

# HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

**HDRC CASE NO:** 2024-010  
**ADDRESS:** 517 WICKES  
**LEGAL DESCRIPTION:** NCB 2916 BLK 5 LOT 17  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** FLORES STEPHANIES & JOE MARK  
**OWNER:** FLORES STEPHANIES & JOE MARK  
**TYPE OF WORK:** Driveway modifications  
**APPLICATION RECEIVED:** January 02, 2024  
**60-DAY REVIEW:** March 3, 2024  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

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

1. Widen the existing concrete driveway from 10 feet to 16 feet.
2. Widen the existing concrete driveway apron from 12 feet to 20 feet.

## APPLICABLE CITATIONS:

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

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

#### A. SIDEWALKS AND WALKWAYS

- 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.
- 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.
- 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.
- Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### B. DRIVEWAYS

- 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.
- 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

- Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- 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 at 517 Wickes is a single-story, single-family residence constructed in the Craftsman style circa 1920. The structure features a composition shingle roof, an asymmetrical front porch on wood post supports, wood siding, and one-over-one wood windows. The property is contributing to the King William Historic District.
- b. CASE HISTORY – Staff received a citizen report on December 25, 2023, that a concrete driveway and apron were being modified without approval. Staff contacted the property owner on January 2, 2024, to issue a Stop Work Order. The property owner is requesting a Certificate of Appropriateness for the unapproved work.
- c. DRIVEWAY (EXPANSION) – The applicant is requesting to install a 16-foot-wide concrete driveway. The Guideline 5.B.i for Site Elements states to retain and repair in place historic driveway configurations, such as ribbon drives, 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 10 feet. Staff finds the proposed modifications to be inconsistent with the Guidelines.
- d. DRIVEWAY (APRON) – The applicant is requesting to install a 20-foot-wide concrete driveway apron. The Guideline 5.B.i for Site Elements states to retain and repair in place historic driveway configurations, such as ribbon drives, 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 10 feet. Guideline 5.B.ii for Site Elements state to maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found. Staff finds the proposed modifications to be inconsistent with the Guidelines.

**RECOMMENDATION:**

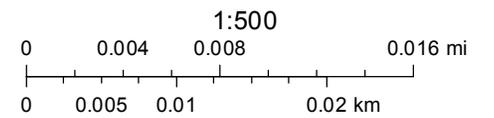
Item 1, staff does not recommend approval of the driveway expansion from 10 feet to 16 feet, based on finding c. Staff recommends that the applicant retain the driveway width of 10 feet to be consistent with the Guidelines. Additionally, staff recommends that the loading and unloading areas be of pervious or semi-pervious material (such as pavers) between the driveway and the house.

Item 2, staff does not recommend approval of the driveway apron expansion from 12 feet to 20 feet, based on finding d. Staff recommends that the applicant retain the driveway apron width of 12 feet to be consistent with the Guidelines.

# City of San Antonio One Stop



January 5, 2024



Subject: Certificate of appropriateness for ADA modifications

Date: Jan 2, 2024

Scope of work: Driveway and Sidewalk

Submitter: Stephanie Flores

Contact info [REDACTED]

Email [REDACTED]

### Purpose of ADA modifications

To whom it may concern, we have a 22 year old daughter, Sabrina Jo Flores who has a long list of disabilities to include the following:

1. Cerebral Palsy
2. Quadriplegic
3. Hyperopic astigmatism of both eyes

As a result of her ailments, she is primarily in a wheelchair with a tiny bit of walking in her gait trainer as she is unable to walk independently.

To ensure we can maneuver Sabrina at 517 Wickes, we are requesting the following:

1. Widening of the driveway so that we can fit her vehicle with the valet chair and her caregivers can also fit and expand the wheelchair ramp for our daughter's safety. This will also give her a place to walk for 10 minutes twice a day in her gait trainer.
2. Flattening of the sidewalk up towards the house so we can roll the wheelchair from the front of the home as well and then navigate towards the driveway and the ramp located on side of home (pre-approved but not built yet) so she can enter the home.

