

HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2022

HDRC CASE NO: 2022-562
ADDRESS: 603 CEDAR ST
LEGAL DESCRIPTION: NCB 2913 BLK 2 LOT 12 AT 603 CEDAR
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Dan Gonzalez/Texas Outdoor Design Build
OWNER: Michael Bryant/BRYANT MICHAEL A & Julie Engel
TYPE OF WORK: Driveway apron modifications
APPLICATION RECEIVED: November 09, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to expand the existing driveway approach to be twenty (20) feet wide at the curb cut.

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:

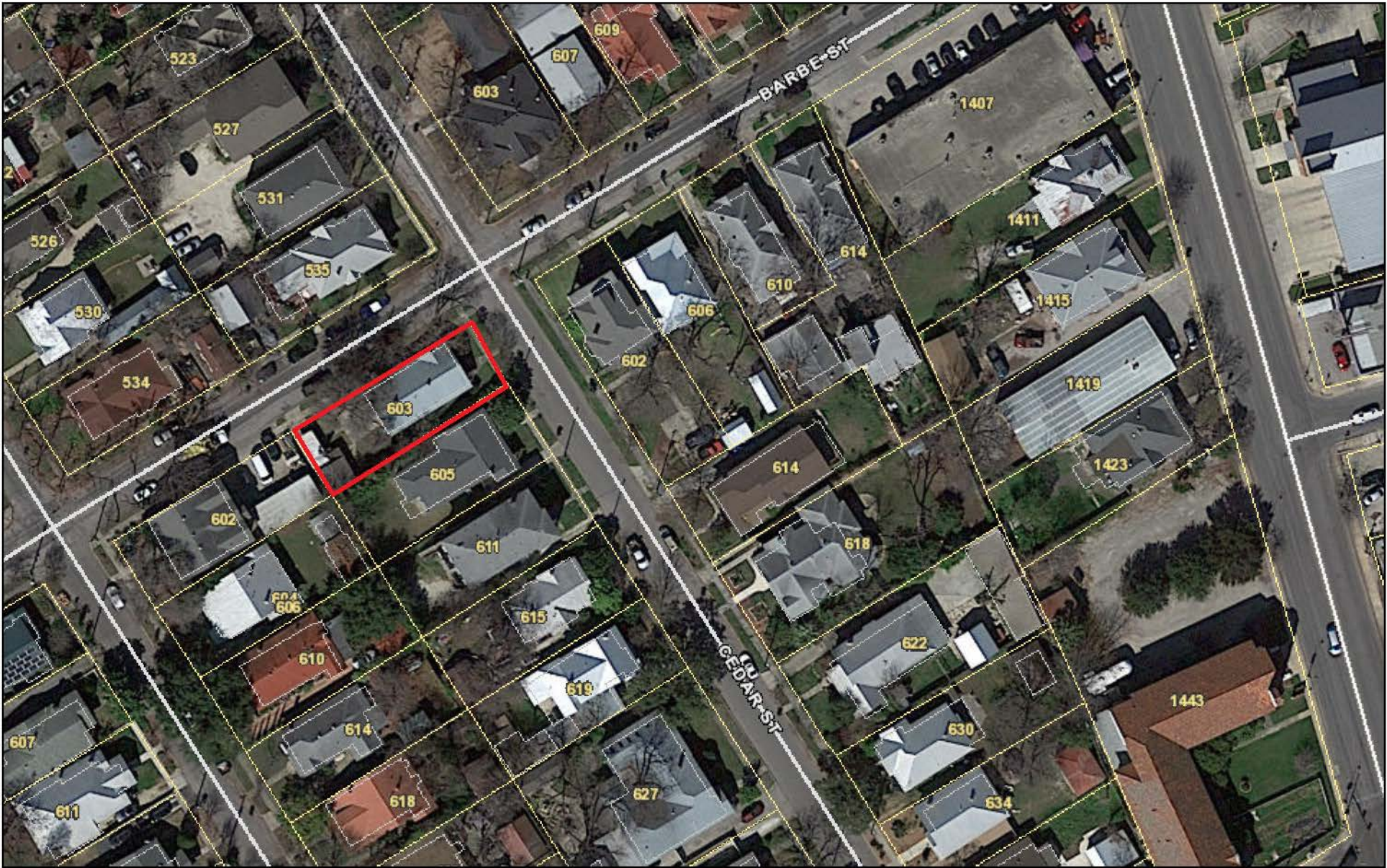
- a. The primary structure located at 603 Cedar is a 1-story, single-family home constructed circa 1910 in the Craftsman style. It first appears on the Sanborn Map in 1912. The home features a front-gabled, metal roof with wide overhanging eaves and a side gable projection, decorative brackets, one-over-one wood windows with wood window screens, wood cladding, and ornamental craftsman elements. The home is contributing to the King William Historic District.

b. The applicant has proposed to widen the existing concrete driveway apron to twenty (20) feet to accommodate a double-width curb cut, apron and driveway approach. According to Guideline 5.B.ii for Site Elements, the replacement of historic driveways should maintain the width and configuration of original curb cuts and applicants should avoid introducing new curb cuts where not historically found. This request to double the width of the existing curb cut, which features a profile prominently found within the King William Historic District is not consistent with the guidelines.

