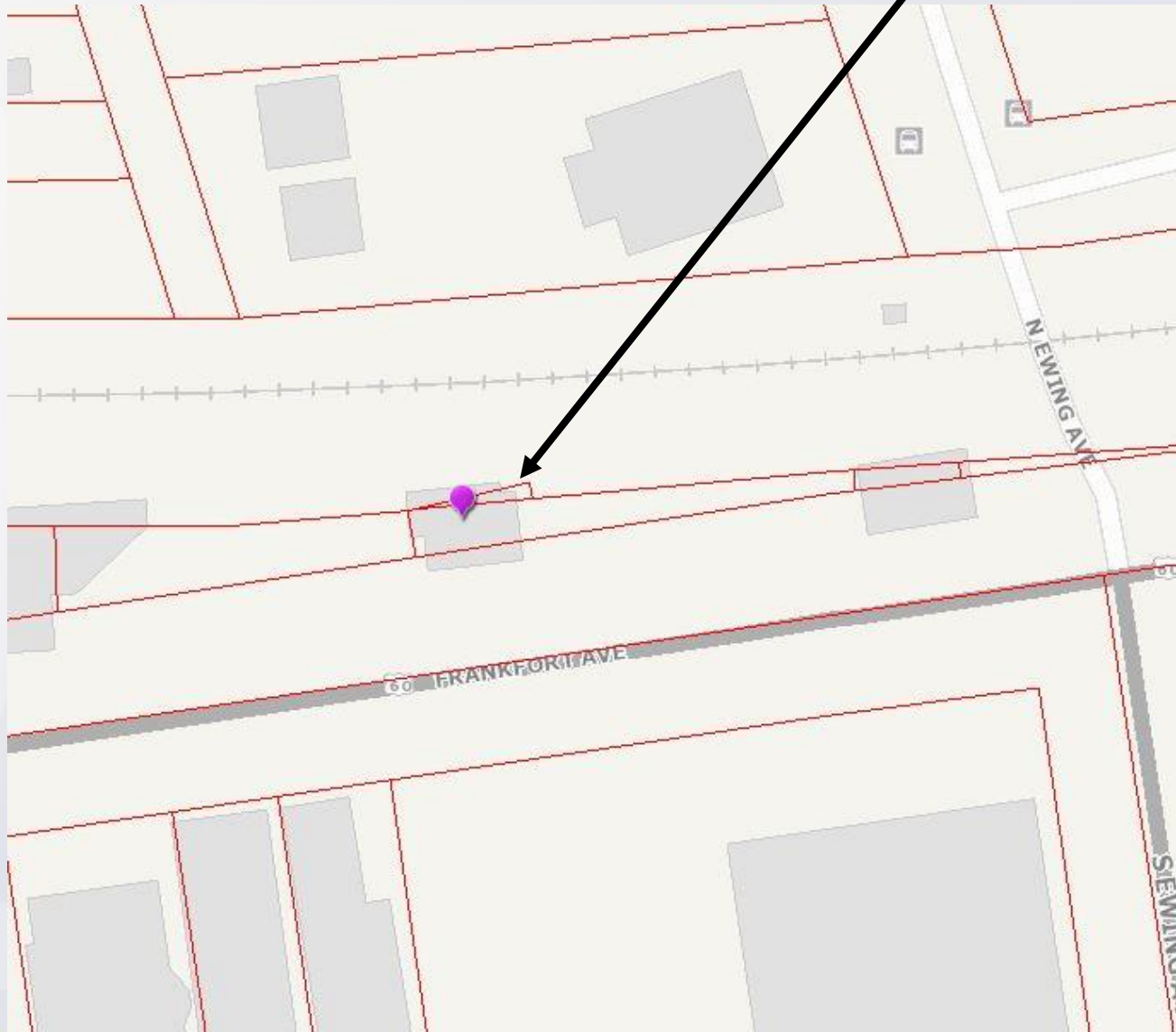
The applicant seeks approval for an after-the-fact deck constructed of wood that is approximately 7' x 16' (112 sq. ft.) across the front of the building to allow for outdoor seating to better comply with current pandemic guidelines. The applicant also seeks approval for the after-the-fact awning that covers the deck, that was installed to allow for outdoor seating in inclement weather.

Site Context / Background

The property is located on the north side of Frankfort Ave., two lots west of its intersection with E. Ewing Ave. The site is zoned C2 within the Traditional Neighborhood Form District. The one-story frame building is adjacent to the train tracks and surrounded by homes and businesses of various size, style and age.

