

21-COA-0030

2519 Cherokee Parkway



Cherokee Triangle Architectural Review Committee

Public Hearing

Bradley Fister, Historic Preservation Specialist
April 07, 2021

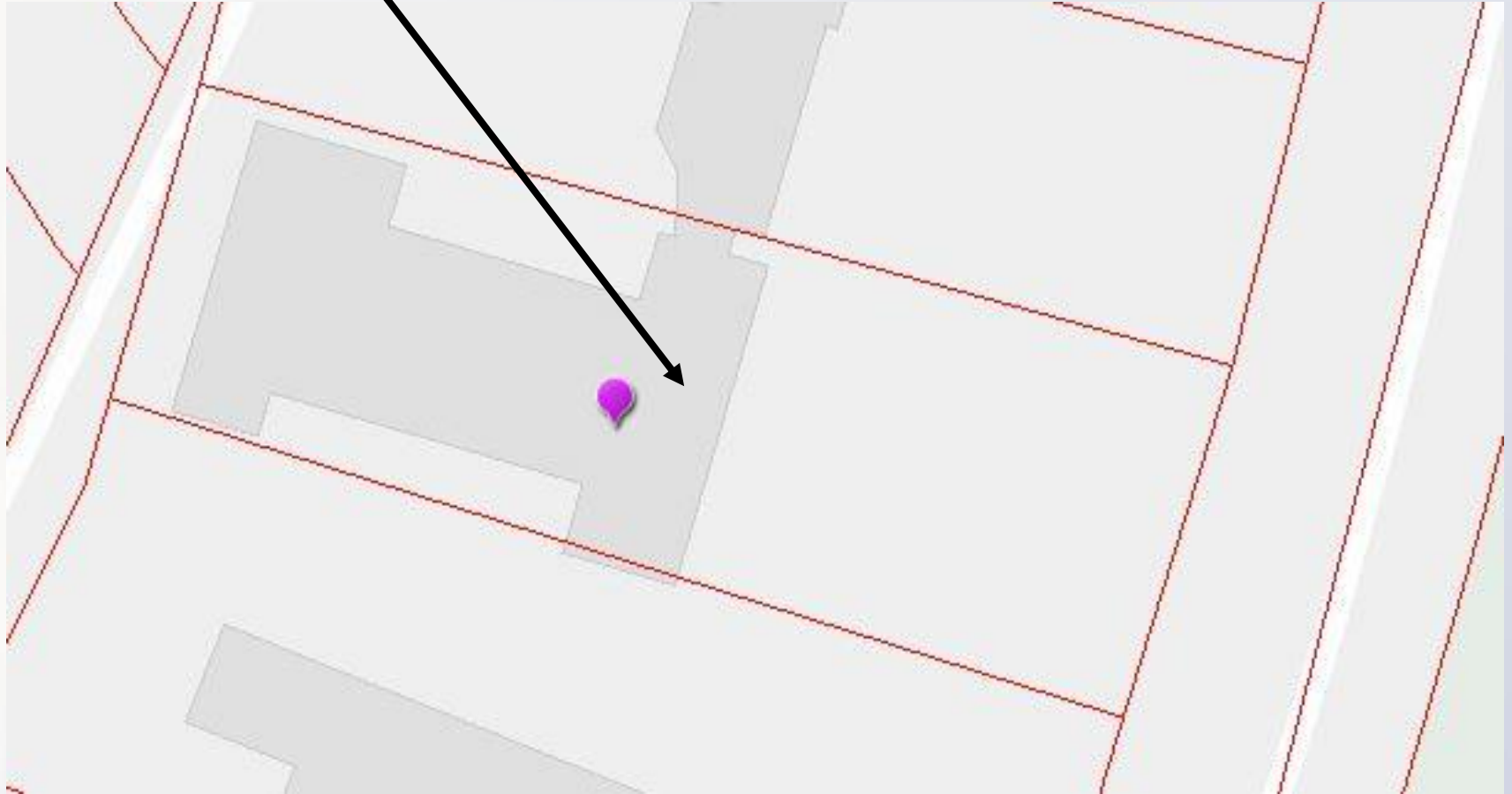
Request

Certificate of Appropriateness:

The applicant requests approval to remove the existing brick clad stair wall that is attached and runs down both sides of the stairs from the lower landing to the sidewalk. The applicant proposes to replace the stair walls with approximately twenty boxwood shrubs on each side of the stairs. The applicant also proposes to remove existing handrails and replace with new railings to match those at the landing where the stairs split left and right and continue up. The applicant also proposes to resurface the existing concrete steps, as well as pour a 6' x 6' walking pad to connect the sidewalk to the street to eliminate mud from people walking from cars parked on street.

Site Map

2519 Cherokee Parkway

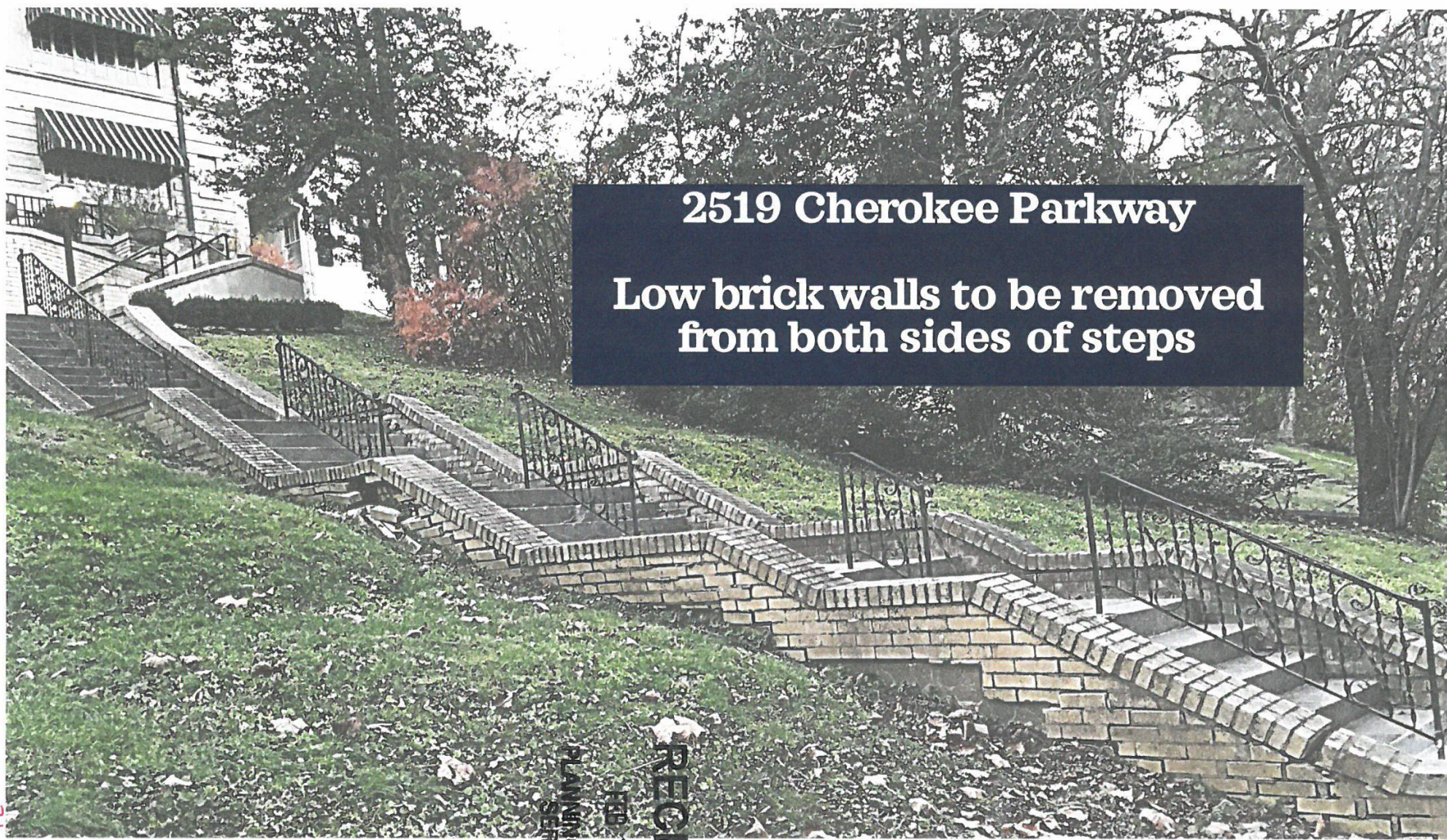


Aerial Image



Site Context / Background

