

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

HDRC CASE NO: 2023-390
ADDRESS: 134 W KINGS HWY
LEGAL DESCRIPTION: NCB 3258 BLK 2 LOT W 83.5 FT OF 1
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Parker Dixon/DIXON PARKER & KATHERINE
OWNER: Parker Dixon/DIXON PARKER & KATHERINE
TYPE OF WORK: Driveway and curb cut modification
APPLICATION RECEIVED: September 22, 2023
60-DAY REVIEW: November 21, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing 16-foot wide driveway with a 20-foot wide concrete driveway with partial pervious surface.

APPLICABLE CITATIONS:

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 primary structure located at 134 W Kings Hwy is a 2-story, single-family home constructed circa 1910 in the Spanish Eclectic style. It first appears on the Sanborn Map in 1912. The home features multi level red tile roofing,

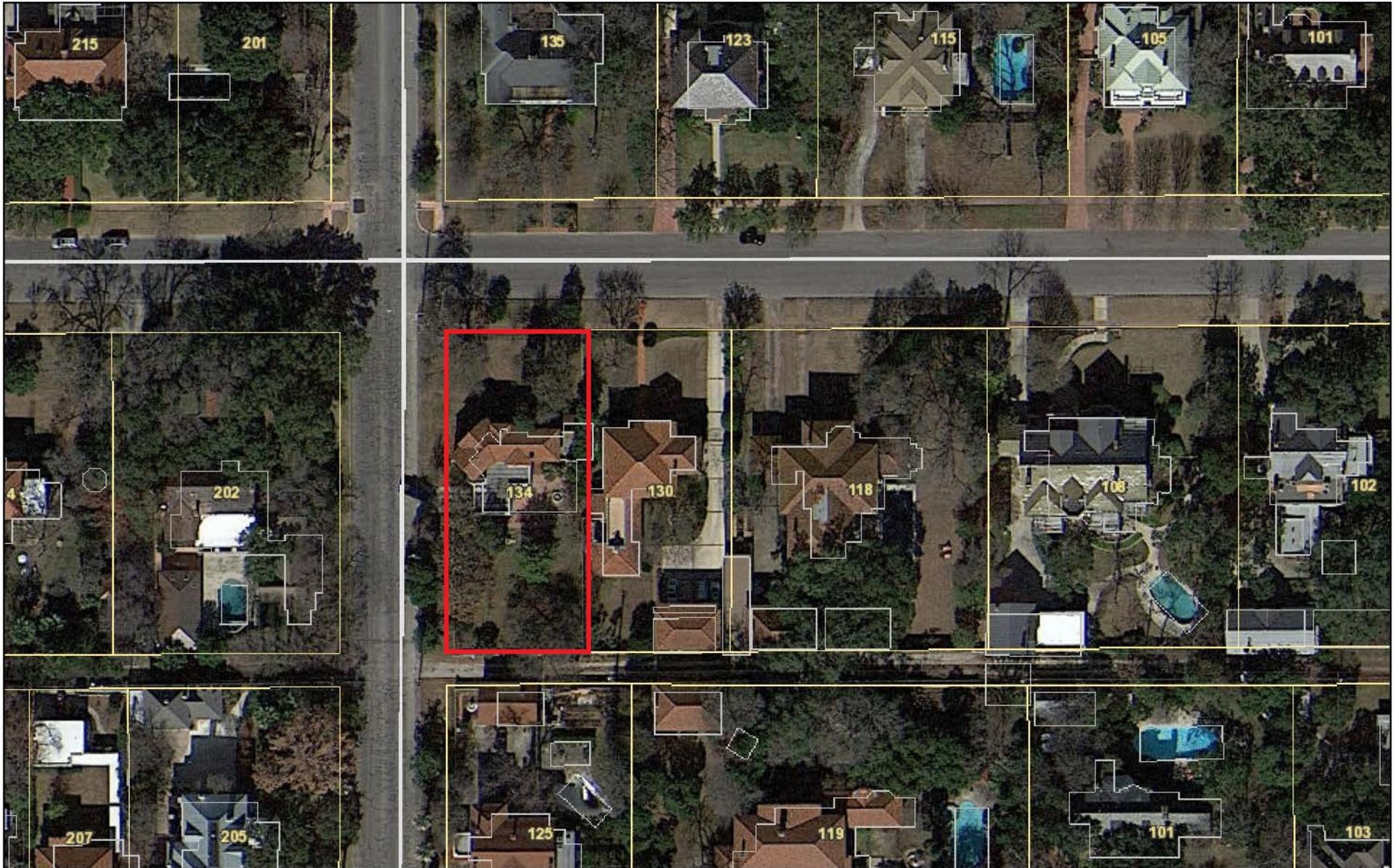
arches throughout the front façade, and stone cladding. The home is contributing to the Monte Vista Historic District.

b. DRIVEWAY MODIFICATION – The applicant has proposed to widen the existing concrete driveway apron to twenty (20) feet to accommodate a double-width curb cut, apron, and driveway approach. According to Guideline 5.B.ii for Site Elements, the replacement of historic driveways should maintain the width and configuration of original curb cuts and applicants should avoid introducing new curb cuts where not historically found. This request to modify the existing driveway to 20-feet, is inconsistent with the guidelines and not commonly found within Monte Vista Historic District. Based on topography seen in the submitted photos, additional interventions such as retaining walls or curbing may also be required to retain the slopes evident on either side of the driveway.

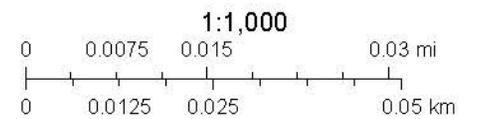
RECOMMENDATION:

Staff does not recommend approval to expand the existing driveway approach to twenty (20) feet based on finding b. Should the HDRC approve this request, staff recommends a stipulation requiring additional plan development to address the need for any retaining walls or additional curbing be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



October 13, 2023













24'

14'

4'

4'

3'

Pervious
Surface

10'

6'

3'

Pervious
Surface

10'

4'

20'

Stop at Public Right-of-Way

New sidewalk and driveway approach to be completed by the City of San Antonio