

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2020

HDRC CASE NO: 2020-397
ADDRESS: 822 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6530 BLK 2 LOT 28
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: John & Margaret Day Hertz
OWNER: John & Margaret Day Hertz
TYPE OF WORK: Driveway modifications
APPLICATION RECEIVED: August 28, 2020
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. Replace existing partial ribbon driveway with a fully concrete driveway.
2. Widen the existing driveway apron by 12 inches.

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 822 E Magnolia is a 1-story, single-family residence constructed circa 1920 with Craftsmen influences. The structure first appears on the Sanborn Map in 1951. The house features a composition shingle hip roof with overhanging eaves, a front-loading garage, wood cladding, one-over-one

wood windows, and a modified concrete ribbon driveway. The property is contributing to the River Road Historic District.

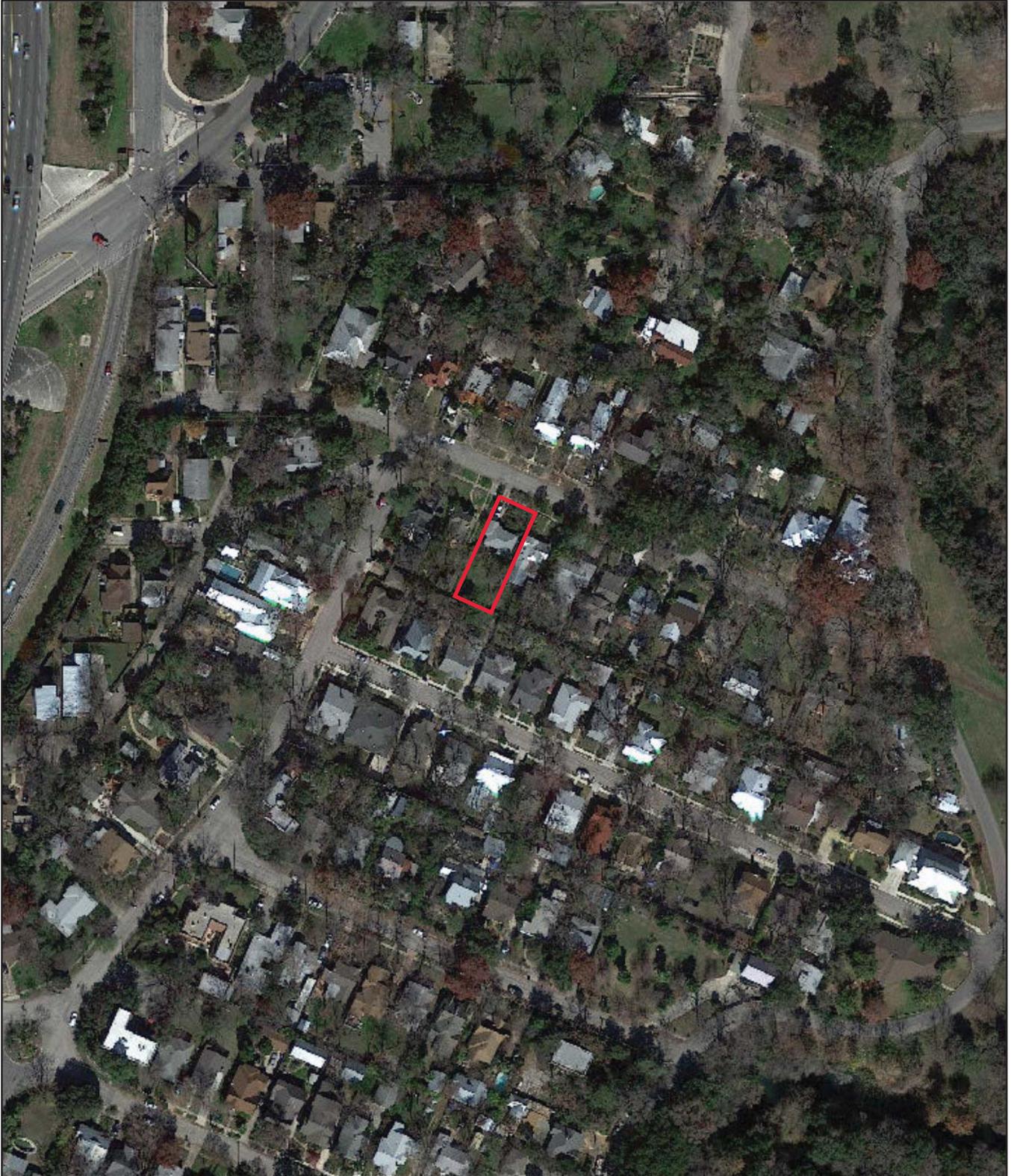
- b. **DRIVEWAY REPLACEMENT** – The applicant has proposed to install a fully concrete driveway to replace the existing modified ribbon driveway. Guideline 5.B.i for Site Elements states that historic driveway configurations should be retained and repaired in place. The 800 block of E Magnolia features full ribbon driveways, fully concrete driveways, and unpaved driveways. The existing driveway has been modified and features concrete slabs that fill the upper portion of the ribbon driveway. Due to the existing modifications, staff finds the proposal appropriate.
- c. **DRIVEWAY APRON MODIFICATION** – The applicant has proposed to widen the existing concrete driveway apron by 12 inches for a total width of 10' - 5". 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. As the existing curb cut is unusually narrow and is broken and requiring repair, staff finds the proposal appropriate.

