

HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO: 2021-469
ADDRESS: 314 NORTH DR
LEGAL DESCRIPTION: NCB 7014 BLK LOT E 12.5 FT OF 27 & W 44.5 FT OF 28
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Rudy Davila/DAVILA CONCRETE CONTRACTORS
OWNER: BRITTNEY ESPINOZA/ESPINOZA BRITTNEY RYANNE &
TYPE OF WORK: Installation of a driveway, curb cut, approach and on-site walkways
APPLICATION RECEIVED: September 14, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new curb cut, driveway apron, driveway and walkway on site at 314 North, located within the Monticello Park Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Element

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.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

FINDINGS:

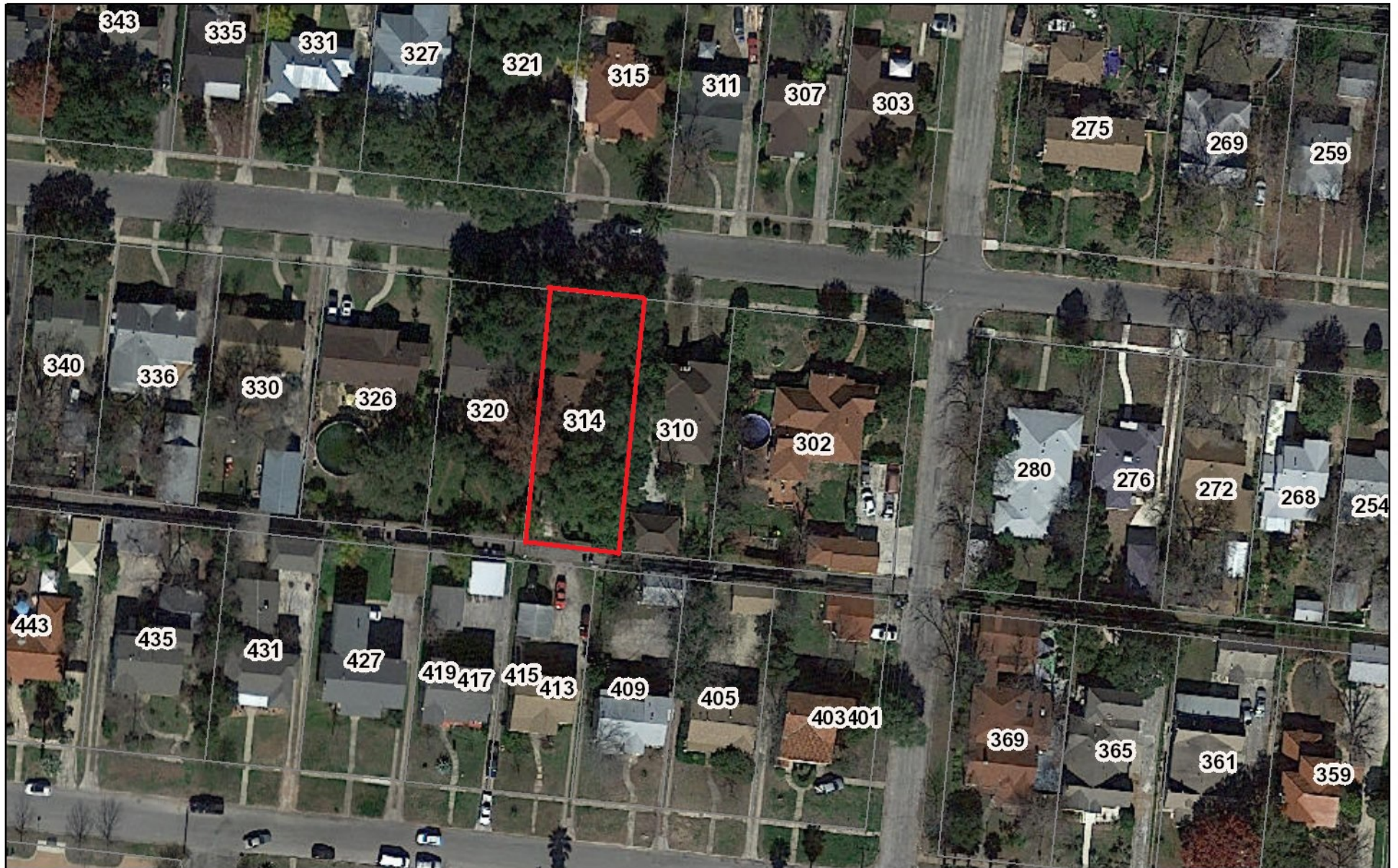
- a. The applicant is requesting a Certificate of Appropriateness for approval to install a new curb cut, driveway apron, driveway and walkway on site at 314 North, located within the Monticello Park Historic District.
- b. VIOLATION – Office of Historic Preservation staff performed a site visit on September 9, 2021, and issued a Stop Work Order for the installation of a curb cut and the laying of base and rebar in preparation for the installation of a concrete apron, driveway and walkways on site without a Certificate of Appropriateness.
- c. DRIVEWAY – The applicant has proposed a driveway with a curved profile resulting a parking being located in front of a portion of the historic structure that is setback from the primary façade. The Guidelines for Site Elements 5.B.i., new driveways should feature a similar configuration as those found historically within the district in regards to their materials, width and design. Driveways found historically within the Monticello Park Historic District feature straight profiles with either ribbon strip or full concrete configurations. Historic driveways are approximately ten (10) feet in width. Staff finds the proposed driveway to be inconsistent with the Guidelines. Staff finds that a straight driveway that does not exceed ten (10) feet in width would be appropriate. While the driveway would terminate in front of the house, the section of the house where it would terminate is setback from the primary façade. Staff finds this terminating point to be appropriate.
- d. WALKWAY – The applicant has proposed a walkway within the front yard to feature concrete paving to lead from the proposed driveway to the existing front walkway. Staff finds the proposed walkway to be appropriate.

