

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-078
ADDRESS: 540 ADAMS ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 11 & S 11.7 FT OF 10
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Christopher Gill/540 ADAMS LLC
OWNER: Christopher Gill/540 ADAMS LLC
TYPE OF WORK: Curb cut and driveway installation
APPLICATION RECEIVED: February 21, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Install a new curb cut on the north side of the property.
2. Install a new ribbon driveway on the north side of the property.

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 structure located at 540 Adams is a 1-story, single-family structure constructed circa 1920. The primary structure features a front gable composition shingle roof with a side dormer, a partially enclosed front entry porch, a full-width side porch with stone columns, wood siding, and one-over-one wood and replacement windows. 540 Adams does not feature a driveway oriented towards Adams Street. The property features a 1-

story rear accessory structure that first appears on the 1931 Sanborn Map. The rear accessory structure is separately addressed as 311 Eagleland and features a curb cut along Eagleland. The property is contributing to the King William Historic District.

- b. CURB CUT INSTALLATION – The applicant has proposed to install a new 12-foot-wide curb cut on the northwest corner of the property, oriented towards Adams Street. The property did not historically feature a curb cut along Adams; however, the adjacent properties predominately feature curb cuts on Adams with the exception of the corner lots. The property currently features a curb cut at the rear accessory structure along Eagleland, which is addressed separately as 311 Eagleland. The property owner does not plan to modify the existing site work at the curb cut and the existing site work along Eagleland cannot be utilized for parking as parking is not permitted in the public right-of-way. Guideline 5.B.ii for Site Elements states that the introduction of curb cuts where not historically found should be avoided. Staff finds that the proposed curb cut matches the development pattern on the immediate block and is generally appropriate.
- c. DRIVEWAY INSTALLATION – The applicant has proposed to install a new driveway on the north side of the property, oriented toward Adams Street. The applicant has proposed to install a 12-foot-wide driveway apron and a 10-foot-wide concrete ribbon driveway to match the driveway configuration of existing properties along Adams. The applicant has proposed to install permeable material between the concrete ribbons. Guideline 5.B.i for Site Elements states that applicants should 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. Staff finds that proposal generally appropriate.

RECOMMENDATION:

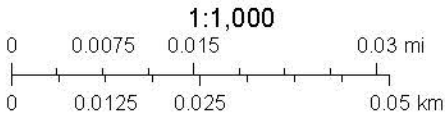
Staff recommends approval of items 1 and 2 based on findings a through c with the following stipulations:

- i. That the driveway apron does not exceed 12 feet in width and that the total width of the concrete ribbons does not exceed 10 feet based on findings b and c.
- ii. That the permeable material installed between the concrete driveway ribbons feature a natural color and does not exceed 2 inches in diameter.

