

21-COA-0221
2126 Edgeland Ave.



Cherokee Triangle Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
November 10, 2021

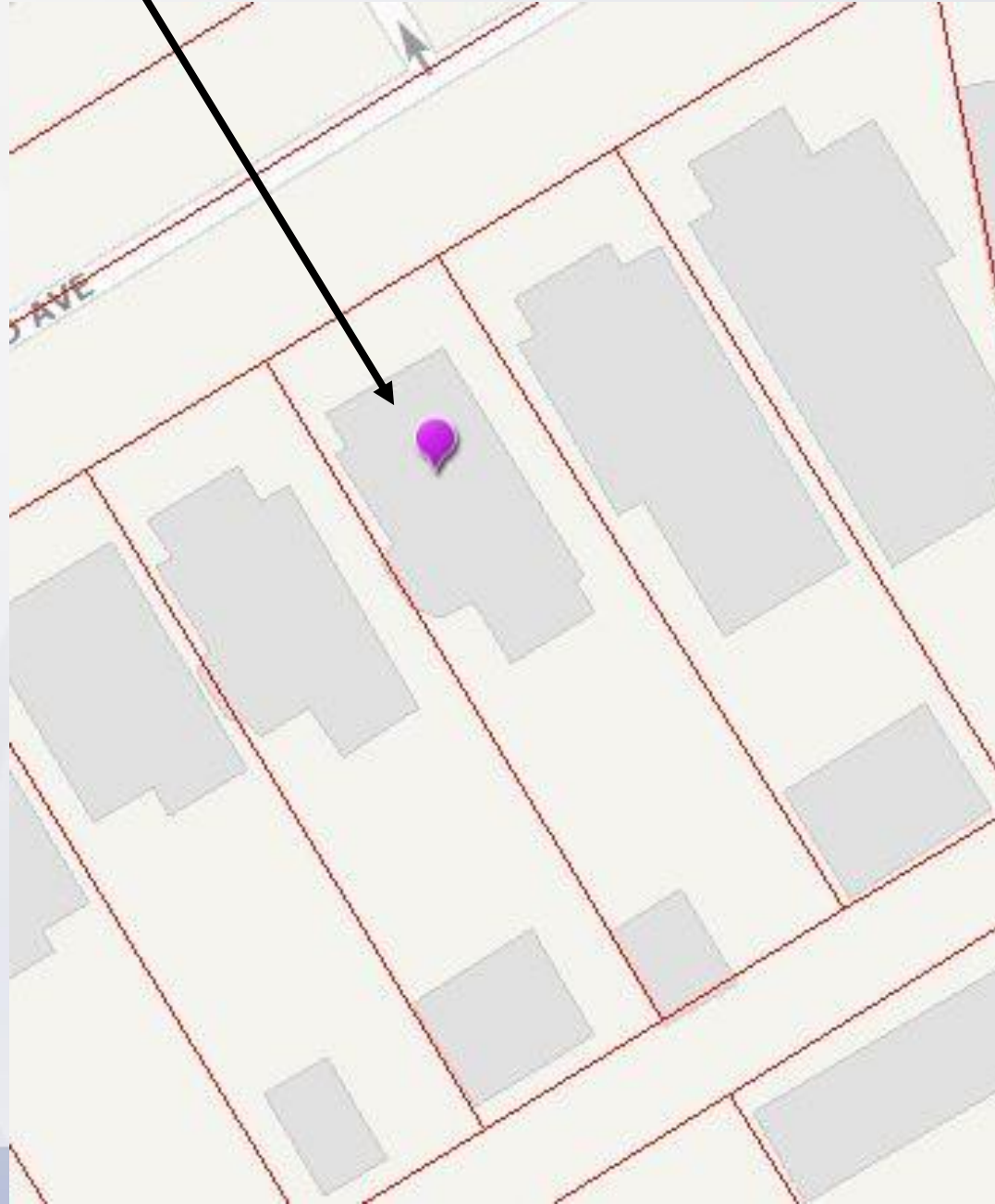
Request

The applicant seeks approval to demolish an existing two car garage located in the rear yard.

