STAFF REPORT
APRIL 12, 2023 HRC MEETING

Case #: COA2023-025
Staff: Michelle M. McCullough
Applicant: Adam Spear

LOCATION
District: N/A
Street: 102 South Cherry Street
Building: Rogers House
Status: N/A
Local Historic Landmark#: 40

REQUEST(S)
- After-the-fact wall installation

APPLICABLE DESIGN REVIEW STANDARDS


STAFF COMMENTS

The Commission approved COA2022-113 for the after-the-fact removal and installation of a retaining wall, walkway, and stairs at the December 7, 2022 meeting. The application included the construction of a 24” high retaining wall along South Cherry Street. The retaining wall did not include piers or lighting. The proposed work is a change to that application.

STAFF FINDINGS

Commission staff finds that the project is not incongruous with the character of the Local Historic Landmark because:

1) The project proposes to install a brick retaining wall and steps along South Cherry Street. The new retaining wall is proposed to be constructed of brick laid in a running bond pattern, which are a material and pattern that were traditionally used at the time of the house’s construction. The height of the wall will vary as it steps up from 44” to 50” high. The wall will include four brick piers, ranging from 44” to 57” in height. The material, location, and configuration of the wall are compatible with the Landmark building and site. (Fences and Walls, Landmark Standards 5, 7, and 8)

2) The project proposes to install landscape lighting in the wall and stairs cheek walls, 14” above the sidewalk and stairs. The location of the lighting will not diminish or compromise the historic character of the landmark building or site. The low-level lighting is unobtrusive and is recessed into the wall, which will assist with security and safety concerns for visitors entering the house at night. (Exterior Lighting, Landmark Standards 6 and 7)
STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2023-025 located at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40, with the following conditions:

1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and

3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.