

22-COA-0207

1253 Cherokee Road



**Cherokee Triangle Architectural Review Committee
Public Hearing**

**Priscilla Bowman, Historic Preservation Specialist
February 22, 2023**

Request

- **Certificate of Appropriateness:** The applicant is seeking approval to:
 - Replace the existing concrete walkway in the front yard with new concrete that will be clad with a cut limestone.
 - Replace the poured concrete edging on either side of the front walkway with new limestone/cobblestone edging.
 - Replace the existing concrete front porch stairs with new concrete that will be clad with a cut limestone.
 - Clad the existing concrete front porch with a cut limestone overlay in a French pattern.
 - Clad the existing concrete stairs that are located off the public sidewalk, closer to the road, with cut limestone.
 - Construct a retaining wall at the front, south side of the property. The wall will begin at approximately 12-in high on the east side and be graded to a height of approximately 28-in high on the west side.

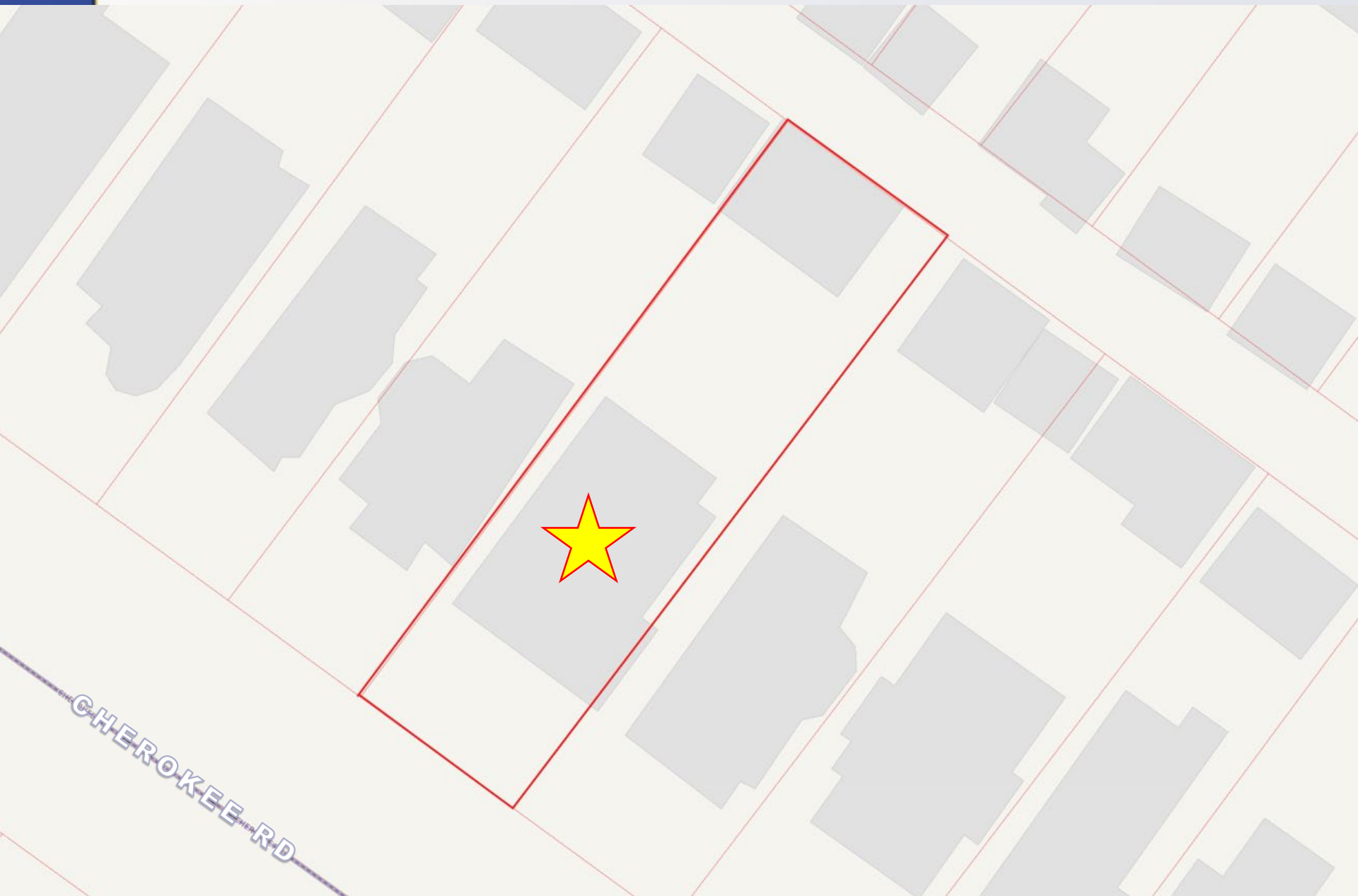
Site Context / Background

- The site is located on the north side of Cherokee Road, eleven lots west of Longest Avenue. The property is zoned R5B within the Traditional Neighborhood Form District.
- The house is a 2½-3 story Eclectic Style masonry home with a limestone foundation, a front porch with Doric columns, a second story bay window, and an upper half story decorative dormer.

Aerial Map



Site Location



Site Photos (Existing)



Site Photos (Existing)





Site Photos (Existing)



Site Photos (Existing)

Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



EAST SIDE

PUBLIC HEARING
HISTORIC LANDMARKS & PRESERVATION
DISTRICTS COMMISSION
CASE # 22-COA-0207
DATE: JAN 11, 2023
TIME: 4:30 PM
**444 SOUTH
5TH STREET
SUITE 101**
574-6230

Retaining Wall Plan

Retaining Wall Plan



**EAST
SIDE
= 12" H**



Retaining Wall Plan

WEST SIDE

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Retaining Wall Plan

22-COA-0207

Retaining Wall Plan



Conclusions

- The proposed alterations to the front porch and walkway generally do not meet the Cherokee Triangle Design Guidelines for **Porch**.
- Guidelines **PO1** and **PO11** state that reconstructed porch features shall be replaced with in-kind materials. Adding the limestone veneer to the concrete porch stairs and the porch itself is not an in-kind change. These materials were concrete historically and remain so today.
- Guideline **PO6** says, “Do not add conjectural porch ornament; often its style conflicts with the style of the house.” The addition of limestone on these porch elements is conjectural and not appropriate for the house.

Conclusions

- The proposed alterations to the front porch and walkway generally do not meet the Cherokee Triangle Design Guidelines for **Site**.
- Guideline **ST3** states that paving materials be compatible with adjacent sites. None of the adjacent houses have porches or walkways with limestone veneer. They are concrete.
- Guideline **ST5** requires steps to be replaced with in-kind materials. The limestone veneer does not do that. The design of these concrete walks and stairs are character defining for this portion of Cherokee Road.
- Guideline **ST10** states that retaining walls must not be installed in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists. Staff was unable to determine historic precedence for the proposed retaining wall. However, the applicant proposes the retaining wall as a means of retaining the earth due to the sloped terrain.
- Guideline **ST12** states to use materials that match the existing character of the original when replacing retaining walls or curbing. The existing curbing is made of vertically laid bricks. The proposed limestone retaining wall does not match the character or design of the existing brick curbing. For these reasons, staff has to recommend denial.

Recommendation

- On the basis of the information furnished by the applicant, Staff recommends the application for a Certificate of Appropriateness be **denied**.