

**20-COA-0113**  
**927 Cherokee Rd.**



**Cherokee Triangle Architectural Review Committee**  
**Public Hearing**

**Bradley Fister, Historic Preservation Specialist**  
**Sept 02, 2020**

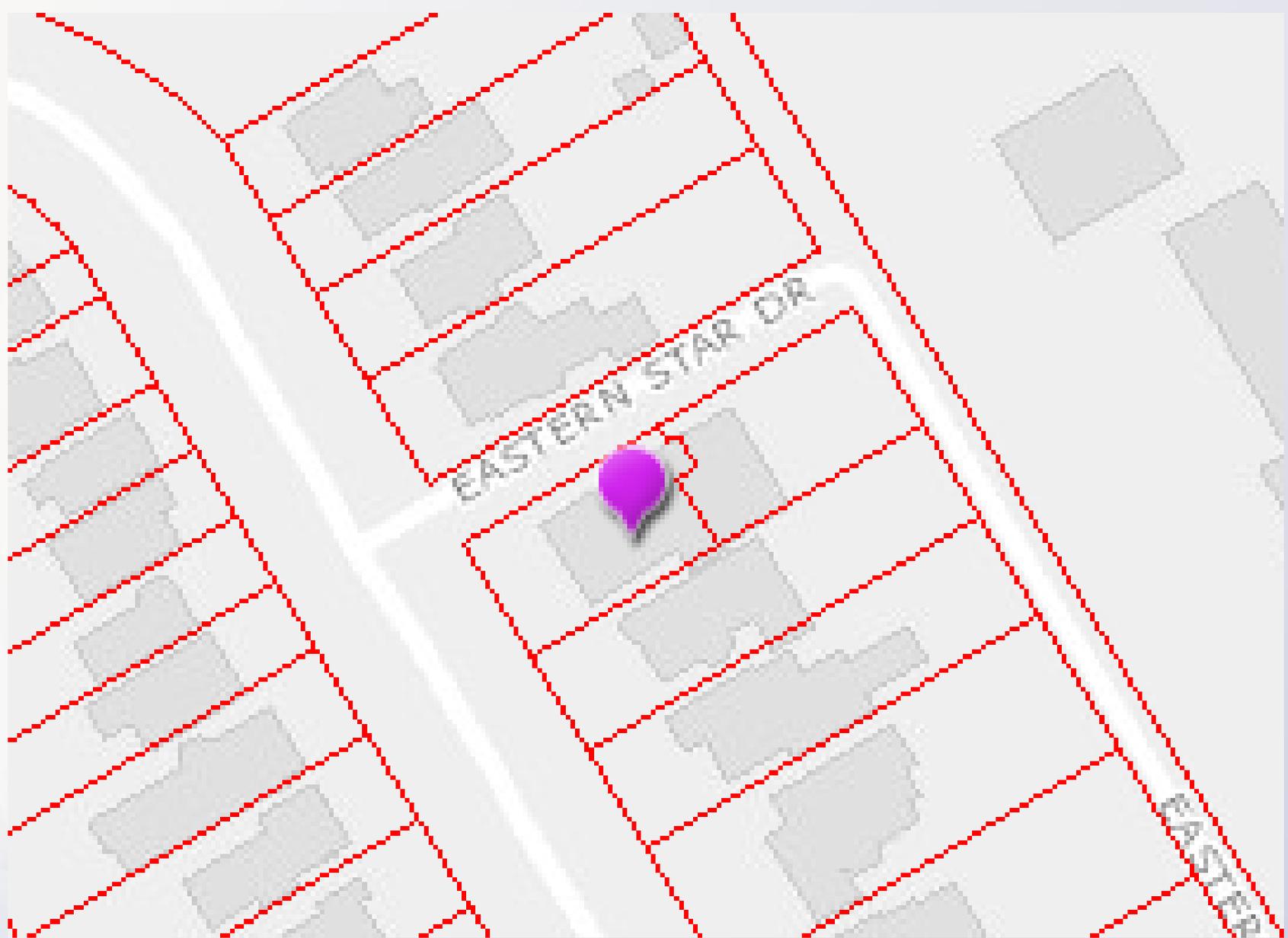
# Request

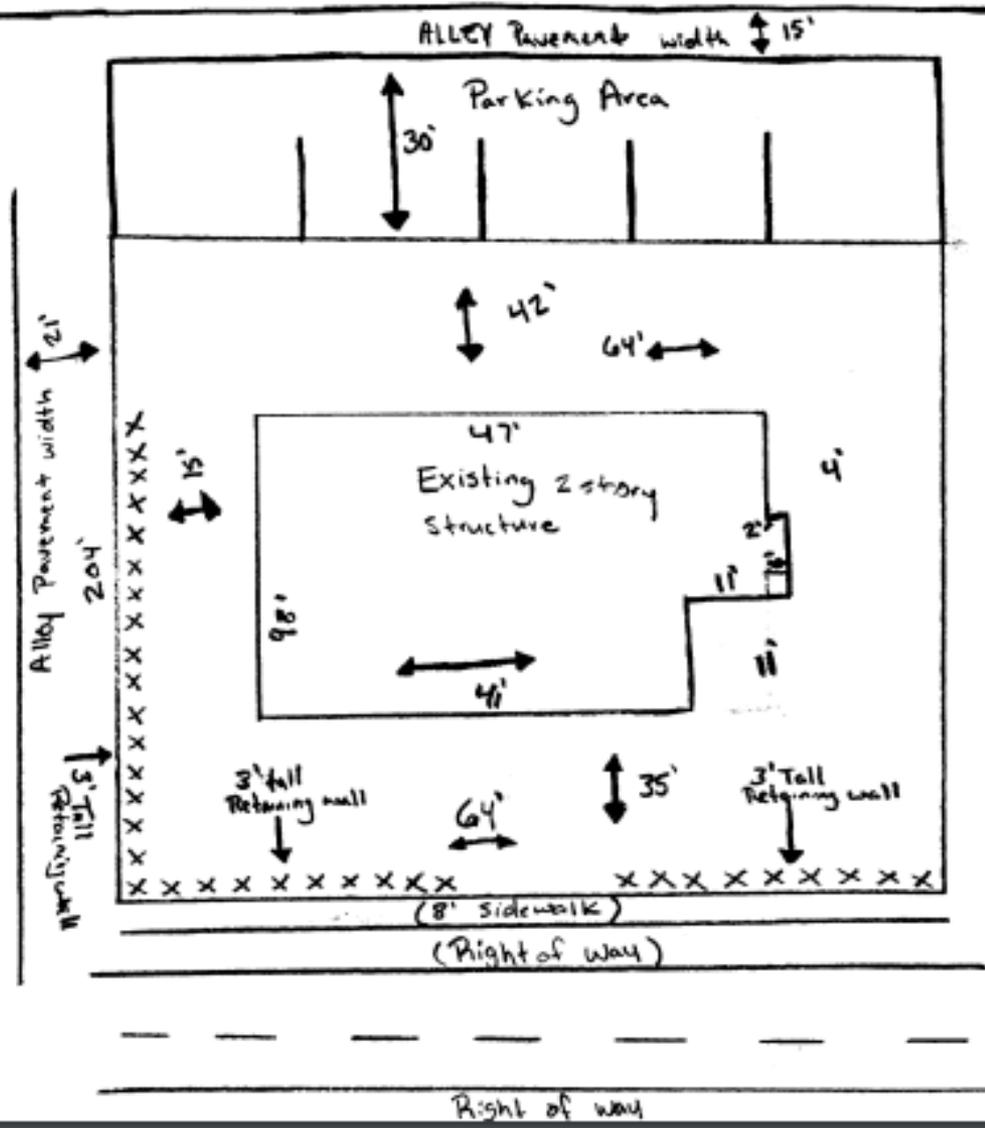
- Certificate of Appropriateness:

The applicant is seeking approval to construct a rusticated stacked concrete block retaining wall at the front and side of the corner property to prevent further erosion. The proposed wall would begin approximately 3' in height and extend approximately 60' along the front property line facing Cherokee Rd., then make a 90 degree turn along Eastern Star Dr. for approximately another 204'.

# Site Context / Background

The subject property is zoned R5B in the Traditional Neighborhood Form District. The 2-1/2 story multi-family housing unit is located on the northeast corner of Cherokee Rd. and Eastern Star Dr. The home is a, two-and-a-half-story, wood frame home, clad with stucco.





Parking Summary  
 Required parking spaces





# Site Photos



# Site Photos



# Site Photos



# Site Photos





ROCKWALL® LARGE

PRODUCT NUMBER: 1176

- Rugged exterior evokes the look and feel of naturally weathered stone
- Rear lips ensure precise setback and eliminate the material and labor costs of connectors
- Made of durable concrete that won't decay, distort, or attract pests. Iron oxide pigments won't fade with extended UV exposure

The RockWall retaining wall system brings an unmatched sense of permanence to any home landscape. Durable, easy to install, and attractive, RockWall system blocks can be configured in a variety of ways to create different wall aesthetics, including multihight ashlar patterns, that naturally flow with your landscape's contours. The RockWall cap adds a finishing touch without cuts, creating a flawless professional appearance.

**STONE(S)**



		Large
Height	in	6
	mm	152.4
