

21-COA-0236
2112 Edgeland Ave.



Cherokee Triangle Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
November 10, 2021

Request

The applicant seeks approval to construct a 1'-0" to 2'-0" tall retaining wall with railroad ties to help to terrace the front lawn. As well as approval for a rear drive and parking pad.

2112 Edgeland Ave.

Site Map



2112 Edgeland Ave.

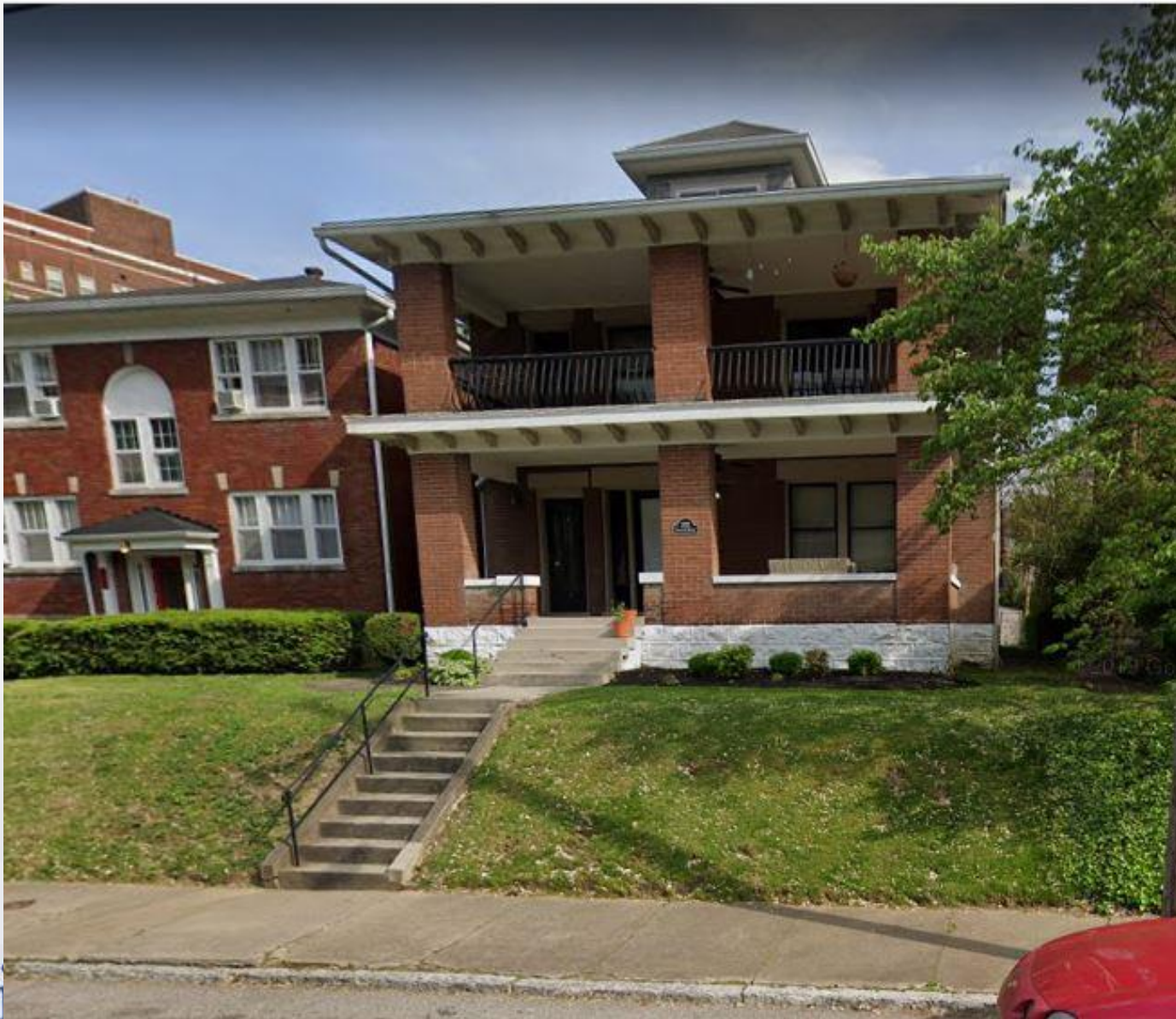