Our contractor gave recommendations based on ADA and passenger access requirements, and we accepted the recommendations. I believe he went by this type of ADA reference:

"4.6.6 Passenger Loading Zones. Passenger loading zones shall provide an access aisle at least 60 in (1525 mm) wide and 20 ft (240 in)(6100 mm) long adjacent and parallel to the vehicle pull-up space (see Fig. 10). If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with 4.7 shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions"

Before photos reflect the yard was torn up and not accessible.





This sidewalk was there already but broken up. It was cleaned up and flattened for wheelchair access.

This is the part that was added for the passenger access for my daughter's valet chair and caregiver's ramp that rolls out my daughter on her wheelchair.



Photos of my daughter's valet chair and an example of caregiver's ramp below

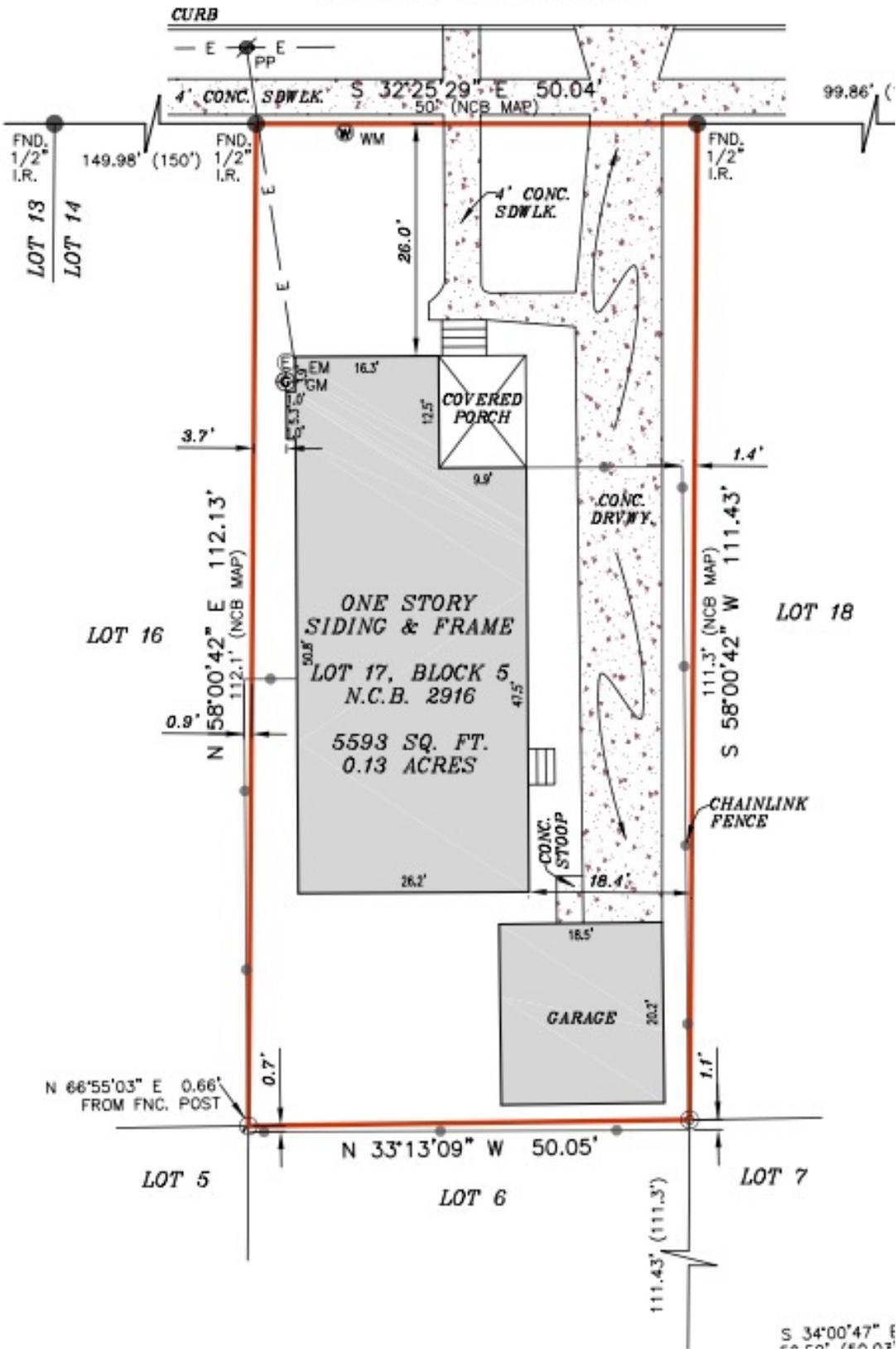


Here is my 22 year old baby! Sabrina Jo Flores  
We strive to provide an inclusive, navigatable life for her!



