

HISTORIC AND DESIGN REVIEW COMMISSION

April 01, 2015

Agenda Item No: 2

HDRC CASE NO: 2015-108
ADDRESS: 211 BARRERA
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT 3
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Adrian Gonzales
OWNER: John Forsythe
TYPE OF WORK: Installation of a concrete driveway
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install an 8 x 36 concrete driveway on the property.
2. Install a ten (10) foot wide curb cut on Barrera.
3. Remove an eight (8) foot wide portion of the existing front yard fence to provide vehicular access to the proposed driveway.
4. Remove an existing concrete sidewalk on the property that is located parallel to the location of the proposed driveway. The applicant is proposing to remove the concrete and replace it with stepping stones leading to the existing wood privacy fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

3. Landscape Design

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways and Curbing

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.

- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The applicant has proposed to install a concrete driveway and curb cut in the southeast corner of the lot at 211 Barrera. The driveway is to be eight (8) feet in width and to be located to the front, right of the historic structure, which is the location of precedent for this portion of Lavaca. The curb cut is to be ten (10) feet in width. According to the Guidelines for Site Elements 5.B., driveways should be no wider than ten (10) feet and curb cuts should maintain a width that is consistent with those found throughout the district. The applicant's proposals are consistent with the Guidelines.
- b. The Guidelines for Site Elements 2.A.i. states that historic fences and walls should be maintained. The applicant has proposed to remove an eight (8) foot section of the existing wood, picket fence in order to accommodate for the proposed concrete driveway. While the wholesale removal of traditional site elements is not recommended, staff finds that this proposal is appropriate due to the location of the eight foot section that is to be removed. The placement as well as width of the proposed opening are consistent with those found along Barrera and throughout Lavaca.
- c. An existing concrete walkway runs from the sidewalk, in front of the front porch and along the southeast side of the house to the rear yard. The applicant has proposed to remove this existing sidewalk and replace it with stepping stones. This proposal would return the front yard to a more natural, historic context. This proposal is appropriate.

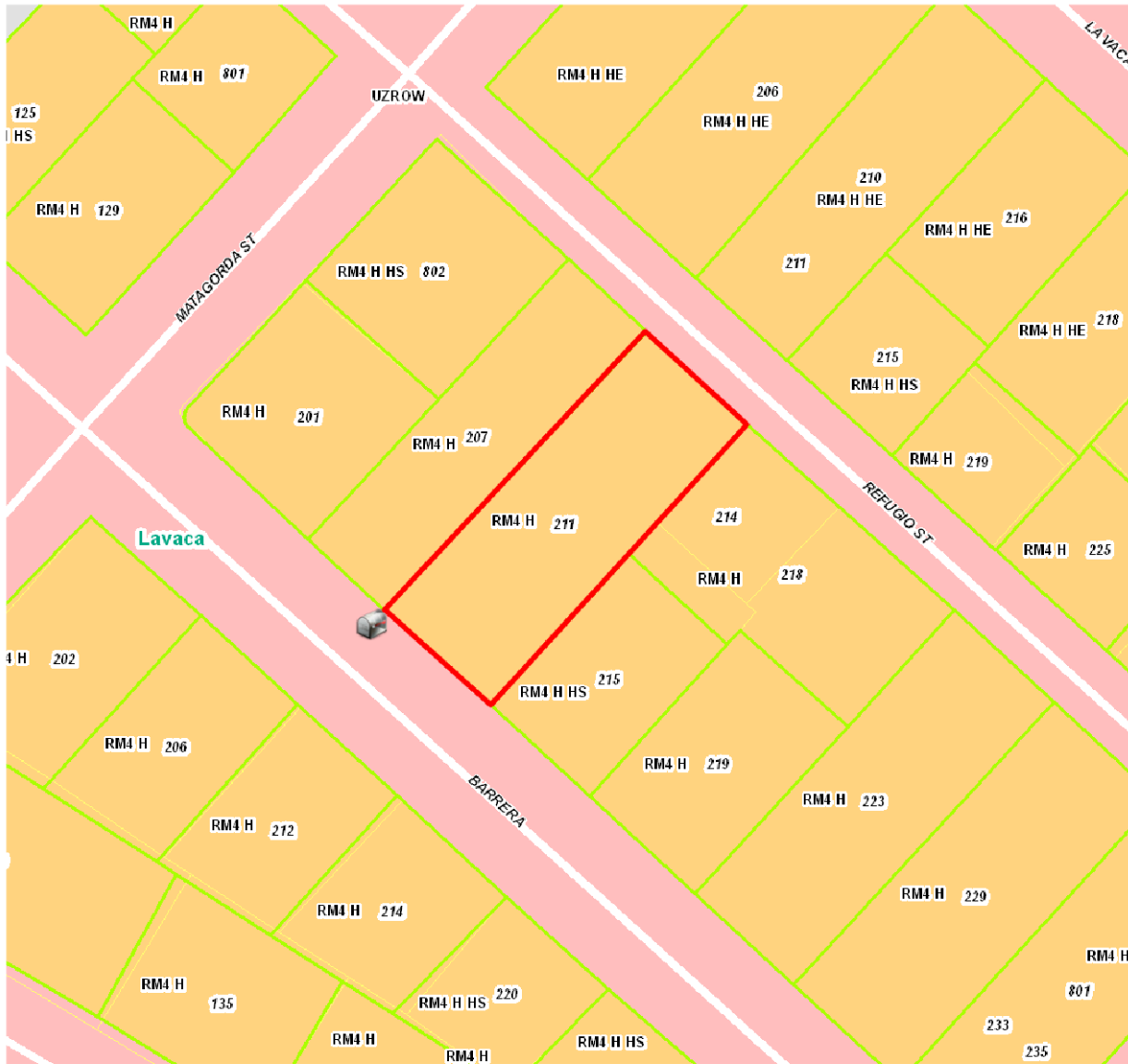
RECOMMENDATION:

Staff recommends approval of items #1 through #4 as submitted based on findings a through c with the following stipulation:

- i. That the applicant keep the existing front yard plantings and incorporate new front yard plantings around the new stepping stone walk way.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

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