

HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 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
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Eugene Davis
OWNER: Eugene Davis
TYPE OF WORK: Addition of a curb cut
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 curb cut to an existing bricked area in front of a rear yard gate.

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 constructed in the – architectural style. It features a detached garage that faces Shearer Blvd and is located behind the primary structure. The property is contributing to the

Monticello Park Historic District.

b. DESIGN REVIEW COMMITTEE SITE VISIT – The applicant originally requested to add a concrete driveway in front of the existing driveway gates that was heard by the HDRC on October 20, 2021. The HDRC moved that the DRC make a site visit. The DRC met on November 10th on site at 275 North Drive and discussed alternatives to a full driveway.

c. PROPOSED CURB CUT – Following the Design Review Committee (DRC) site visit, the applicant is requesting to add a curb cut to the existing bricked area in front of the driveway gates fronting Shearer Blvd. The applicant is proposing to create a curb cut to be no wider than approximately 17-feet, which is the width of the opening of the gates. Staff finds that this is appropriate given that the bricked area currently exists. Additionally, staff finds that the proposed curb cut should not exceed the width of the existing curb cut and should match in profile regarding the tapering of the curb.

RECOMMENDATION:

Staff recommends approval of the proposed curb cut based on findings b and c. Additionally, staff finds that the proposed curb cut should not exceed the width of the existing curb cut and should match in profile regarding the tapering of the curb.

City of San Antonio One Stop



October 14, 2021

— User drawn lines


1:500

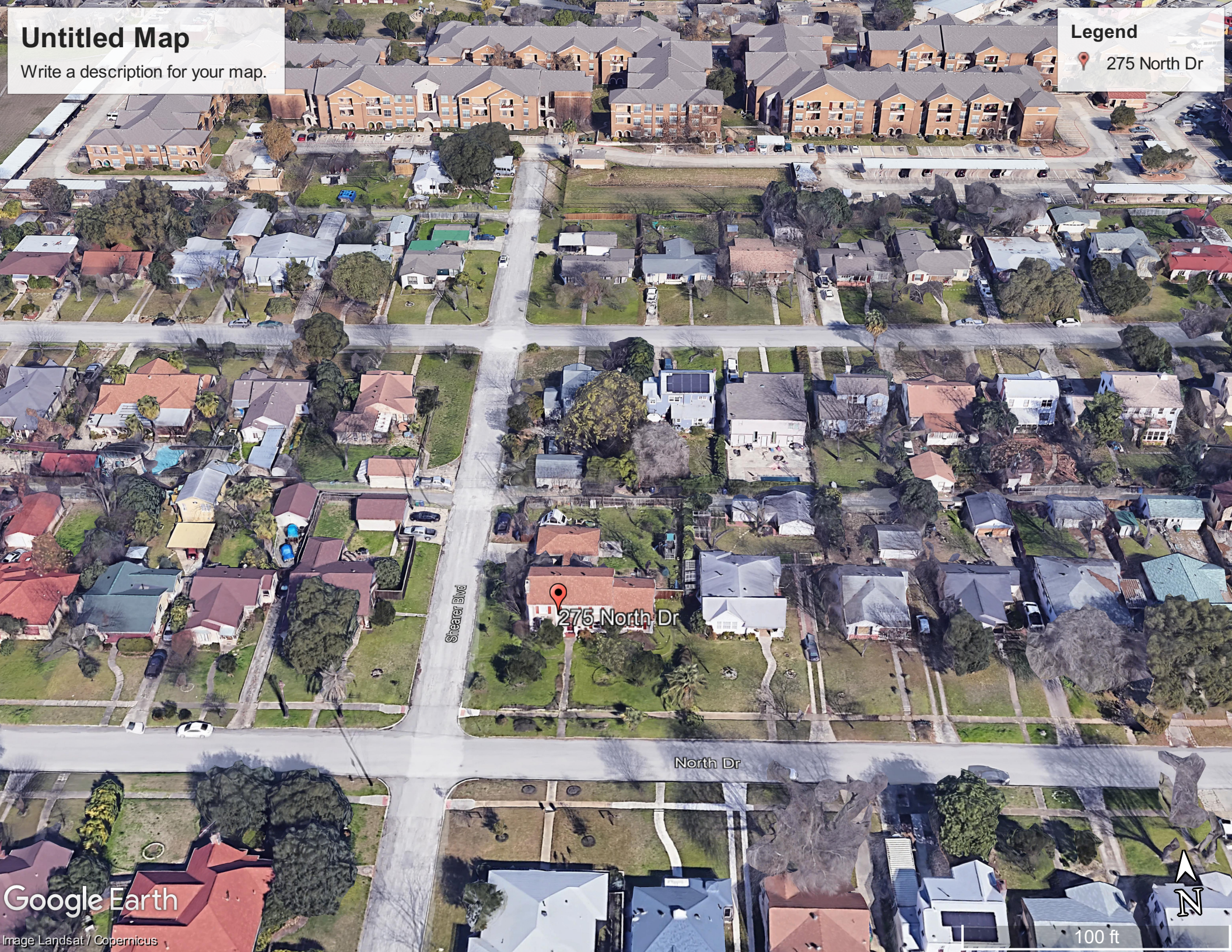
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Untitled Map

