

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-567
ADDRESS: 729 N PINE ST
LEGAL DESCRIPTION: NCB 549 BLK 9 LOT S 10 FT OF ARB A 13 & N 40 FT OF ARB A 12
ZONING: RM-6
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Aaron Morosini
OWNER: Jason Conine
TYPE OF WORK: Remove ribbon driveway and install roadbase/decomposed granite
APPLICATION RECEIVED: October 27, 2017
60-DAY REVIEW: December 26, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing concrete ribbon driveway to install a roadbase and decomposed granite driveway.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

5. Sidewalks, Walkways, Driveway, 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 structure at 729 N Pine is 2-story single family home constructed circa 1907 in an American Foursquare configuration and is a contributing structure to the Dignowity Hill Historic District. The property features a concrete ribbon driveway with natural grass between the ribbons.
- b. The applicant has proposed to remove the existing concrete ribbon driveway to install a new driveway featuring roadbase and decomposed granite. The Guidelines for Site Elements notes that driveway configurations – material, width, and design – must be retained or repaired on historic properties, while pervious paving surfaces may be considered where replacement is necessary to increase stormwater filtration. The ribbon configuration is present on 8 of the 10 applicable properties on the N Pine Block between cross streets Nolan and Burnet; the other two driveways feature gravel and concrete. Staff does find the proposal to remove the ribbon configuration consistent with the Guidelines. Pervious paving can be considered for the center strip of grass between the concrete ribbons.

RECOMMENDATION:

Staff does not recommend approval to remove the concrete ribbon driveway based on finding b. Pervious paving or gravel may be considered for the center strip of grass between the concrete ribbons.