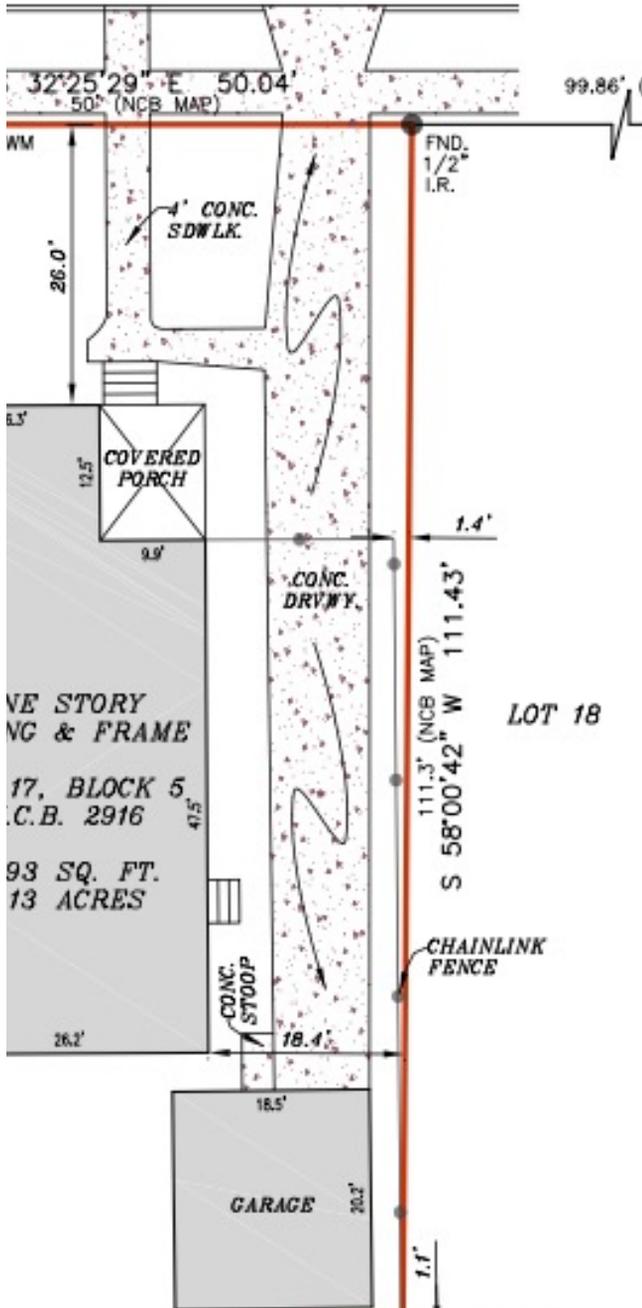
# Survey Picture of Before View

## WICKES ST. (50' R.O.W.