

HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

HDRC CASE NO: 2018-113
ADDRESS: 718 DAWSON ST
LEGAL DESCRIPTION: NCB 570 BLK 6 LOT 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jose Ramirez
OWNER: Jose Ramirez
TYPE OF WORK: Install new driveway spanning 12 feet in width
APPLICATION RECEIVED: February 28, 2018
60-DAY REVIEW: April 29, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new concrete driveway spanning 12 feet in width.

APPLICABLE CITATIONS:

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:

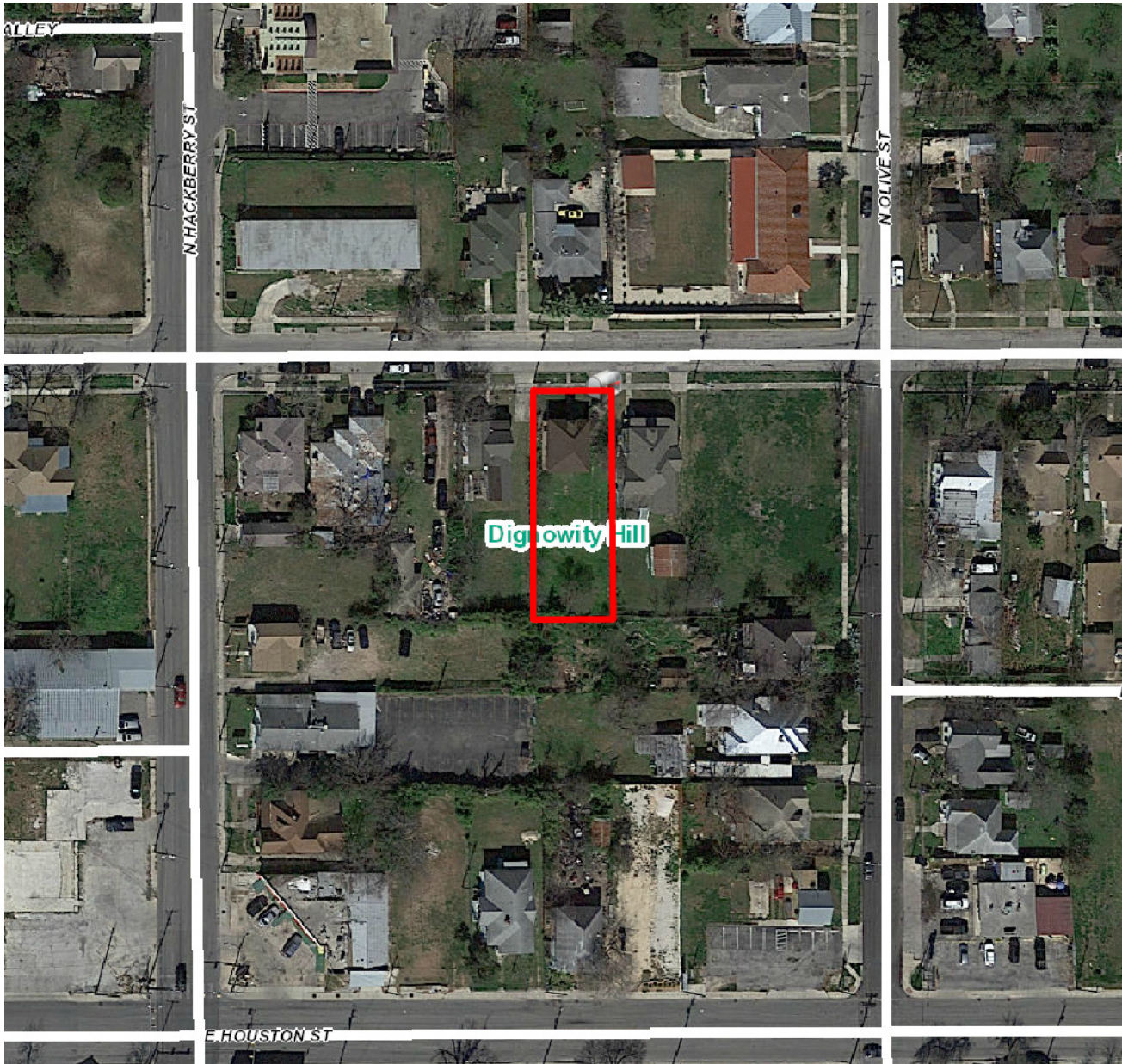
- a. The historic structure at 718 Dawson is a Folk Victorian structure constructed circa 1915. The structure features one-story with a wraparound porch, wood siding, a hipped roof with composition shingles and a front dormer.
- b. DRIVEWAY – The applicant has requested to install a driveway featuring twelve feet in width. Per the Guidelines 5.B.i, driveways should feature no more wider than 10 feet in width. The proposed driveway is not consistent with the Guidelines. The driveway has been installed prior to receiving approvals.
- c. The applicant has proposed to modify the corners of the new driveway to meet the existing approach at its ten foot width while tapering to the twelve foot width as currently installed. While not consistent with the Guidelines, staff finds this proposal an appropriate approach toward mitigation of the inconsistent driveway.