The applicant also seeks approval to construct a new, one-story, three-car garage in the existing garage's place. It will be approximately 34' W x 26' D x 14" H with a 4:12 slope hipped roof with asphalt shingles. It will be clad in horizontal oriented lap siding. The garage will be constructed on a poured concrete foundation with a 4" concrete slab. A double car garage door and a single car garage door will face the alley. The person door will be located in the center wall on the side of the garage opposite the alley.

2126 Edgeland Ave.

Site Map



2126 Edgeland Ave.

Aerial Image



Site Context / Background

The R5B zoned property in the Traditional Neighborhood Form District is located on the east side of Edgeland Ave., 17 lots north of the intersection with Bardstown Rd. The primary structure is a circa 1910, two-and-a-half-story, brick clad home with full front porch and large hip-roofed dormer. The surrounding buildings are predominately residential structures similar in style and from the same time period.

In 2020, a COA (20-COA-0137) was withdrawn when staff determined the proposed work to be general maintenance.

In 2013, a COA (13COA1113) was approved for the addition of a dormer that is not front facing to allow for greater head height for storage in the attic.

In 1991, EO-91-14-C found that 3 trees in the rear yard could be removed since they were dying.

Site Photos





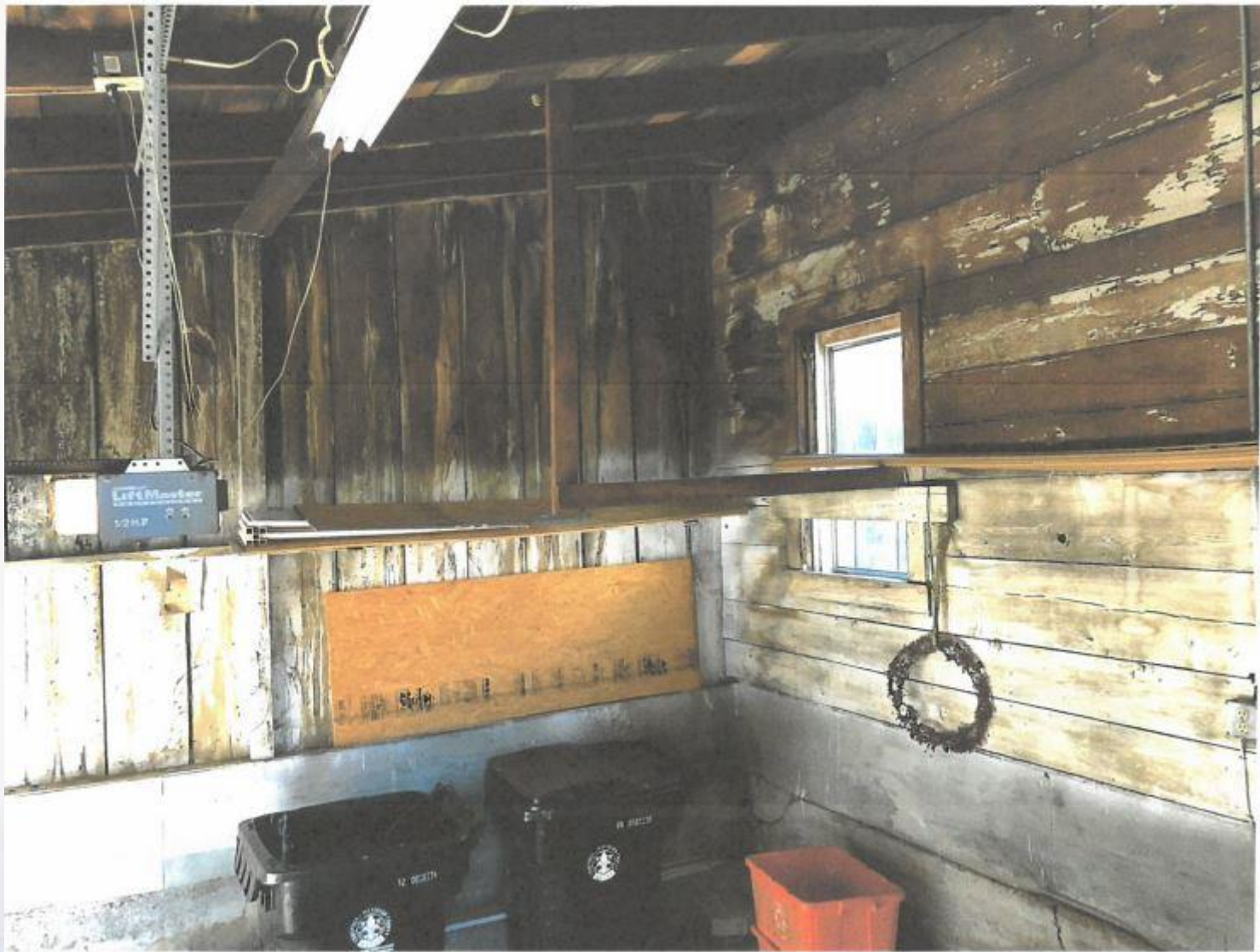
Site Photos



Site Photos



Site Photos



Site Photos

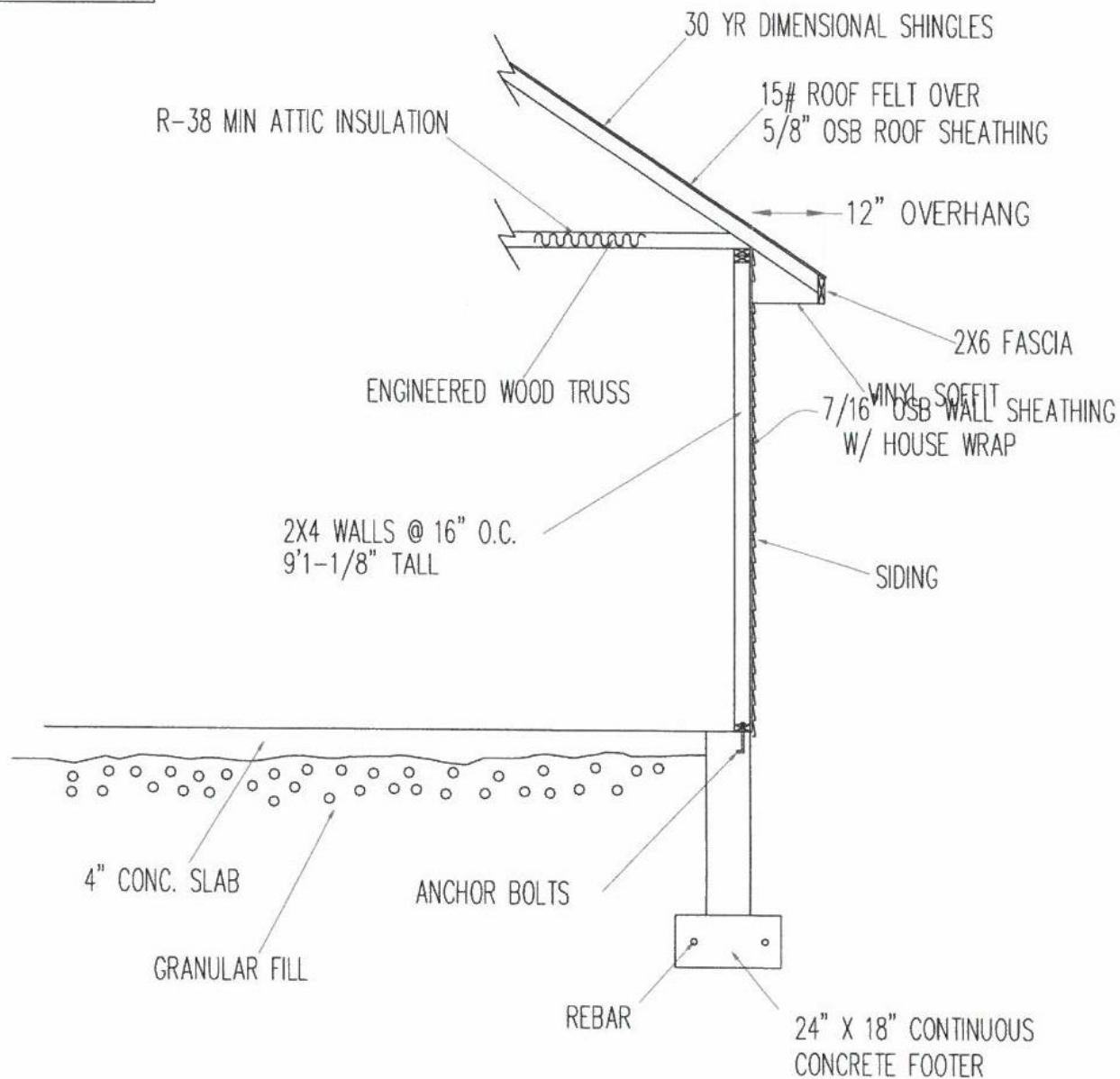


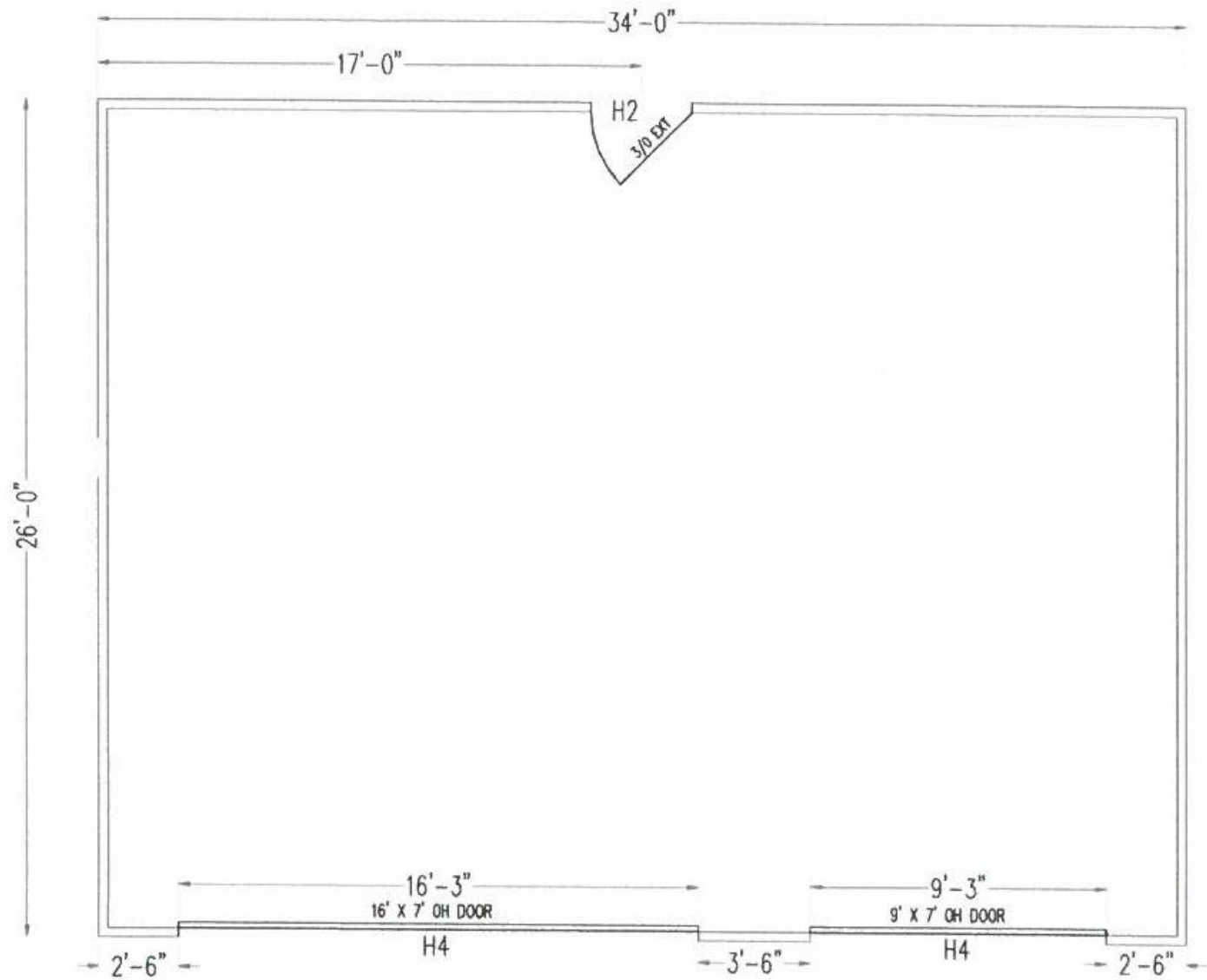


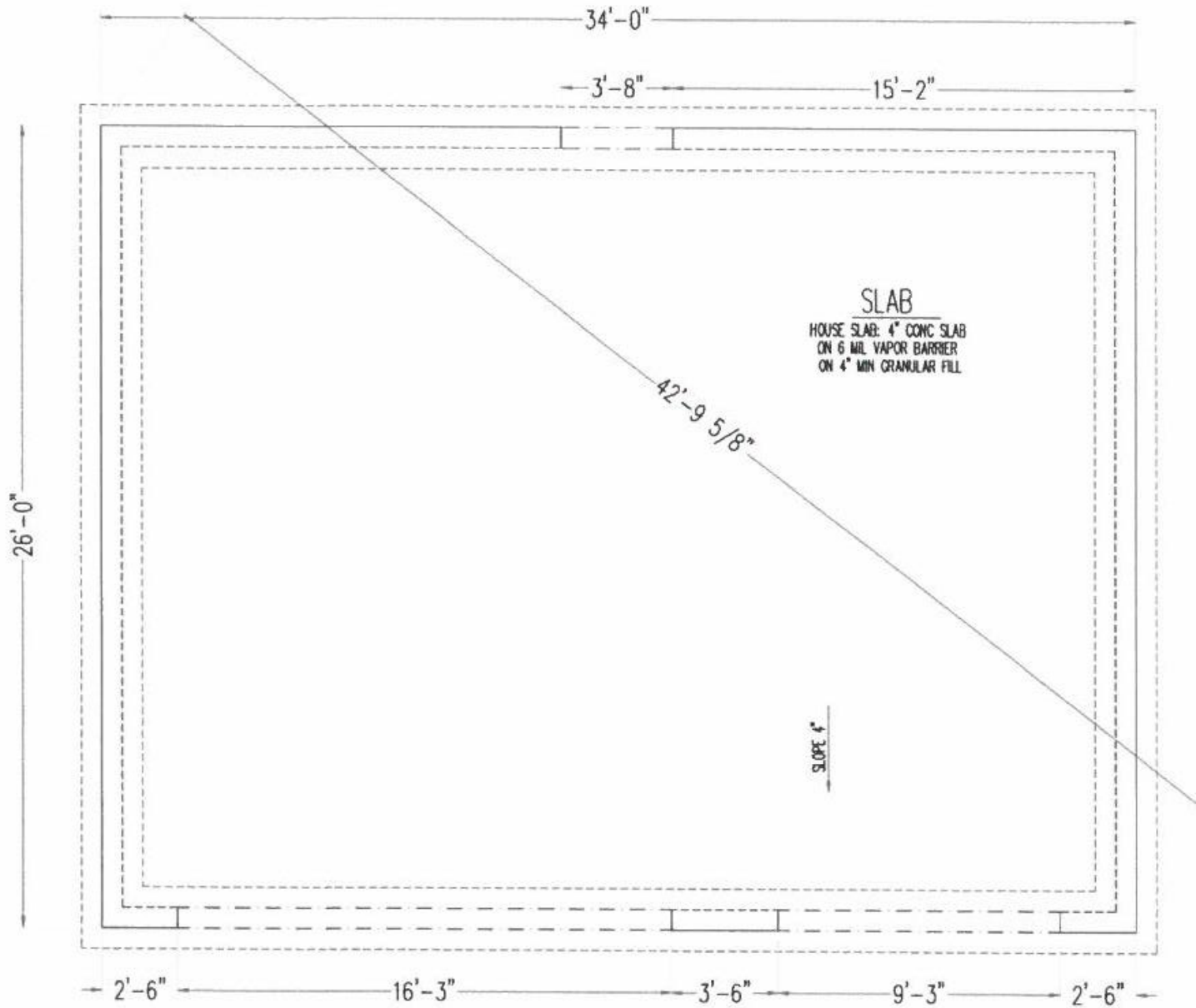






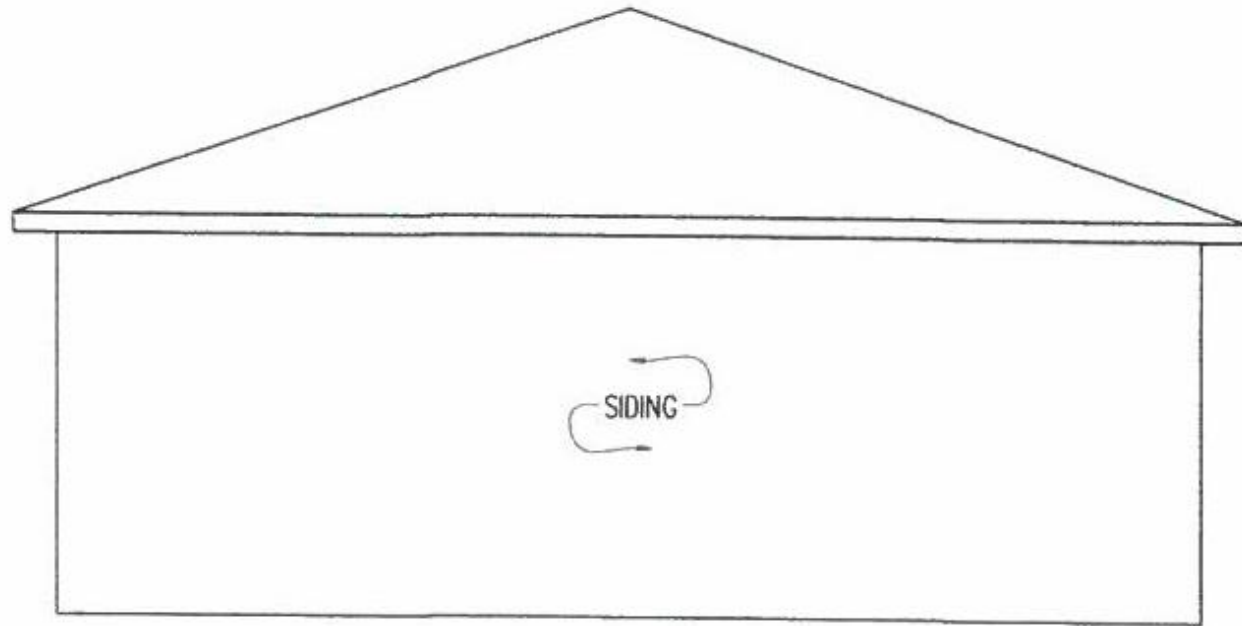






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Site Photos



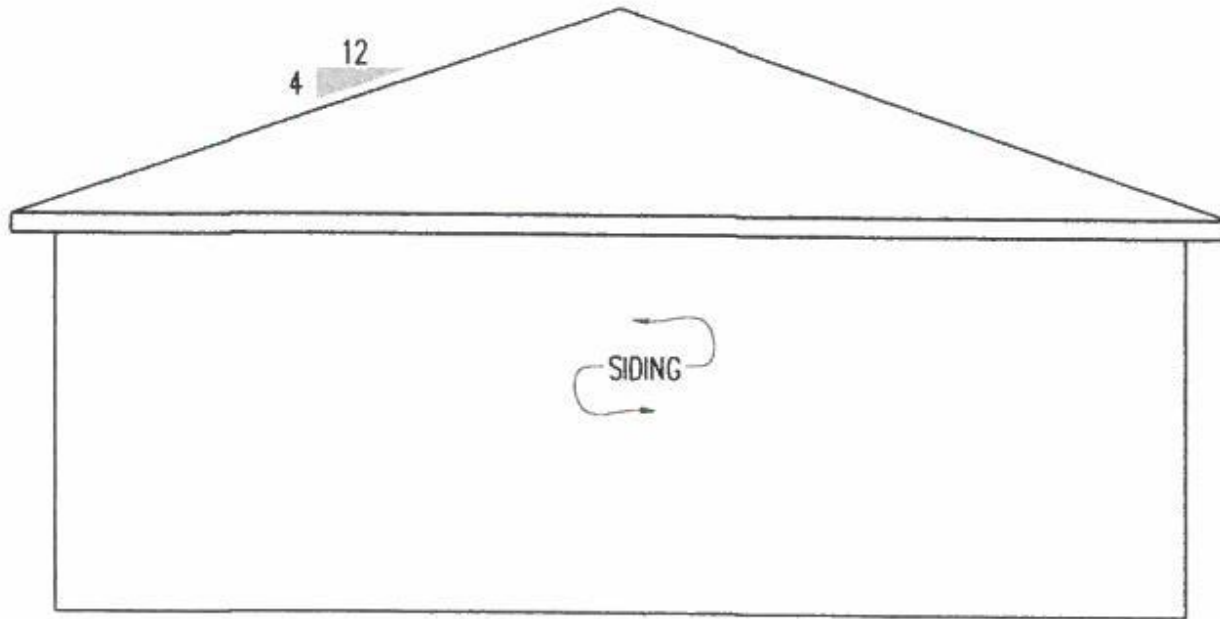
RIGHT ELEVATION

Site Photos



FRONT ELEVATION

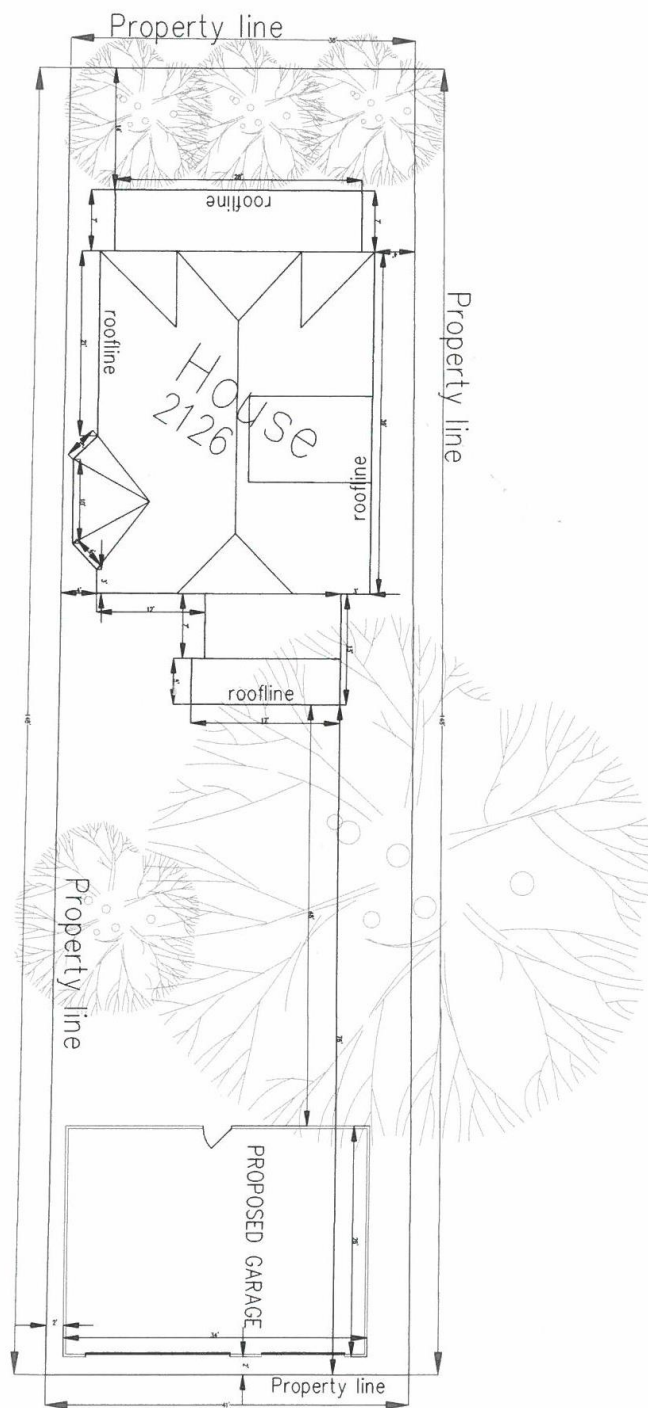
Site Photos



LEFT ELEVATION

Site Photos





Conclusion

