

## HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

**HDRC CASE NO:** 2019-544  
**ADDRESS:** 302 ADAMS ST  
**LEGAL DESCRIPTION:** NCB 946 BLK 2 LOT 10,11 EXC SW TRI 15.90 FT & NE TRI 12.3 FT OF 12  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Meerscheidt, Paul / Davis - House  
**APPLICANT:** Daniel Sexton/Buffalo Contracting Services  
**OWNER:** Beverley Bunn/QUEEN B PROPERTIES LLC  
**TYPE OF WORK:** Installation of rear concrete parking pad  
**APPLICATION RECEIVED:** September 10, 2019  
**60-DAY REVIEW:** October 09, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant requests a Certificate of Appropriateness to install a 700 square foot concrete parking pad at rear of historic structure, adjacent to existing driveway.

### APPLICABLE CITATIONS:

- 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.

### FINDINGS:

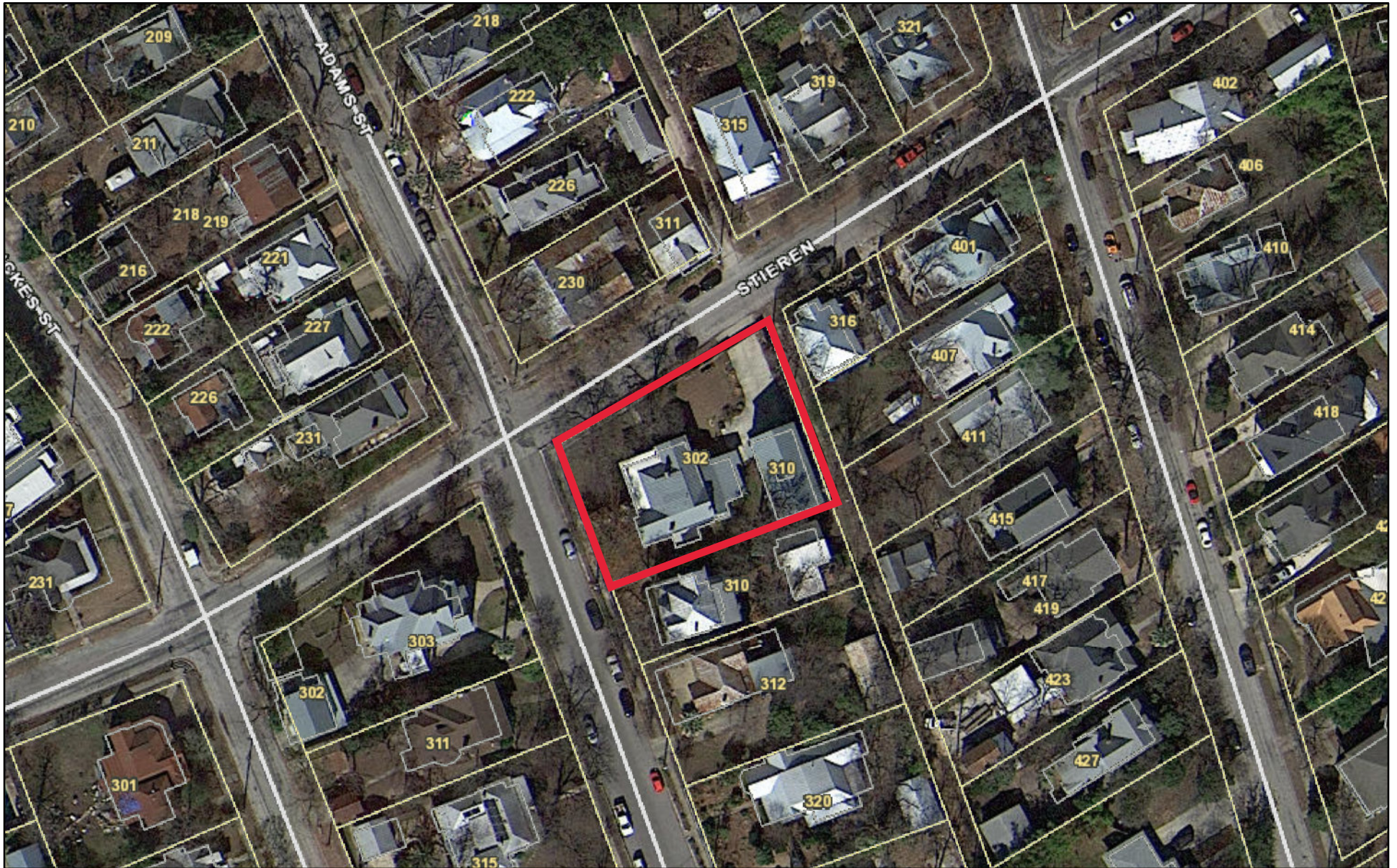
- a. The property at 302 Adams features a primary historic brick structure and a non-historic composite structure in the rear yard. The rear yard features a 24 foot concrete apron tapering to a 20 foot driveway behind the privacy fence.
- b. **DRIVEWAY** – The applicant has proposed to install a 25’ x 28’ (700 square feet) parking pad attached to the existing 20’ wide concrete driveway in the rear yard. Per the Guidelines for Site Elements 5.5.B.i., applicant should incorporate a similar driveway configuration—materials, width, and design—to those historically found on the site; historic driveways are typically no wider than 10 feet. Staff finds that the visual site design is mitigated by locating the parking pad in the rear yard and behind a privacy fence. The Guidelines, however, also note that pervious paving surfaces should be considered where replacement is necessary to increase storm water filtration. Staff finds that the concrete parking pad addition as proposed would feature nearly half of the rear yard as impervious cover and should instead feature a pervious surface such as crushed granite, gravel, or “grass-crete”.

