

# HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2022

**HDRC CASE NO:** 2022-307  
**ADDRESS:** 304 SADIE ST  
**LEGAL DESCRIPTION:** NCB 733 BLK 5 LOT 1 AND 2  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** LUIS LOPEZ/One Stop Construction and Consulting  
**OWNER:** GONZALEZ CARLOS OMAR & SELSABEEL A  
**TYPE OF WORK:** Driveway modifications  
**APPLICATION RECEIVED:** May 17, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Hannah Leighner

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to expand the existing driveway, approach, and curb cut to 20 feet in width.

## APPLICABLE CITATIONS:

### 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 property located at 304 Sadie is a single story, single-family structure constructed in the folk-Victorian style. The property first appears on the 1912 Sanborn map. The structure features an original wrap-around front porch, and has been modified to feature a non-historic, rear addition replacing an original rear porch. The rear addition was constructed post-1951 as indicated in the Sanborn map of this date.
- b. CURB CUT MODIFICATION – The applicant is requesting to widen the existing curb cut from 18 feet to 20 feet in width. Historic Design Guideline 5.B.ii for Site Elements states to Maintain the width and configuration

of original curb cuts when replacing historic driveways. Staff finds the proposed curb cut modification to be inconsistent with this guideline.

- c. DRIVEWAY MODIFICATION – The applicant is requesting to widen the existing driveway from a tapered configuration that widens toward the house and narrows at the street, to an angled configuration that is uniformly 20 feet in width at the approach and driveway. The existing driveway currently provides parking for two cars side by side, and has a maximum width of 20 feet. The existing driveway is wider than most driveways located in historic districts, which are typically 10 feet in width. While the existing and proposed widths are wider than recommended by the Guidelines, staff finds the proposed width to be appropriate provided that the width remains uniform throughout and that the proposed apron and curb cut feature profiles that are comparable to those found historically within the district.
- d. The current request is for modifications to the existing curb cut, driveway approach, and parking pad as confirmed by the applicant. Other scopes of work indicated in the submitted site plans are not included in the request at this time.

