

21-COA-0198
2217 Cherokee Pkwy.



Cherokee Triangle Architectural Review Committee
Public Hearing

Kat Groskreutz, Historic Preservation Specialist
October 6, 2021

Request

- **Certificate of Appropriateness**: seeking approval for new construction of a two-story addition on the rear of the home to include a two-bay garage, mudroom, new bathrooms and a bonus room with balcony
- Side and rear yard setback and private rear yard encroachment variance from the Board of Zoning Appeals required

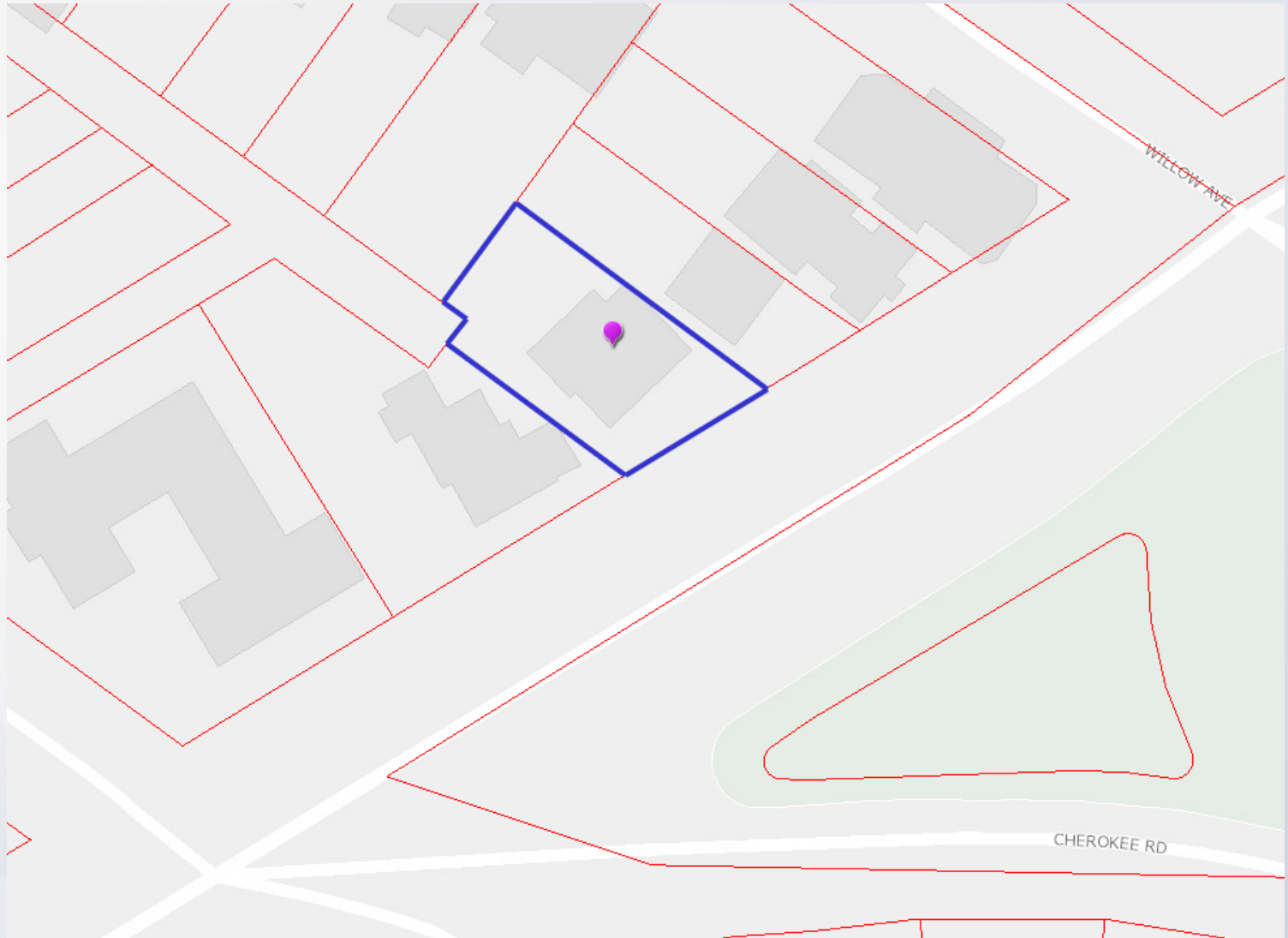
Case Summary / Background

- The subject site is located in the R7 Zoning district and Traditional Neighborhood Form district.
- Primary structure is a circa 1905, Colonial Revival, two-and-a-half-story masonry home with a hipped roof
- Historically a garage was located in the general area of the proposed garage addition
- Rear yard was historically smaller than present day when an alley extended behind the property

