

# HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

**HDRC CASE NO:** 2021-508  
**ADDRESS:** 275 NORTH DR  
**LEGAL DESCRIPTION:** NCB 6708 BLK 18 LOT 18 & W 25 FT OF 17  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** DAVIS EUGENE A &  
**OWNER:** DAVIS EUGENE A &  
**TYPE OF WORK:** Addition of a driveway  
**APPLICATION RECEIVED:** September 30, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Katie Totman

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add a new driveway to be approximately 20-feet wide by 17-feet long.

## 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 275 North Drive is a 2-story home with influences of Federal architectural style. It features a detached garage that faces Shearer Blvd which is located behind the primary structure. The property is contributing to the Monticello Park Historic District.
- b. PROPOSED DRIVEWAY – The applicant is proposing to add a second concrete driveway in front of an existing fence and gate fronting Shearer Blvd. The proposed concrete driveway will be approximately 20-feet wide by 17-feet long and tie into the existing concrete driveway located in front of a garage structure. The Historic Design Guidelines for Site Elements B.i., note that historic driveways are typically no wider than 10-feet. While nearby properties do have numerous, wider driveways at the rear of the property, the proposed 20-foot width combined with an existing driveway is not consistent with the guidelines. A second concrete driveway that is consistent with the design guidelines and no wider than 10-feet may be appropriate.

**RECOMMENDATION:**

Staff recommends approval based on finding b with the stipulation that the driveway be no wider than 10-feet and detached from the existing driveway to be consistent with the design guidelines.



# City of San Antonio One Stop



October 14, 2021

— User drawn lines


1:500

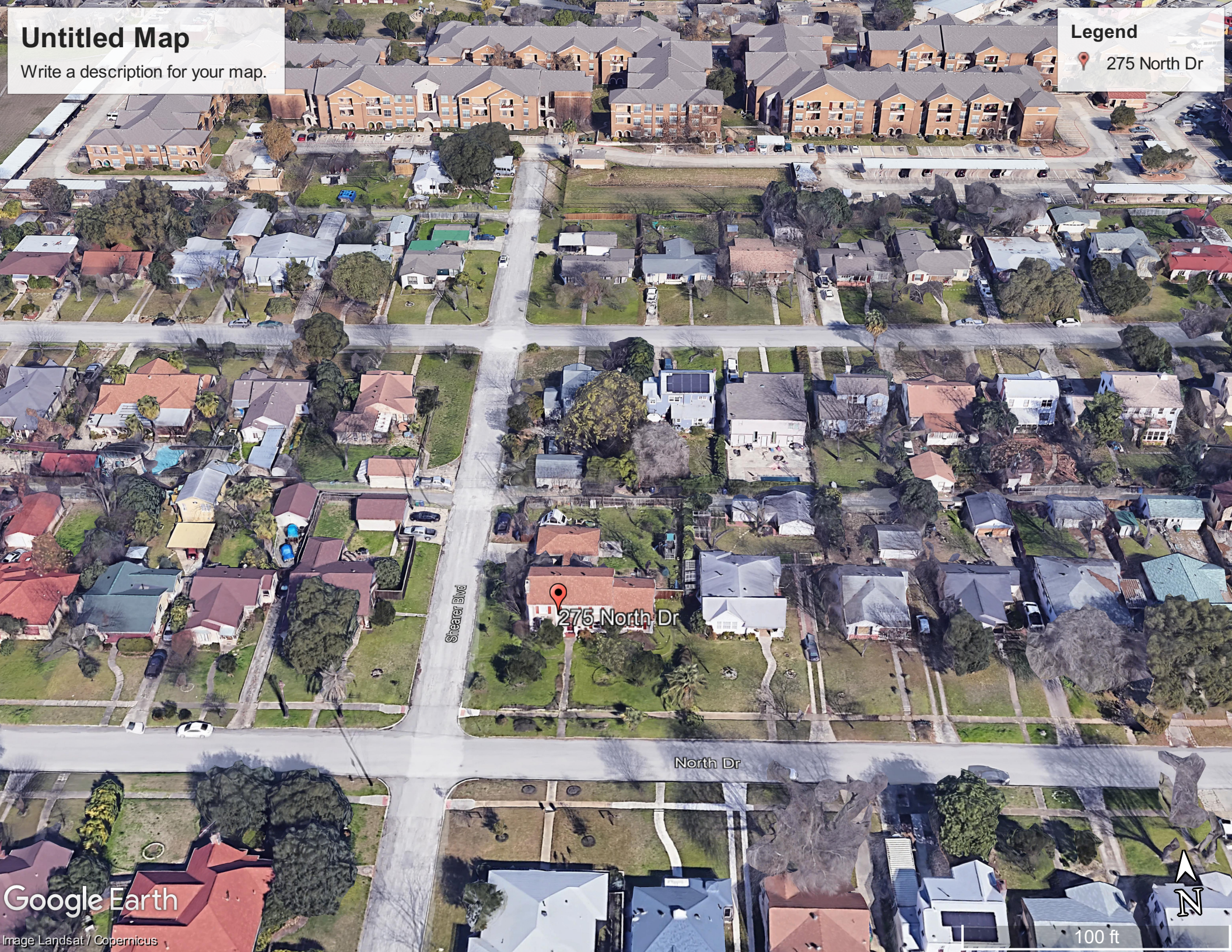
0 0.005 0.01 0.02 mi  
0 0.0075 0.015 0.03 km