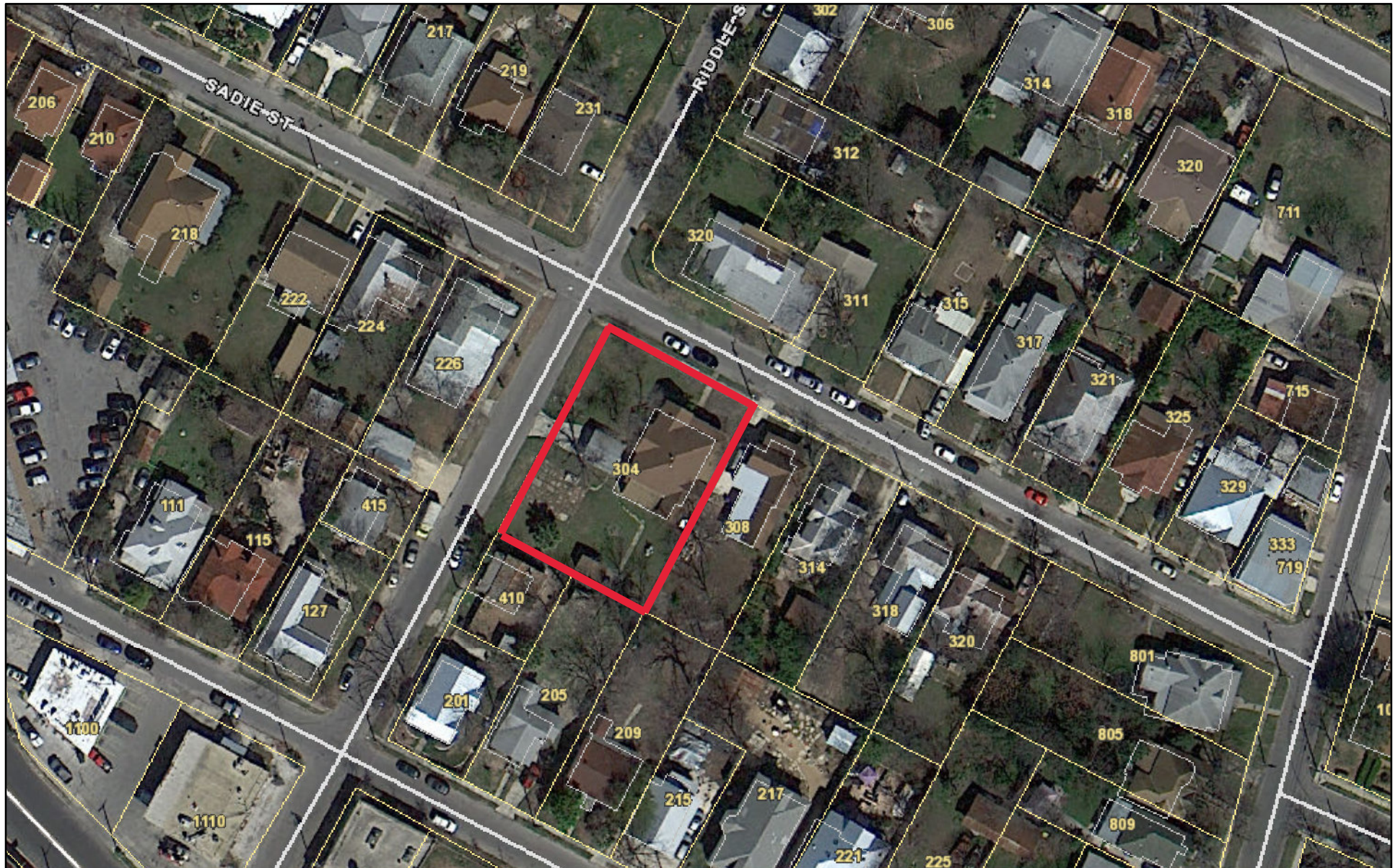
## **RECOMMENDATION:**

Staff recommends approval of items 1 and 2, with the following stipulations:

- i. that driveway modifications do not exceed the indicated measurements as proposed
- ii. that the width remains uniform throughout and that the proposed apron and curb cut feature profiles that are comparable to those found historically within the district.