City of San Antonio One Stop



March 10, 2023





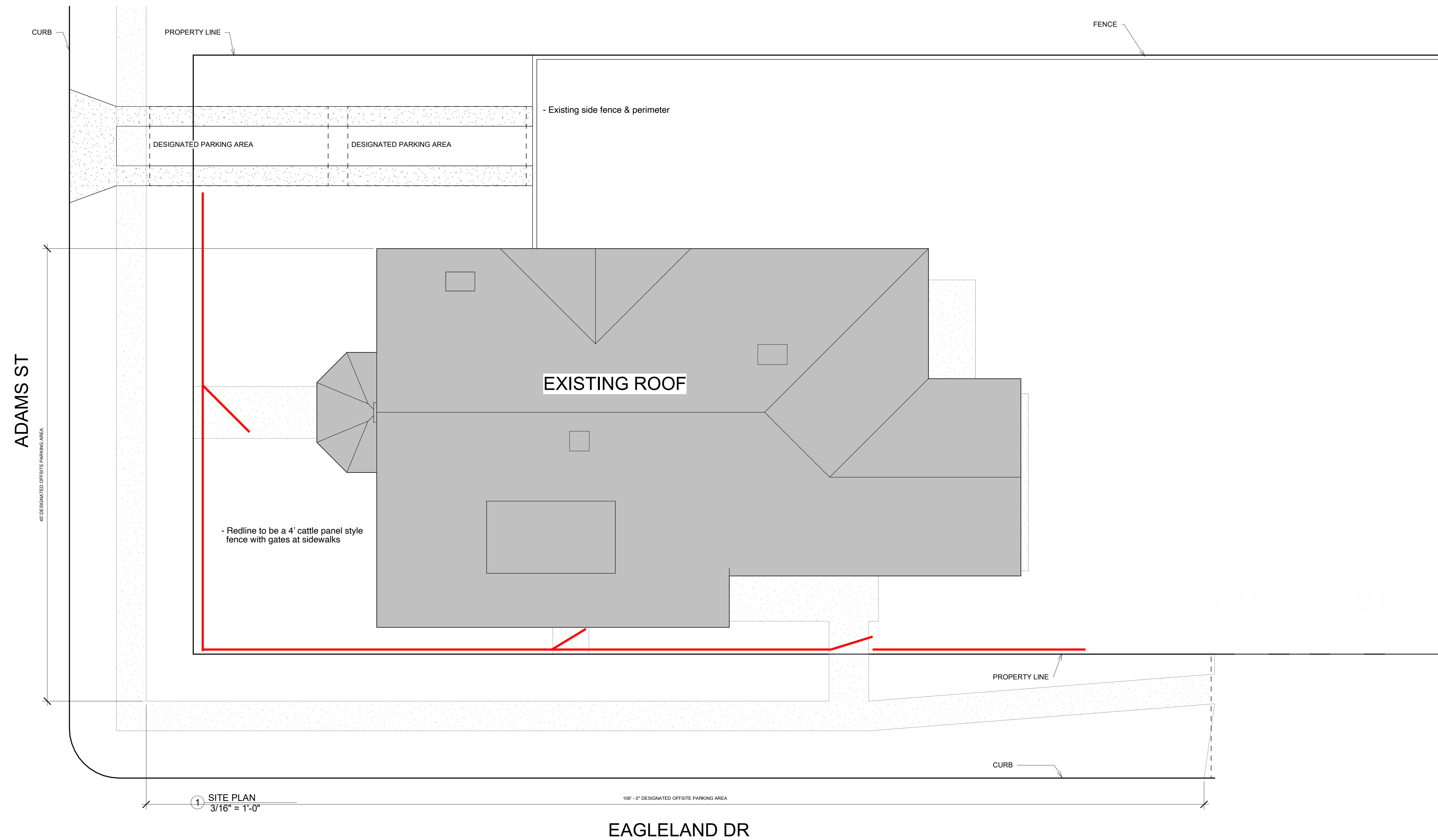
540 Adams St







1. 12' wide apron
2. 10' wide driveway width
3. Concrete ribbons
4. Permeable material on the rest of the parking area



Consultant
Address
Address
Address
Phone

[illegible]

SITE PLAN

Project Number	Project Number
Date	12.21.2022
Drawn By	Author
Checked By	Checker

Scale	3/16" = 1'-0"
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Consultant
Address
Address
Address
Phone

[illegible]

540 ADAMS
SAN ANTONIO, TX 78210

SITE PLAN

Project Number	Project Number
Date	12.21.2022
Drawn By	Author
Checked By	Checker
A100	
Scale	3/16" = 1'-0"



540 Adams St – Request for Single Car Width Ribbon Style Curb Cut & Driveway

This request is for the installation for a single car width ribbon style driveway for the home at 540 Adams St.

At this point, the property does not have a driveway or curb but along it's main block face of Adams St.

We will be modeling the width of the driveway off the next-door neighbor, and doing a ribbon style to minimize addition of impervious cement cover.

The length will extend up to where the current side fence is located.