

HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2017

HDRC CASE NO: 2017-487
ADDRESS: 523 MISSION ST
LEGAL DESCRIPTION: NCB 2879 BLK 4 LOT 9 11
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: House
APPLICANT: Matthew Thomson
OWNER: 519 Mission LLC
TYPE OF WORK: Widen existing driveway approach

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to widen the existing driveway apron.

APPLICABLE CITATIONS:

- 5. Guideline for Site Elements
- 5. Sidewalks, Walkways, Driveways, and Curbing

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.

FINDINGS:

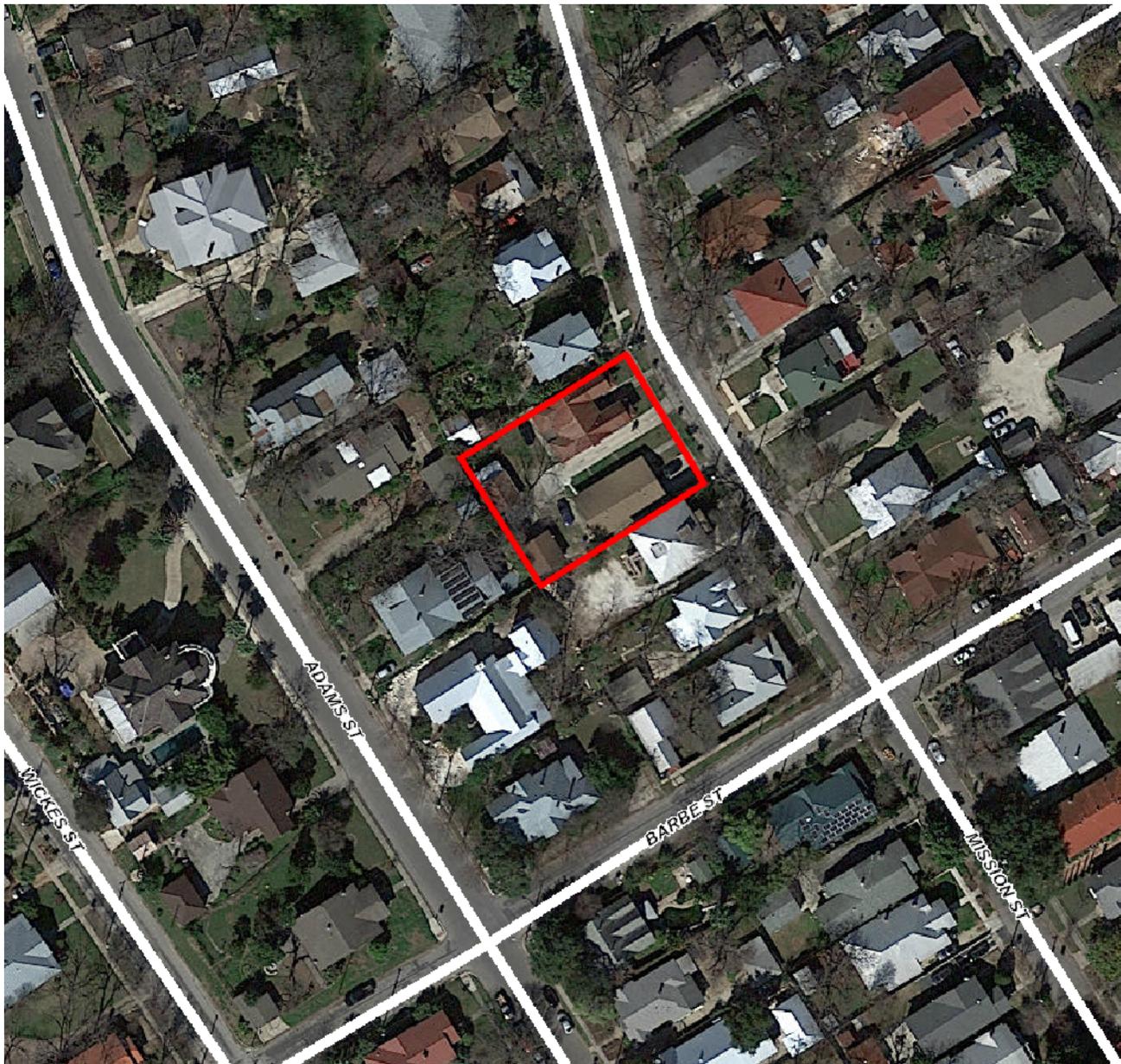
- a. The structure at 523 Mission was constructed in circa 1944 with a Spanish Colonial configuration and is a contributing structure to the King William Historic District. The structure is a duplex that features a wide parking pad in front of the residence.
- b. LOT - The structure at 523 Mission resides on the same lot as another residential duplex structure at 517/519 Mission. The two structures are divided by a driveway that runs through the center of the property.
- c. DRIVEWAY - The structure at 523 Mission features its own two-car parking pad on its street facing façade. The parking pad features approximately 18 feet in width with 7'6" wide apron on its left side. The applicant has proposed to widen the apron, 18 feet wide to where it meets the parking pad and 22 feet wide flaring to the curb. The applicant cites the existing 7'6" wide apron as "inadequate." Staff has also noticed that vehicles entering and exiting the driveway traverse beyond the concrete of the apron resulting in dead grass, signifying how wide the apron needs to be for those vehicles. The Guidelines for Site Elements: Sidewalks, Walkways, Driveways, and Curbing 5.5.B.i. notes that historic driveways are typically no wider than 10 feet and requires the incorporation of similar materials, width, and design that is historically found on the site. Staff finds that the proposed widening of the apron to meet the 18 feet wide curb inconsistent with the Guidelines.
- d. CONTEXT - A double-width driveway is not common in the King William Historic District and the historic pattern on this block does not support a variation.

