



**Project Name/Address:** 524 E Main  
**Application Type:** Certificate of Appropriateness for exterior alteration in historic district  
**Legistar File ID #** [43685](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** July 10, 2016

## Summary

**Project Applicant/Contact:** Peter Korotev  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the proposed exterior alteration which includes the removal and replacement of a retaining wall in the First Settlement Historic District.

## Background Information

**Parcel Location:** The subject site is located in the First Settlement Historic District.

### Relevant Landmarks Ordinance Section:

#### 41.26 FIRST SETTLEMENT HISTORIC DISTRICT.

- (6) Standards for the Review of Accessory Structures, Fences and Retaining Walls.
  - (c) Retaining Walls in Front Yards. For retaining walls in front yards, railroad ties, landscape timbers, boulders, and concrete blocks are prohibited. Poured concrete walls with a smooth rubbed finish and under twenty-four (24) inches in height, flagstone and stone ashlar are permitted. Proposals to construct front yard retaining walls of other materials must be submitted to Landmarks Commission for approval prior to installation.

## Analysis and Conclusion

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness for the removal and replacement of a retaining wall. The existing retaining wall is limestone. The proposed replacement wall will be constructed of a concrete wall system.

The ordinance specifies that the use of concrete blocks is prohibited. The blocks that are being proposed are made of concrete, but have a rough visible surface that may have an appearance more similar to natural stone than to typical gray concrete block (foundation wall material).

## Recommendation

Staff believes the standard for granting the Certificate of Appropriateness may be met and recommends approval by the Landmarks Commission.