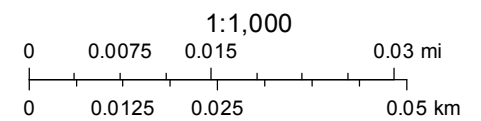


# City of San Antonio One Stop



April 28, 2022

— User drawn lines

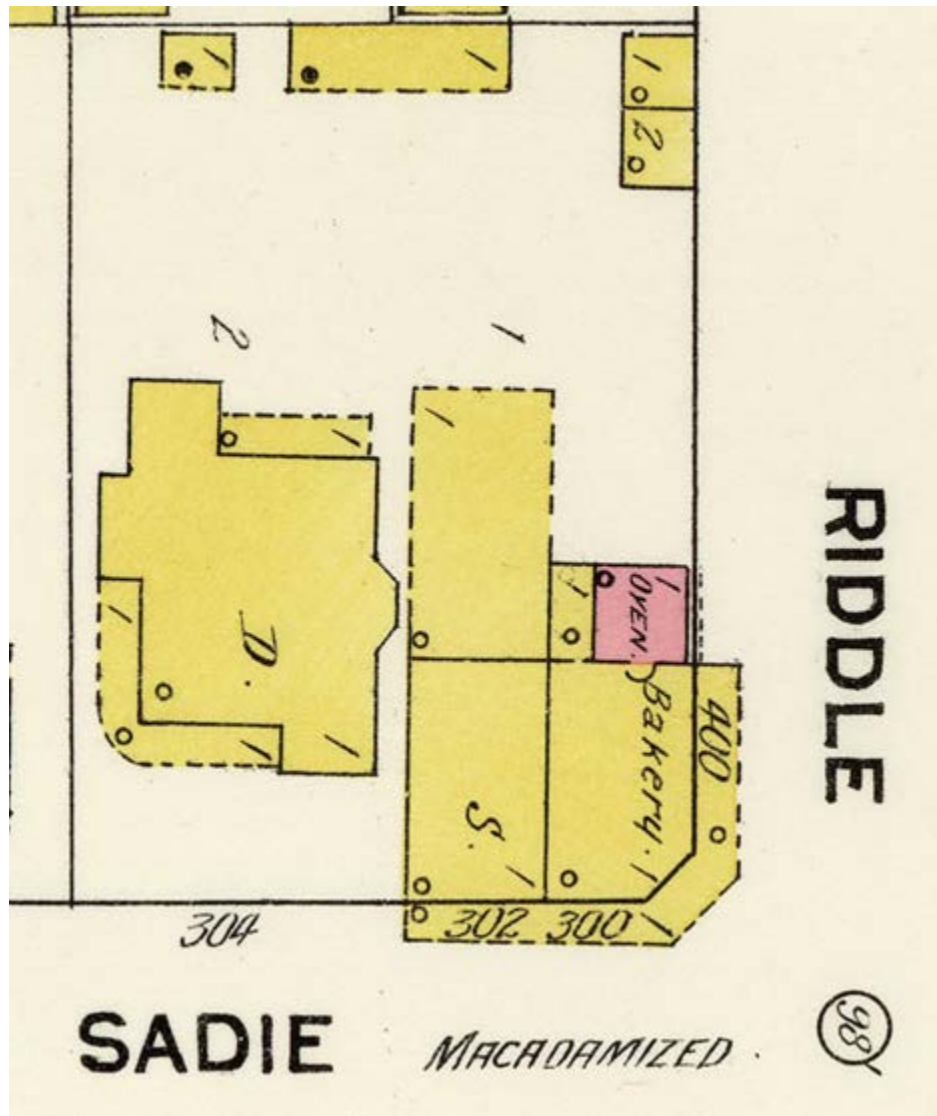




**304 Sadie** – Built between 1904 and 1912

1904 – not shown on Sanborn map (v.2, p. 119)