Untitled Map  
Write a description for your map.

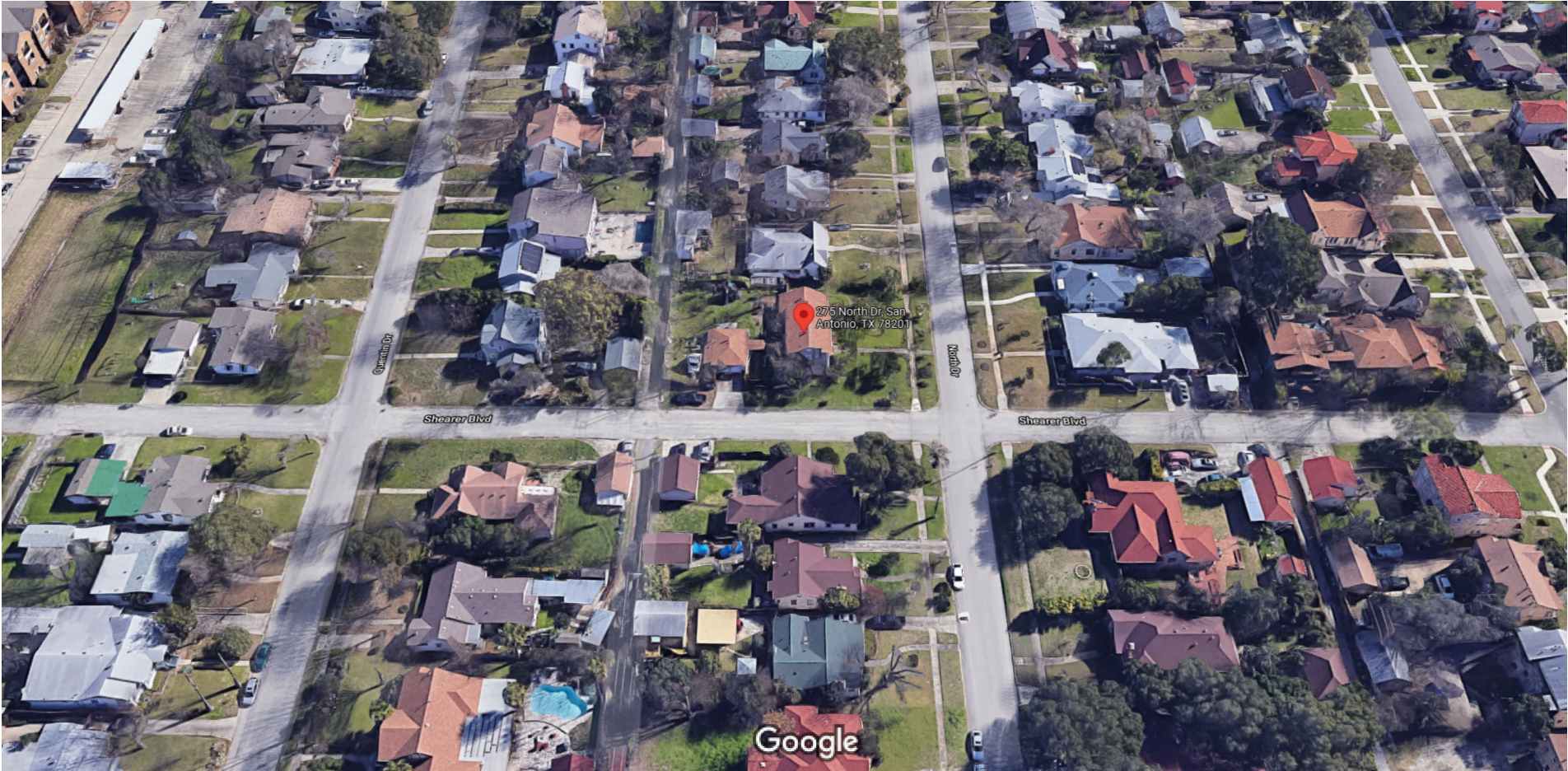
Legend

 275 North Dr





Google Maps 275 North Dr



Imagery ©2021 Google, Imagery ©2021 CAPCOG, Maxar Technologies, Map data ©2021 50 ft



