

# HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

**HDRC CASE NO:** 2024-035  
**ADDRESS:** 324 GARFIELD ST  
**LEGAL DESCRIPTION:** NCB 708 LK 8 LOT N 77.05 FT OF W 27.8 FT OF 5  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Chris Coker/BLUE LINE HOUSING LLC  
**OWNER:** Chris Coker/BLUE LINE HOUSING LLC  
**TYPE OF WORK:** Driveway installation  
**APPLICATION RECEIVED:** January 18, 2024  
**60-DAY REVIEW:** March 18, 2024  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a driveway at 324 Garfield Street, located within the Lavaca Historic District. The proposed driveway will feature nine (9) feet in width and twenty-four (24) feet in length.

## 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 single-family residential structure at 324 Garfield Street was approved by the Historic and Design Review Commission on September 1, 2021. At the time of approval, a driveway was not proposed. The existing lot features an overall width of 27' – 10". At this time, the applicant has proposed to install a driveway on the east side of the lot. Given the width of the lot and the new construction's footprint, the driveway will run along the front massing, which includes the front porch, and terminate in front of a front facing wall. The driveway will feature a one (1) foot setback from the adjacent property line.
- b. DRIVEWAY – Per the Guidelines for Site Elements 5.B.i., new driveways are to feature a similar driveway configuration as to those found historically within the historic district regarding their materials, width and design. Generally, staff finds the propose driveway to be appropriate. Staff finds its terminus in front of a front facing wall to be appropriate given the site constraints.

## **RECOMMENDATION:**

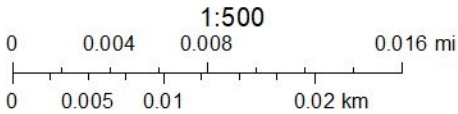
Staff recommends approval based on findings a and b with the following stipulations:

- i. That a final curb cut and apron detail be submitted to staff for review and approval and that both the curb cut and apron match those currently in place on this block.