RECOMMENDATION:

Staff recommends approval based on findings c and d with the following stipulations:

- i. That the proposed driveway feature a straight profile and a width that does not exceed ten (10) feet.
- ii. That the proposed curb cut and driveway apron be consistent with those found historically on the block in regards to profile and width.

City of San Antonio One Stop



September 30, 2021

CoSA Addresses



Pre-K Sites

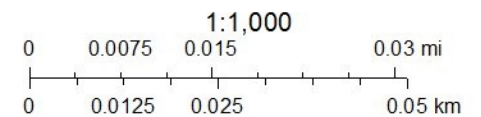
BCAD Parcels



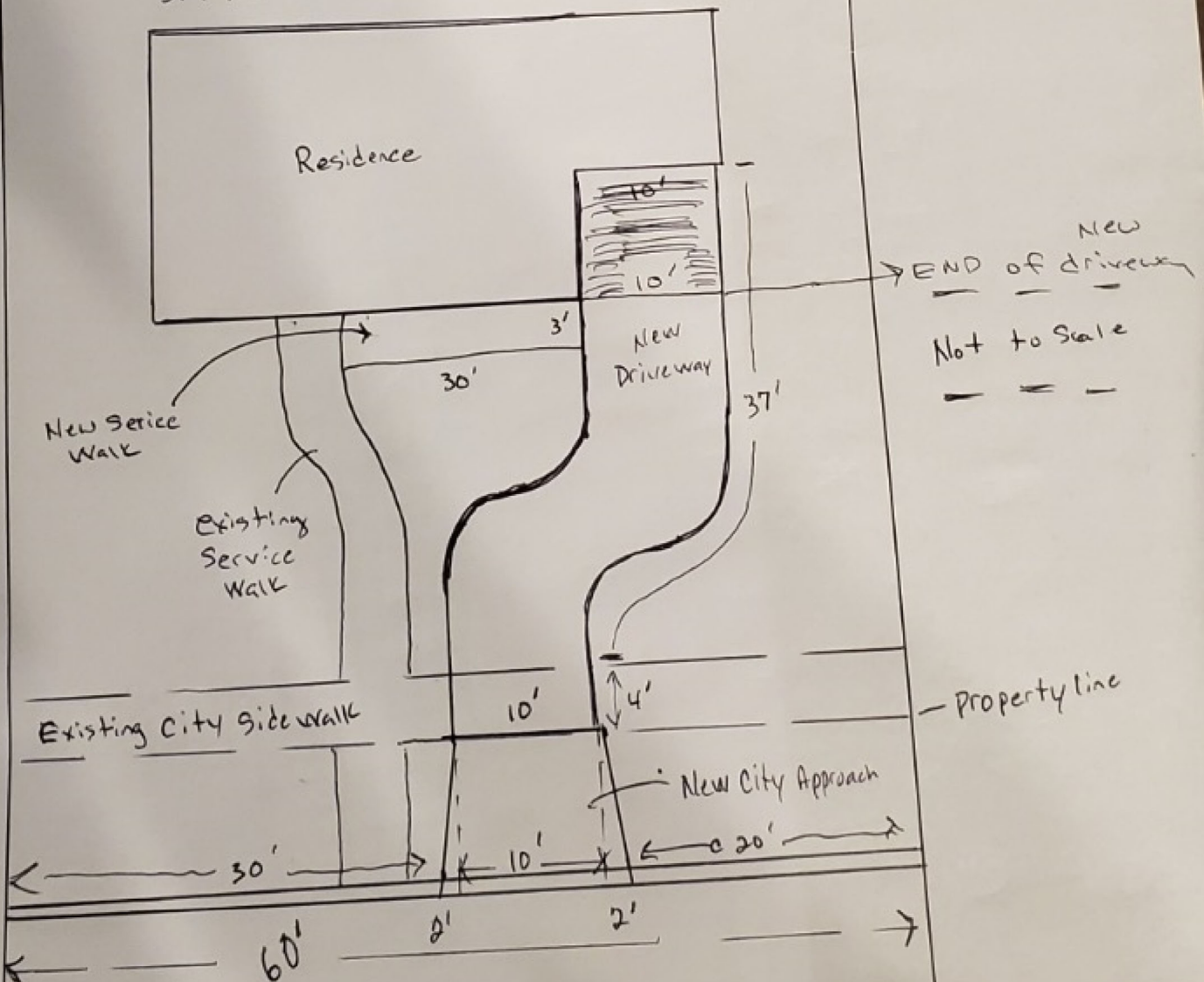
Community Service Centers



CoSA Parcels



Brittney Espinoza
314 North Drive







Investigation Report

Property

Address	314 North Drive
District/Overlay	Monticello Park
Owner Information	BRITTNEY ESPINOZA/ESPINOZA BRITTNEY RYANNE &

Site Visit

Date	09/09/2021
Time	03:02 PM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	25%
Description of work	Site prep for a new curb cut, driveway and walkway. Form work and rebar have been installed for concrete to be poured.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation

Photographs	
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Investigation Report





Investigation Report





Investigation Report



09/09/2021 03:04 PM



Investigation Report

Additional photos were taken on another device.	No
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