1912, v.3, p. 257























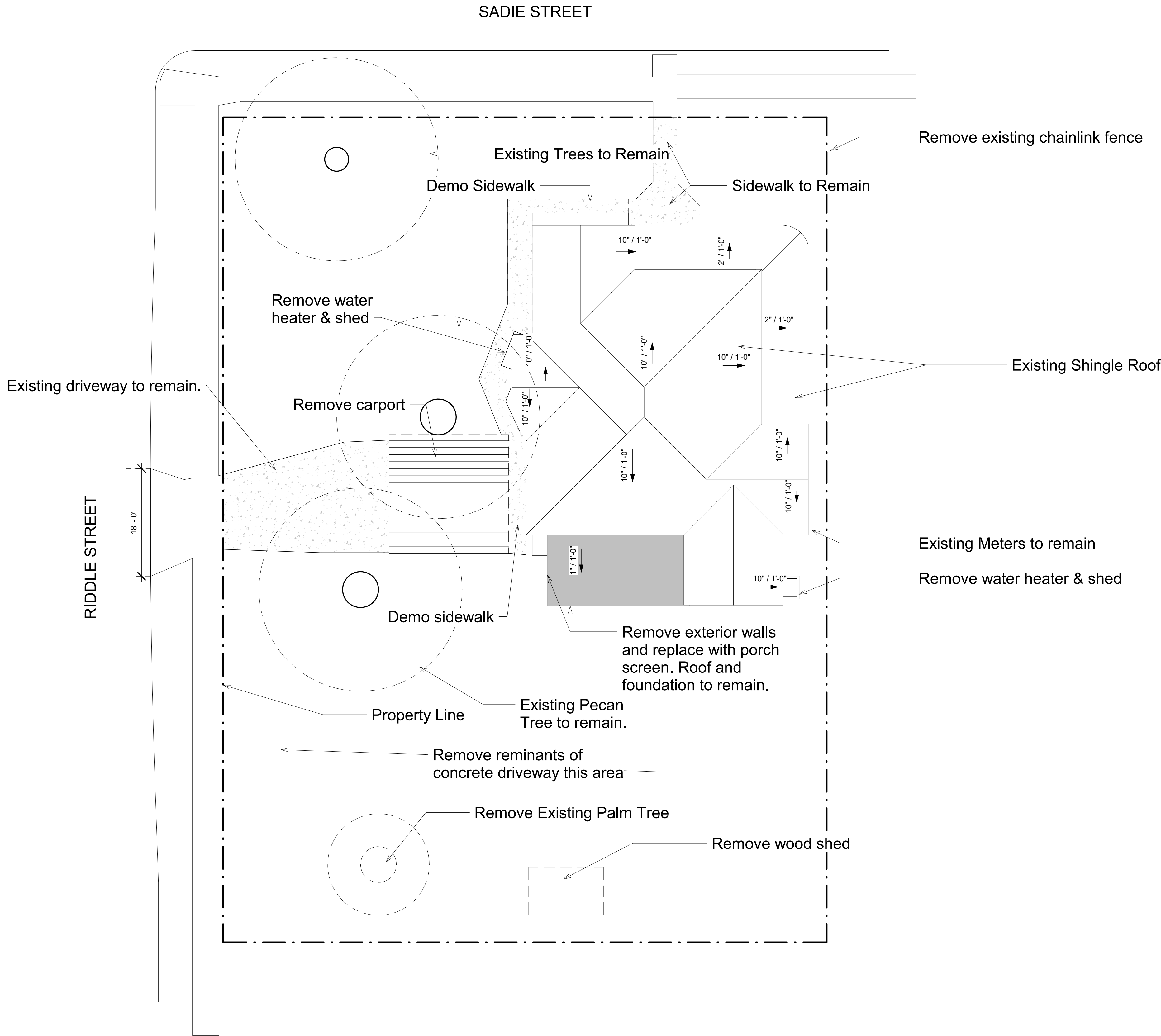












① Site Demo  
1" = 10'-0"