RECOMMENDATION:

Staff does not recommend approval of the driveway as proposed. Staff recommends that the driveway apron be limited to 10 feet in width with a 12-foot flare at the street based on the findings. A final plan must be submitted to staff before approval.

CASE MANAGER:

Huy Pham

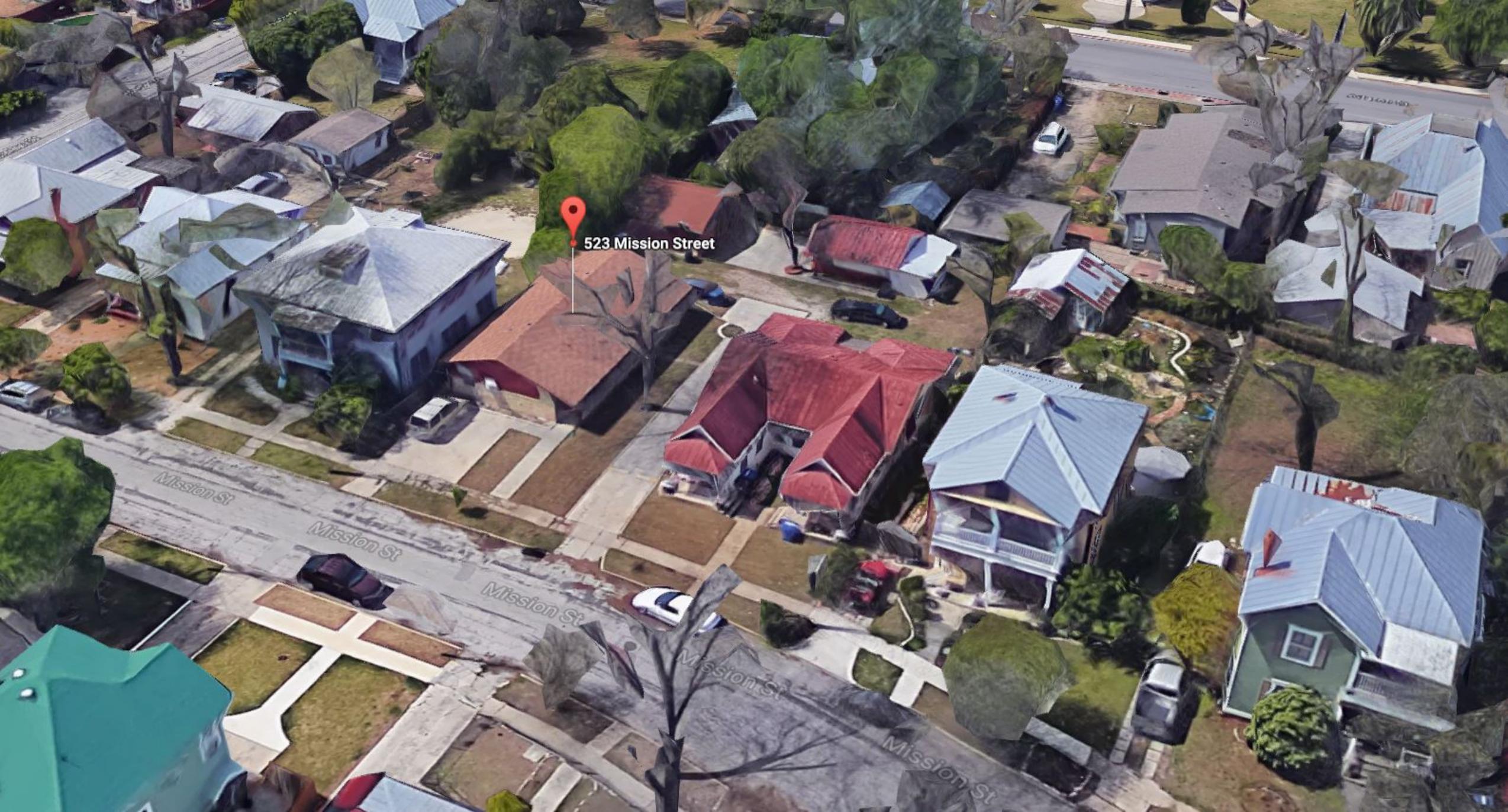


523 Mission St

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Printed: Sep 27, 2017

