

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-190
ADDRESS: 148 SCHREINER PLACE
LEGAL DESCRIPTION: NCB 7054 BLK LOT 12& 13 & E 25 FT OF 11
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Eddie Fryar/Roel Construction LLC
OWNER: William Shea
TYPE OF WORK: Replacement of asphalt driveway with concrete pavers
APPLICATION RECEIVED: March 27, 2019
60-DAY REVIEW: May 26, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing asphalt driveway with concrete panels.

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 148 Schreiner Place is a 2-story single family home constructed circa 1940 in the Colonial Revival style with predominantly Adam influences. The original portion of the home features a side

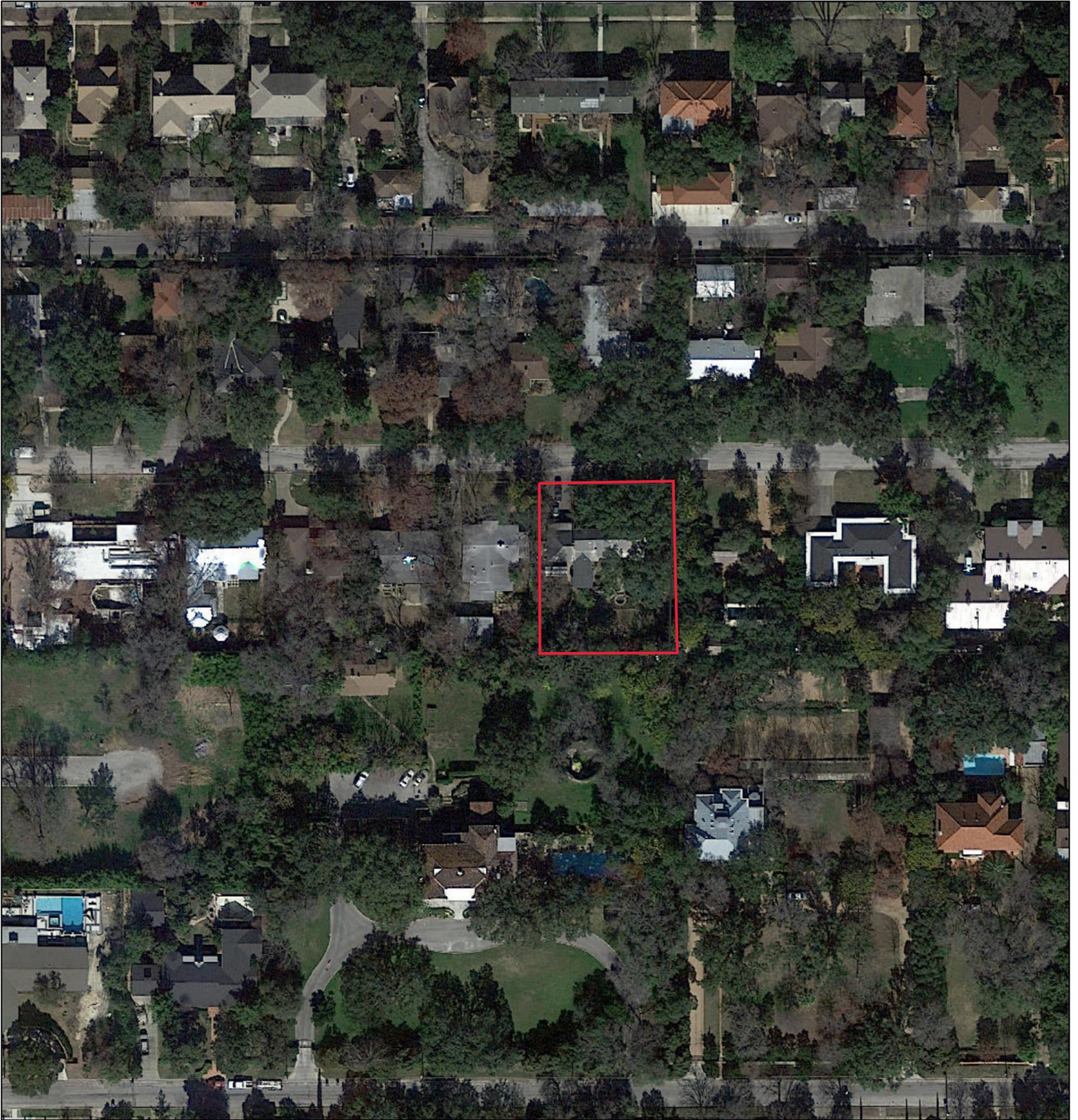
gable configuration with a red brick façade, a classic Palladian-style arched entry flanked with pilasters, and Georgian-style windows with multiple divided lites. The house features a non-original side and garage addition to the west of the original structure. The structure is contributing to the Monte Vista Historic District.