Case Summary / Background

- Garage/bonus room footprint 23'W x 26'D x 24'H
- Mudroom/bath footprint ~14'-6"W x 12'-6"D x 22'H
- Stucco clad with brick faced foundation band
- 3:12 slope, hipped, asphalt shingle roof
- Ground floor patio with flat aluminum louvered roof
- 6" to 12" eaves with half round copper gutters
- Marvin wood clad windows and doors
 - Two double-hung on second floor
 - Four sets of 12-lite French doors
- One double garage door with windows
- Second floor balcony with simple metal railing

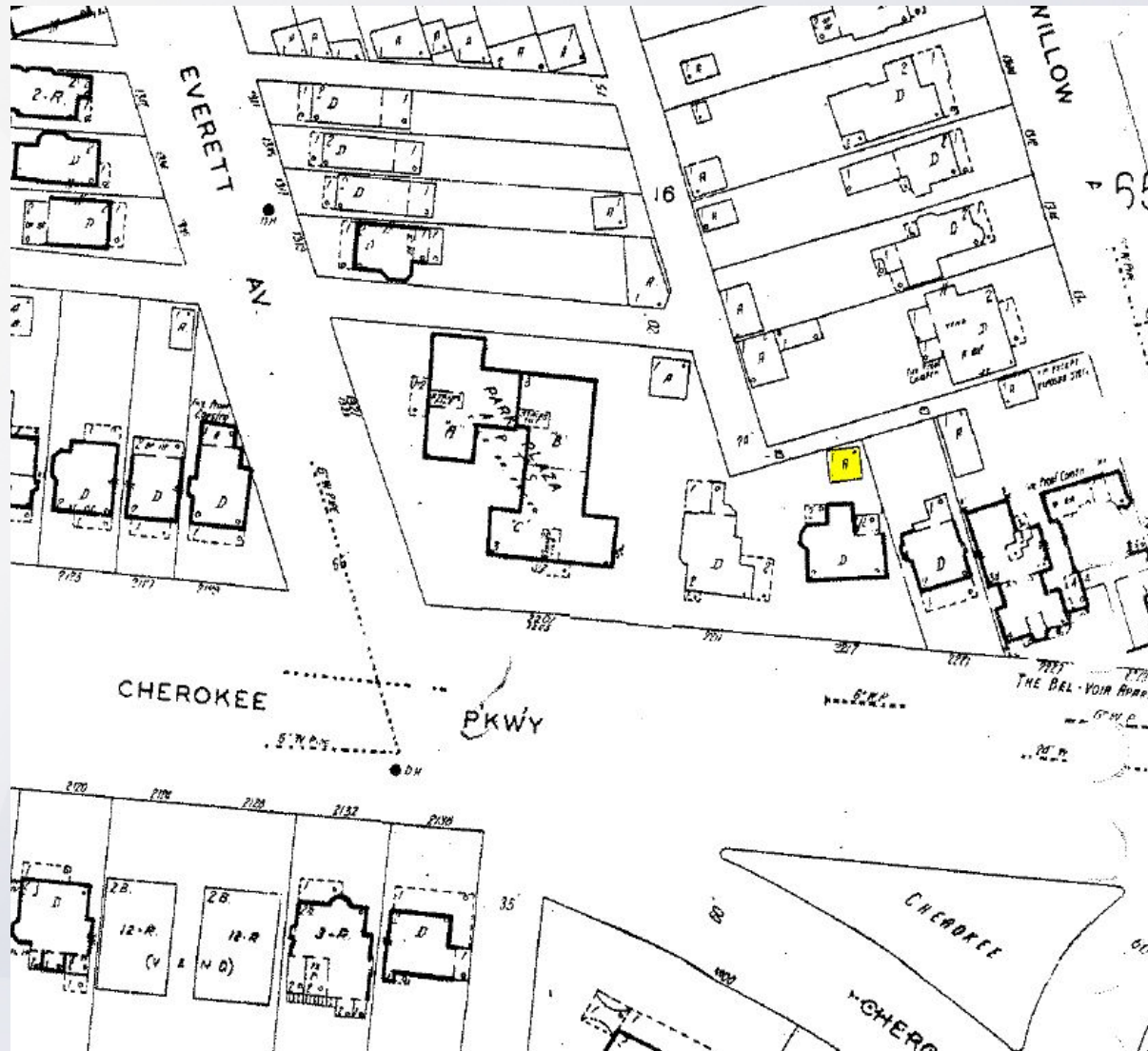
Site Location



Site Location



Site Location



Site Photos



Site Photos




Site Photos



Site Photos



 View from Rear of House - Applicant Photo

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



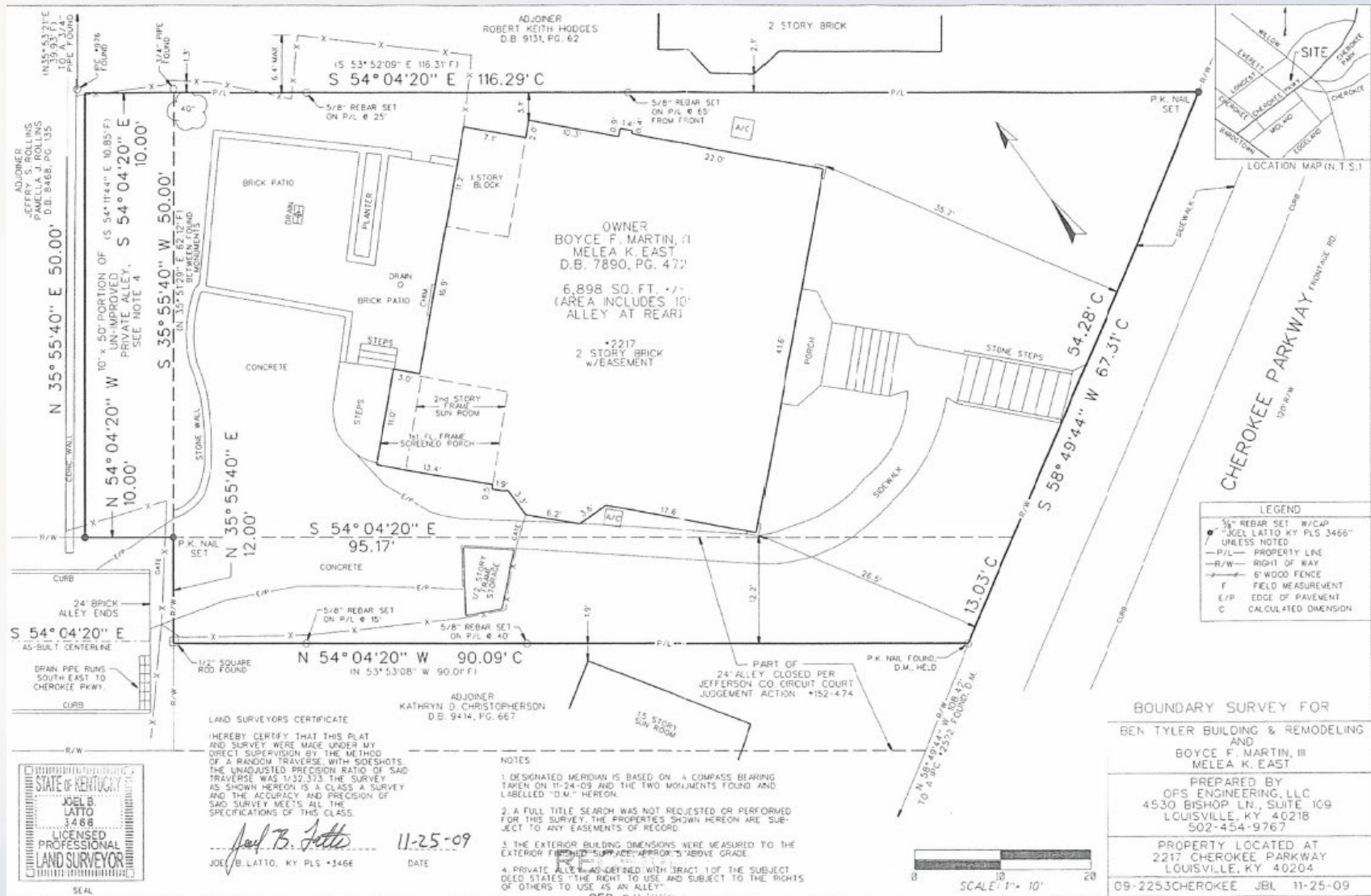
2449 Ransdell, similar addition context -
Applicant Photo

