

HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2015

Agenda Item No: 8

HDRC CASE NO: 2015-317
ADDRESS: 205 E CAROLINA ST
LEGAL DESCRIPTION: NCB 3010 BLK 8 LOT 11
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Elizabeth & Kevin Ball
OWNER: Elizabeth & Kevin Ball
TYPE OF WORK: Site work

REQUEST:

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

1. Replace the existing concrete driveway with $\frac{3}{4}$ inch midnight path stone lined with ledgers.
2. Replace the existing concrete sidewalk with charcoal Holland 4 x 8 pavers.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- 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.
- 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 replace the existing, cracking concrete driveway with $\frac{3}{4}$ inch midnight path stone lined with ledgers. According to the Guidelines for Site Elements 5.B.i., historic driveways should be retained and repaired in place to match the existing materials, width and design. The applicant's proposal is not consistent with the Guidelines.
- b. Currently, there is a concrete sidewalk leading from the sidewalk that runs parallel with Carolina to the front porch of the primary historic structure. The applicant has proposed to remove the existing concrete sidewalk and replace it with charcoal Holland 4 x 8 pavers. According to the Guidelines for Site Elements 5.A.ii., sidewalks and driveways should be replaced only when deteriorated beyond repair and every effort should be made to match the existing

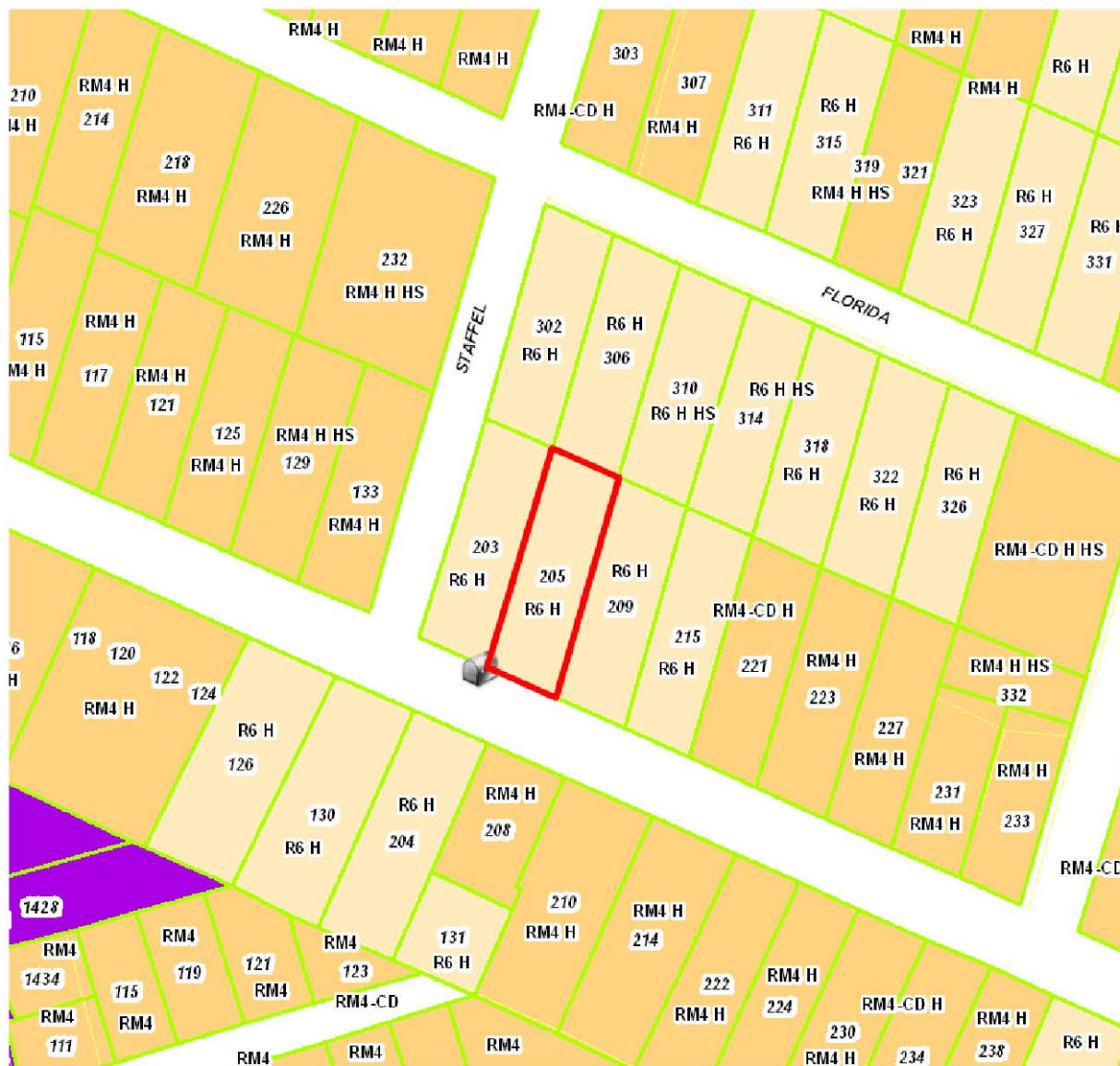
sidewalk color and material. The applicant's proposal is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of items #1 and #2 based on findings a and b. Staff recommends that the applicant replace the existing, cracking concrete driveway to match the existing in color and materials if the existing is damaged beyond repair.

