

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 6

HDRC CASE NO: 2015-314
ADDRESS: 101 E LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6535 BLK 15 LOT 19 THRU 23
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Victor Sosa
OWNER: Victor Sosa
TYPE OF WORK: Widen concrete driveway
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to widen the existing concrete driveway by one foot on either side for a total width of 10 feet. Short retaining walls will also be added to either side of the driveway within the lawn area. The curb cut and apron will not be widened.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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) According to the Guidelines for Site Elements 5.B.1., historic driveway configurations, widths, and curb cuts should be maintained. In the proposal, the curb cut and apron are maintained and are consistent with the guidelines.
- b) In the Monte Vista Historic District, many original concrete driveways and ribbon drives have been altered over time. In many cases, driveways are allowed to be widened up to 10 feet by installing either sections of concrete or pavers. The immediate neighbors of 101 E Lullwood feature driveways that have been widened.
- c) The proposed widening of the driveway does not exceed 10 feet as recommended by the Guidelines, and does not result in a negative impact to the streetscape.

RECOMMENDATION:

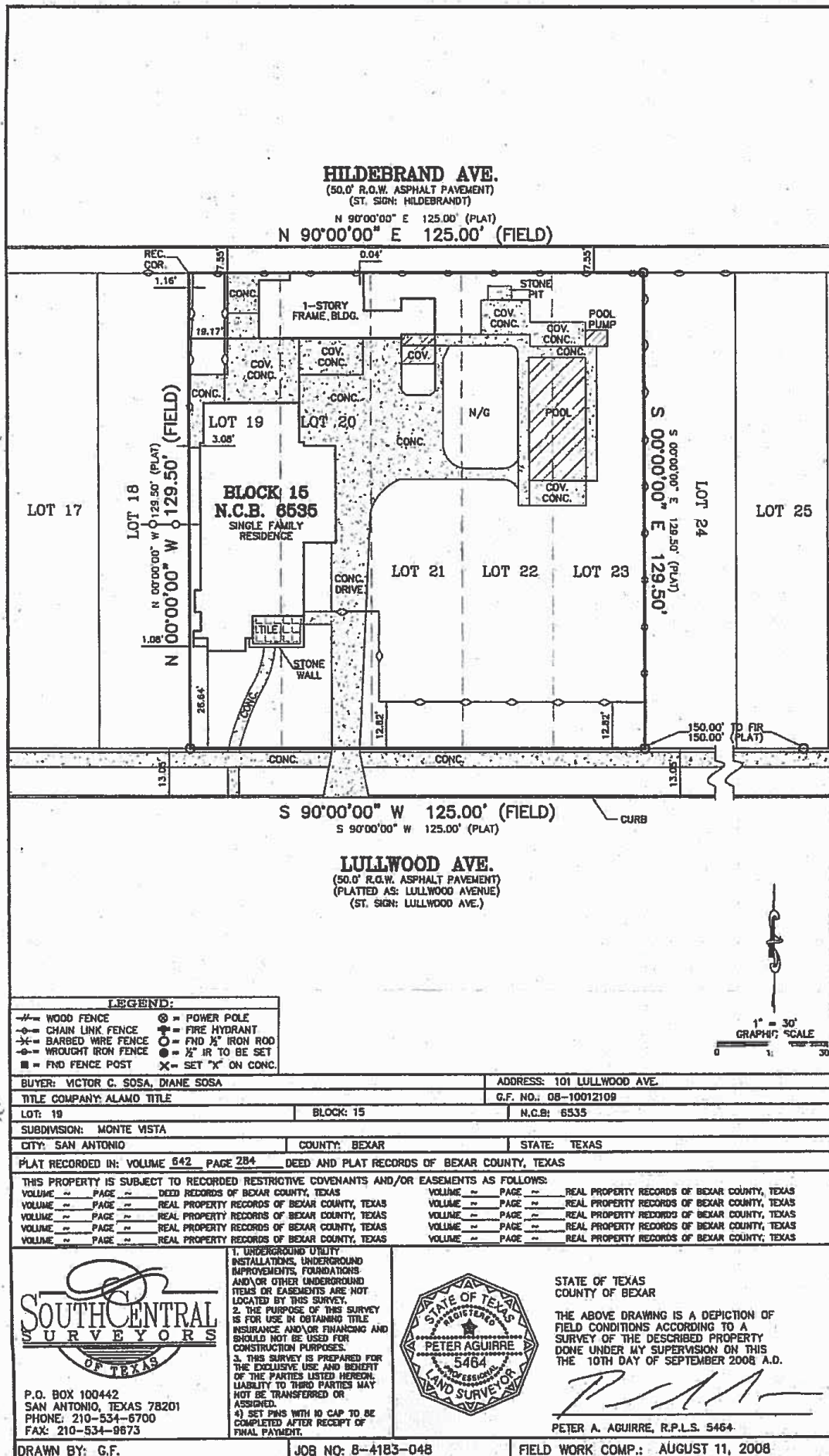
Staff recommends approval as submitted based on findings a through c.