Site Photos

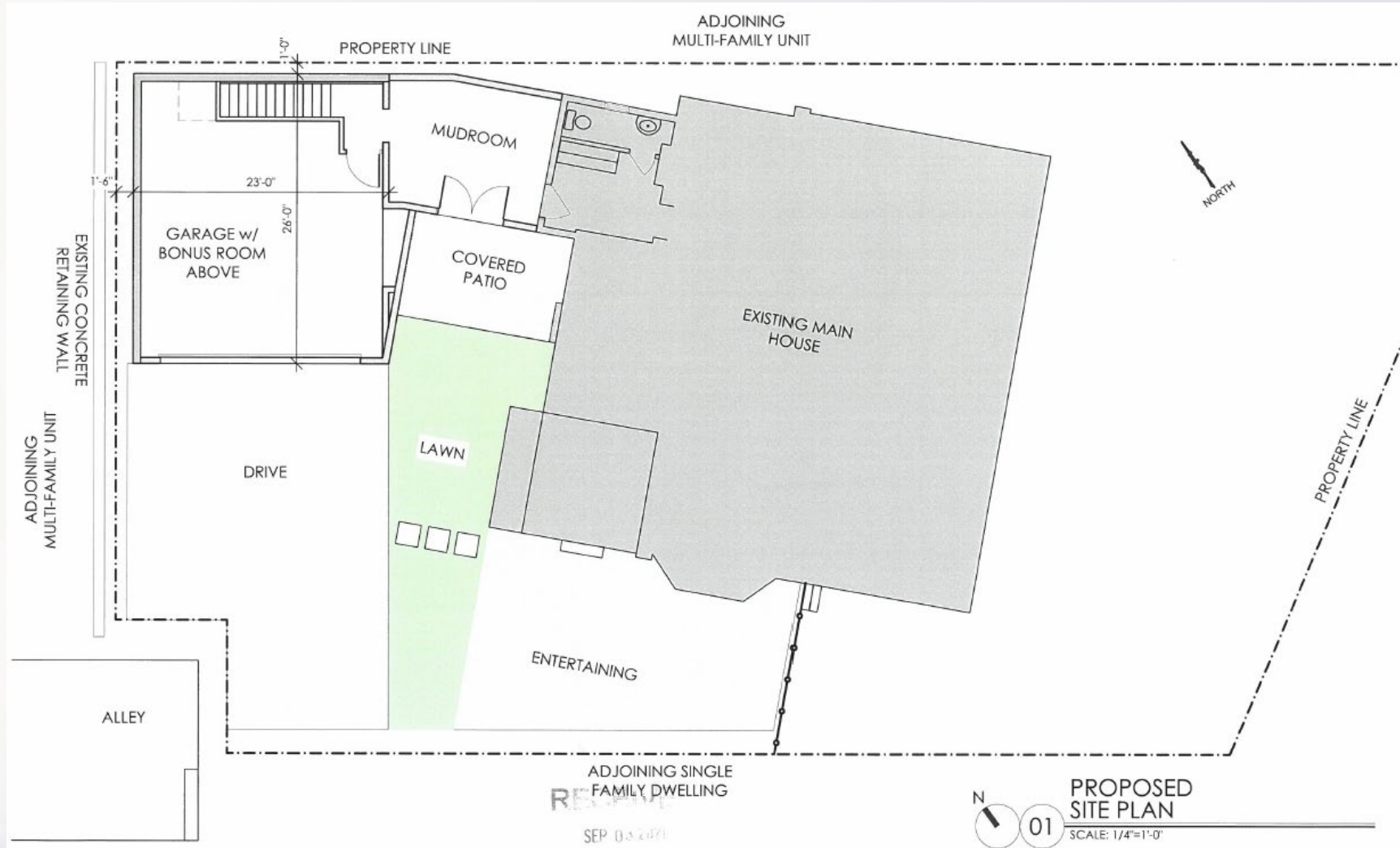


2211 Cherokee, similar eave proximity to property line - Applicant Photo