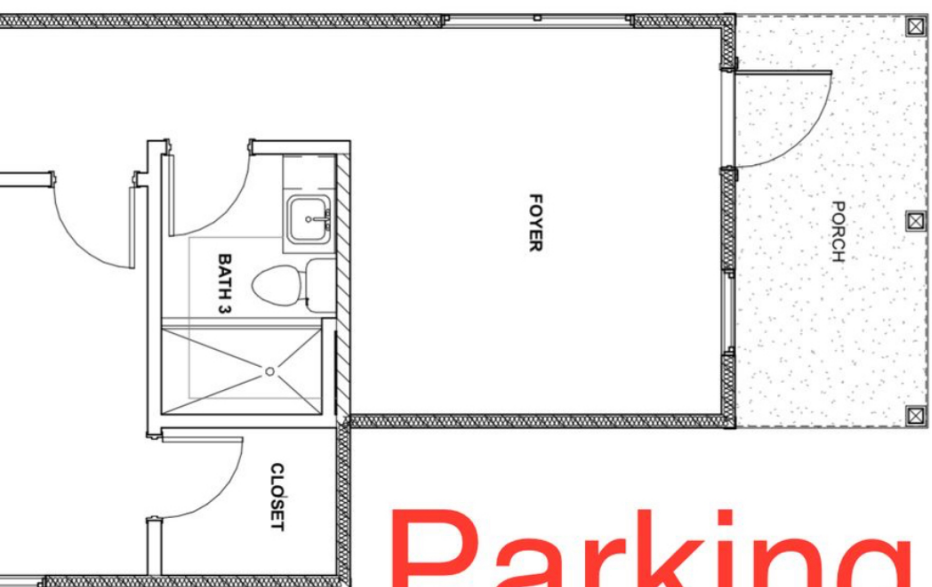
City of San Antonio One Stop



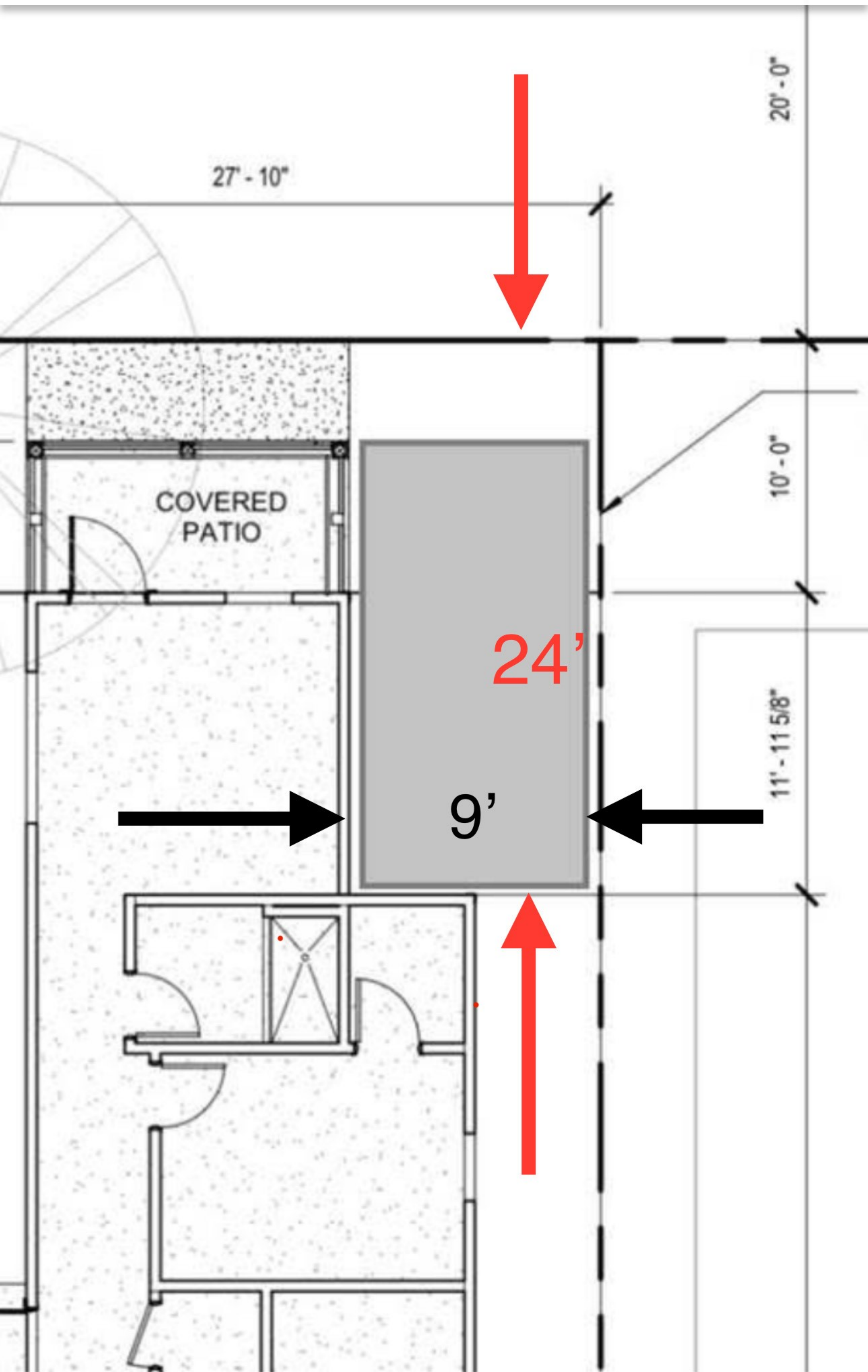
February 1, 2024



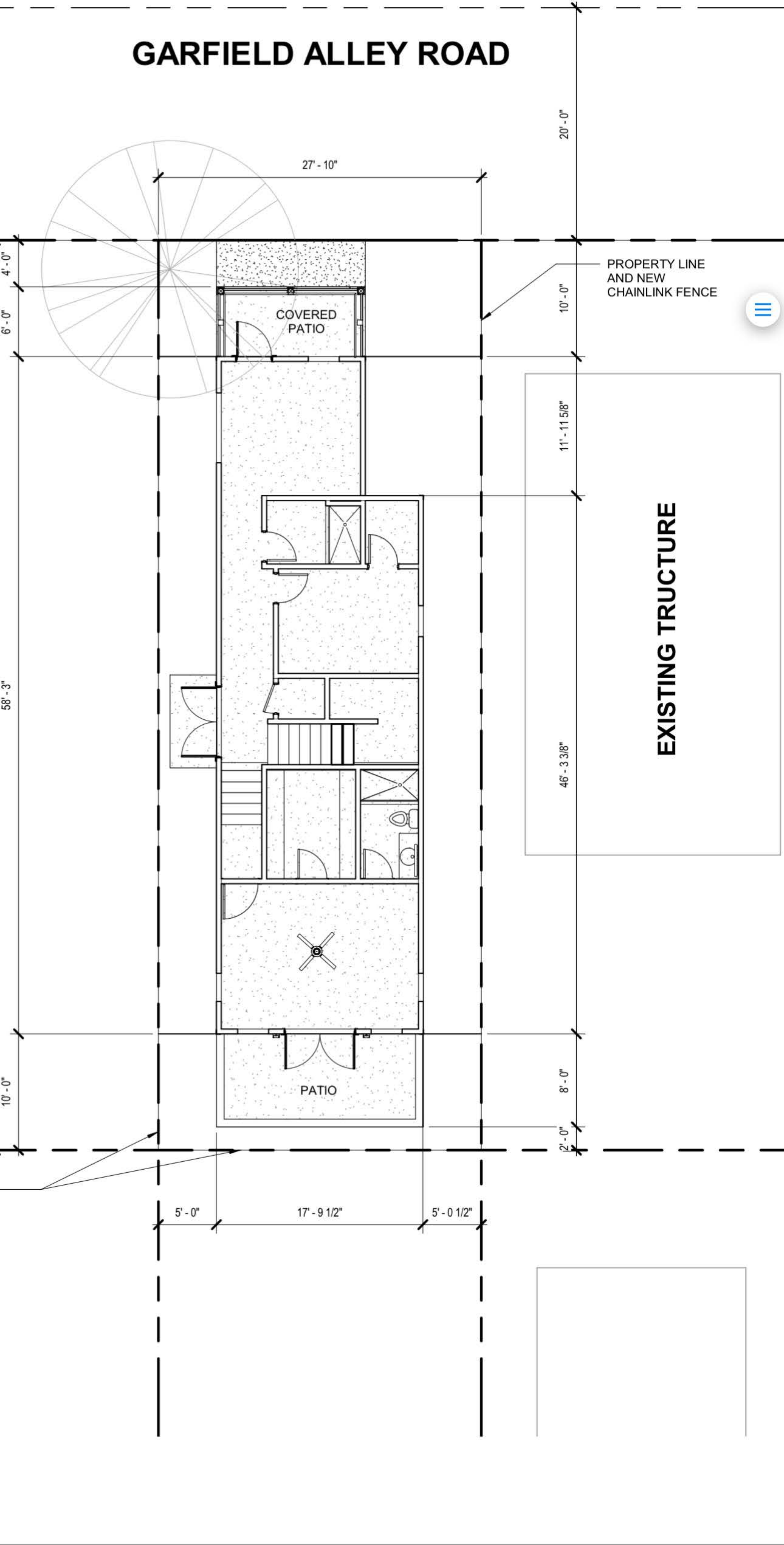