The site is located six lots southwest of the intersection of Cherokee Parkway and Longest Avenue on the south side of the street. The property is zoned R5 and is located in a Traditional Neighborhood Form District. The three-and-a-half-story masonry condominium building was constructed in the early-Twentieth century. The buff brick, Mediterranean Revival-style building has a hip style roof sheathed in a terra cotta tile roof punctuated with four hipped roof dormers. The steep topography of the site lends itself to a monumental staircase that connects from Cherokee Parkway to the primary structure. The concrete stairs are flanked by buff brick knee walls.



2519 Cherokee Parkway

**Low brick walls to be removed
from both sides of steps**

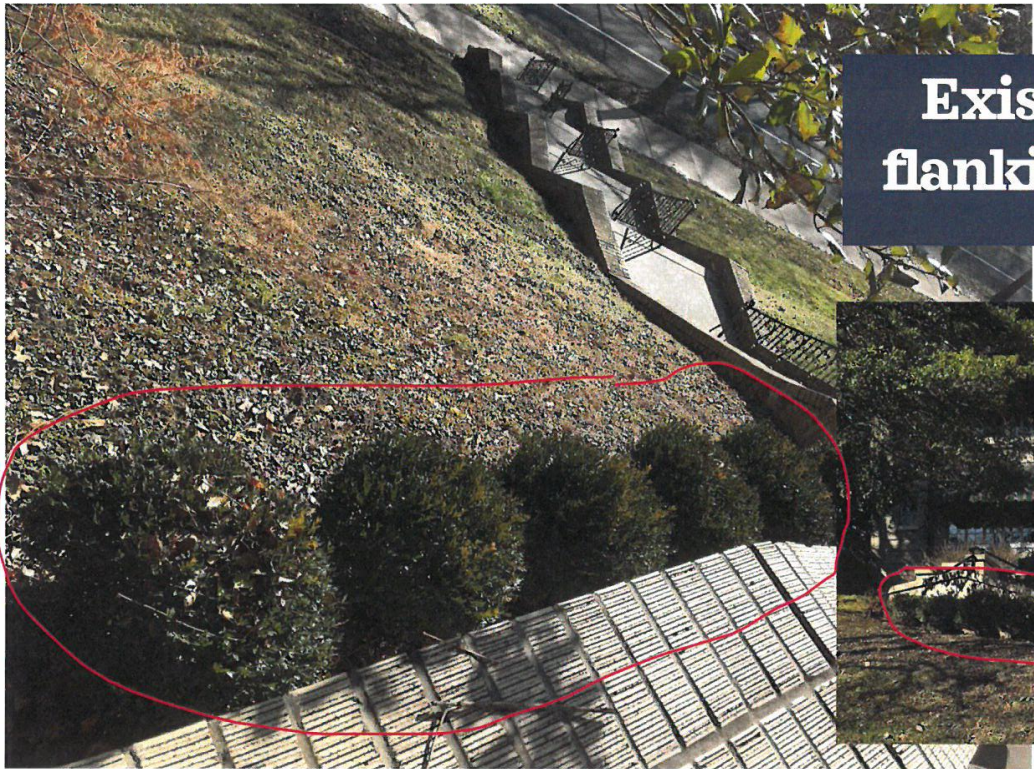
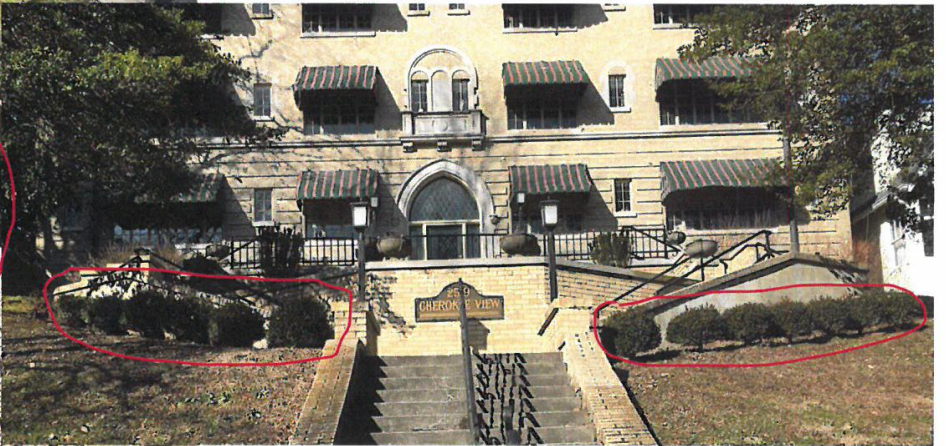
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**PLANNING & DESIGN
SERVICES**