Revision History

Bid Documents



Michelle Hipps-Cruz  
TX Registration No. 26493

Date

3/31/22

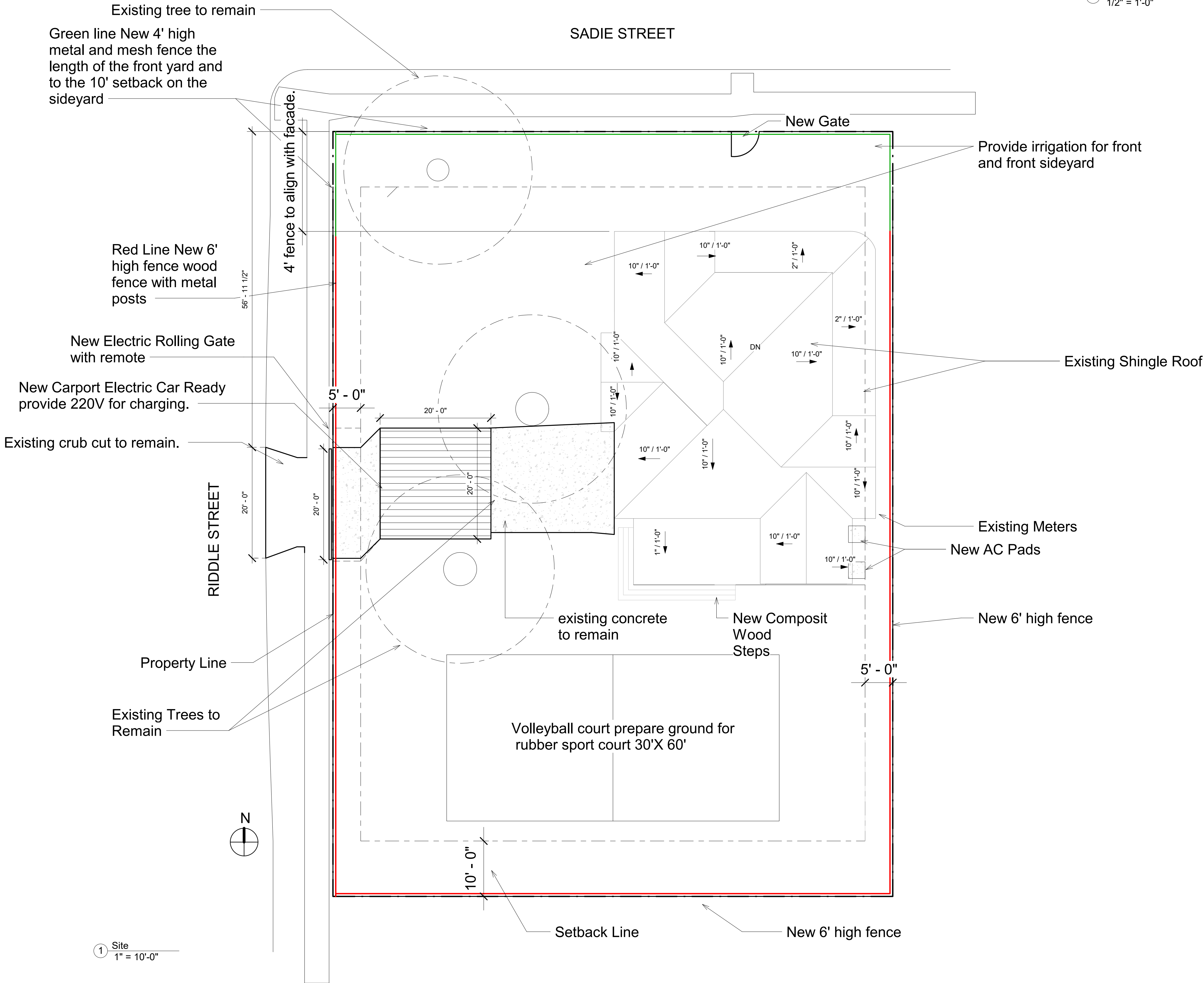
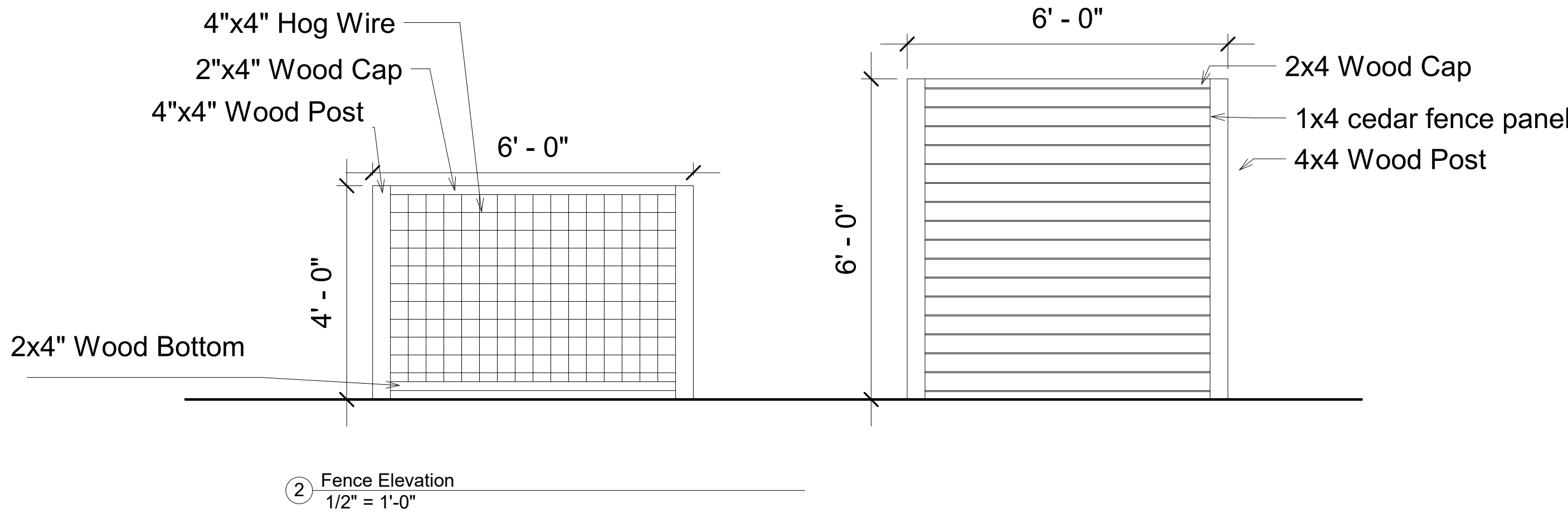
Scale

1" = 10'-0"