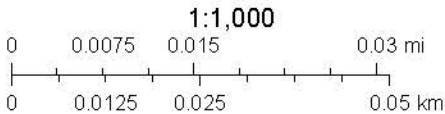
RECOMMENDATION:

Staff does not recommend approval to expand the existing driveway approach to twenty (20) feet based on finding b.

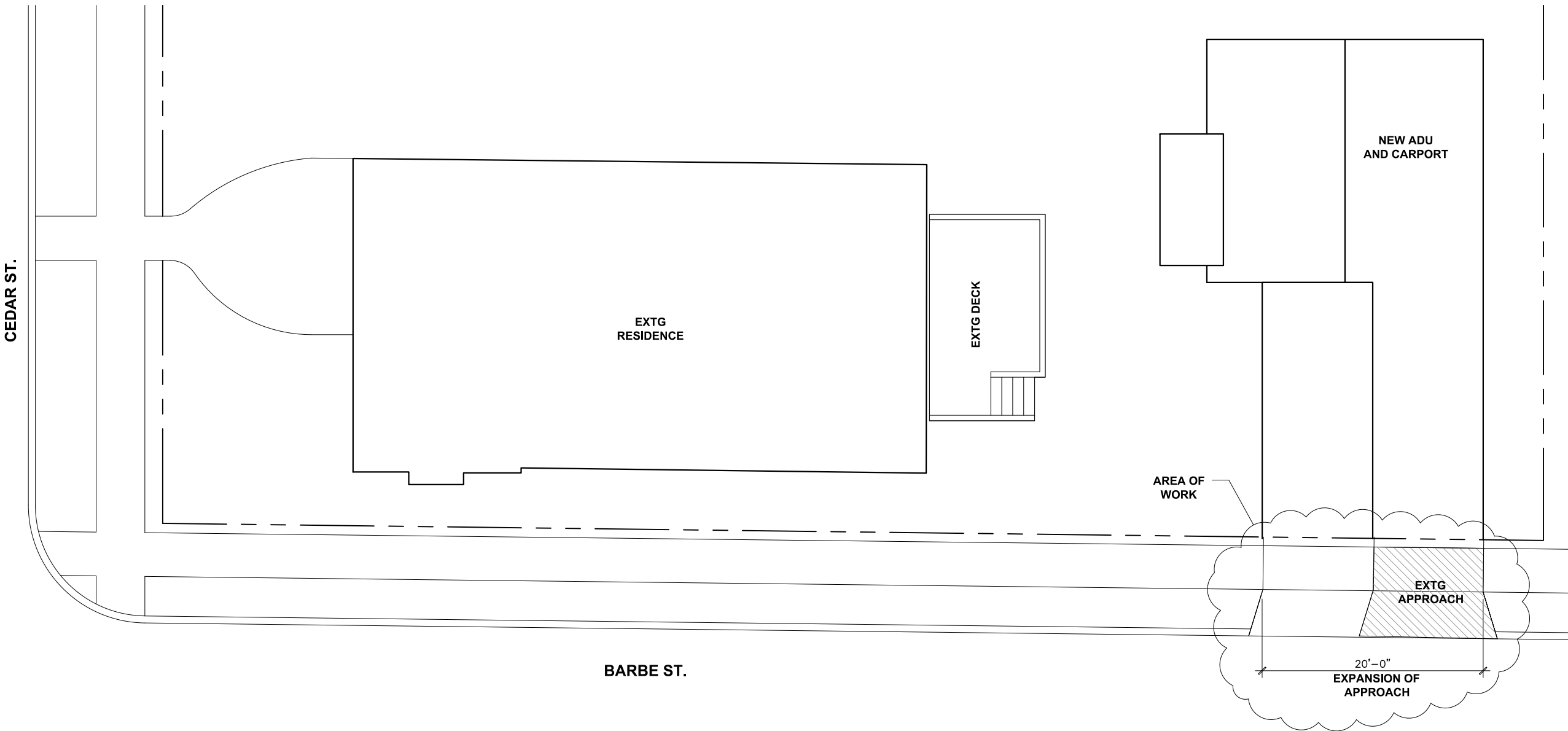
City of San Antonio One Stop



November 30, 2022







1 SITE PLAN

SCALE: 3/32"=1'-0"



SOUTH



NORTH



WEST



EAST



WEST STREET VIEW - BARBE ST.

