

**HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

June 20, 2025

HDRC CASE NO: 2025-142
ADDRESS: 627 E GUENTHER ST
LEGAL DESCRIPTION: NCB 940 BLK 3 LOT 10
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Genaro Rendon-Lopez/Mr
OWNER: Genaro Rendon-Lopez/RENDON-LOPEZ GENARO & PILLAI SUPRIYA
TYPE OF WORK: Driveway installation
APPLICATION RECEIVED: May 16, 2025
60-DAY REVIEW: July 15, 2025
CASE MANAGER: Adrian Gallegos
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 12'0" wide x 20'0" long concrete driveway in front of the primary structure on the NE corner of the property.

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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

FINDINGS:

- a. The primary structure located at 627 E Guenther is a one-story residential structure constructed in 1890 in the Folk Victorian style. The structure features a front gable with patterned siding, cross-hipped standing seam metal roof, an asymmetrical front porch with wooden columns and railing, and 117 wood siding. This property contributes to the King William Historic District.
- b. **APPROACH & DRIVEWAY** – The applicant is requesting to install a 12'0" wide x 20'0" long driveway in front of the primary structure on the NE corner of the property. The Historic Design Guidelines for Site Elements 5.B.i states that driveway configuration—materials, width, and design—should be similar to that historically found on the site. Historic driveways are typically no wider than 10 feet. Site Elements 5.B.ii states that curb cuts should be avoided where not historically appropriate. Staff finds that the proposed driveway does not conform to Guidelines and would result in an atypical front yard parking configuration.

RECOMMENDATION:

Staff does not recommend approval of the request based on findings a and b. Staff recommends the applicant utilize the existing alley-access driveway at the rear of the property.

EagleViewImage

Captured: Mar 16, 2025





