

**20-COA-0134**  
**1452 Cherokee Rd.**



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

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

# Request

- Certificate of Appropriateness:

The applicant is applying to incorporate the construction of a low terrace into the existing stairs that lead to the front door of the house. The proposed 32'-0" wide terrace would be centered on the existing stairs and begin two steps down from the existing front porch (approximately 2' from grade level).

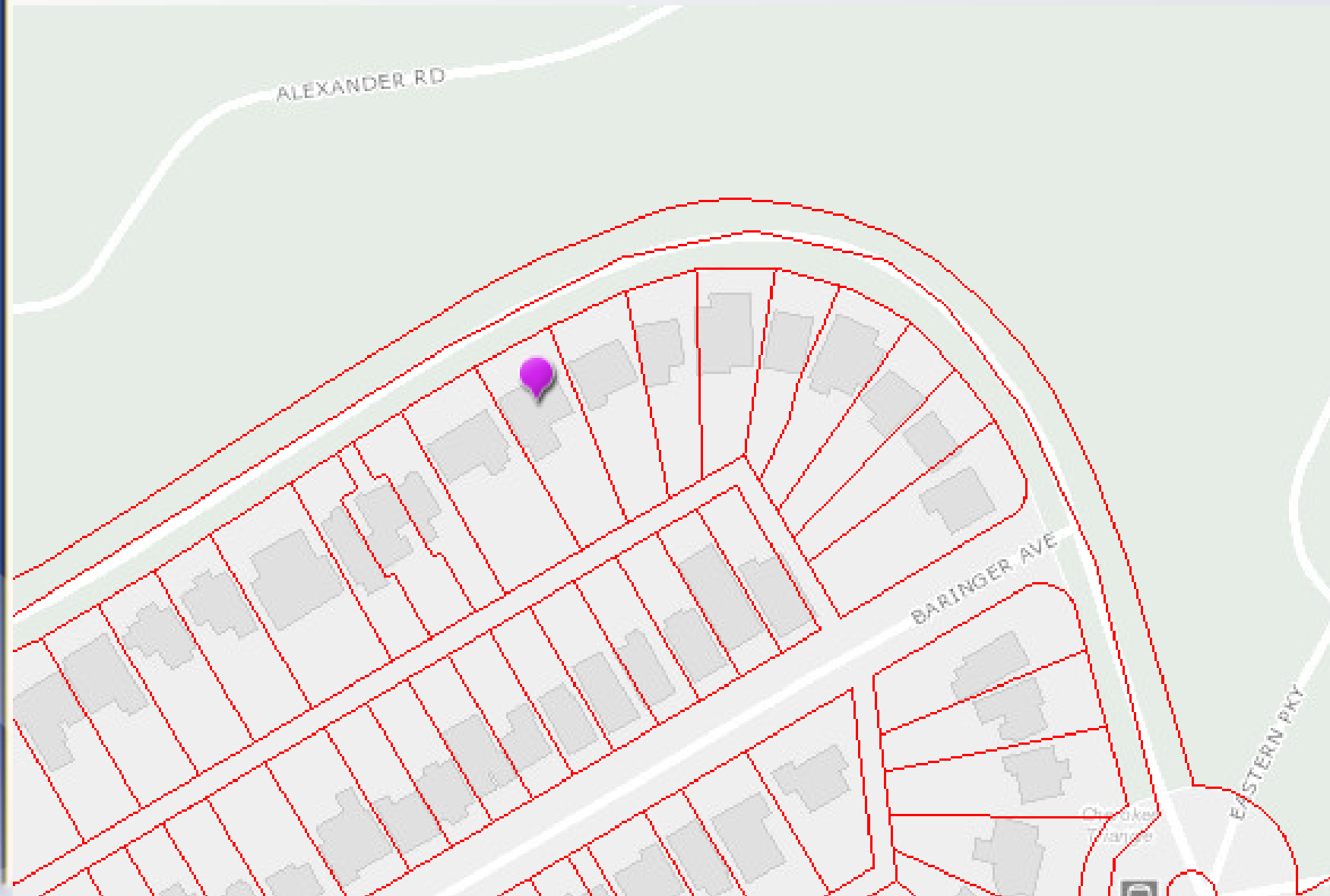
# Request

- Certificate of Appropriateness:

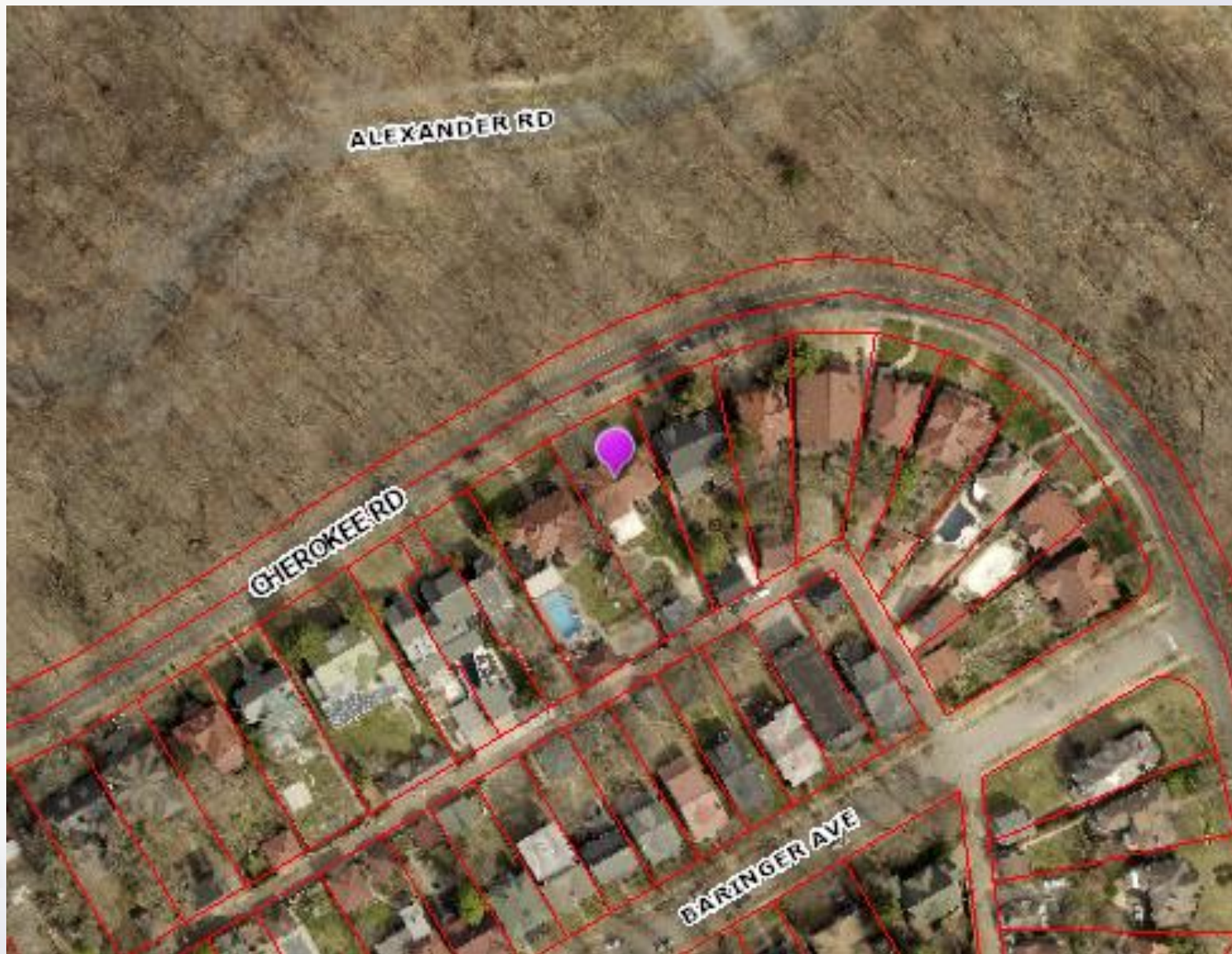
The terrace would extend outward toward the street from the foundation of the house approximately 11'-6". The foundation of the concrete terrace is proposed to be clad with stucco, while the perimeter is proposed to be cut limestone to mimic the design of the homes existing accents and foundation.

