

**LOCAL HISTORIC DISTRICT:** Fourth Ward

**PROPERTY ADDRESS:** 522-524 N. Pine Street

**SUMMARY OF REQUEST:** Driveway

**APPLICANT/OWNER:** Harold Eddins, applicant

### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a one-story hip roof duplex constructed in 1911. The building is notably symmetric with small front porches and a central chimney stack. Siding material is wood German lap siding. Adjacent structures are 1-2 story residential buildings. The lot size is 40' x 189'.

#### *Proposal*

The proposal is design changes to existing parking areas. The brick parking areas were originally approved by the HDC in 1980. The existing parking areas measure approximately 15' wide x 20' deep. The landscape area between the parking areas measures approximately 12' wide. Proposed material is concrete. The existing brick edging that measures approximately 7" high x 8" wide, will be retained and repaired. The tree that has been removed was a city tree.

### **Design Guidelines – Sidewalks and Parking, page 8.2**

For Residential Projects:

1. Retain existing historic walkways
2. Walks and walkways in front and side yards or those that are substantially visible from the street in new construction should follow the historic design precedents of their surrounding environment.
3. Retain existing historic driveways.
4. Driveways made of twin parallel paved strips are considered important historic features and should be maintained where possible. This type of driveway design can be used in new construction where appropriate.
5. For new construction, provide driveways to the side of the new building. New driveways should be as narrow as possible.
6. Do not place paved areas for parking in the front yard. In smaller-scale residential parcels, driveways that stop at the original building façade are viewed as front yard parking pads, and thus are prohibited. All driveways for residential uses should extend to at least the rear building line.
7. Repair damaged areas with materials that match the original paving in color, size, texture, and finish. Ensure any new paving material is compatible with the character of the context of the project. Asphalt paving is not allowed for sidewalks, curb cuts, and aprons.
8. Do not pave up to the foundation. A planting strip approximately 6"-12" wide should be left between the drive and house.

### **Staff Recommendation**

1. The Commission will determine if the proposed driveway changes meet the Design Guidelines.
2. Minor revisions may be reviewed by staff.