RECOMMENDATION:

Staff does not recommend approval of the 12 foot driveway as installed based on findings b. Staff recommends the driveway be reduced to ten (10) feet in width to meet the approach and tapering to no more than twelve (12) feet in width toward the end of the driveway.

CASE MANAGER:

Huy Pham

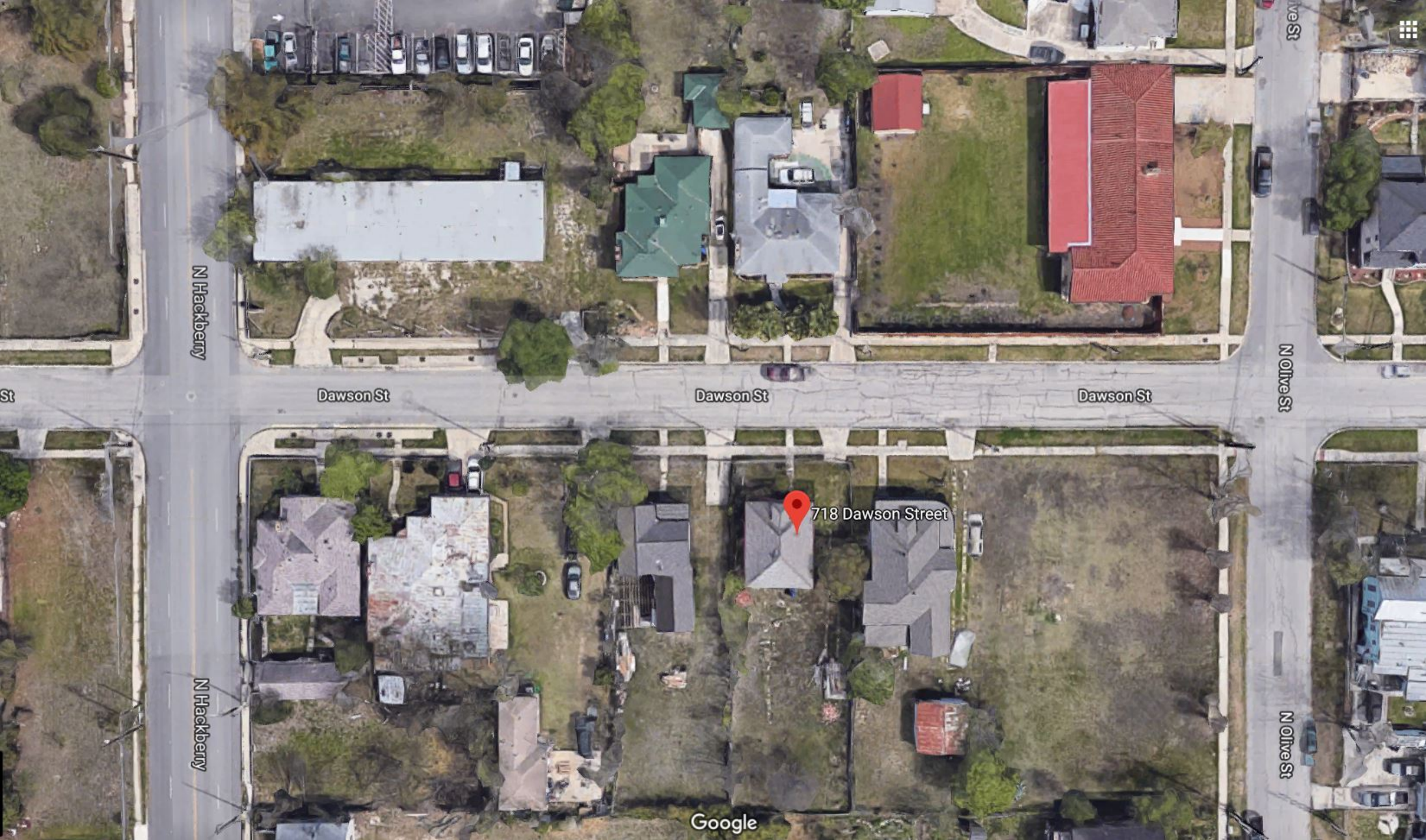


Flex Viewer

Powered by ArcGIS Server

Printed: Mar 16, 2018

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N Hackberry

Dawson St

Dawson St

Dawson St

N Olive St

N Olive St

N Hackberry

718 Dawson Street

Google



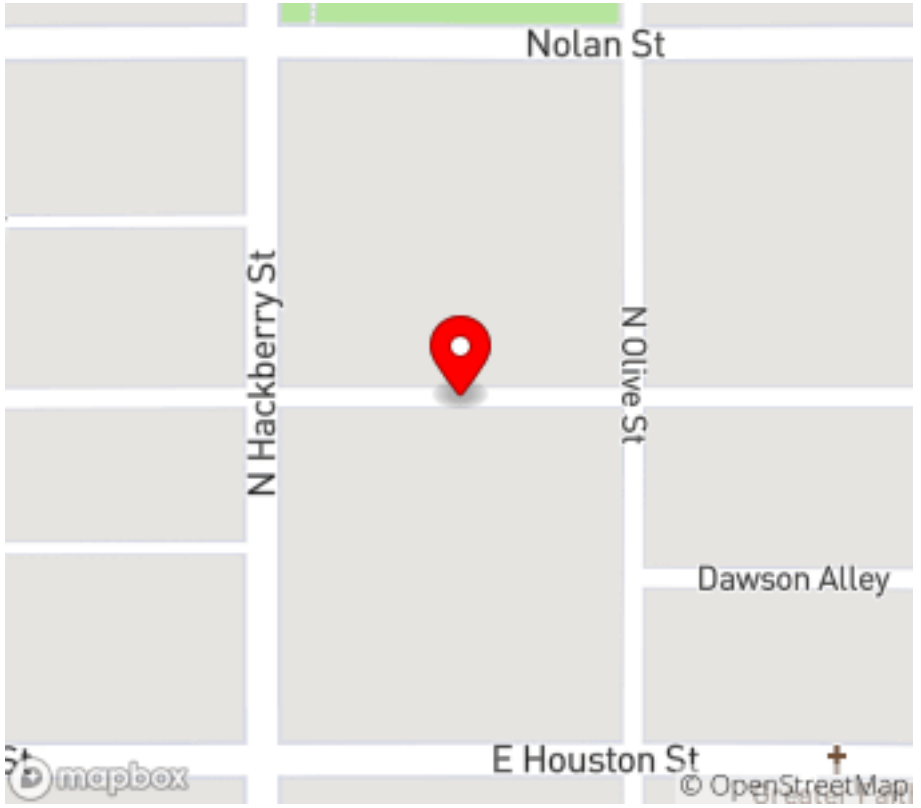
718 Dawson Street





Investigation Report

Property

| | |
|-------------------|---|
| Address | 718 Dawson |
| District/ Overlay | Dignowity Hill |
| Owner Information | Name:RAMIREZ JOSE A & ZARINA |
| Location Map |  |
| | Lat: 29.4263112964383 Long: -98.4724734072559 |

Site Visit

| | |
|--------------------------|---|
| Date | 12/08/2017 |
| Time | 03:27 PM (-6 GMT) |
| Present Staff | Huy Pham |
| Present Individuals | None |
| Types of Work Observed | Site Elements, Exterior Maintenance and Alterations |
| Amount of Work Completed | Completed |
| Description of work | Driveway expansion, additional column installation. |




Action Taken

| | |
|----------------------------|--|