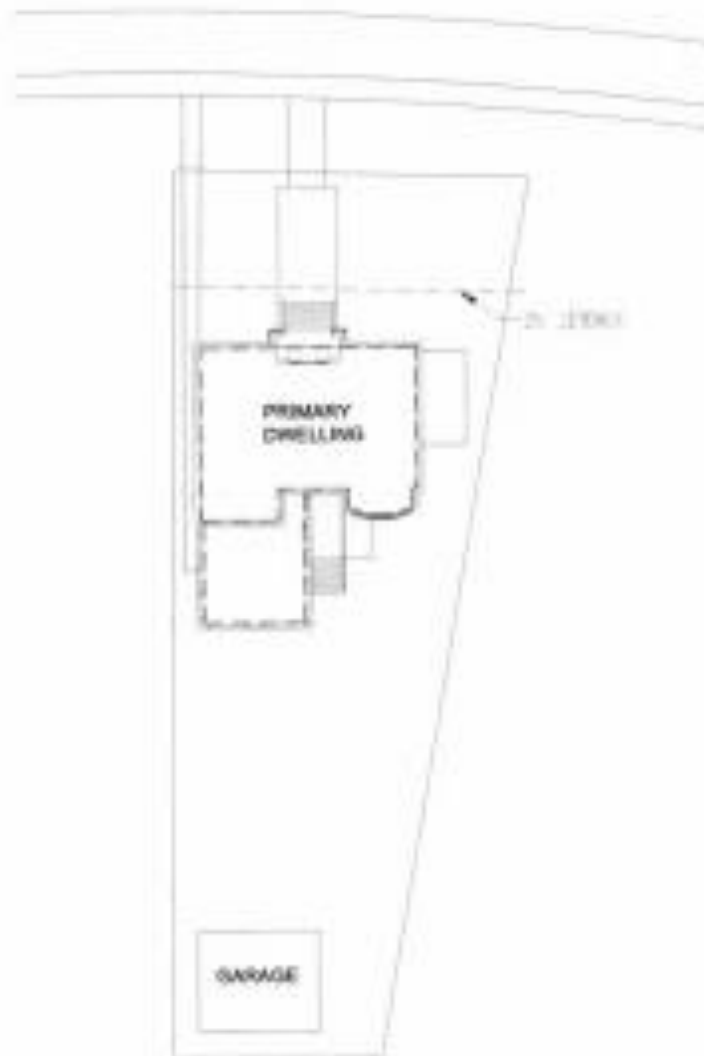
# Site Context / Background

The site is located 9 lots west from the intersection of Baringer Ave. and Cherokee Rd. The property is zoned R4 within the Traditional Neighborhood Form District. The circa 1915, wood-framed, brick clad, Spanish influenced Colonial Revival Style home sits on a rusticated stone foundation. A brick addition was previously added to the rear of the home with an International Style-influenced design.