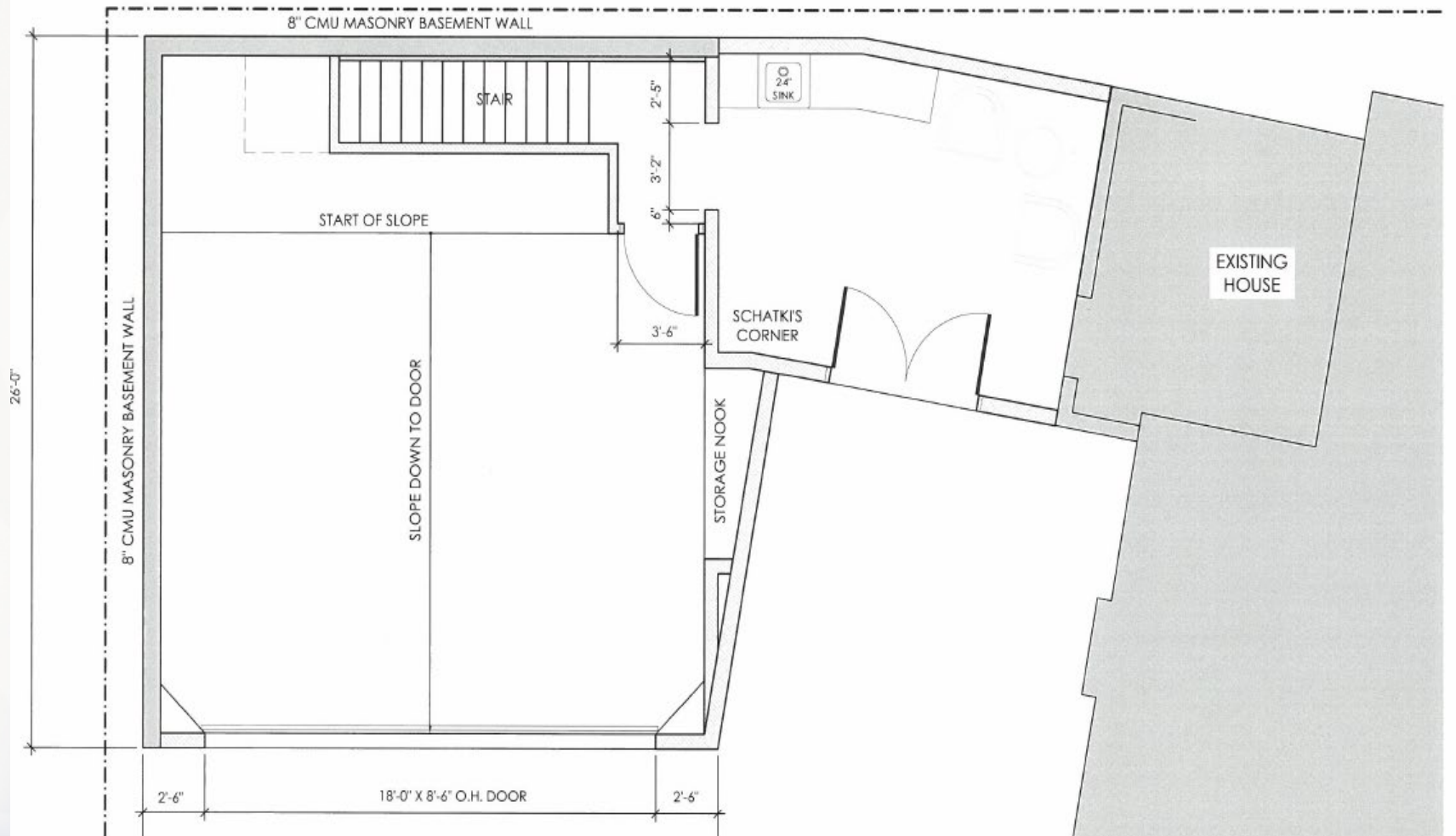
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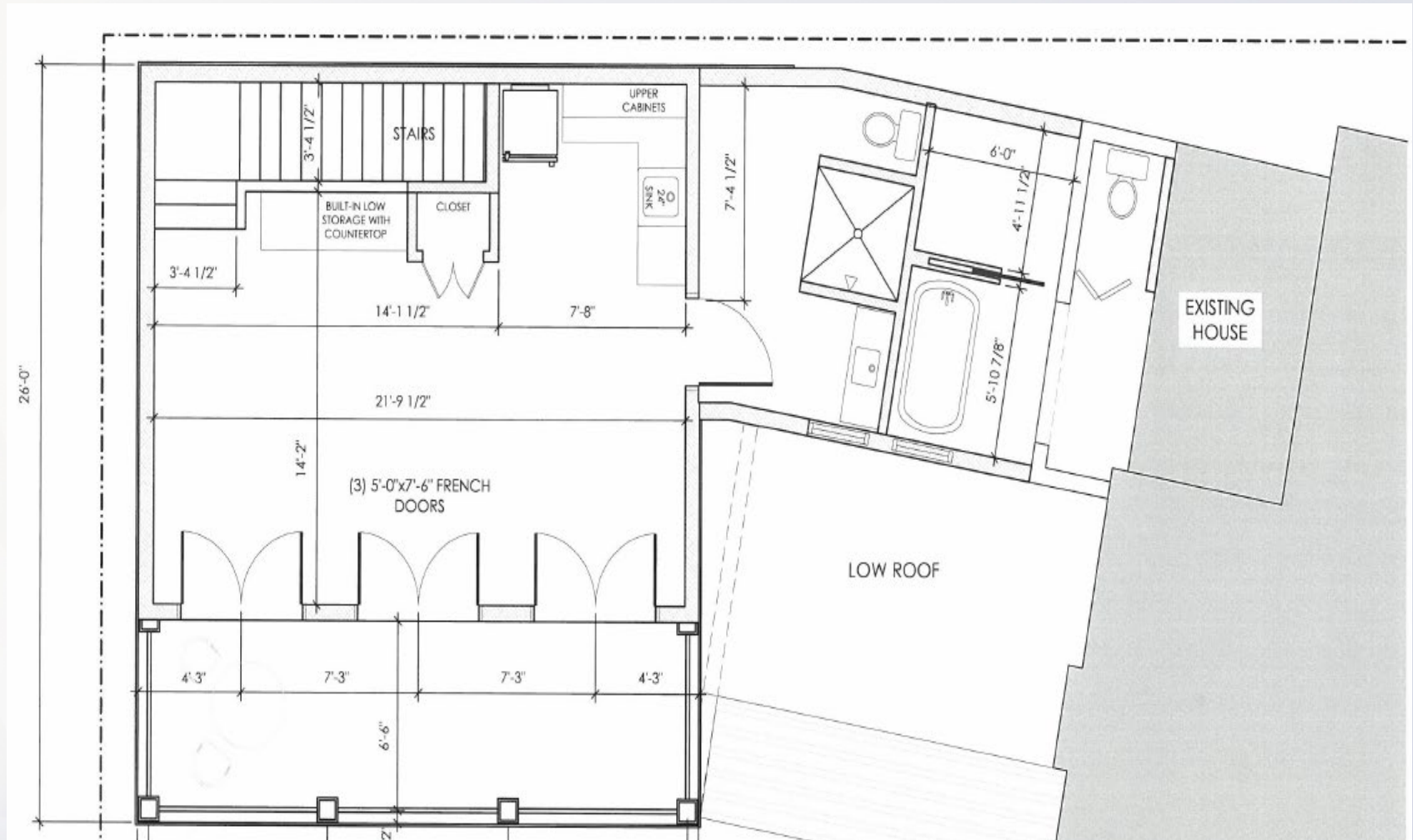
Construction Drawings