RECOMMENDATION:

Item 1, Staff recommends approval of driveway replacement based on finding b.

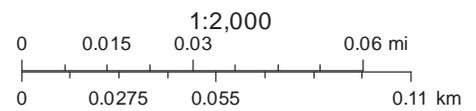
Item 2, Staff recommends approval of widening the driveway apron based on finding c.

City of San Antonio One Stop

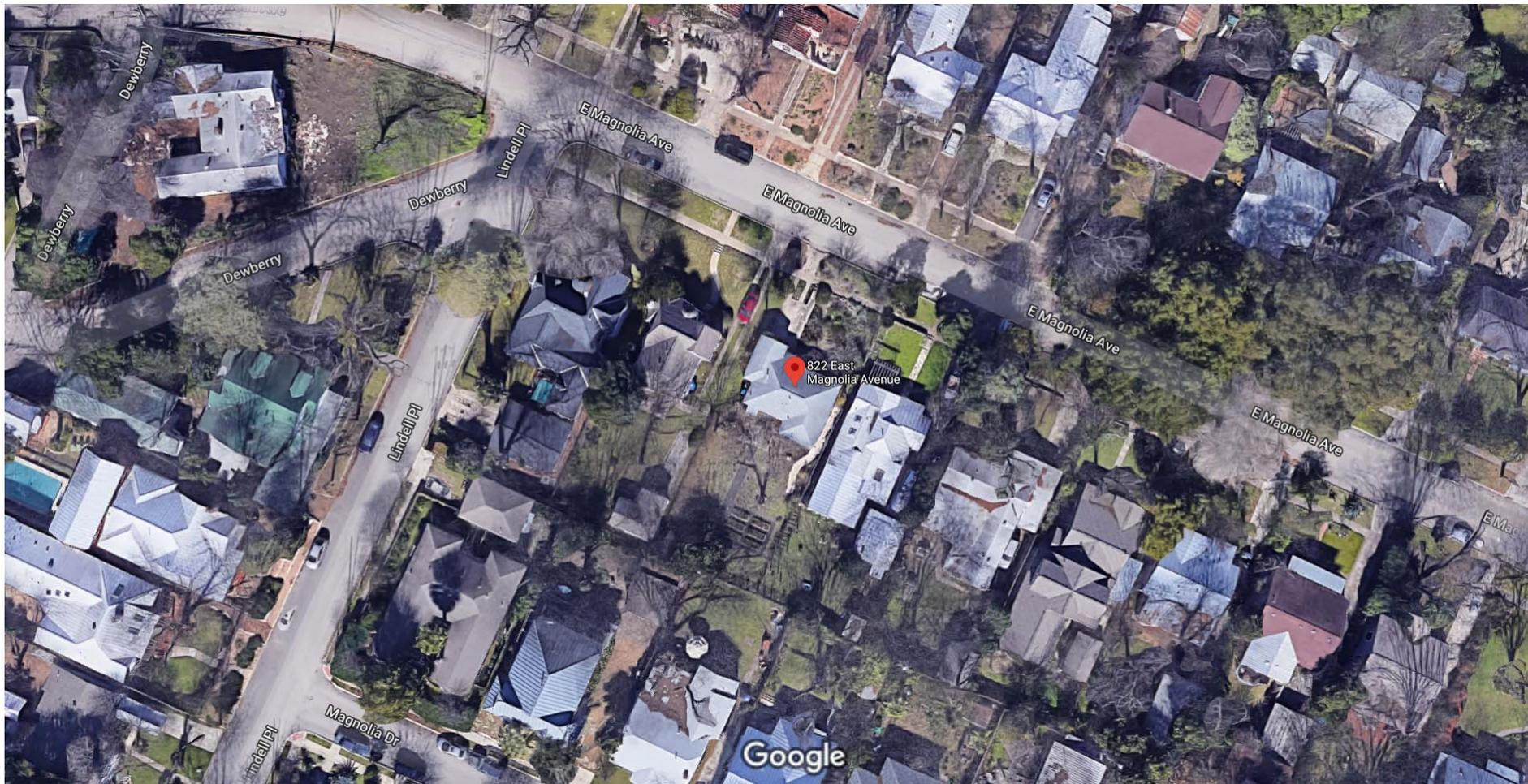


September 8, 2020

 User drawn lines

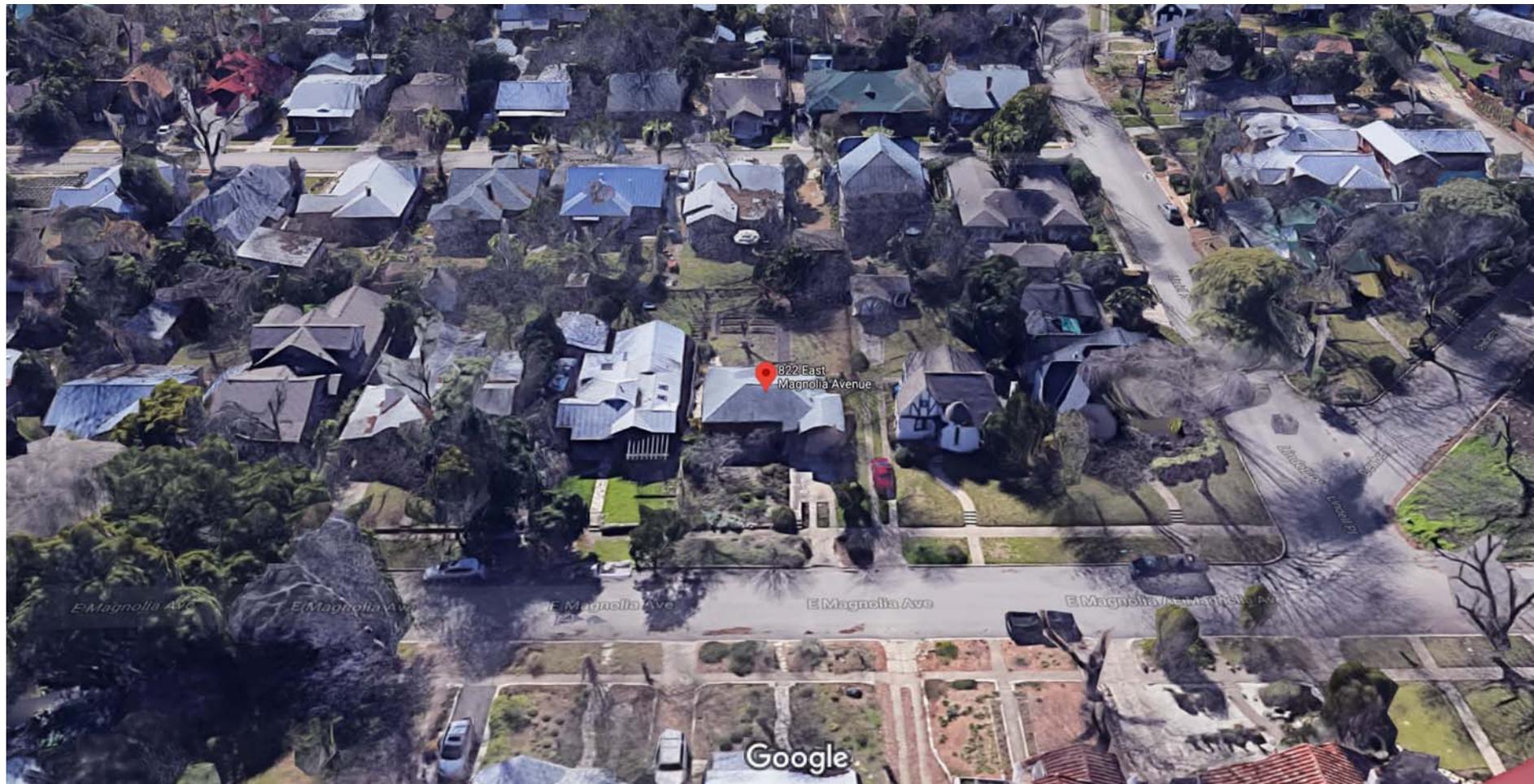