Sheet Name

SITE PLAN - DEMO

Sheet Number



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Scale

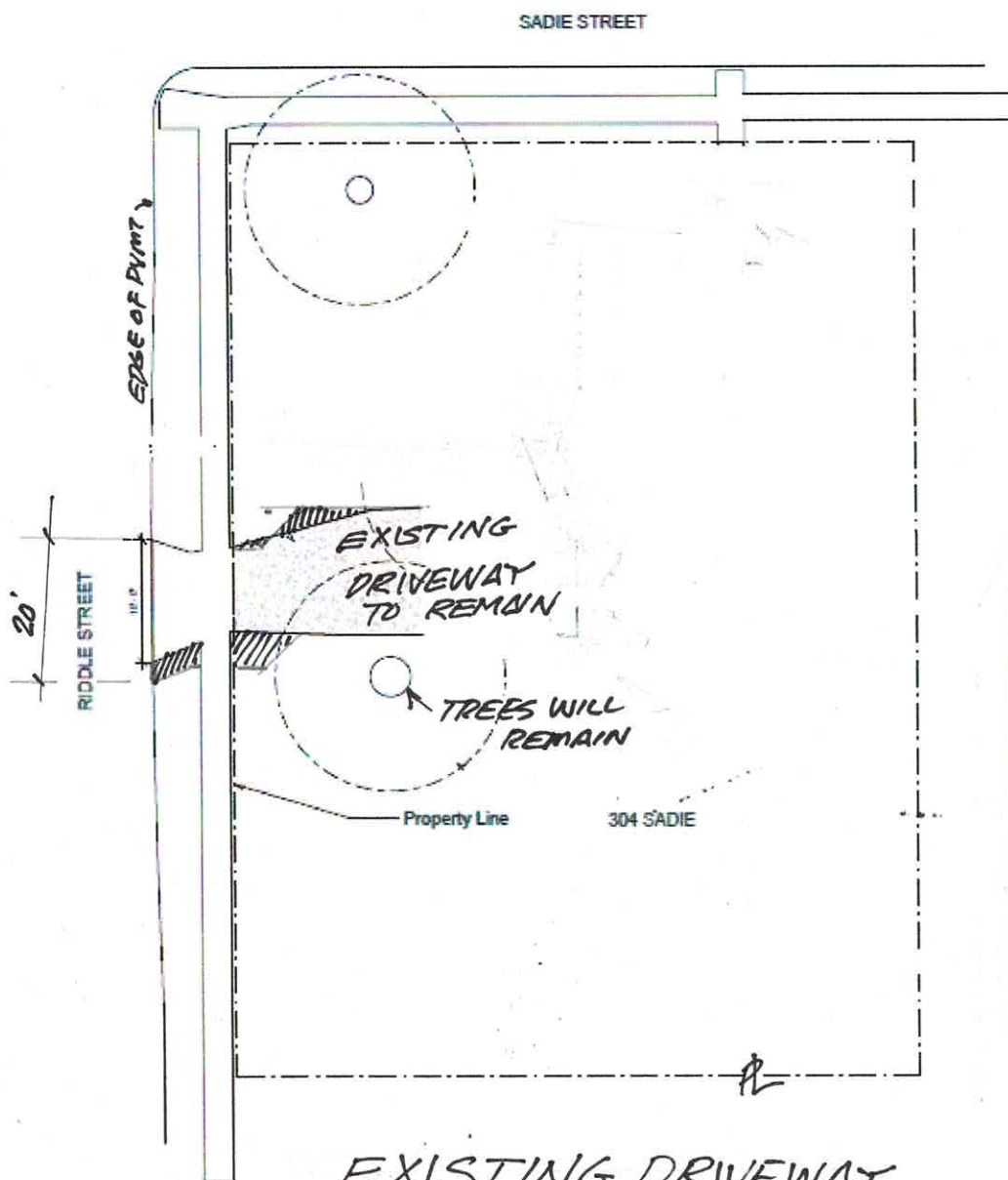
As indicated

Sheet Name