Aerial Image



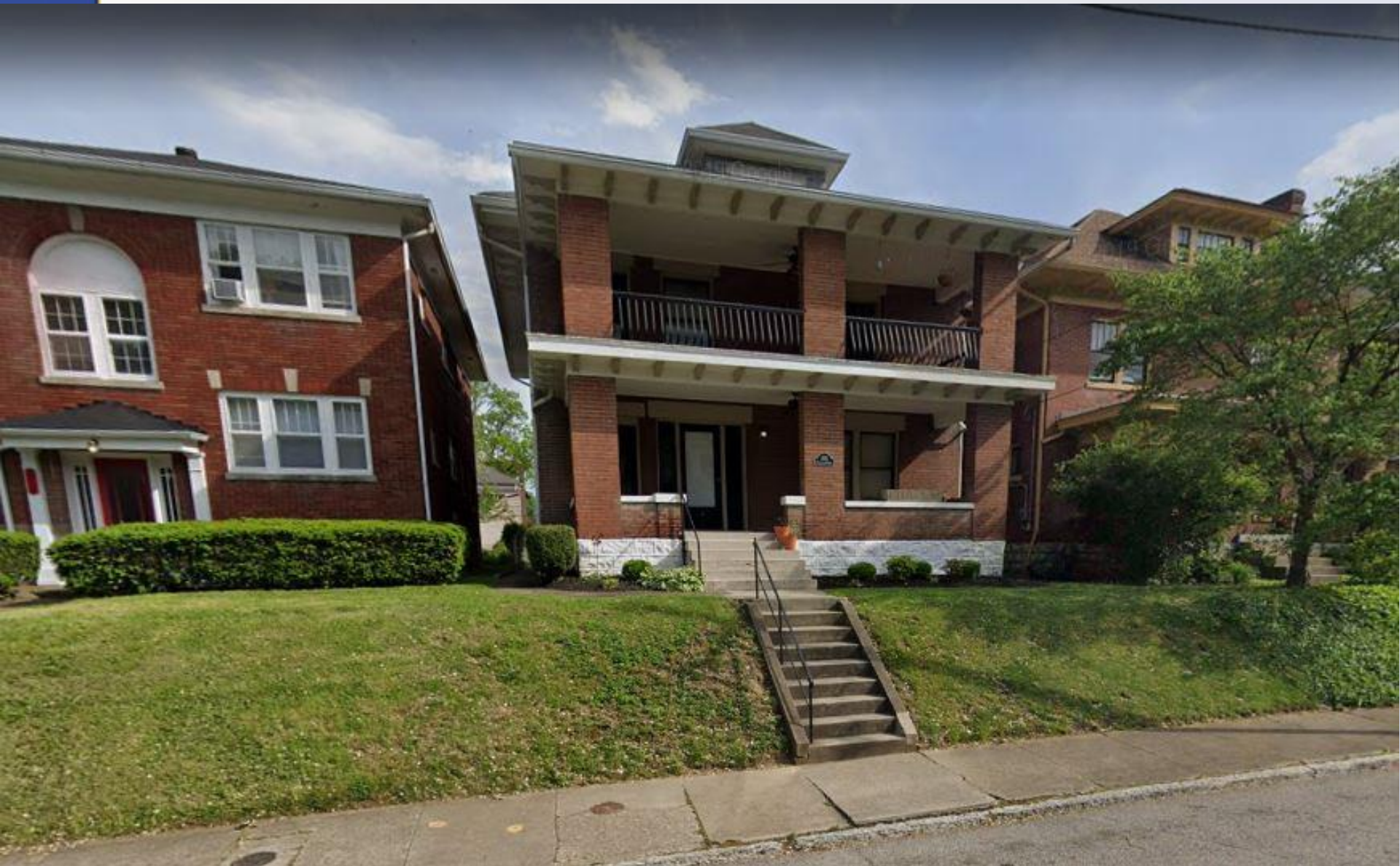
Site Context / Background

The circa 1905 wood frame brick clad duplex sits 13 lots north of the intersection of Bardstown Rd. and Edgeland Ave. The house is a two-and-one-half-story double front porch with a hipped roof, and hipped roof dormer. The site is zoned R6 within the Traditional Neighborhood Form District.