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**Existing Boxwood Bushes
flanking upper split staircase**



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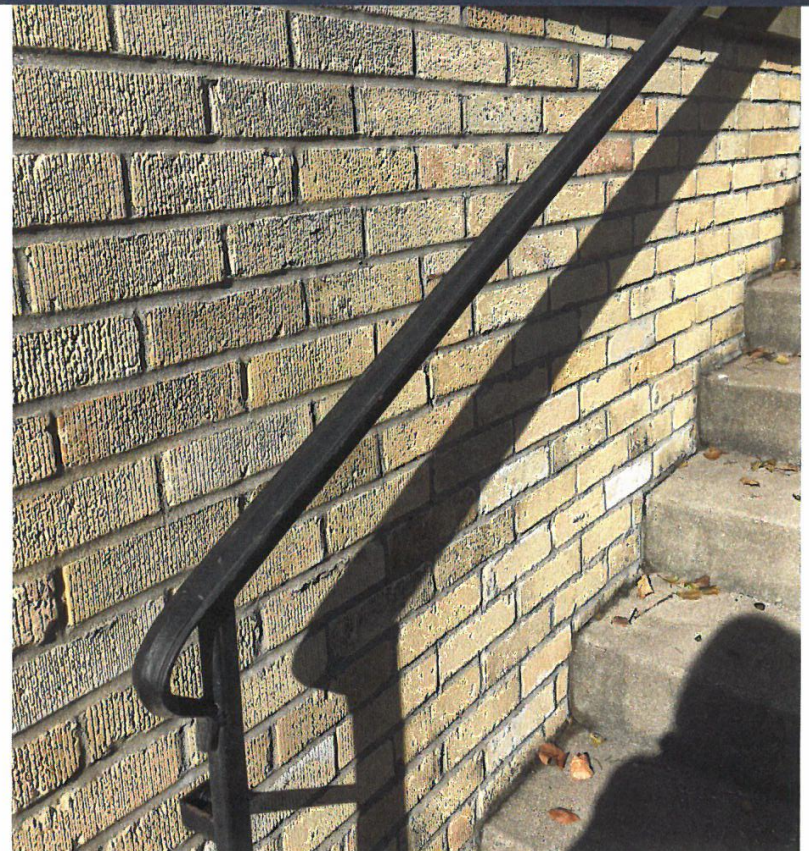
PLANNING & DESIGN
SERVICES