CASE MANAGER: Huy Pham



BURNET ST



Dignowity Hill

N PINE ST



Flex Viewer

Powered by ArcGIS Server

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729 North Pine Street

N Pine St

N Pine St

N Pine St

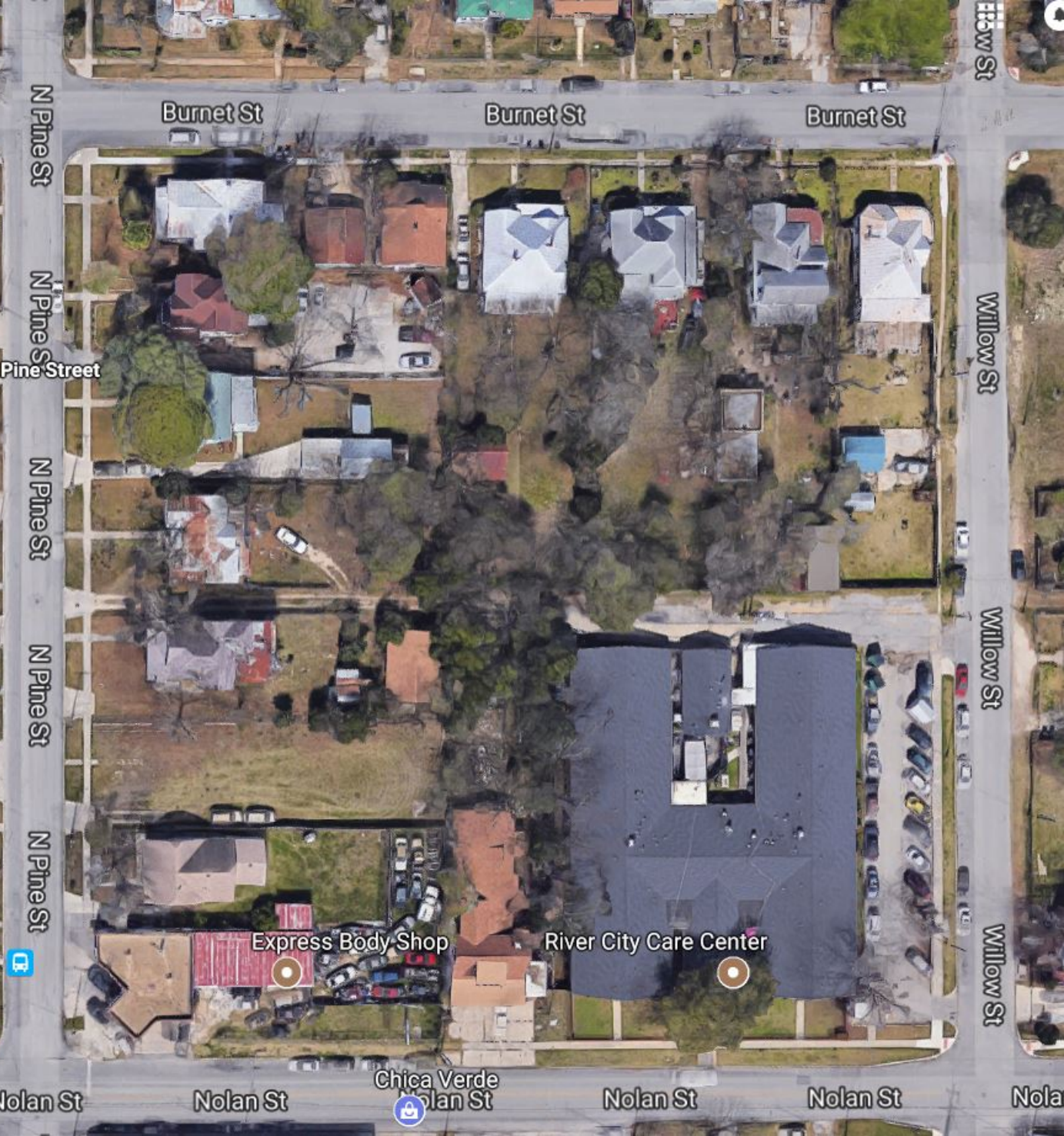
N Pine St

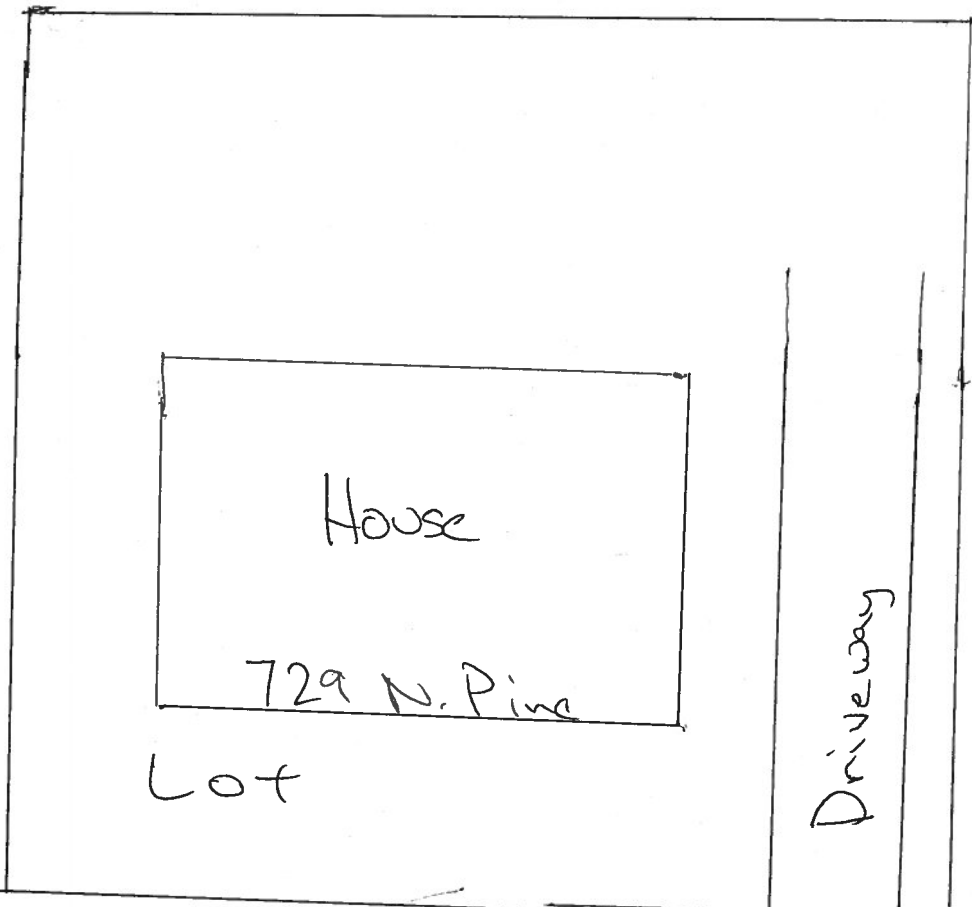
N Pine St

N Pine St

Burnet St

Burnet St





House

729 N. Pine

Lot

Driveway

Road







AFTER