522 N PINE ST. — FOURTH WARD  
CASE NO. HDC-2019-00184





CIRCA — MAY 2014

BEFORE

522 N PINE ST. — FOURTH WARD  
CASE NO. HDC-2019-00184



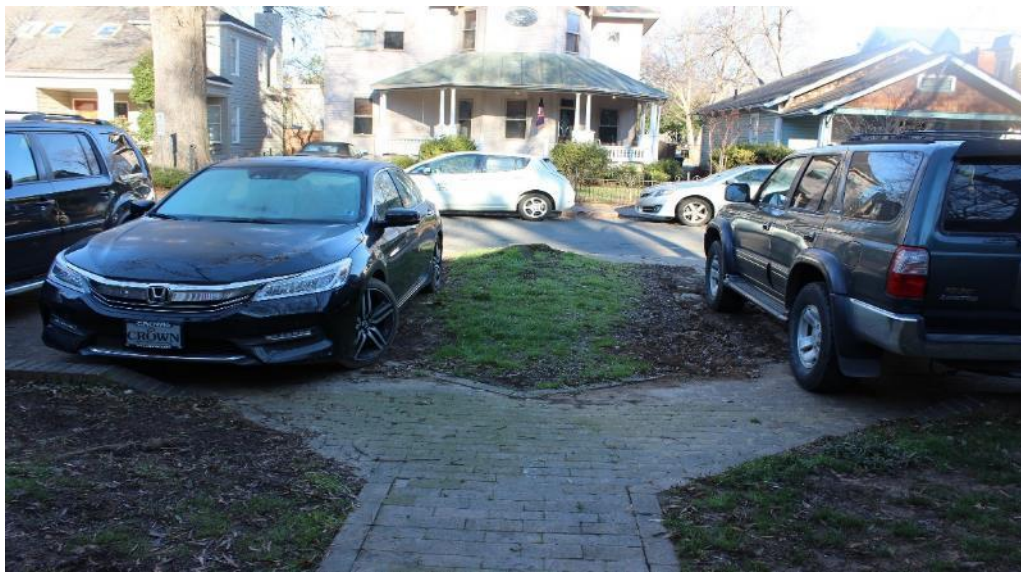


CIRCA — FEBRUARY 2019

AFTER

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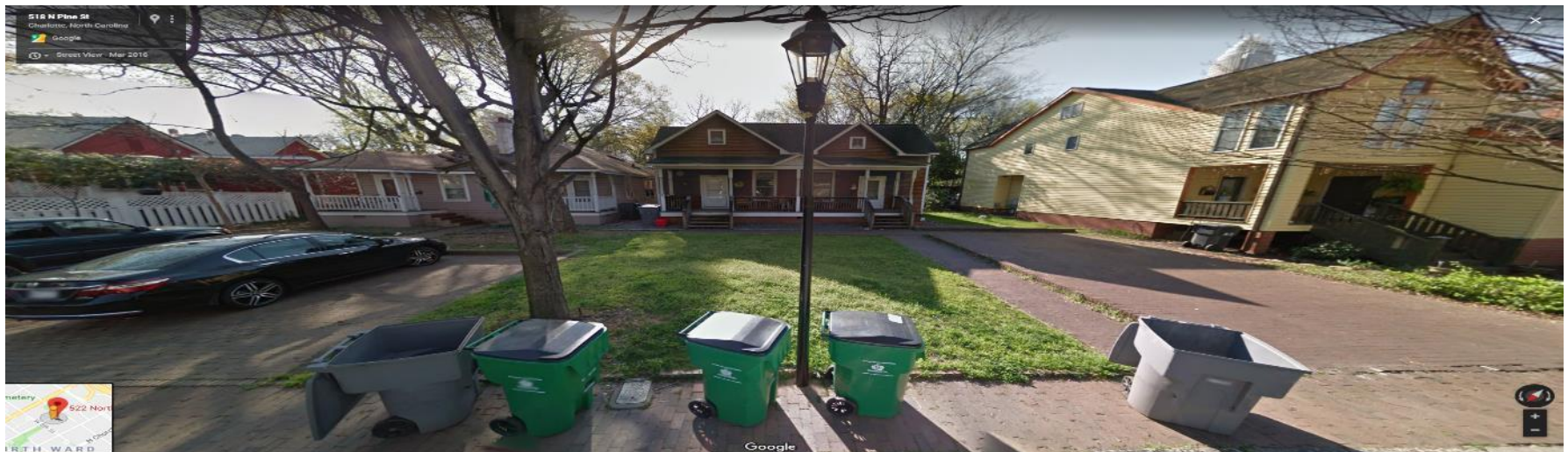
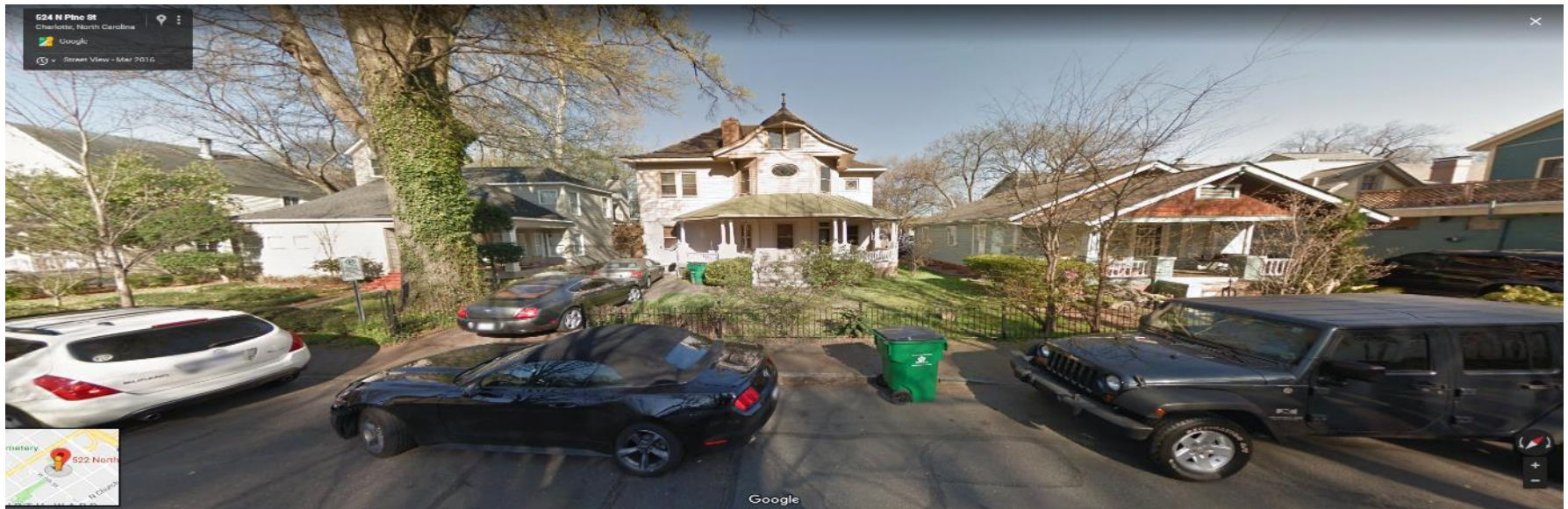


PROPOSED

FULL CONCRETE

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## Context/Adjacent Structures

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