Construction Drawings



Construction Drawings

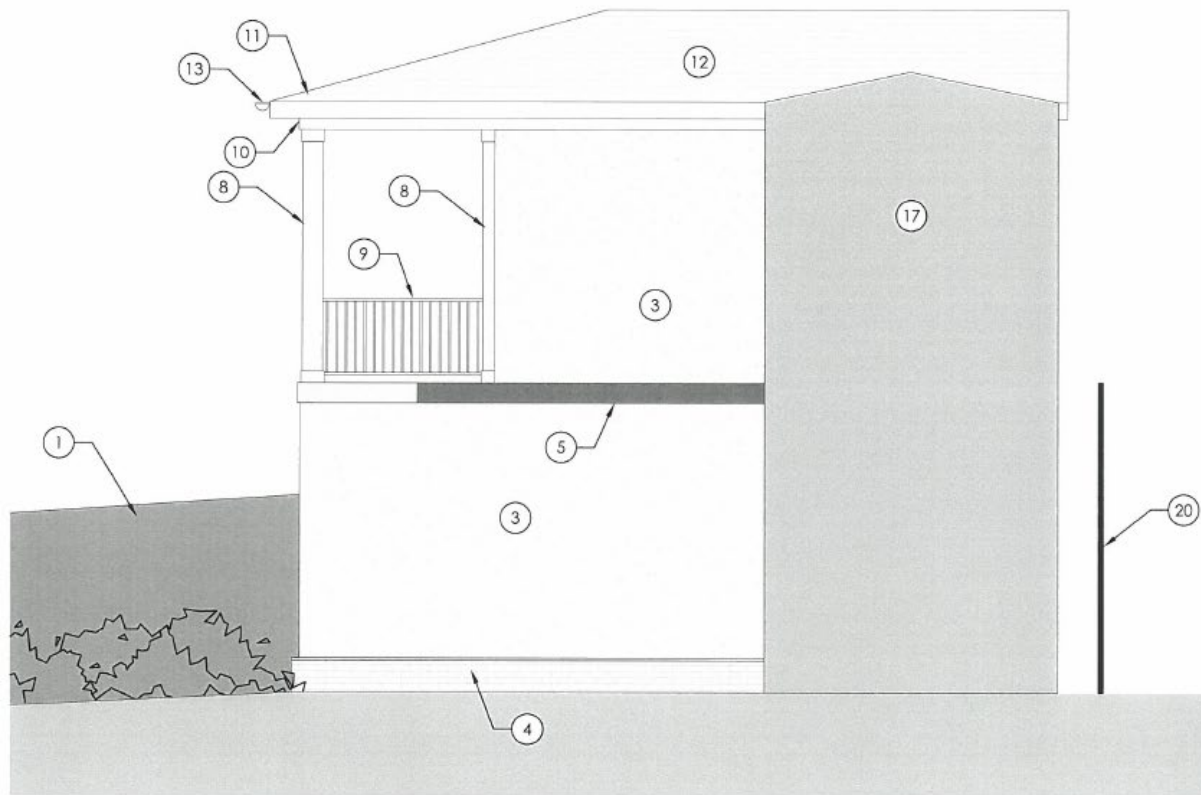


Construction Drawings



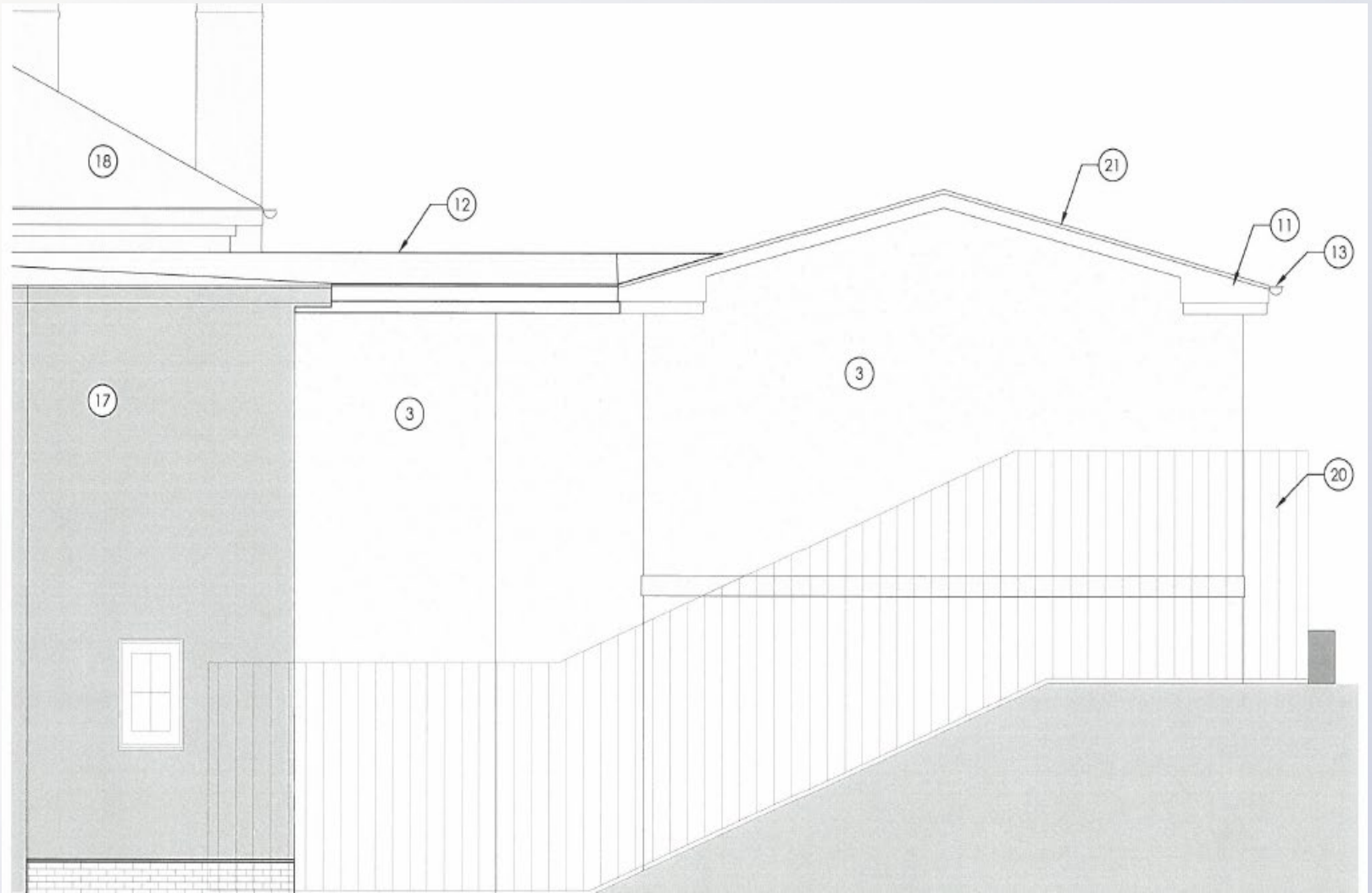
Construction Drawings

ELEVATION NOTES



- (1) EXISTING CONCRETE RETAINING WALL (FIELD VERIFY ACTUAL CONDITIONS)
- (2) 18'-0" WIDE x 8'-6" TALL GARAGE DOOR WITH WINDOWS (CLOPAY OR EQUAL)
- (3) STUCCO (COLOR #1). SEE SECTIONS.
- (4) FACE BRICK WITH COPPER CAP FLASHING. SEE SECTIONS.
- (5) PATIO LOW ROOF / TRELLIS
- (6) STUCCO BAND (COLOR #2). BAND TO STAND PROUD OF PLANE OF STUCCO BY 1". SEE SECTIONS.
- (7) ACCENT STUCCO (COLOR #1). ACCENT VERTICAL TO STAND PROUD OF STUCCO BY 1/2".
- (8) 10"x10" COLUMN WRAP (FYRON SMOOTH COLUMN WRAP OR EQUAL)
- (9) METAL RAILING. CUSTOM RAILING WITH 1 1/4" TOP AND BOTTOM RAILS AND 3/4" x 3/4" PICKETS AT 4" ON CENTER. POWDER COAT AND PAINT BLACK.
- (10) ROOF BEAM WRAPPED WITH AZEK TRIM. MATCH STUCCO COLOR #1.
- (11) AZEK FASCIA BOARD.
- (12) ASPHALT SHINGLE. MATCH STYLE AND COLOR OF MAIN HOUSE.
- (13) COPPER HALF ROUND GUTTER TO MATCH EXISTING HOUSE.
- (14) NEW 5'-0"x7'-6" FRENCH DOORS (MARVIN OR EQUAL). SEE SCHEDULE.
- (15) NEW 2'-2"x3'-4" DOUBLE HUNG WINDOWS (MARVIN WOOD UWCA2640 WITH GRILLS OR EQUAL). SEE SCHEDULE.
- (16) NEW 6'-0"x8'-0" FRENCH DOORS (MARVIN OR EQUAL). SEE SCHEDULE.
- (17) EXISTING PREVIOUS STUCCO ADDITION
- (18) MAIN HOUSE
- (19) REPLACE EXISTING RAKE TRIM WITH CUT AZEK TRIM (BOTTOM HORIZONTAL, TOP TO FOLLOW ROOF SLOPE)
- (20) EXISTING DAMAGED FENCE. REMOVE AND REPLACE EXISTING WITH NEW FENCE TO MATCH EXISTING STYLE AND HEIGHT.
- (21) 1x8 AZEK RAKE FASCIA TRIM BOARD

Construction Drawings



Construction Drawings



Construction Drawings