### RECOMMENDATION:

Staff recommends approval based on finding b with the stipulation that the new parking pad features a pervious material such as crushed granite, gravel, or “grass-crete”; design and material updates should be submitted to staff prior to final approval and installation.



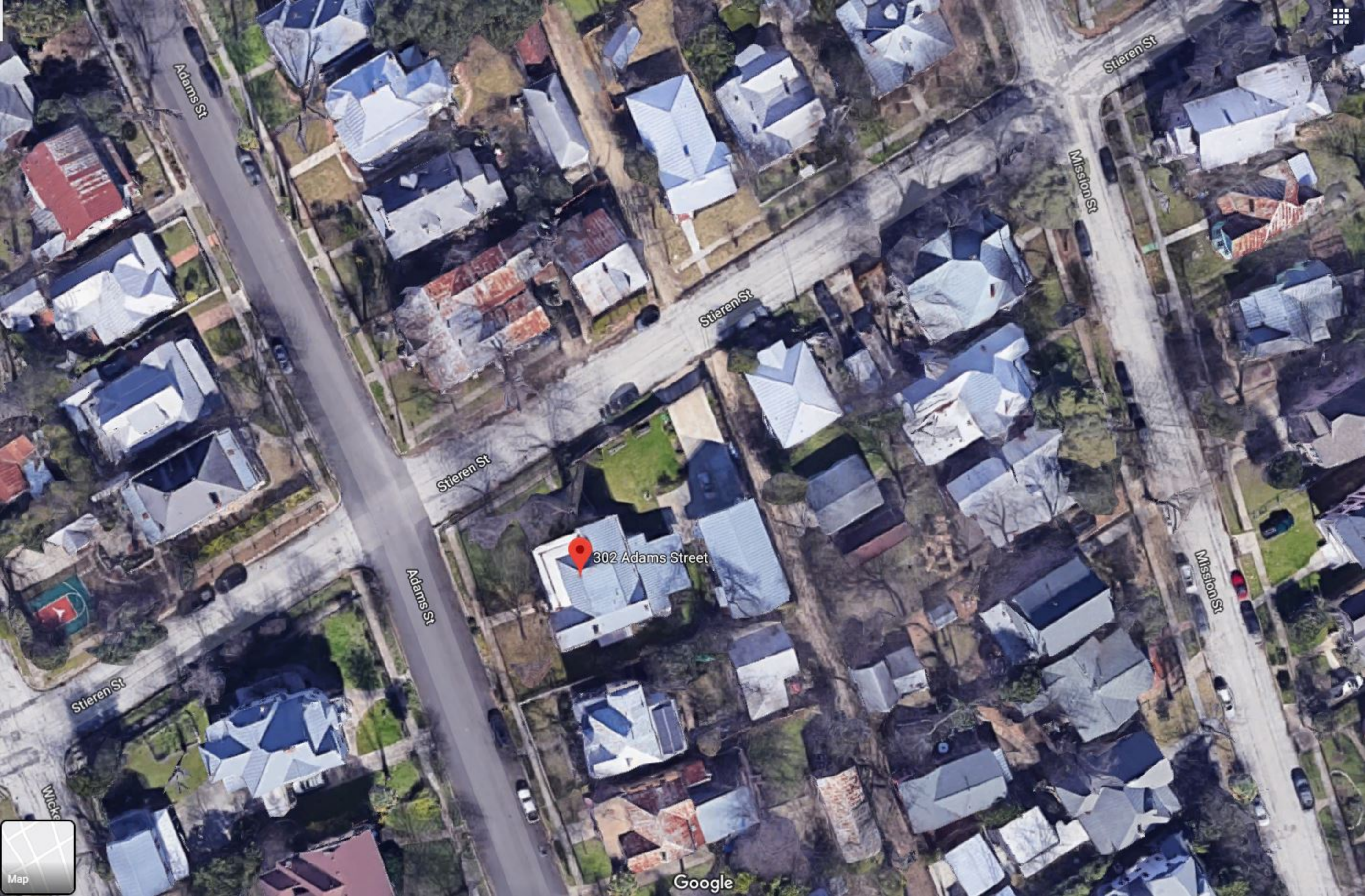
# 302 Adams



September 24, 2019







Adams St

Stieren St

Mission St

Stieren St

Stieren St

302 Adams Street

Adams St

Mission St

Stieren St

Wicke

Google

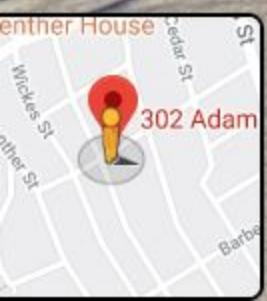






302 Adams Street















STIEREN STREET  
(55.6' R.O.W.-PER NCB MAP)

CALLLED 0.332 ACRE TRACT  
(DOC. NO. 20070092919)

14497 SQ. FT.  
0.33 ACRES

ADAMS STREET  
(55.6' R.O.W.-PER NCB MAP)

N 20°38'22" W 87.19' (F.M.)  
N 20°30'00" W 87.19' (DEED)

WROUGHT IRON FENCE

COVERED PORCH

ONE STORY WOOD & BRICK

WATER HEATER

PORT WOOD SHED

TWO STORY WOOD

WOOD FENCE

JOHN A. HARTMAN & LAURA S. POWELL  
CALLLED 0.165 ACRE TRACT  
(VOL. 9338, PG. 2136)

LISA J. MONTROYA &  
NIRIA TREVINO  
CALLLED 0.163 ACRE TRACT  
(PG. 1644)

W. 56.2 LOT 1

S 20°18'04" E 116.81' (F.M.)  
S 20°30'00" E 116.81' (DEED)

S 69°17'11" W 141.83' (DEED)  
S 69°34'45" W 141.83' (F.M.)

256.16' (256.38')