Length	in	7
	mm	177.8
Width	in	17.44
	mm	442.9
Units	/pallet	48

**PALLET LAYOUT**



Image Coming Soon

**NOTES**

Weights are approximate and do not include shipping pallet.

**PALLET SPECS**

Pallet Weight	1939 lbs
Sq Ft/Pallet	34.9 sq ft

# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Conclusion

The proposed changes to the property generally meet the **Site Design Guidelines** for the Cherokee Triangle Preservation District, with the exception of the height of the proposed retaining wall. There are examples of historic retaining walls along this section of Cherokee Road, but there has not been a retaining wall at this property historically. There are also some modern retaining walls in the area, however they are lower in height than the historic walls.

# Conclusion

Though there is a demonstrated need for the retaining wall based on the amount of soil deposited on the sidewalk, the proposed 3' height would alter the topography of the site which is counter to **ST8**. In order to achieve the retention of earth without altering the slope of the yard, staff recommends lowering the height of the proposed wall.

# 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 retaining wall shall not exceed 18” in height.**
- 2. If the design or material changes, the applicant shall contact staff for review and approval.**

**Case 20-COA-0113**  
**Continued from 9-2 to**  
**9-16**

09/13/2020

The Marseille

The 25" Sugar Maple left front of Property located at 927 Cherokee Rd will be fine if a retaining wall was built where planned, about 10' away from the trunk.

A clean tool and a clean cut both are recommended for the roots that are being removed to make room for the foundation to improve compartmentalization of wound.

After care would be beneficial in the form of added nutrients in the spring to help make up for any lost, stored energy and reduce stress.

Thank you,  
Chris Goodrich  
Honest Arborist