-PER NCB MAP)



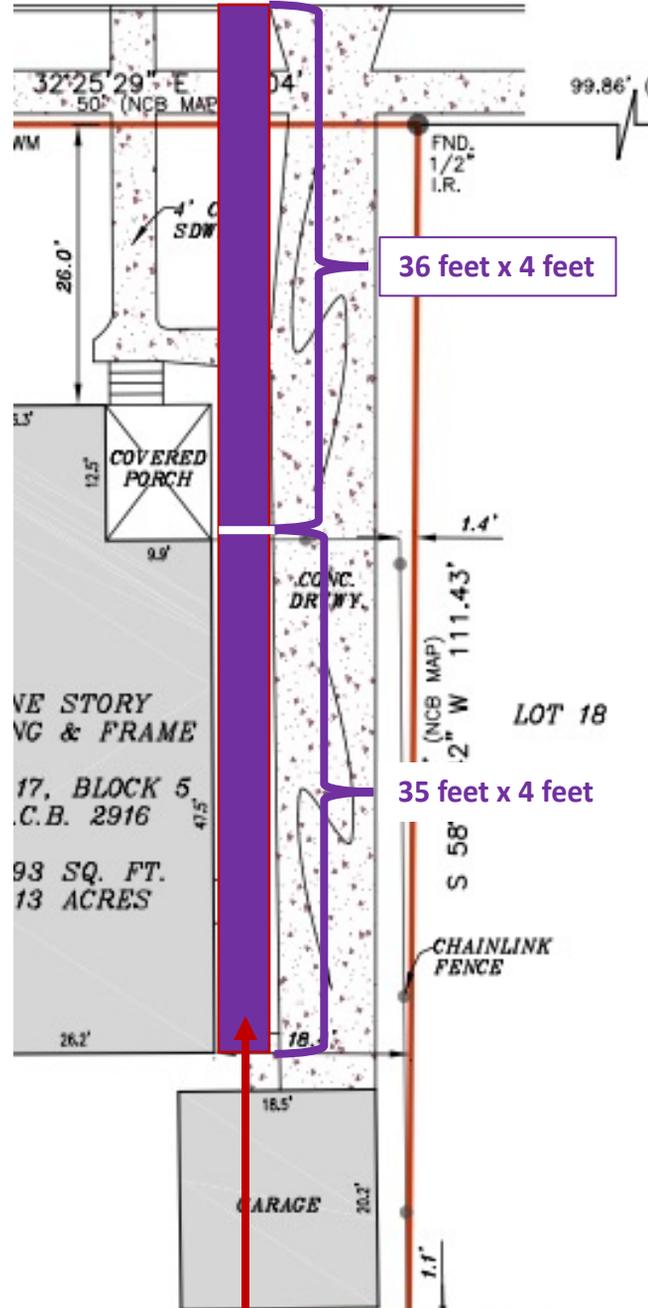
# Before

WICKES ST.  
R.O.W.-PER NCB MAP)



