

# HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

Agenda Item No: 10

**HDRC CASE NO:** 2016-186  
**ADDRESS:** 426 ADAMS ST  
**LEGAL DESCRIPTION:** NCB 2879 (DIAZ SUBDIVISION), BLOCK 004 LOT 19  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Harrison & Billie Jo Gutierrez  
**OWNER:** Harrison & Billie Jo Gutierrez  
**TYPE OF WORK:** Driveway installation  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a concrete driveway at 426 Adams.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## B. DRIVEWAYS

*i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

## FINDINGS:

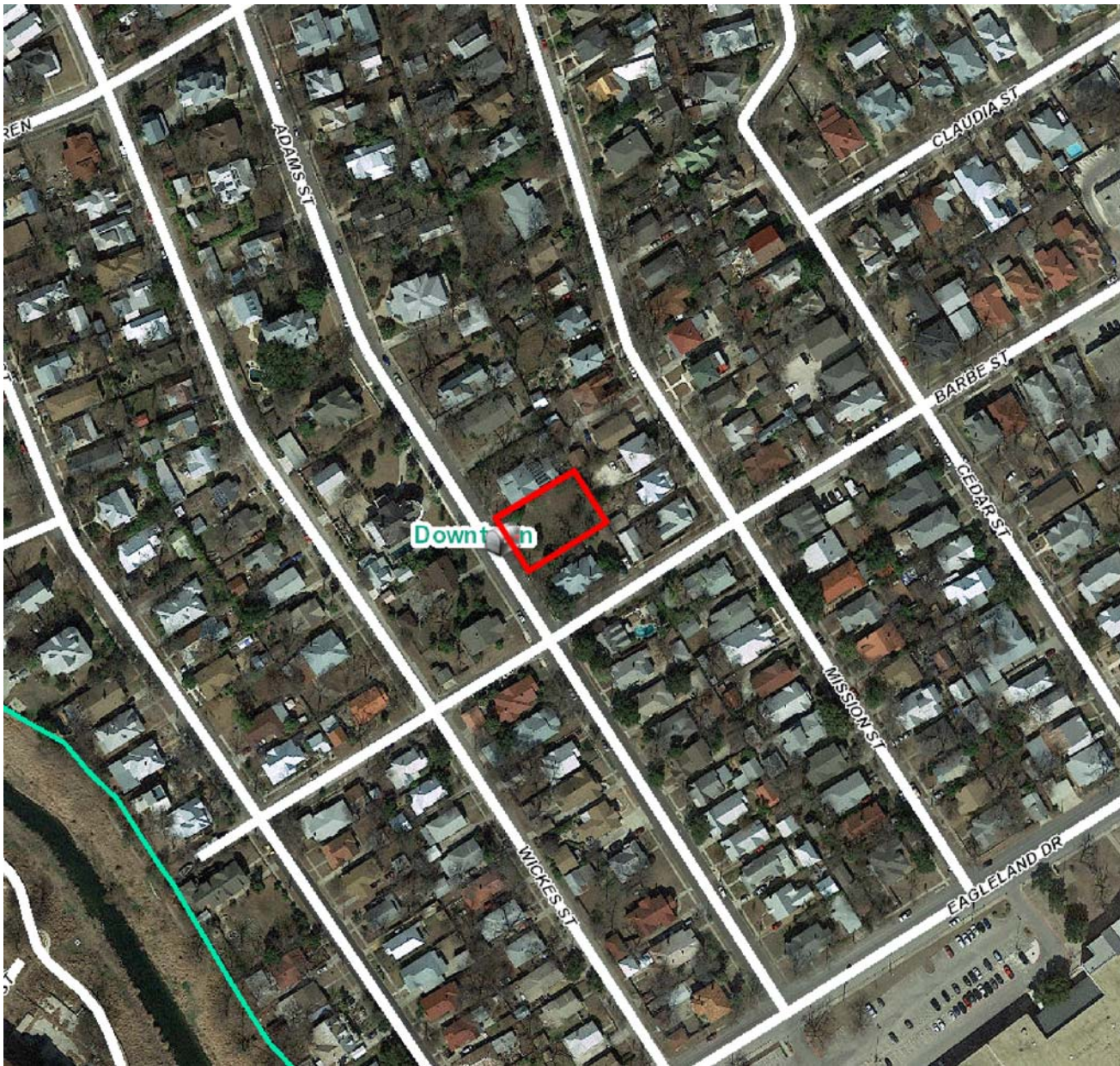
- a. The structure at 426 Adams as well as its site design was approved by the Historic and Design Review Commission on June 3, 2015. At the time of final approval, the applicant received approval to install a decomposed granite driveway. An administrative Certificate of Appropriateness was issued on March 22, 2016, for the installation of a concrete driveway to be twelve (12) feet in width.
- b. Since the time of the issuance of the administrative Certificate of Appropriateness, a concrete driveway has been installed that is not consistent with the approved design. The Historic Building Enforcement Officer visited the site on May 9, 2016, and documented the completed concrete driveway which features an angled approach to the curb cut. The applicant has noted that an existing utility pole prevented the installation of a straight driveway.
- c. According to the Guidelines for Site Elements, 5.B.i., the materials, width and design of driveways should be similar to those found throughout the neighborhood or those previously on the site. Staff finds that generally, the applicant's proposed materials and width are appropriate.
- d. Historic driveways throughout the King William Historic District feature materials consisting of concrete, crushed gravel, decomposed granite and brick pavers all of which contain various textures and colors. Staff finds the applicant's use of dye to reduce the overall brightness of the concrete appropriate.
- e. In regards to the design of the proposed driveway, staff recommends the applicant modify the angled driveway to feature slight curves. Curved driveways are found throughout the King William Historic District in historic contexts. Staff recommends the applicant provide a new site plan noting the curved driveway as recommended by staff.