CASE MANAGER:

Edward Hall





Flex Viewer

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Printed: Aug 11, 2015

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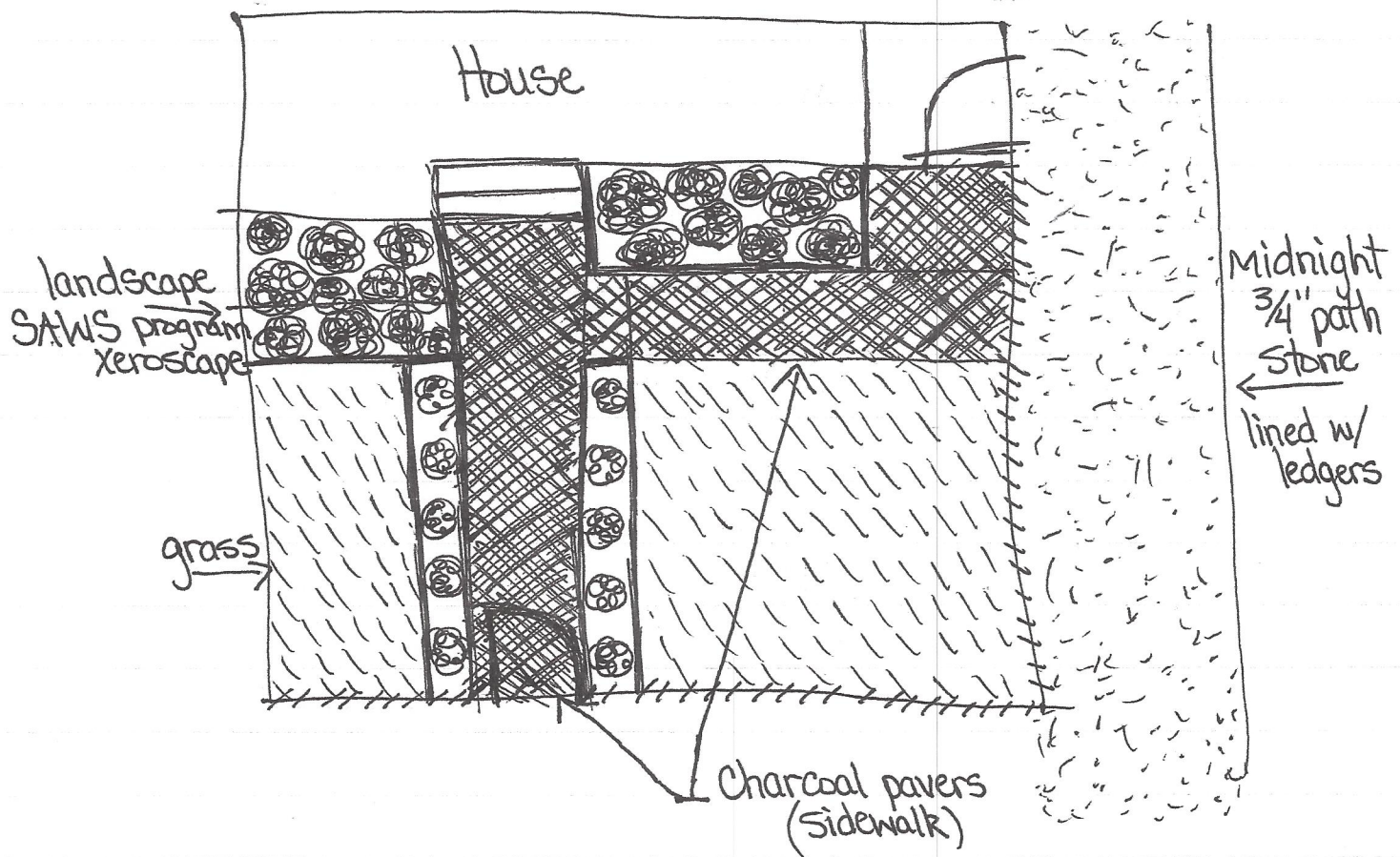
Proposed Work to be done @ 205 Carolina St

We are wanting to replace Cement driveway which is cracking and shown in picture with $\frac{3}{4}$ " Midnight path stone, lined w/a ledger taking material along side of house

We are wanting to replace Cement sidewalk with Charcoal Holland 4x8 pavers.