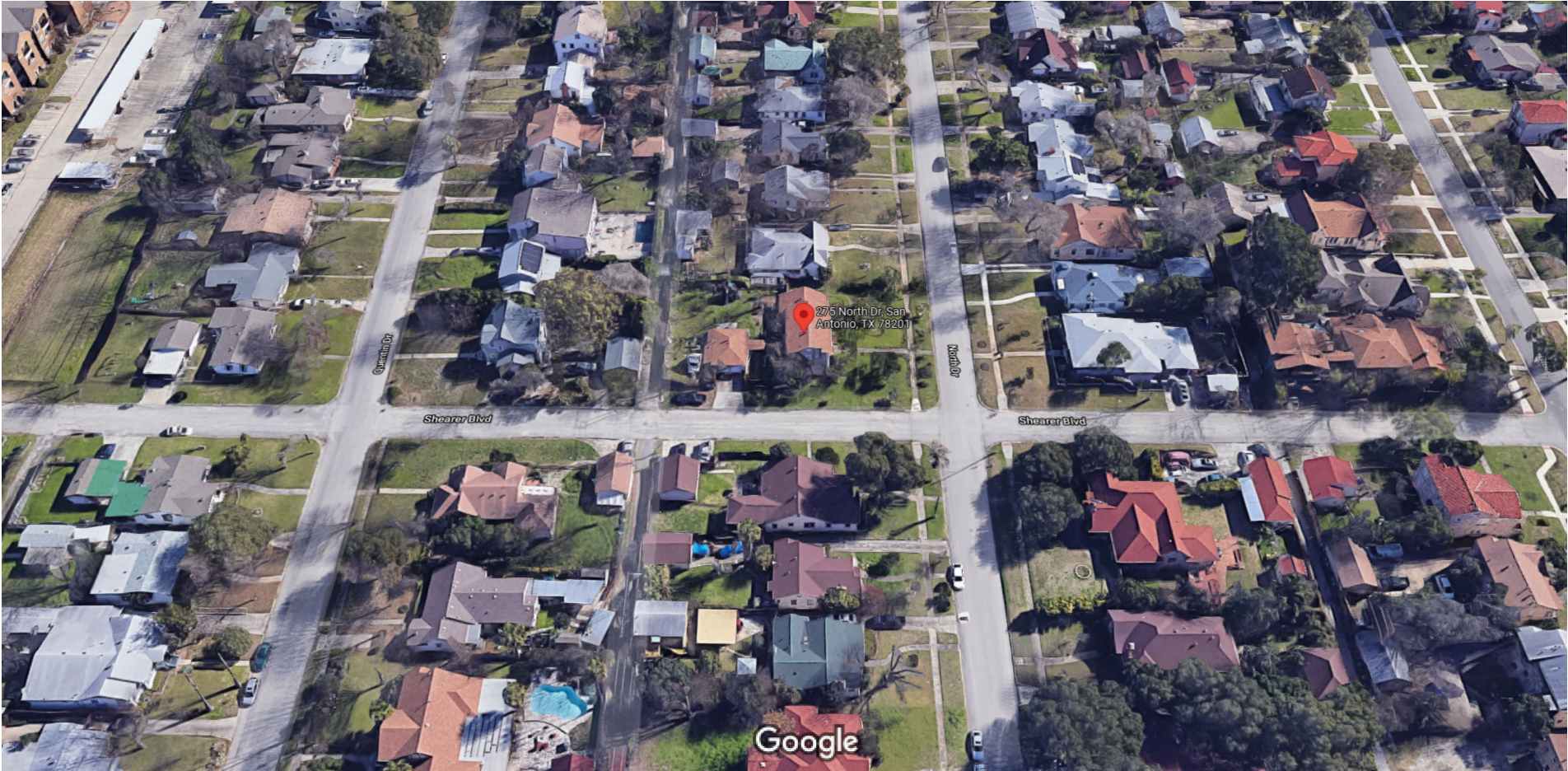
Write a description for your map.

Legend

 275 North Dr



Google Maps 275 North Dr



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



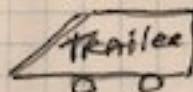
Nov 10, 2021 at 4:10:15 PM
275 North Dr
San Antonio TX 78201
United States



Alley

Curb
cut

17'



Driveway

GARAGE

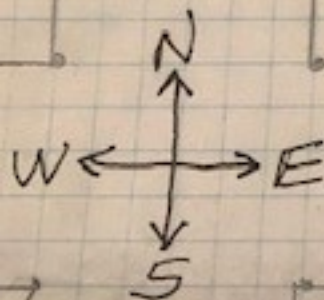
Eugene
A.
DAVIS
+
Sandra
Villarreal



275
North Dr.

NORTH DR.

Shearer Blvd.





Shearer Blvd