## RECOMMENDATION:

Staff recommends approval based on findings a through e with the stipulation that the applicant the applicant pour a curved driveway as noted in finding e. Staff recommends the applicant provide a new site plan noting the curved driveway as recommended by staff.

## CASE MANAGER:

Edward Hall



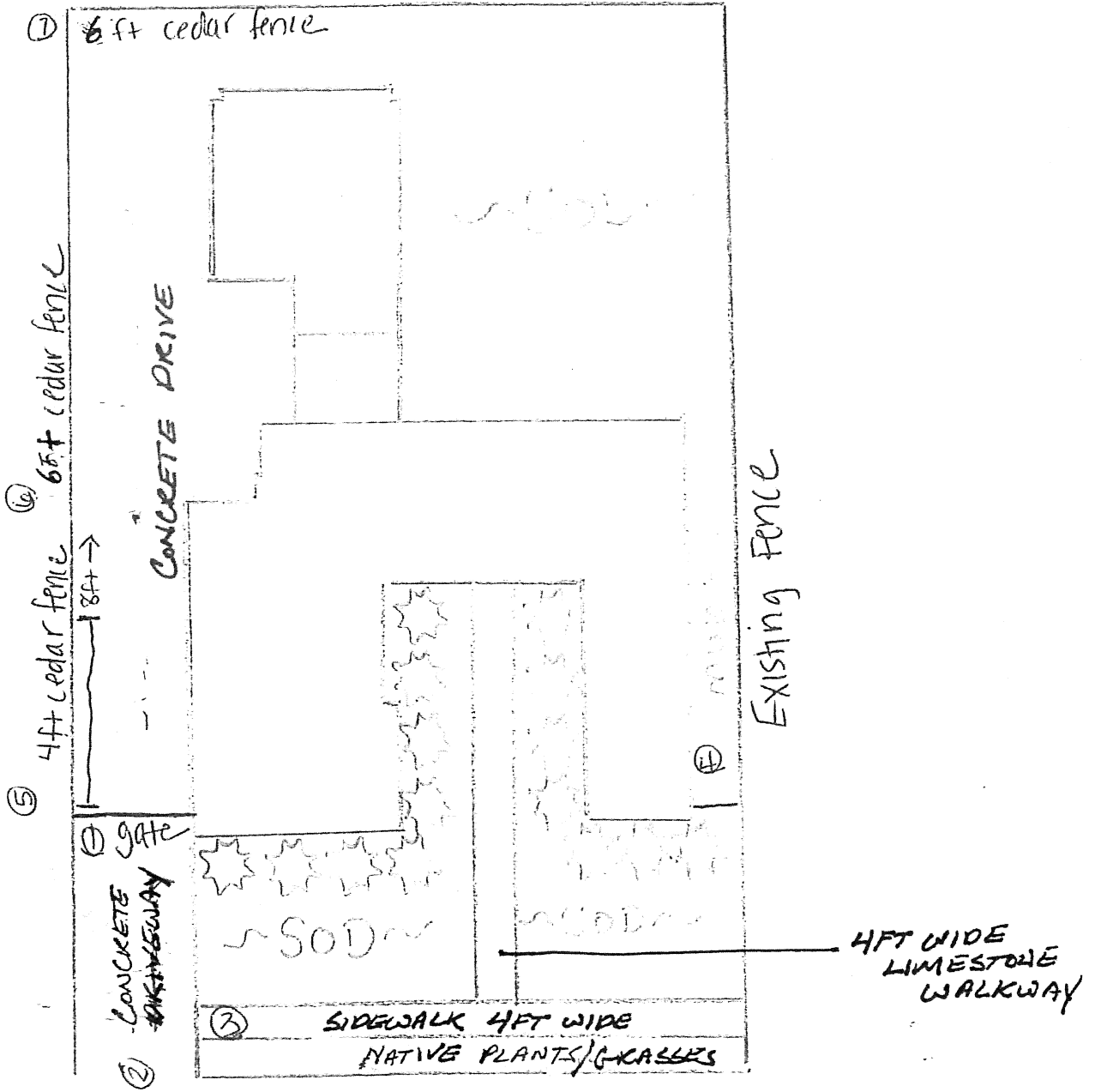
## Flex Viewer

Powered by ArcGIS Server

Printed: May 17, 2016

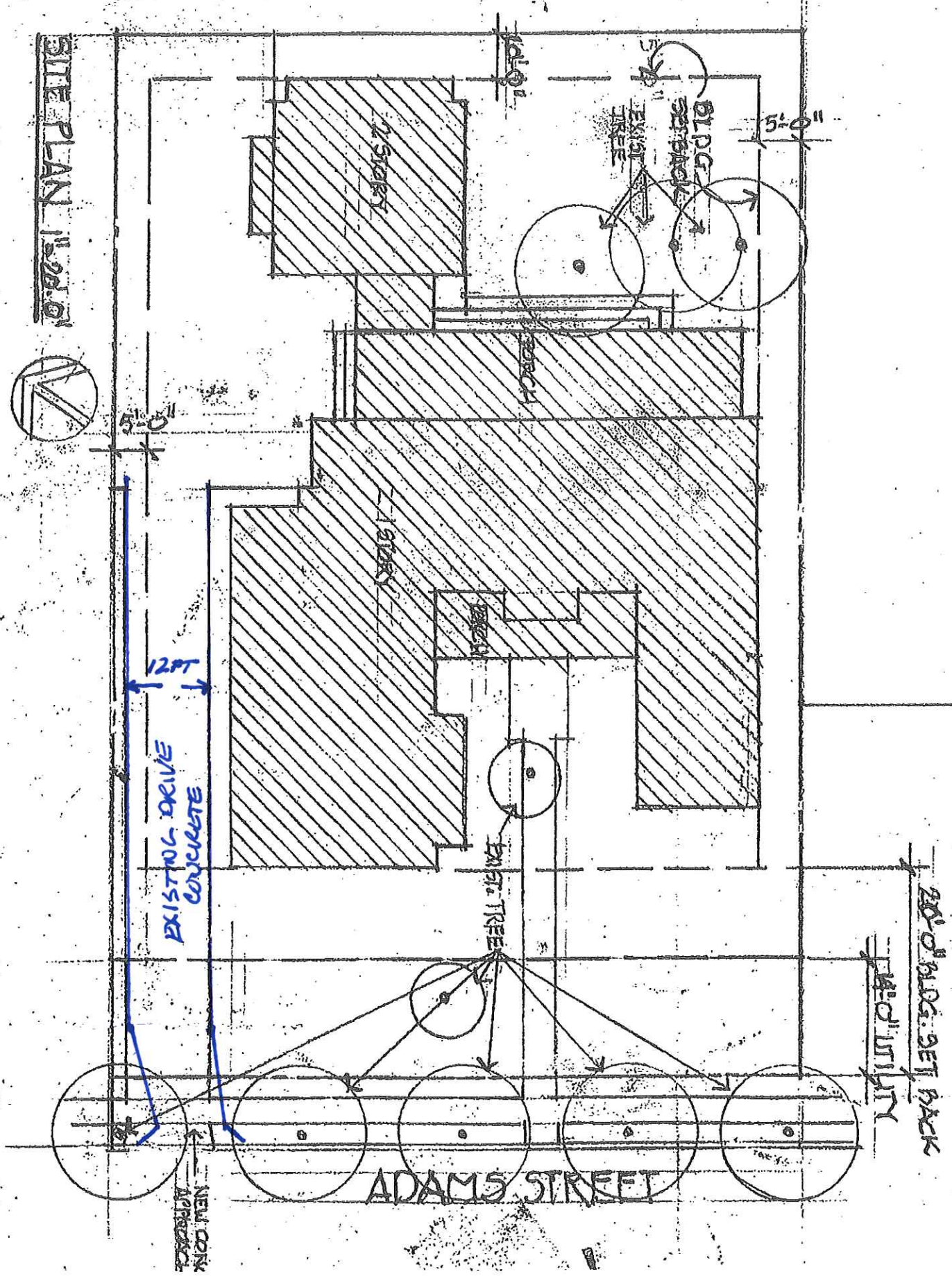
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- ① iron gate - open
- ② concrete driveway from street
- ③ new sidewalks 4ft wide (sidewalk replacement)
- ④ iron gate - open 5x5ft iron rods