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Existing Railings on lower staircase



Existing Railings on upper staircase to be matched on lower staircase

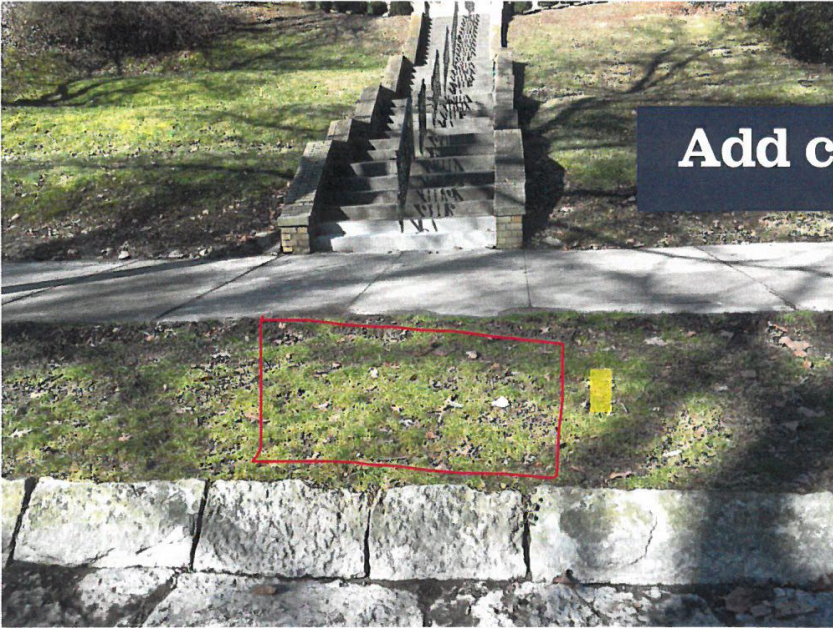


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Add concrete pad to grassy verge