| Violation Type | No Certificate of Appropriateness (Code 35-451a) |
| OHP Action | posted "Notice of Investigation" |
| Deadline to contact office | 12/08/2017 |

Documentation



Investigation Report

| | | |
|--------------------|--|--|
| <p>Photographs</p> |  <p>12/8/17 3:33 PM Dawson St COSA-OHP</p> |  <p>12/8/17 3:33 PM Dawson St COSA-OHP</p> |
| |  <p>12/8/17 3:33 PM Dawson St COSA-OHP</p> | |
| | 12/08/2017 03:34 PM | |



Investigation Report

Property

| | |
|-------------------|------------------------|
| Address | 718 Dawson (follow up) |
| District/ Overlay | Dignowity Hill |

Site Visit

| | |
|--------------------------|--|
| Date | 02/09/2018 |
| Time | 02:48 PM (-6 GMT) |
| Context | follow-up |
| Present Staff | Huy Pham, Edward Hall |
| Present Individuals | None |
| Types of Work Observed | Site Elements |
| Amount of Work Completed | Completed |
| Description of work | Widened driveway and installation of new walkway |

Action Taken

| | |
|---------------------------------------|---|
| Violation Type | No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h) |
| OHP Action | No Action Taken |
| Deadline to contact office | 02/09/2018 |
| Will post-work application fee apply? | No |

Documentation

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|-------------|--|
| Photographs |  |
| | 02/09/2018 02:50 PM |