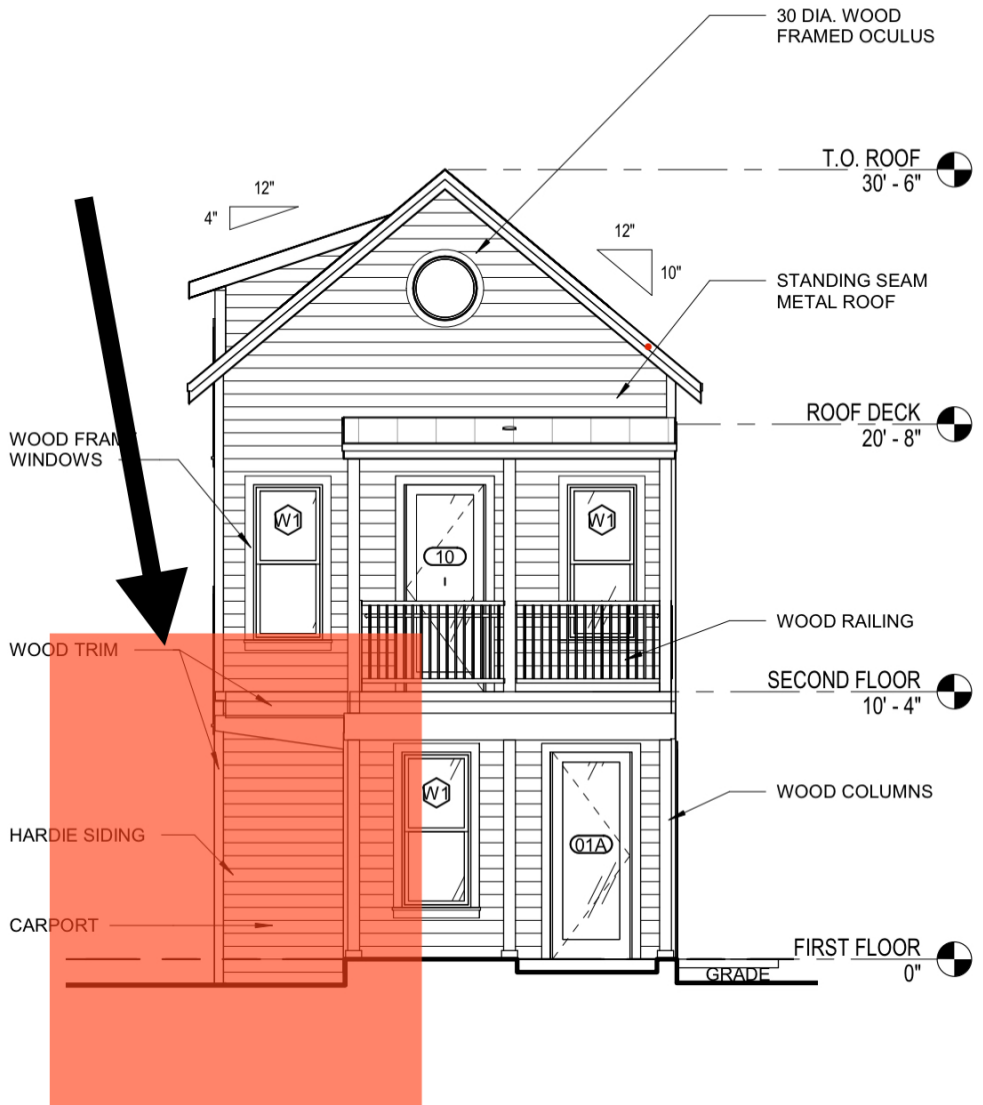


Parking



# GARFIELD ALLEY ROAD





# 1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