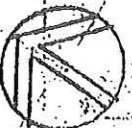


- ⑤ 4ft cedar privacy fence then continue gradually up in height to an 6ft cedar privacy fence
- ⑥ 6ft continuation cedar privacy fence
- ⑦ 6ft cedar fence

# Current Proposal



SITE PLAN 12/28/01

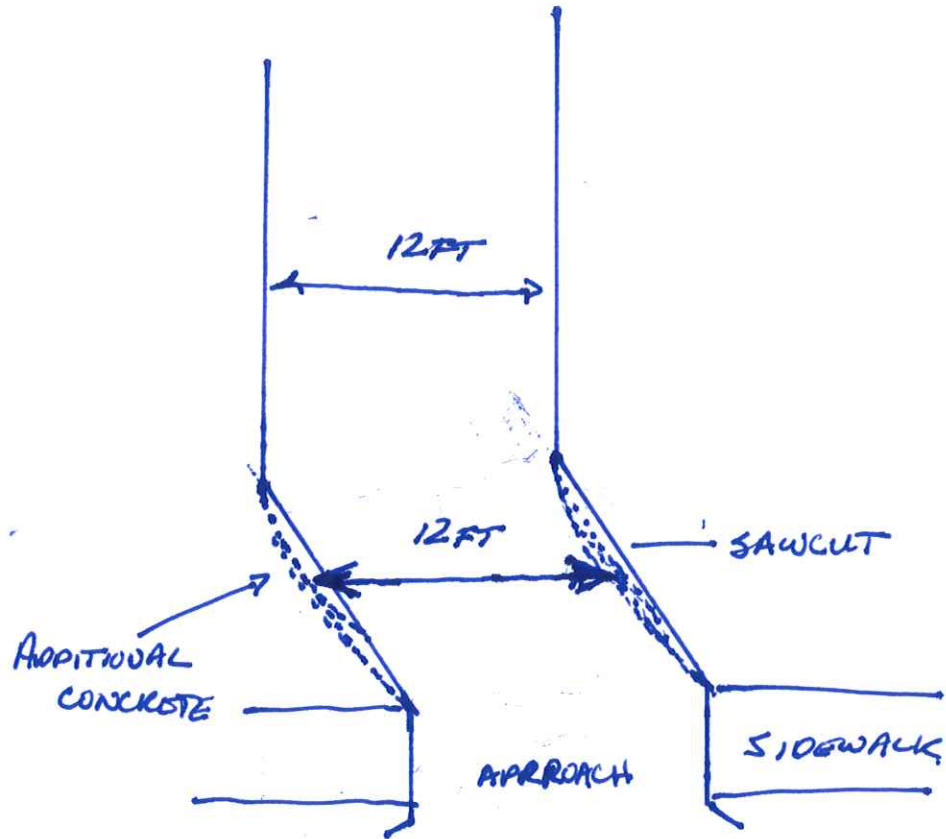


12 FT  
EXISTING DRIVE  
CONCRETE

ADAMS STREET

20'-0" BLDG. SET BACK  
10'-0" UTILITY

# Current Proposal





May 9, 2016



May 9, 2016



May 9, 2016





May 9, 2016