SITE PLAN/ ROOF PLAN  
-NEW

Sheet Number





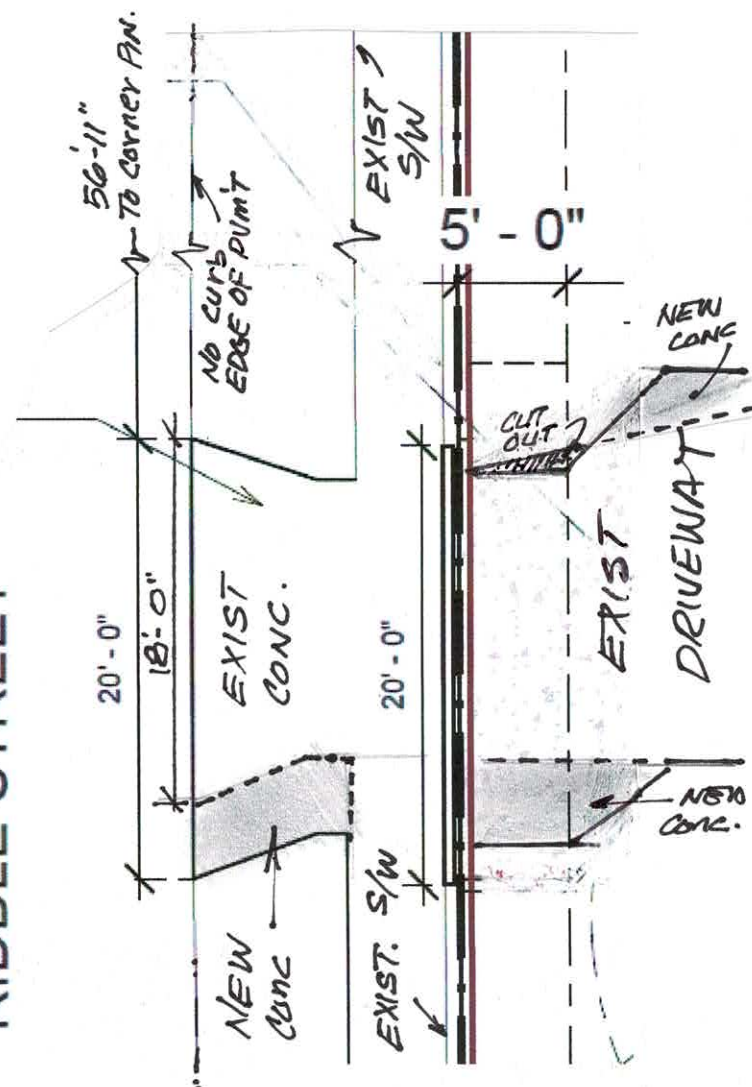
EXISTING DRIVEWAY

N.T.S.



NEW ADDED  
CONCRETE  
TO COMPLY W/COSA  
PERMIT.

