

## HISTORIC AND DESIGN REVIEW COMMISSION

September 6, 2023

**HDRC CASE NO:** 2023-357  
**ADDRESS:** 2030 W MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 1952 BLK 20 LOT 21  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Jerry Woolf | Woolf Shed's  
**OWNER:** Robert Chalk  
**TYPE OF WORK:** Modification to a previously approved garage design, driveway modifications, and rear driveway installation  
**APPLICATION RECEIVED:** August 25, 2023  
**60-DAY REVIEW:** October 24, 2023  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Modify the previously approved split-bay garage door configuration to a double-bay design.
2. Remove the existing front asphalt driveway and replace it with a concrete driveway to extend to the constructed rear garage.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, New Construction*

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements, and a variance may be required.

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 5. Sidewalks, Walkways, Driveways, and Curbing

##### A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### **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.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

#### **FINDINGS:**

- a. The structure located at 2030 W Mulberry Ave is a one-story, single-family Tudor home constructed c. 1926. The structure features a cross gable composition shingle roof with a steep front facing gable, a pair of ganged wood windows to the right and three ganged wood windows to the left, and is clad in brick. The property is contributing to the Monticello Park Historic District.
- b. VIOLATION – On August 23, 2023, staff conducted a site visit for a wholesale window replacement application and noticed that the garage previously approved by the HDRC on August 2, 2023, did not match the approved construction documents and stipulations. Additionally, staff noticed that the driveway was removed, and a new driveway was installed in the front yard and the rear yard without a Certificate of Appropriateness.
- c. ARCHITECTURAL DETAILS (FENESTRATION PATTERN) – The applicant is requesting approval to install a double-bay garage door instead of the previously approved split-bay garage door configuration. The proposed garage door has a faux wood texture and measures sixteen feet wide. Historic Design Guidelines for New Construction 5.A.v. states to incorporate garage doors with similar proportions and materials as those traditionally found in the district. Staff finds the proposed modification generally appropriate.
- d. DRIVEWAY MODIFICATIONS – The applicant is requesting approval to remove the existing asphalt driveway measuring approximately eight feet in width with a ten feet wide concrete driveway. Additionally, the applicant is requesting approval to extend the proposed driveway to the rear of the property to meet the previously approved rear garage. The Historic Design Guidelines for Site Elements 5.B.i. states to retain and repair in place historic driveway configurations and to incorporate a similar driveway configuration – materials, width, and design – to that historically found on the site. Historic driveways are typically no wider than ten feet. Staff finds the replacement of the existing driveway with a ten feet wide concrete driveway and the extension of the proposed driveway to the rear garage generally conforms to guidelines.

#### **RECOMMENDATION:**

Staff recommends approval of items 1 and 2, based on findings a through d, with the following stipulation:

- i. That the garage door uses wood as the primary material or have the appearance of wood.



City of San Antonio One Stop



July 26, 2023



































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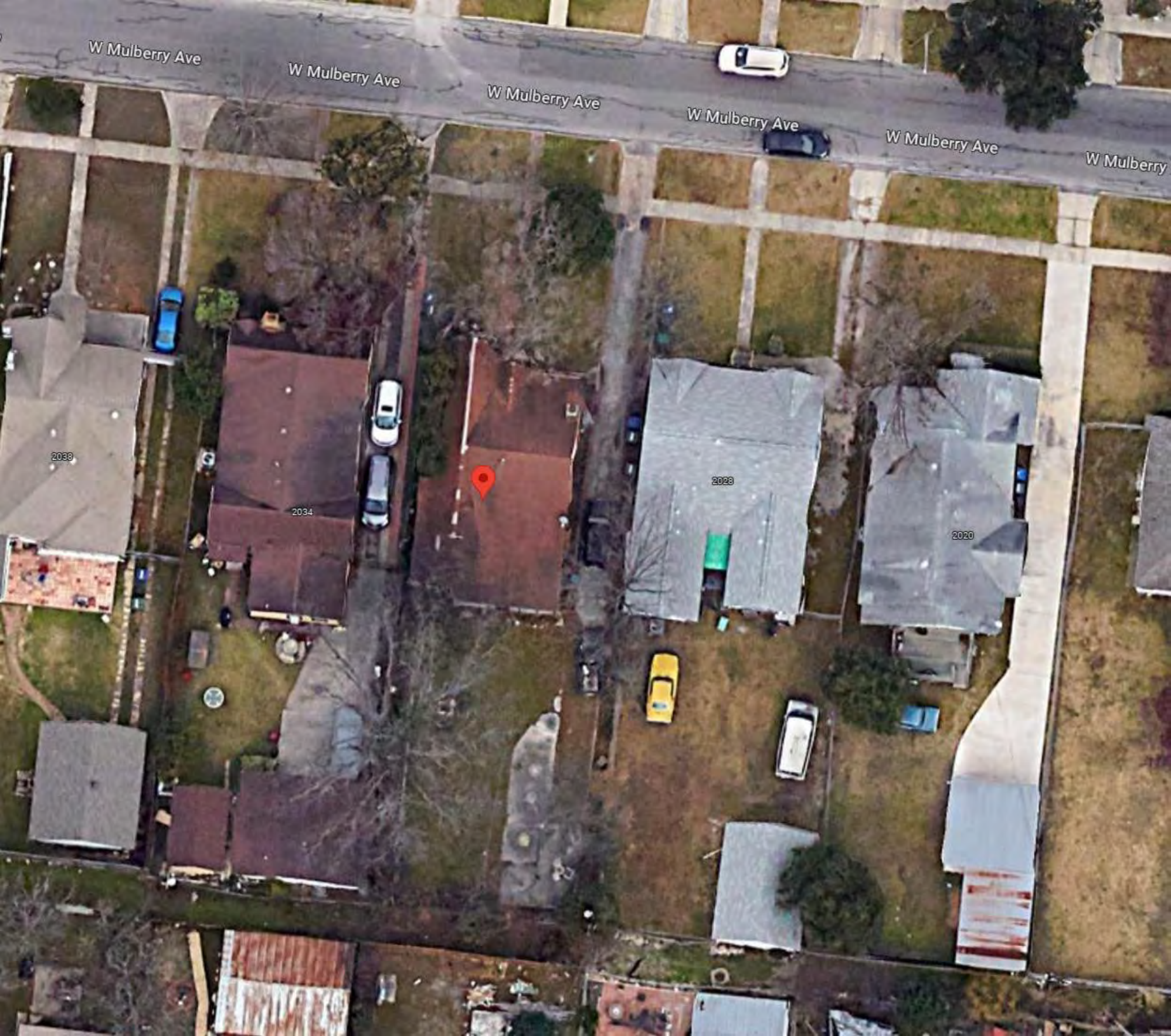












W Mulberry Ave

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San Antonio, Texas

 Google Street View

Aug 2022 [See more dates](#)