- b. **DRIVEWAY MODIFICATIONS** – The applicant has proposed to replace the existing asphalt driveway with gray cement pavers. The width and configuration of the driveway will be retained. According to the Historic Design Guidelines, replacement driveway elements should feature materials that are similar to those found on site or in the district. In the Monte Vista Historic District, driveways with pavers are evident, particularly on adjacent streets like Lynwood, Elsmere, and Kings Hwy. Based on the context of the district, staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a and b.

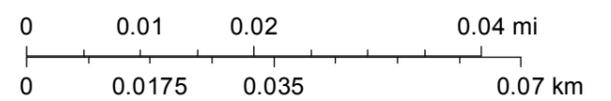
City of San Antonio One Stop



April 9, 2019

- User drawn lines
- CoSA Addresses
- BCAD Parcels

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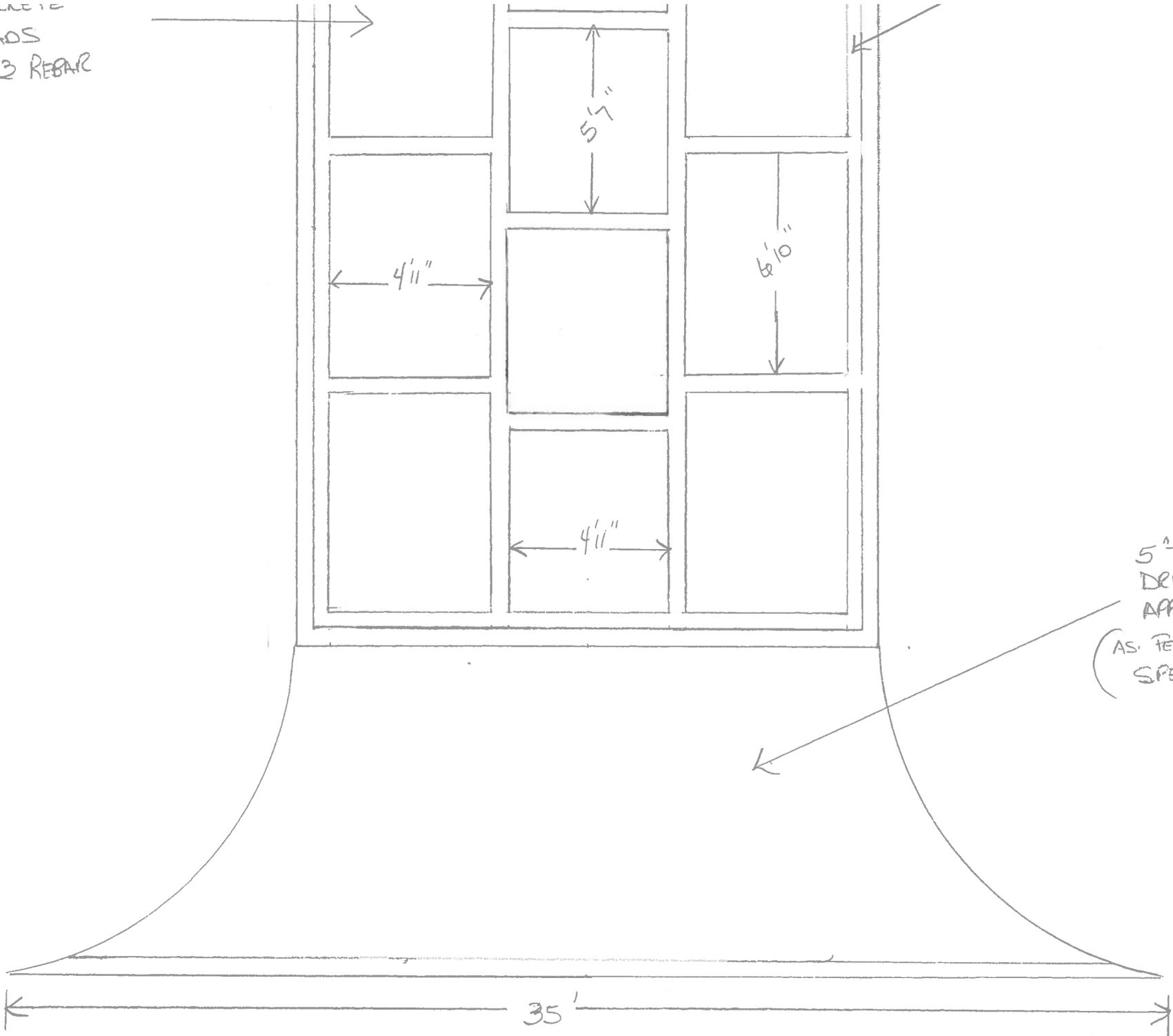








CONCRETE
TABS
W/ #3 REBAR



5" THICK
DRIVEWAY
APPROACH
(AS PER CO SA
SPEC.)