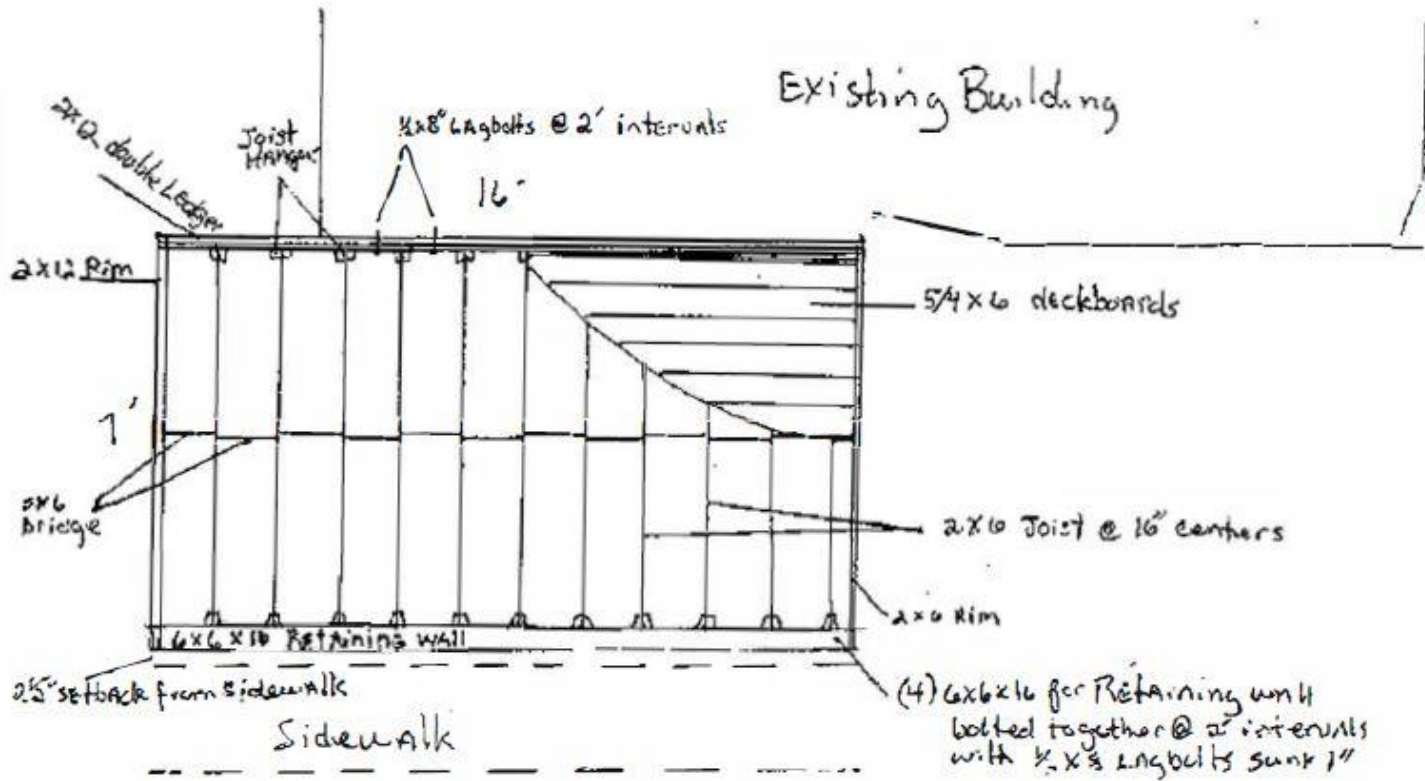
Site Map

2359 Frankfort Ave.



Aerial Image





NEW Deck @ 2359 Frankfort Ave
for Christmas Morning Cafe

ATTN: David Arnett

by Craig Bishop

20-COA-0205

DATE 13/1/20

ORDERED 1/1

John

SALESMAN

1

COMPLETE

RECOVER

6559002

PHONE



206 Clover Lane

www.fitzsimmonsinc.com

Louisville, KY 40207

PH. 896-8827

FAX 899-7754

NAME Christmas Awnings Cafe

ADDRESS 2359 Frankfort Ave.

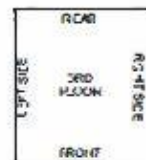
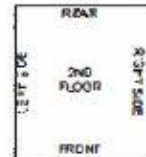
ZIP CODE 40206

INSTALL

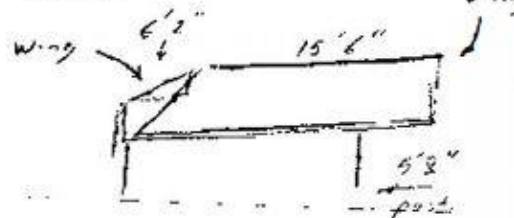
LOCATION

BILL TO: Craig

5% INTEREST ADDED TO ALL UNPAID BALANCES AFTER 90 DAYS



87 1/2" proj
18" prop
+ 6" J Brack



2 Built ... Roller Fun Blackout

INSTALLED

TERMS - NET

PATTERN Awnings

PATTERNED FRAME X

PIPE FRAME

HANGING VALANCE

RIGID VALANCE X

ROOF PILL

STAMP X

POCKET

TIE ON

TIE ON

TIE ON

TIE ON

TIE ON

TIE ON

TIE ON

ROLL CURTAIN

SINGLE

DOUBLE

TRIPLE

Porch

STORE

VE. COVER

S COVER

PRICE 4400.00

TAX 264

TOTAL 4664.00

DEPOSIT 2000

BALANCE 2664.00

CUSTOMER'S SIGNATURE TO EXECUTE CONTRACT

Since 1947

Site Photos



Site Photos



Site Photos



Site Photos



Conclusion

- Based on photos provided by the applicant, staff believes that the scale, location and design of the deck and awning are compatible with the structure. While there is some conflict with the Addition Design Guidelines **A3**, **A5**, and **A16**, this building is not residential and has been adaptively reused for a commercial purpose. There was a raised stoop that had been in place prior to the installation of the deck. The deck essentially has expanded the stoop. The deck is relatively low to the ground resting on an existing foundation and has an apron that encloses the deck which essentially makes it a platform. The existing ramp is still intact and integrated into the deck structure. Both the deck and the awning have not permanently altered historic fabric.

Recommendations

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions:**

1. The applicant shall paint or stain all wood surfaces within six months of this approval.
2. If the design changes, the applicant and/or their representative shall contact staff for review and approval.