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523 Mission Street

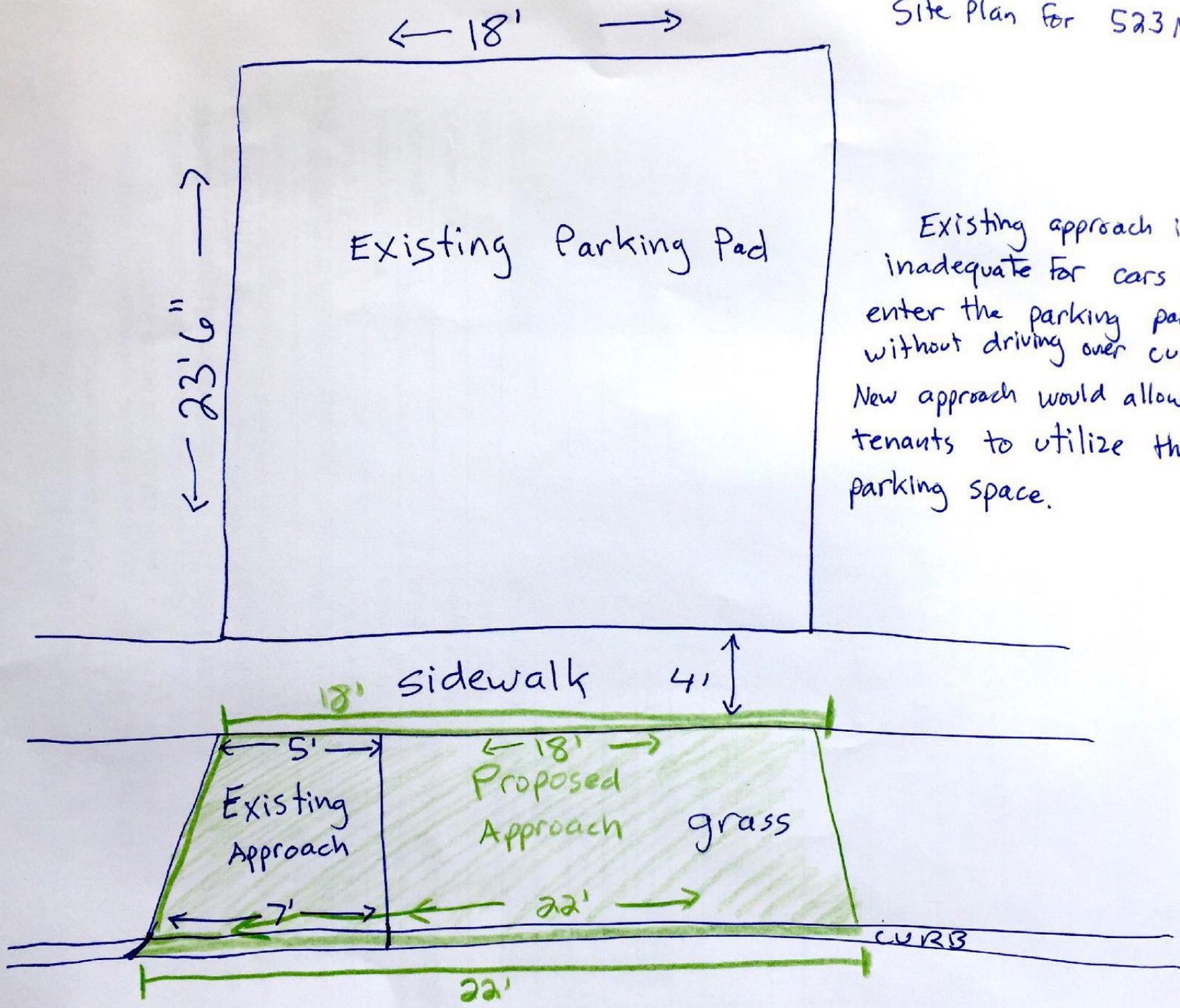
Mission St

Mission St

Mission St

Mission St

Mission St



Existing approach is inadequate for cars to enter the parking pad ~~without~~ without driving over curb. New approach would allow both tenants to utilize their parking space.

Mission St.

523 MISSION

18'

22'









Mission St

Mission St

Mission St
Google