## **Certificate of Appropriateness Application - Description**

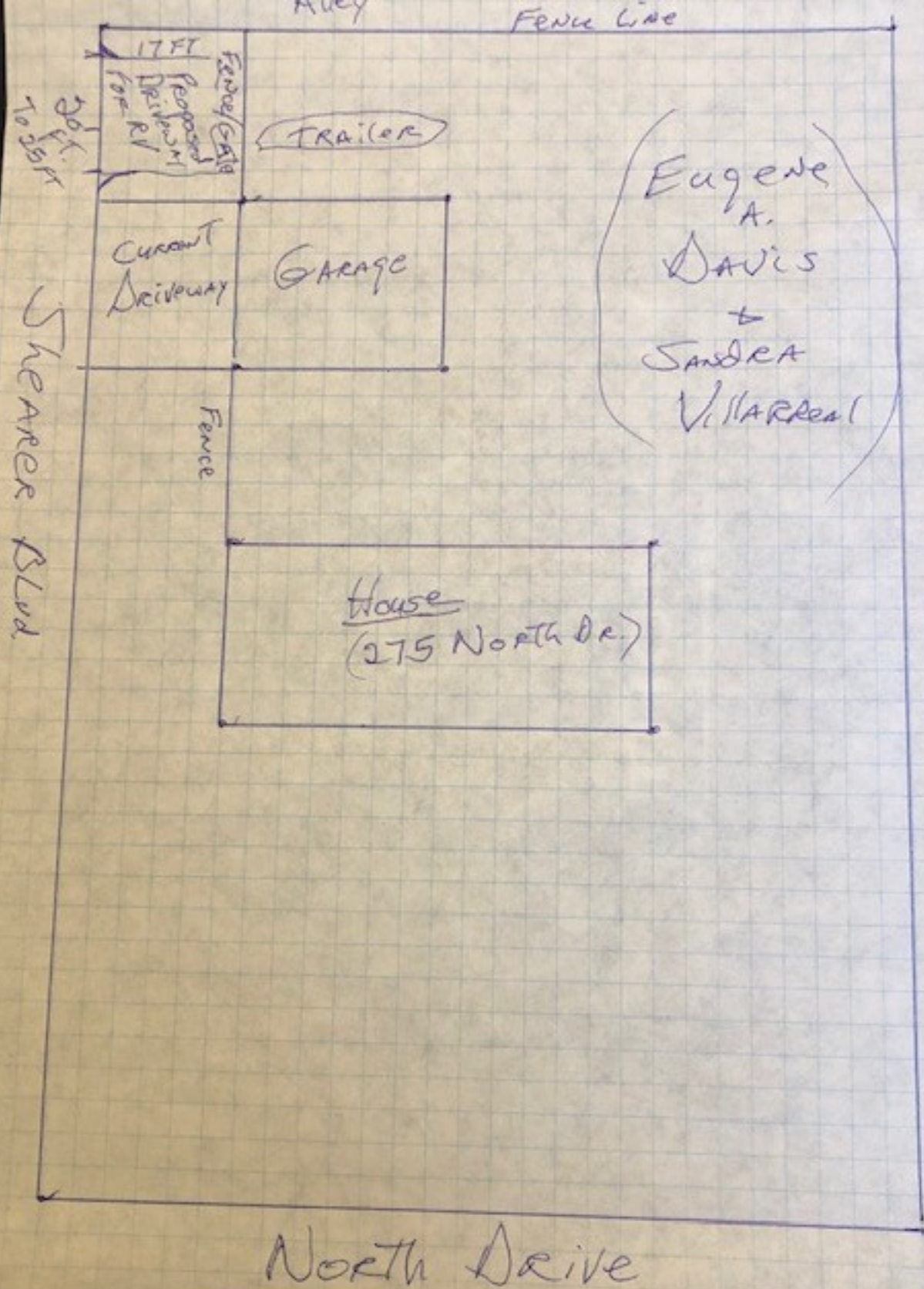
### **275 North Drive**

We would like to add a driveway to the side of our property facing Shearer St. This driveway would be for the purpose of allowing easy and safe access to our recreational camper trailer which is located inside our yard next to our existing detached garage. Please see photo and dimension sketch below.



This shows the Shearer side of our property next to the detached garage. The proposed driveway would be next to the existing driveway. Where there are bricks and grass now would be a new concrete 20' X 17' driveway













Shearer Blvd