Conclusion

- Generally meets applicable design guidelines for **Addition & New Construction - Residential:**
 - Design, scale, massing, materials, and roof heights make the building subordinate but complimentary to the primary structure and similar to other additions in the district; located on rear facade
 - Partially meets **A9:**
 - Asks for solids and voids similar to historic structure
 - Two facades have no windows or doors
 - these two sides face into adjacent yards and allow all properties to maintain a similar level of privacy as currently exists

Conclusion

- Generally meets applicable design guidelines for **Addition & New Construction - Residential**:
 - Partially meets **NC1, NC12, NC40 and NC42**:
 - For **NC1** variance being sought through BoZA regarding the side and rear setbacks and private rear yard area requirements
 - **NC12** is similar to A9 as discussed previously
 - **NC40** requests single garage doors when a double garage door is proposed; multiple double garage doors along alley and district; won't be seen from street or alley; helps with car turning radii
 - **NC42** requests roof pitches no lower than 6:12; 3:12 slope allows for a lower overall height and subordinate design for the addition while maintaining floor to ceiling heights that match the existing building; 6:12 requirement focuses on low pitch gable roofs - not historically typical

Conclusion

- The proposal generally conforms with the applicable guidelines for **Garage**:
 - Meets all the applicable guidelines other than the requested single car garage doors, which is discussed previously

Conclusion

- The proposal generally conforms with the applicable guidelines for **Site**:
 - Partially meets **ST1**:
 - Addition is complimentary to historic building, but does remove much of current usable rear yard
 - 1928 Sanborn map shows a detached accessory structure used to be located in the same general location
 - Historically had less rear yard space than now due to small portion of closed alley that has become part of the yard

Conclusion

- The proposed projects meet most of the applicable guidelines, is similar in scale to other additions and two-story, secondary structures found throughout the district, follows common historic setback building patterns, and is subordinate and complimentary to the primary structure
- Staff finds the proposal an appropriate design for the district

Recommendation

- On the basis of the information furnished by the applicant, staff recommends that the request for new construction of an addition in the rear yard be **approved with the following conditions:**
 1. Mechanical systems shall be integrated into new construction in such a way that rooftops remain uncluttered.
 2. Provisions shall be made for screening and storing trash receptacles.
 3. Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.
 4. All grade level concrete shall be of historic concrete

Recommendations

5. The applicant shall position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. The applicant shall try to minimize noise levels to adjacent properties.
6. Any new lighting shall face down and away from adjacent properties.
7. If the design or materials change, the applicant shall contact staff for review and approval.
8. All other required permits and approvals shall be obtained prior to construction.