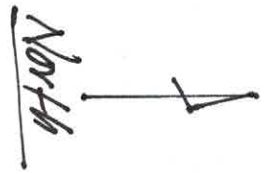
RIDDLE STREET



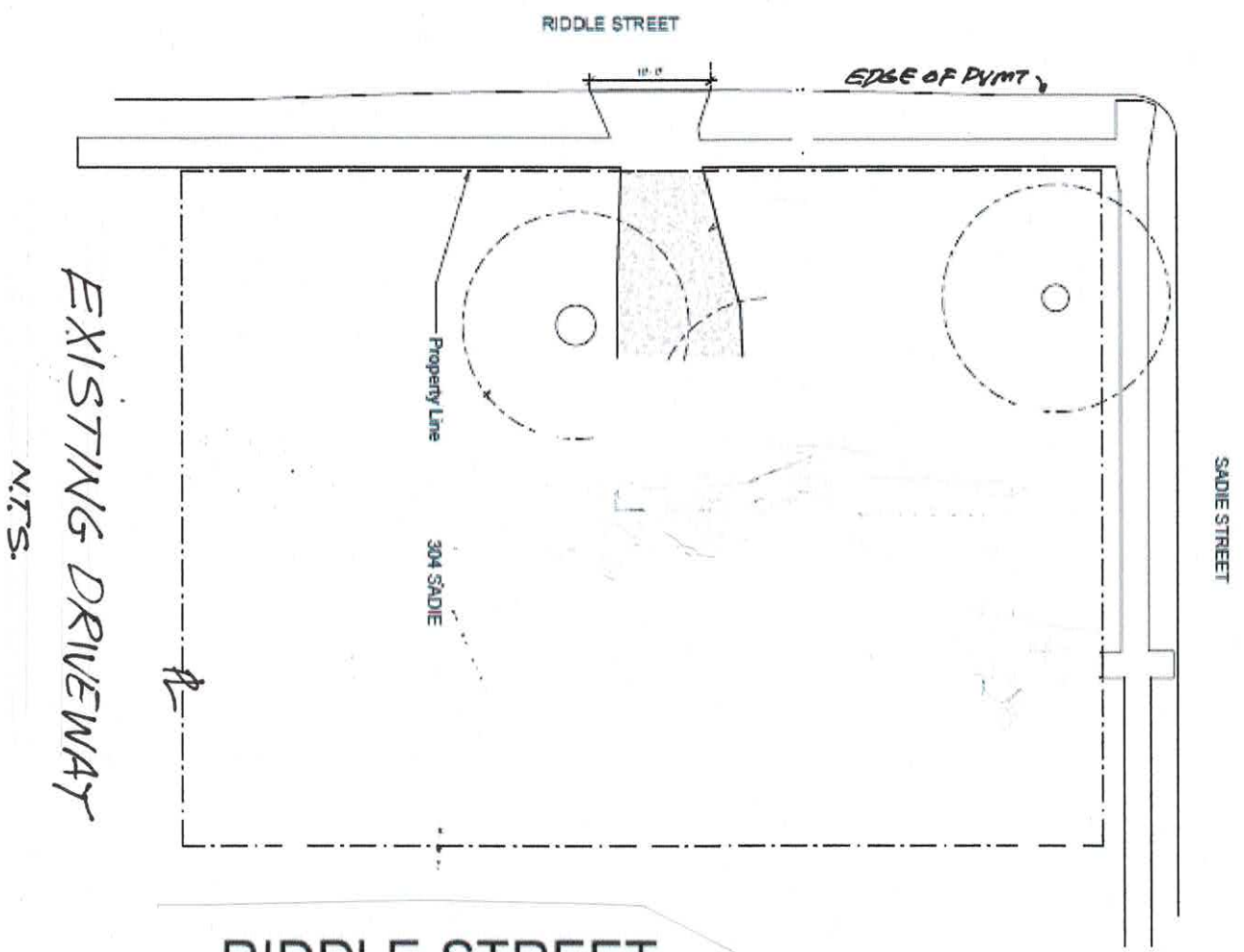
PROPOSED  
DRIVEWAY ENTRANCE

OVERLAY SITE PLAN

N.T.S.

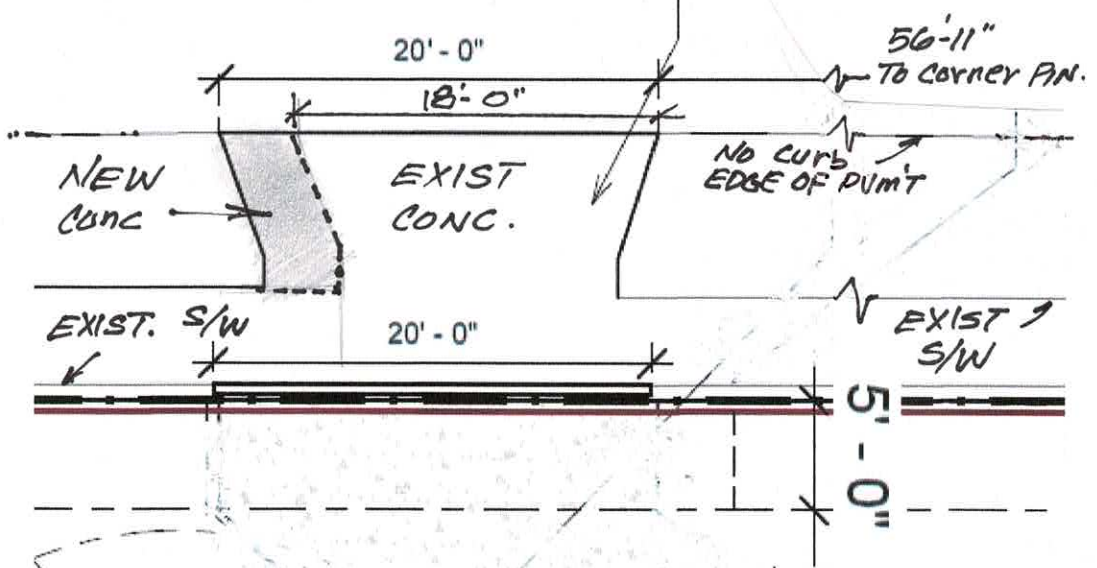


Scale: 1" = 10'-0"



RIDDLE STREET

PROPOSED DRIVEWAY ENTRANCE



OVERLAY SITE PLAN

N.T.S.