Landscaping in front of house and down sides of sidewalk approved and in process. As shown in sketch drawing

Pavers - 4x8 Holland 6cm Charcoal
Pathstone - Midnight Path Stone $\frac{3}{4}$ "
(Shadow Stone)



205 Carolina Street - Lavaca







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Product Specifications

4"x8"x2 3/8"

480 pieces per pallet

4.5 pieces per square foot

103 square feet per pallet

*All specifications are approximate

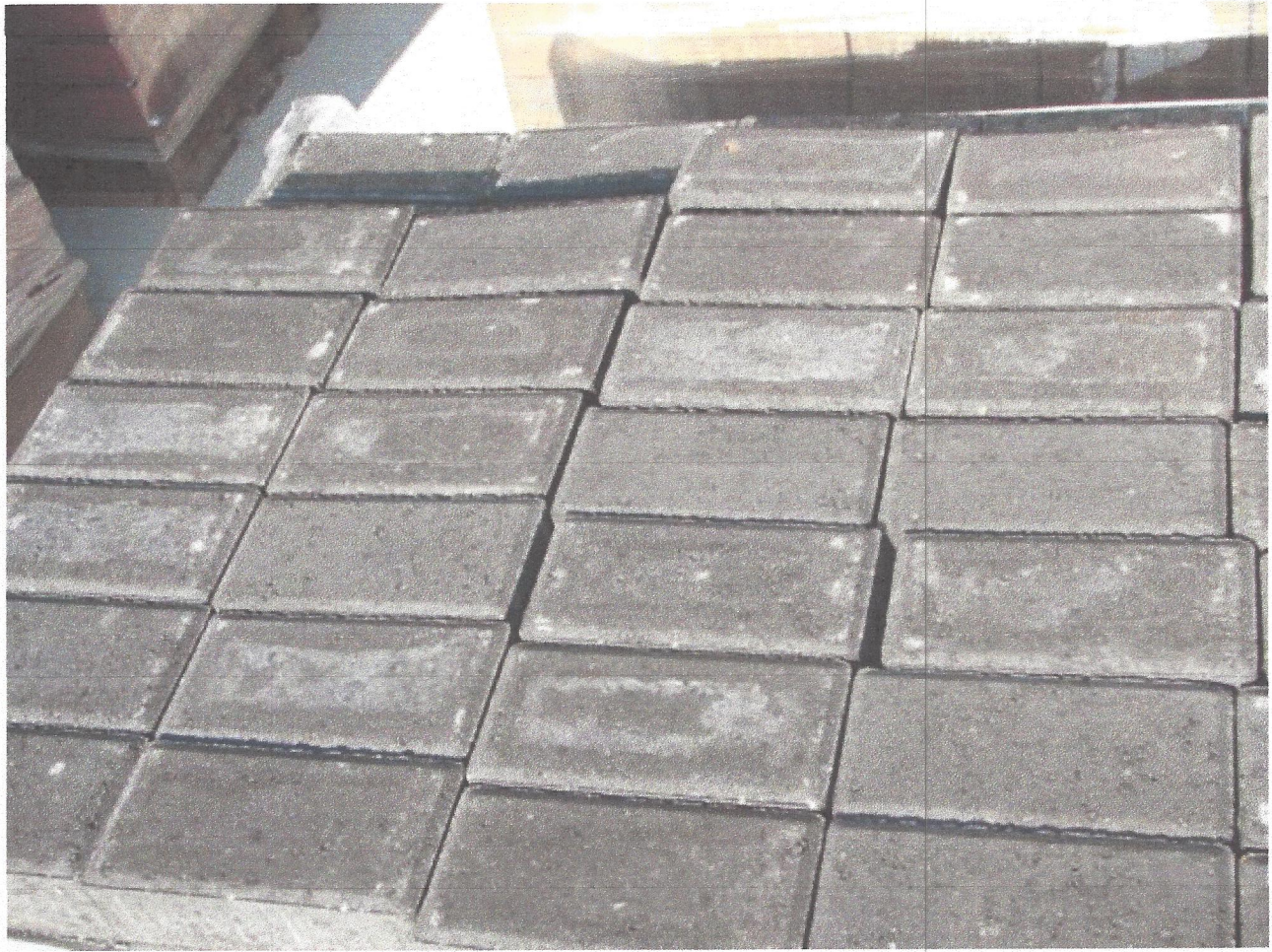


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PS Holland 6cm Charcoal

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