1 EXISTING SITE PLAN  
A001 SCALE 1/32" = 1'-0"

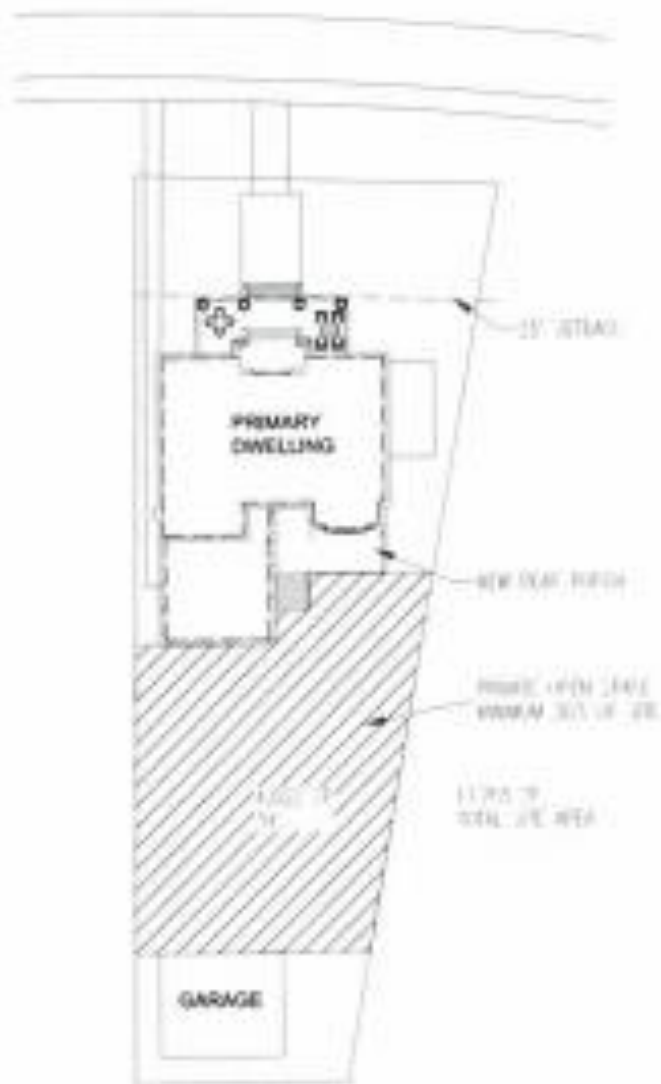


1 EXISTING FRONT ELEVATION  
A200 SCALE: 1/8" = 1'-0"



3 EXISTING PORCH PLAN  
A200 SCALE: 1/8" = 1'-0"





2 PROPOSED SITE PLAN  
 A001 SCALE 1/32" = 1'-0"

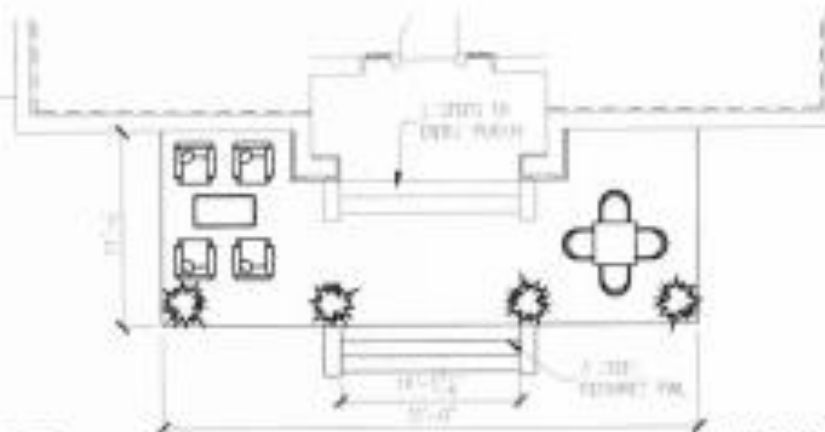


2  
A200

## PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

SEE PLAN  
RETURNED TO  
CODE AT THIS  
HEIGHT



4  
A200

## PROPOSED TERRACE PLAN

SCALE: 1/8" = 1'-0"

RENOVATION OF  
1452 CHEROKEE ROAD

CONCEPTUAL DESIGN  
JULY 12, 2020  
20-COA-0134

# Site Photos





# Site Photos





# Site Photos





# Site Photos



# Conclusion

The proposed changes to the property generally meet the **Addition, Porch and Site** Design Guidelines for the Cherokee Triangle Preservation District, with the exception of the terrace proposed being constructed at the front of the home. Though it states in the Design Guidelines decks should not be constructed on front facades, this proposed terrace at the front of the home is not unusual on the street or the district as a whole.

# Conclusion

The design and materials proposed for the terrace will be complimentary to the architecture and would not be considered a deck. Therefore, staff recommends that the proposed work is appropriate for this property at this time.



# Recommendations

Based on the information furnished by the applicant, the application for a Certificate of Appropriateness is approved with the following conditions:

1. If the design or materials should change, the applicant shall contact staff for review and approval prior to any work taking place.
2. The applicant shall use historic concrete mix for any newly poured concrete.

# Recommendations

- 3.The addition of the handrail to the front stairs shall be presented to staff for approval prior to installing.**
- 4.The applicant shall take precautions not to disturb the foundation of the house.**
- 5.The applicant and/or their representative shall obtain any permits necessary to begin the work.**