

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2018-181
ADDRESS: 817 NOLAN
LEGAL DESCRIPTION: NCB 549 BLK 9 LOT 5&6
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Lulu Francois
OWNER: Willie A. & Guadalupe I. Francois
TYPE OF WORK: Installation of a driveway
APPLICATION RECEIVED: April 13, 2018
60-DAY REVIEW: June 12, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a concrete driveway to feature a width of fourteen (14) feet in width.

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. The applicant is requesting a Certificate of Appropriateness for approval to install a concrete driveway on the lot at 817 Nolan to feature a width of fourteen (14) feet. At the March 1, 2017, Historic and Design Review Commission hearing, a straight driveway was proposed and staff recommended a width not to exceed ten (10) feet. At the December 17, 2017, Historic and Design Review Commission hearing, the applicant requested a curved driveway to feature a width of fourteen (14) feet to taper to ten (10) feet. The HDRC approved the proposed driveway with the stipulation that the applicant submit a detailed site plan noting the exact dimensions and angle of the proposed tapered driveway and that the driveway be straight.
- b. DRIVEWAY – The Guidelines for Site Elements 5.B.i. notes that new driveways should feature a similar configuration, including materials, width and design as those found historically in the district. The Guidelines note that historic driveways are typically no wider than ten (10) feet in width. This block of Nolan currently features seven driveways, five of which are concrete, one is gravel ribbon strips and one is informal grass and dirt. Per GIS measurements, each driveway measures approximately 9.5 to 10.5 feet in width.
- c. DRIVEWAY – The applicant has proposed a driveway to feature fourteen (14) feet in width. This is not consistent with the Guidelines. Staff finds that a driveway that is ten (10) feet in width to be consistent with the historic development pattern in the district and the Guidelines to be appropriate.

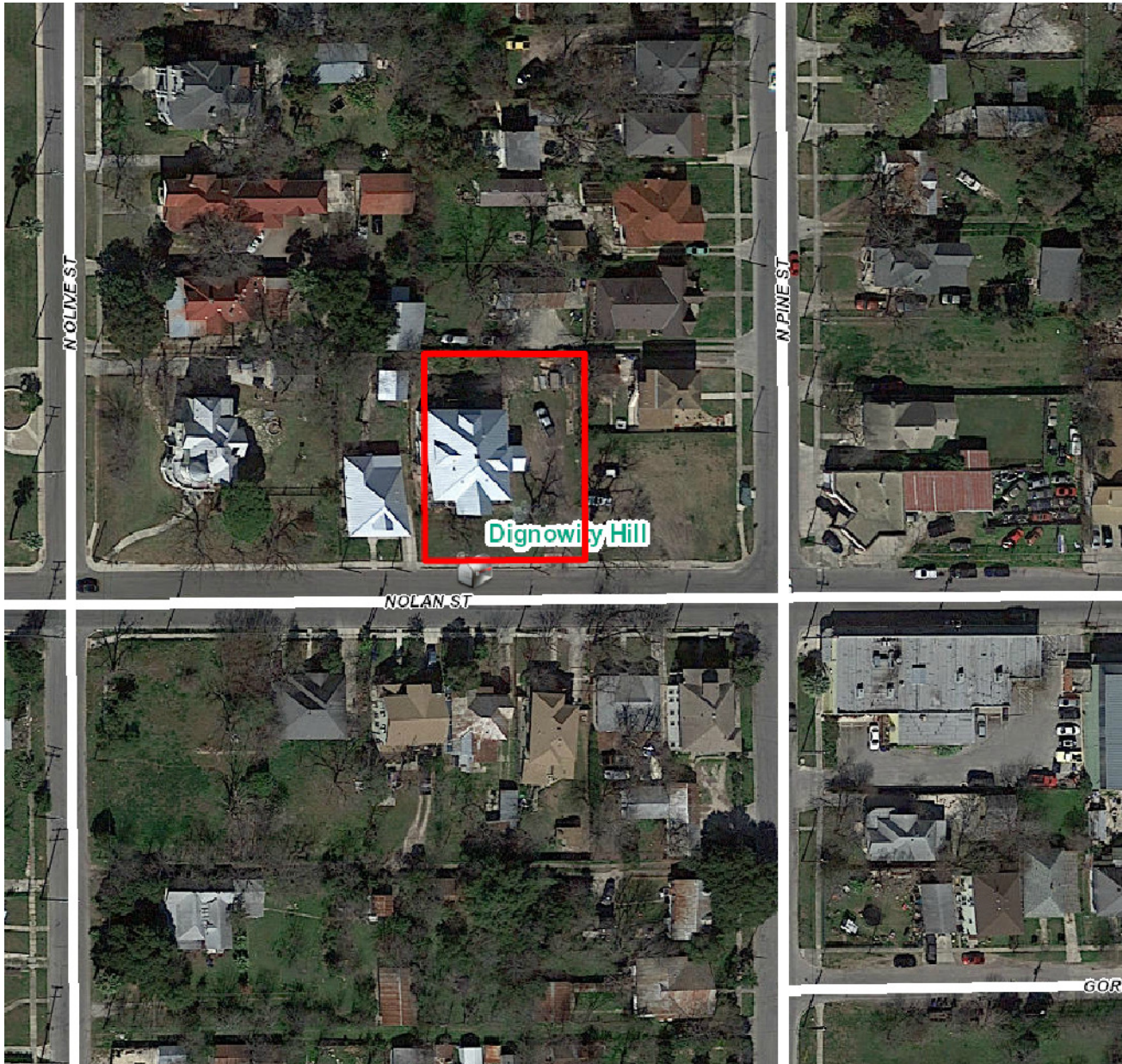
RECOMMENDATION:

Staff does not recommend approval based on finding b. Staff recommends a driveway be installed that does not exceed

ten (10) feet in width.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 20, 2018

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Nolan St

10.4

10.4

9.9

10.5

10.5

10.8

Nolan St

Nolan St

Nolan St

9.9

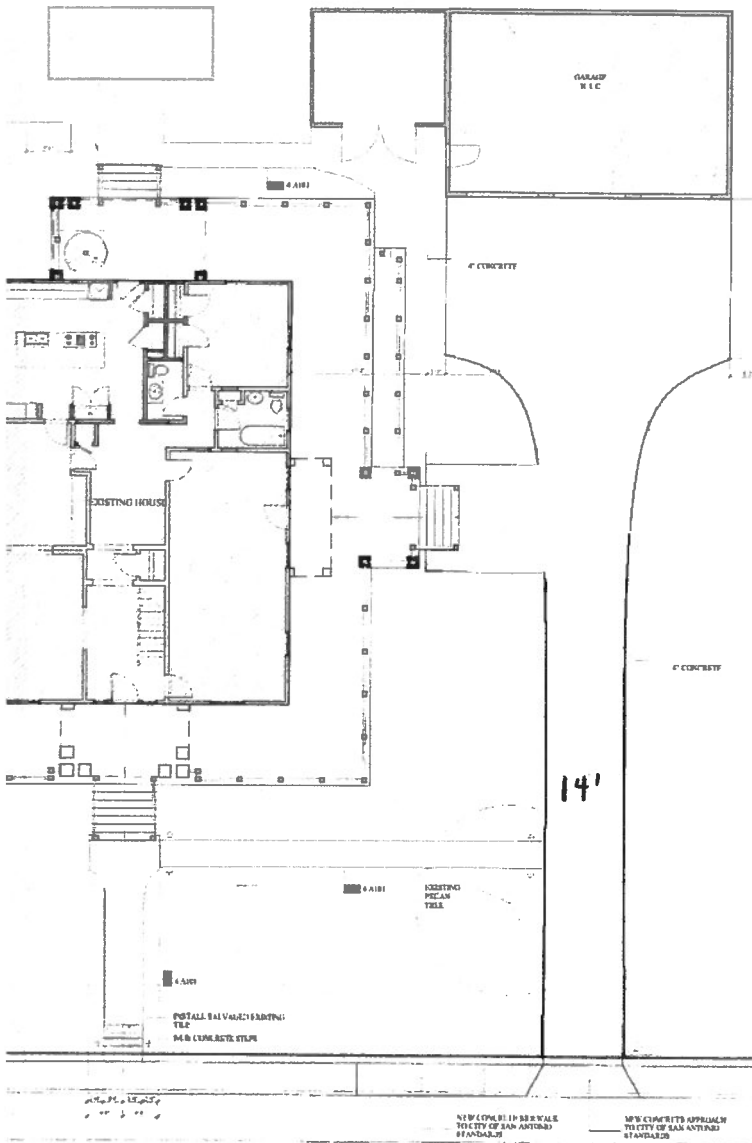


817 Nolan Street

APPROXIMATE DRIVEWAY WIDTHS
ON THE 800 BLOCK OF NOLAN





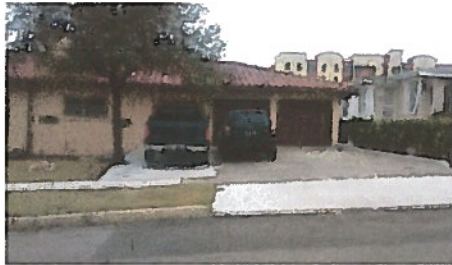


Sample of Houses in Dignowity Hill with Driveways Wider Than 10'

1005 Nolan



601 N. Olive



628 Dawson



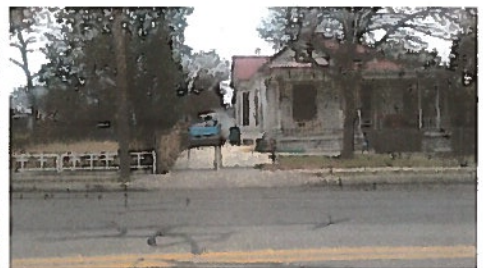
608/610 Dawson



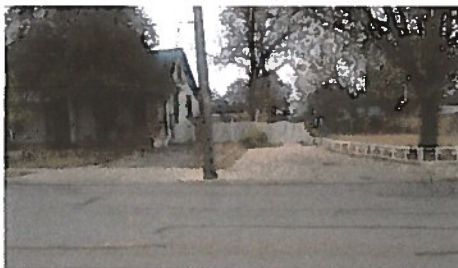
610 Nolan



616 Nolan



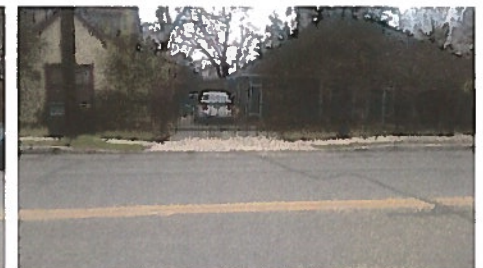
626 Nolan



808 Nolan



810 Nolan



1115 Nolan – East Driveway



1115 Nolan – West Driveway