# After

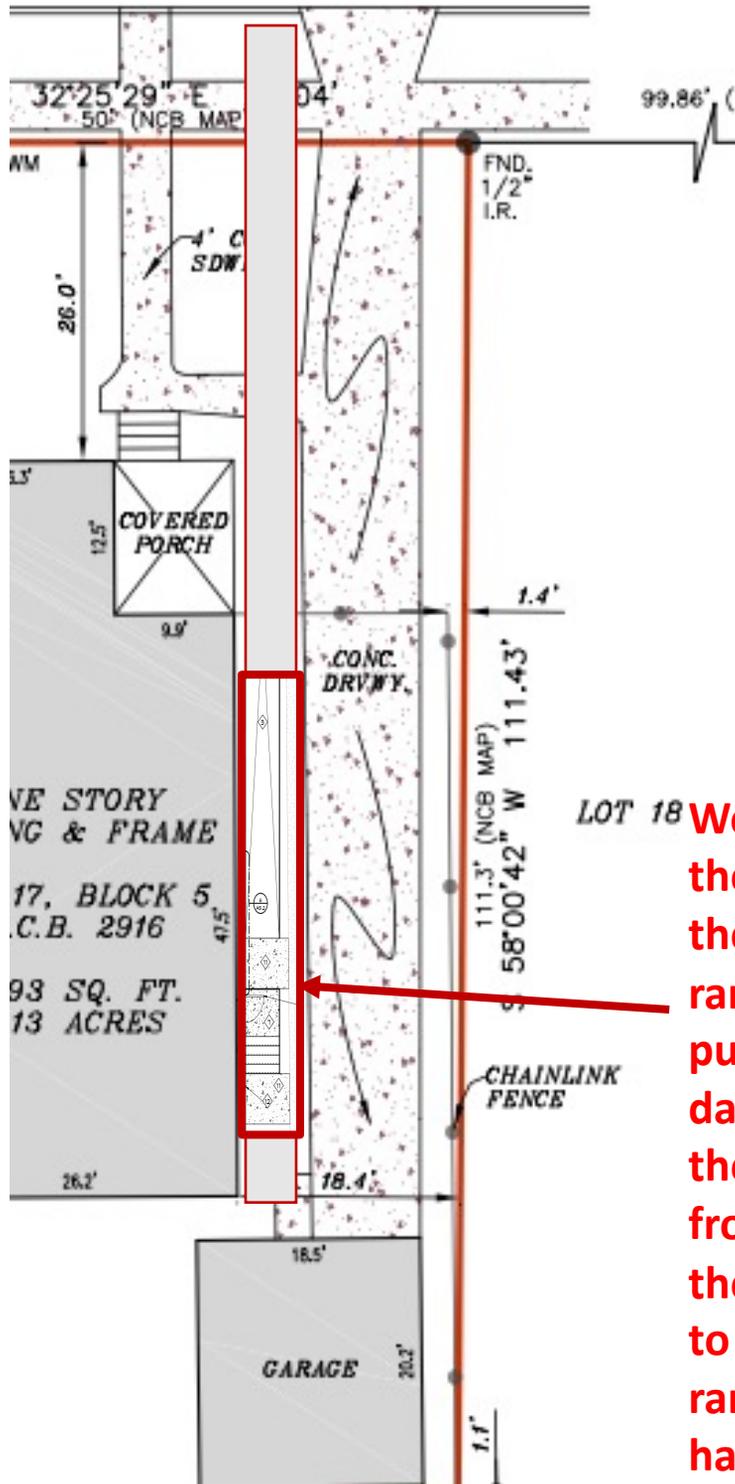
WICKES ST.  
R.O.W.-PER NCB MAP)



Driveway Widened by 4 feet

# Ramp goes on top of concrete

WICKES ST.  
R.O.W. - PER NCB MAP)



We also went all the way back for the pre-approved ramp we are putting in for our daughter here. So the concrete goes from the front all the way to the back to her wheelchair ramp which we have not built yet.

Jan 10, 2024 at 4:45:23 PM  
517 Wickes St  
San Antonio TX 78210  
United States



Jan 10, 2024 at 4:45:27 PM  
517 Wickes St  
San Antonio TX 78210  
United States



Jan 10, 2024 at 4:45:37 PM  
517 Wickes St  
San Antonio TX 78210  
United States



Jan 10, 2024 at 4:47:49 PM  
517 Wickes St  
San Antonio TX 78210  
United States



Jan 10 2024 at 4:47:55 PM  
517 Wickes St  
San Antonio TX 78210  
United States



Jan 10, 2024 at 4:48:00 PM  
517 Wickes St  
San Antonio TX 78210  
United States



Jan 10, 2024 at 4:49:40 PM  
519 Wickes St  
San Antonio TX 78210  
United States