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Site Photos



Site Photos



Site Photos



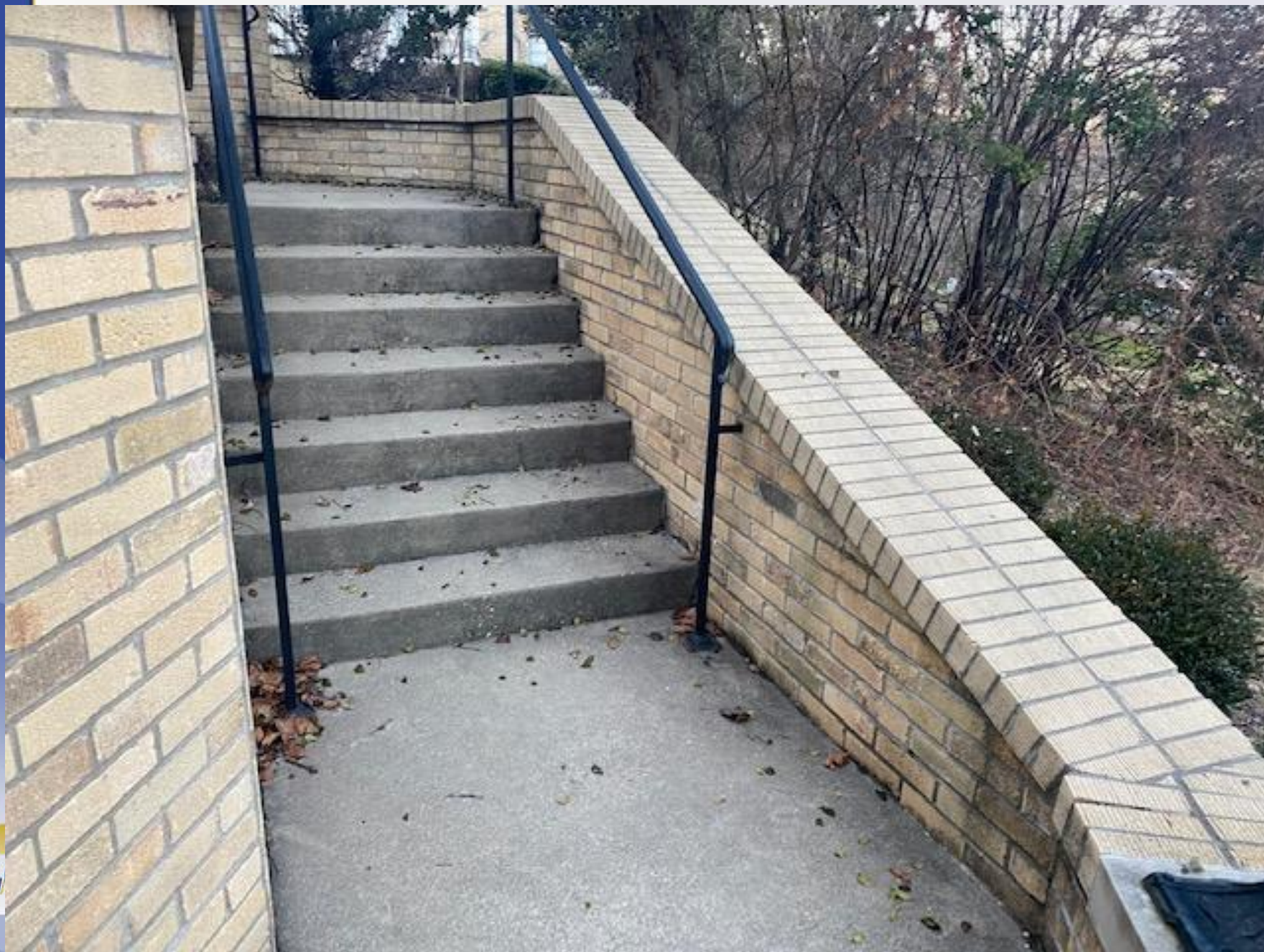
Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Conclusion

The proposed work generally meets the **Site and Masonry** Design Guideline for the Cherokee Triangle Preservation District. The existing center stair handrail does not appear to be original to the property and staff supports the removal and replacement of the existing, for a cleaner and more streamlined design that matches the historic handrail system at the landing. Staff observed that the existing concrete stairs are in need of repair and resurfacing; and recommends this to be done with historic concrete mix and made to be uniform. Staff acknowledges the reason behind the proposal for a 6'x 6' walk to connect the sidewalk to the curb to prevent mud and soil erosion from the grass being trampled.

Conclusion

The existing buff brick side knee walls appear to be historic and original to the property. The proposal to remove the knee walls does conflict with Design Guidelines **ST1** and **ST5** which address site elements relationship with the building and states that original brick, stone, or concrete stairs should be retained. Though the sidewalls are in disrepair and unstable in places staff does not find them to be in such a condition that would warrant removal rather than repair. Staff recommends that the masonry knee wall be retained and repaired using appropriate masonry repair techniques.

Recommendations

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

1. The existing brick side walls on either side of stairs shall be repaired rather than removed.
2. The applicant shall reuse the existing brick and match the bond pattern and mortar mix as well as the joint profile. The masonry repair shall follow the guidance of the attached Masonry Design Guidelines.

Recommendations

3. The applicant shall remove and replace the existing center stair handrail with one that matches the handrail that runs from the landing upward.
4. The applicant shall use historic concrete mix to repair the stairs, as well as to pour the 6' X 6' concrete walk to connect the sidewalk and the curb.
5. If the design or materials change, the applicant and/or their representative shall contact staff for review and approval prior to installation.