

21-COA-0121
2409 Ransdell Ave.



Cherokee Triangle Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
August 11, 2021

Request

Certificate of Appropriateness:

The applicant seeks approval for an after-the-fact 2' tall retaining wall, constructed of brick and historic mix mortar.

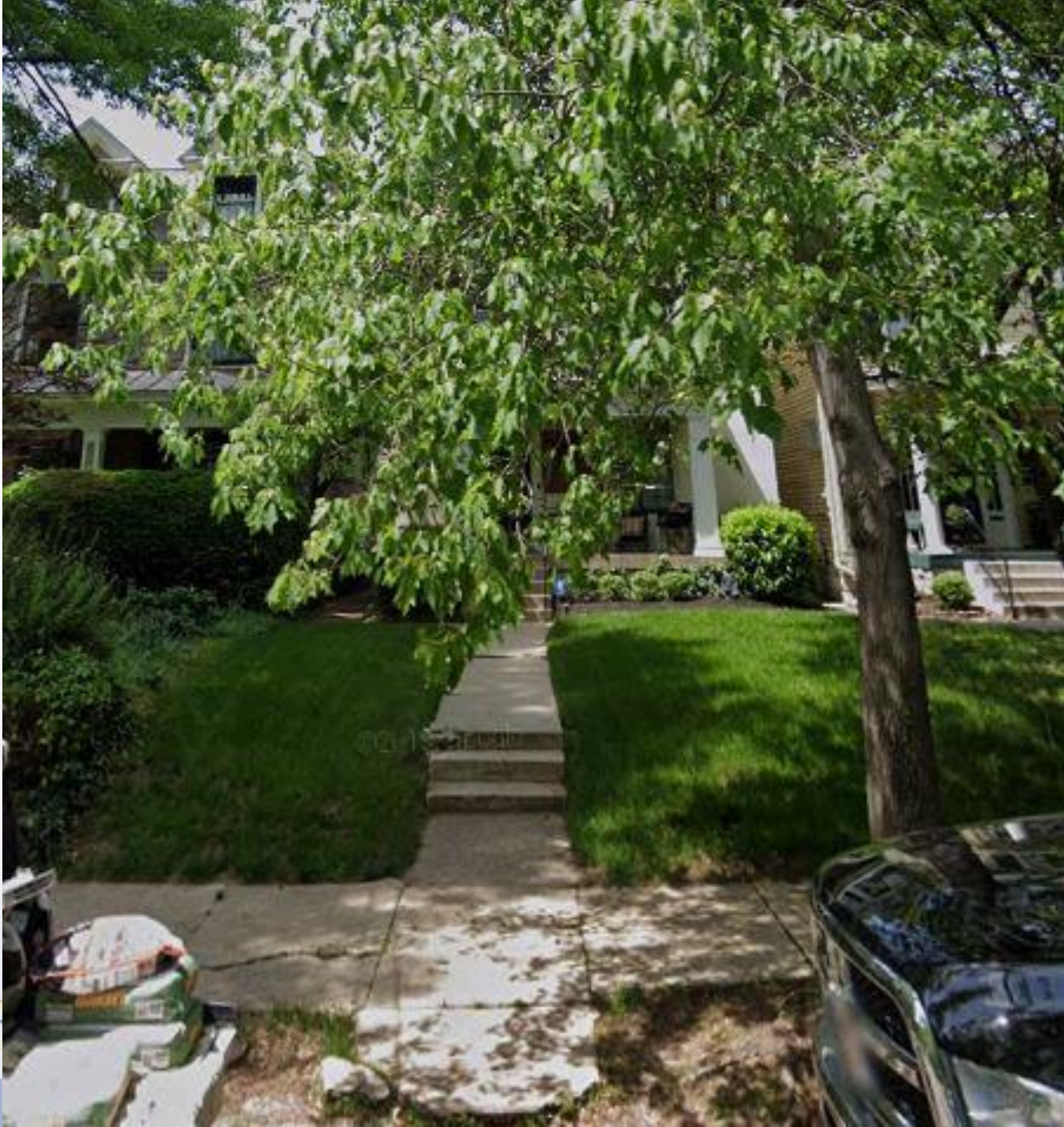
Site Map

2409 Ransdell Ave.



2409 Ransdell Ave. Aerial Image





















Site Context / Background

The circa 1910 wood frame with stucco house sits four lots north of the intersection of Bassett Ave. and Ransdell Ave. The house is a two-and-one-half-story Colonial Revival style house. The hipped roof dormer, historic front facing windows, and porch are distinguishable elements to the house. The site is zoned R5 within the Traditional Neighborhood Form District.

Conclusion

The after-the-fact changes to the property have been found not to meet the design guidelines for the Cherokee Triangle Preservation District. Staff determined that the proposed work is not appropriate for this property at this time. If deemed necessary, a lower curb-style border would be more in keeping with the Design Guidelines.

Conclusion

Per the Cherokee Triangle Site Design Guidelines, **ST-8** states to maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present, and **ST-10** which states not to install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists. The applicant was aware a COA is required for all exterior changes to the property prior to construction. The applicant has also not

Conclusion

The applicant was aware a COA is required for all exterior changes to the property prior to construction. The applicant has also not provided evidence for the need of a retaining wall or justification for its height.

Recommendations

Recommendation

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