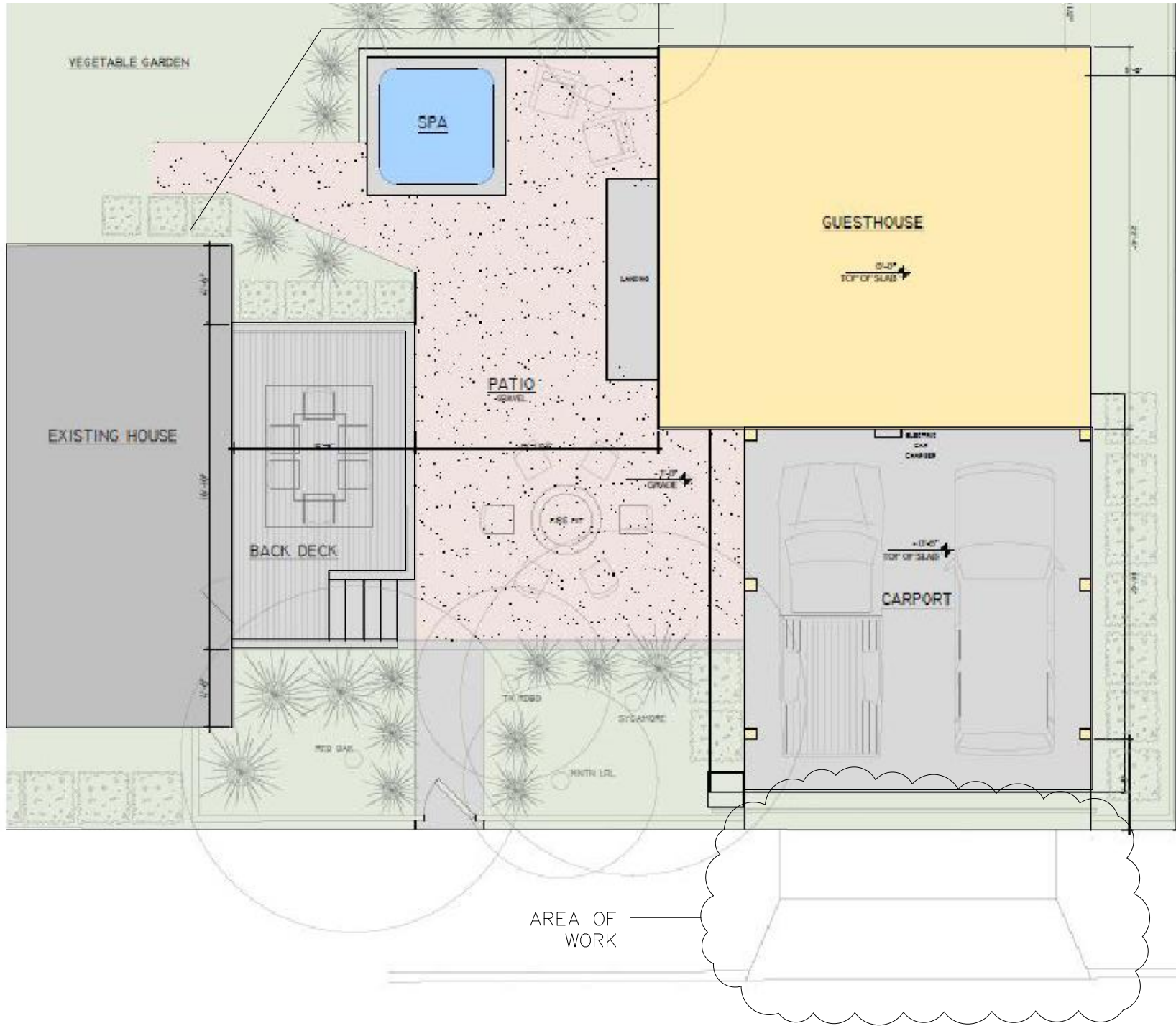
PHOTOS: EXISTING

SCALE: NTS

BRYANT ENGEL RESIDENCE

603 Cedar, San Antonio Texas

Dan Gonzalez
Tel: 210-373-4927
E: dan@txodb.com



1 SITE PLAN
SCALE: 1/8"=1'-0"



2 AERIAL
SCALE: NTS



3 STREET VIEW: BARBE ST.
SCALE: NTS

BRYANT ENGEL RESIDENCE

603 Cedar, San Antonio Texas

Dan Gonzalez
Tel: 210-373-4927
E: dan@txodb.com

Examples of existing
driveway approaches in the
King William neighborhood



Bryant - Engel Residence 603 Cedar