Site Photos



Site Photos

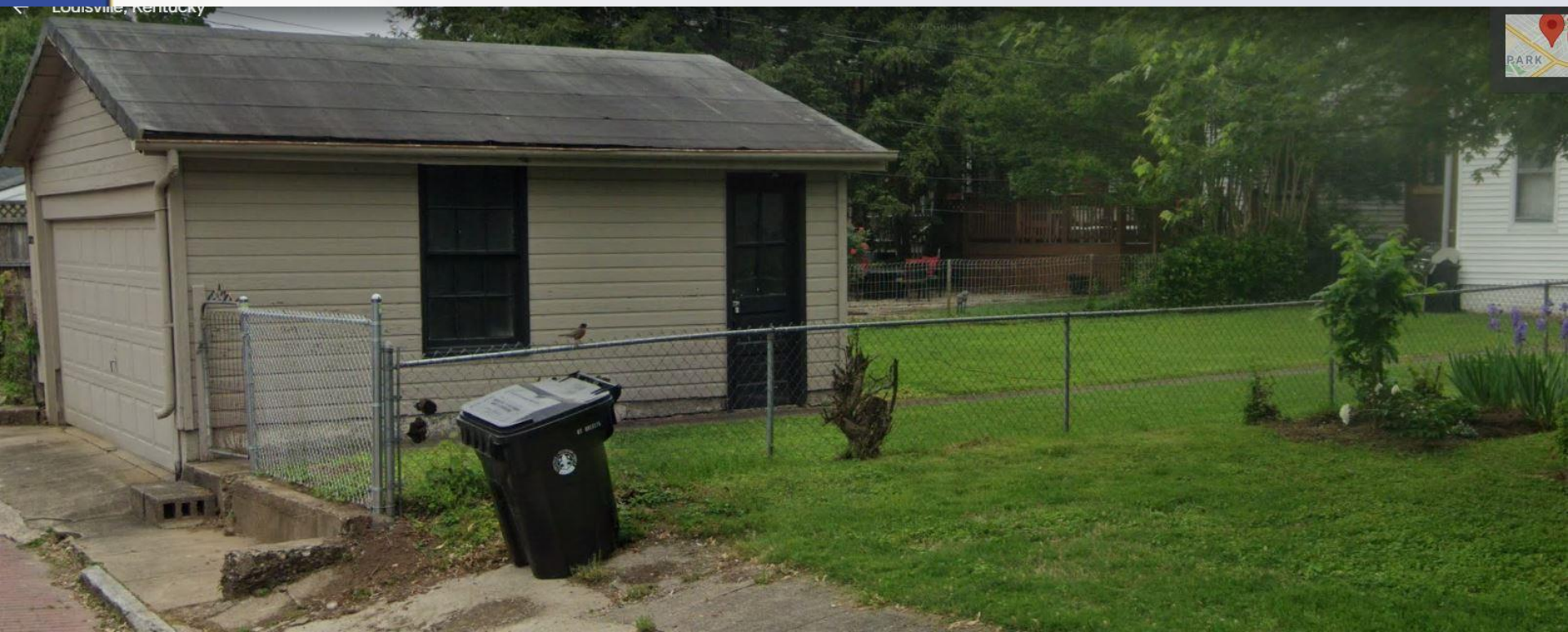


Louisville

21-COA-0236



Site Photos

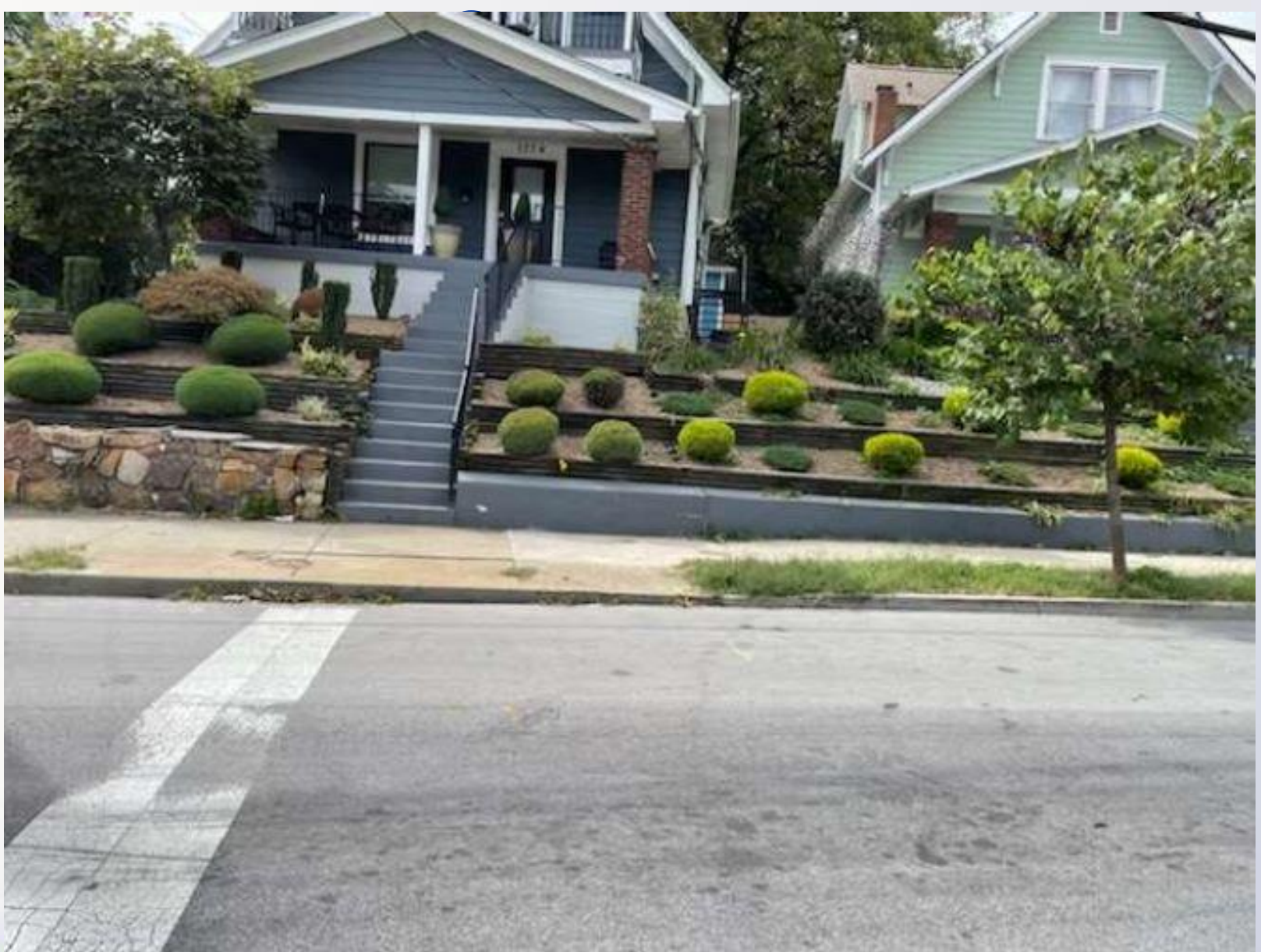














Conclusion

- The proposed changes to the property have been found partially not to meet the design guidelines for the Cherokee Triangle Preservation District. Staff determined that the proposed retaining wall and terracing 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.

Conclusion

The applicant was aware a COA is required for all exterior changes and kindly applied prior to construction thanks to information provided to them by the Cherokee Triangle Neighborhood Association.

The proposed rear drive and parking pad generally do meet the Cherokee Triangle Preservation District design guidelines.

Conclusion

Staff determined the proposed drive and parking pad is accessible from the rear alley. Staff also found that the applicant shall be required to receive a waiver for accessory use area, as well as a waiver for private yard reduction. These waivers are required even with approval of the project by the committee.

Recommendations

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

Recommendations

Based on the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness for a rear drive and parking pad be approved with the following conditions.

- 1. All grade level concrete shall be of historic concrete mix.**

Recommendations

2. The applicant shall take care to retain the brick paving and limestone curbing.
3. Applicant shall make provisions to screen trash receptacles.
4. If the design or materials change, the applicant shall contact staff for review and approval.
5. All other required permits or approvals for construction shall be obtained prior to construction beginning.