LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 214 North Graham Street

SUMMARY OF REQUEST: Retaining Wall

APPLICANT: Roger Stacks

Details of Proposed Request

Existing Conditions
The existing site is a surface parking lot at the corner of North Graham Street and West 5th Street. The existing concrete block retaining wall is failing and needs to be replaced.

Proposal
The proposal is a new retaining wall constructed of modular concrete block. Retaining walls can be approved administratively if traditional materials are used.

Policy & Design Guidelines – Landscape and Site Features, page 60

1. Inspiration for the design of these structures should be drawn from similar historic structures found in the Local Historic District.
2. Not all landscape structures are appropriate for every lot in the Local Historic District; a retaining wall is not suitable for a flat lot.
3. Historic precedents indicate appropriate materials such as stone, brick and concrete.
4. Historic site features are considered integral parts of Local Historic District properties, and cannot be removed without the review of the HDC or its Staff.
5. Walks and walkways in front and side yards or those that are substantially visible from the street should follow the historic design precedents of their environment.
6. Certain modern materials for landscape and site features are not allowed without the approval of the Historic District Commission.
   • Interlocking concrete block
   • Treated landscaping timbers
   • Railroad ties
   • Pre-fabricated lattice

Staff Analysis
The Commission will determine if an exception is appropriate for this proposal.