CASE COMMENTS:

Work was begun without approval. The appropriate fees have been collected.

CASE MANAGER:

Cory Edwards





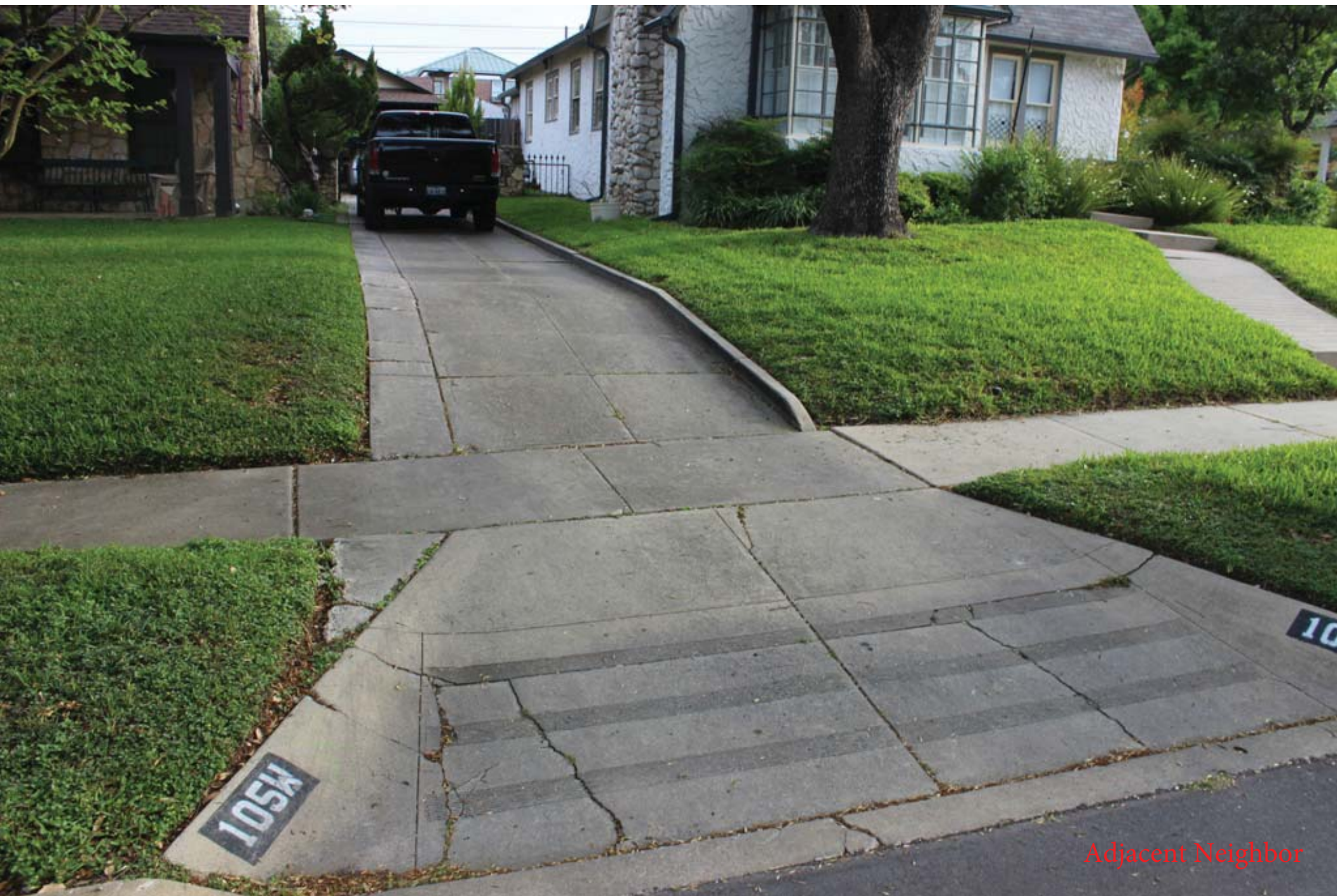
Previous Conditions











Adjacent Neighbor