The proposed project somewhat meets the Cherokee Triangle Preservation District design guidelines for **Demolition**. A structure of the same relative size and location is shown on the 1928 Sanborn Map. However, the structure has been heavily modified including the addition of new lap siding, a new roof, new door, new windows, new concrete foundation walls, and new concrete floor which is not typical for early 20th century outbuildings. All other garages along this portion of the alley appear to be approximately mid-century or newer, so the historic context of the alley has been heavily altered.

Conclusion

Staff believes that based on these changes to the structure itself and its surroundings, the historic nature has been eroded enough for it to now be considered a non-contributing building and has outlived its useful life expectancy.

The proposed project generally meets the Cherokee Triangle Preservation District, design guidelines for **Garage**. It meets all the applicable guidelines other than the ones calling for a single car door. A double car door is proposed, but it is not flush and is broken up with articulated panels. Almost all of the garage doors along the alley are also double car, solid paneled doors, so it maintains the existing context of the doors along the alley.

Conclusion

The proposed project generally meets the Cherokee Triangle Preservation District, design guidelines for **Site**. The new garage will have the same general setback from the alley and help to further enclose the rear yard. Historic Limestone curbing does appear to still be in place in this location, as well as brick paving is present and should be retained.

The plans for the new garage incorporate simple design elements as a reflection of the surrounding new garages. The proposed demolition and new garage construction meet most of the applicable guidelines and is generally appropriate for the district.

Recommendations

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

- 1. The applicant shall take care to retain the brick paving and limestone curbing.**
- 2. All other required permits or approvals for demolition shall be obtained prior to demolition beginning.**

Recommendations

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

1. All wood shall be opaque painted or stained within 6 months of construction.
2. All grade level concrete shall be of historic concrete mix.
3. The applicant shall take care to retain the brick paving and limestone curbing.
4. Applicant shall make provisions to screen trash receptacles.
5. If the design or materials change, the applicant shall contact staff for review and approval.
6. All other required permits or approvals for construction shall be obtained prior to construction beginning.