Google Maps 822 E Magnolia Ave



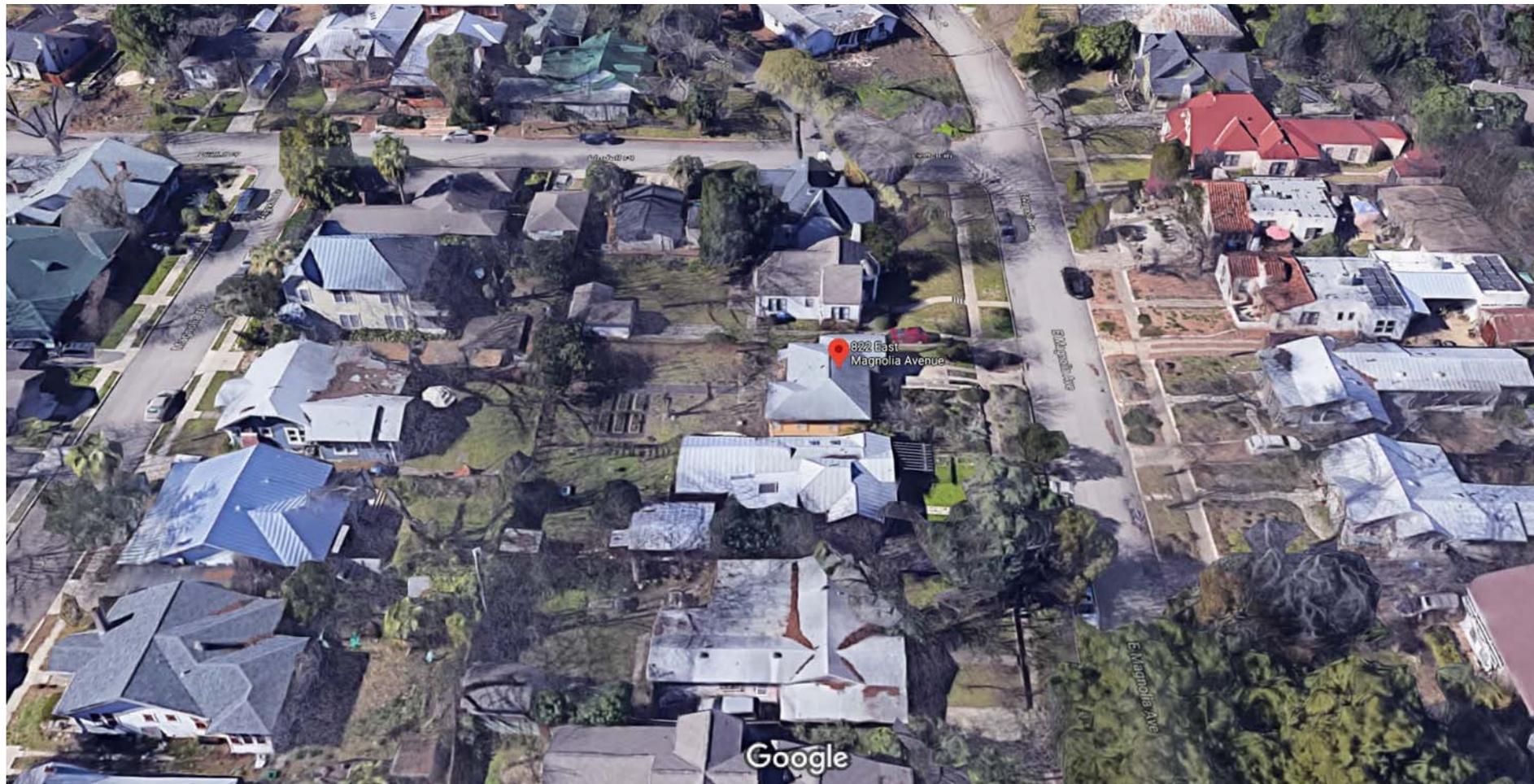
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Google Maps 822 E Magnolia Ave



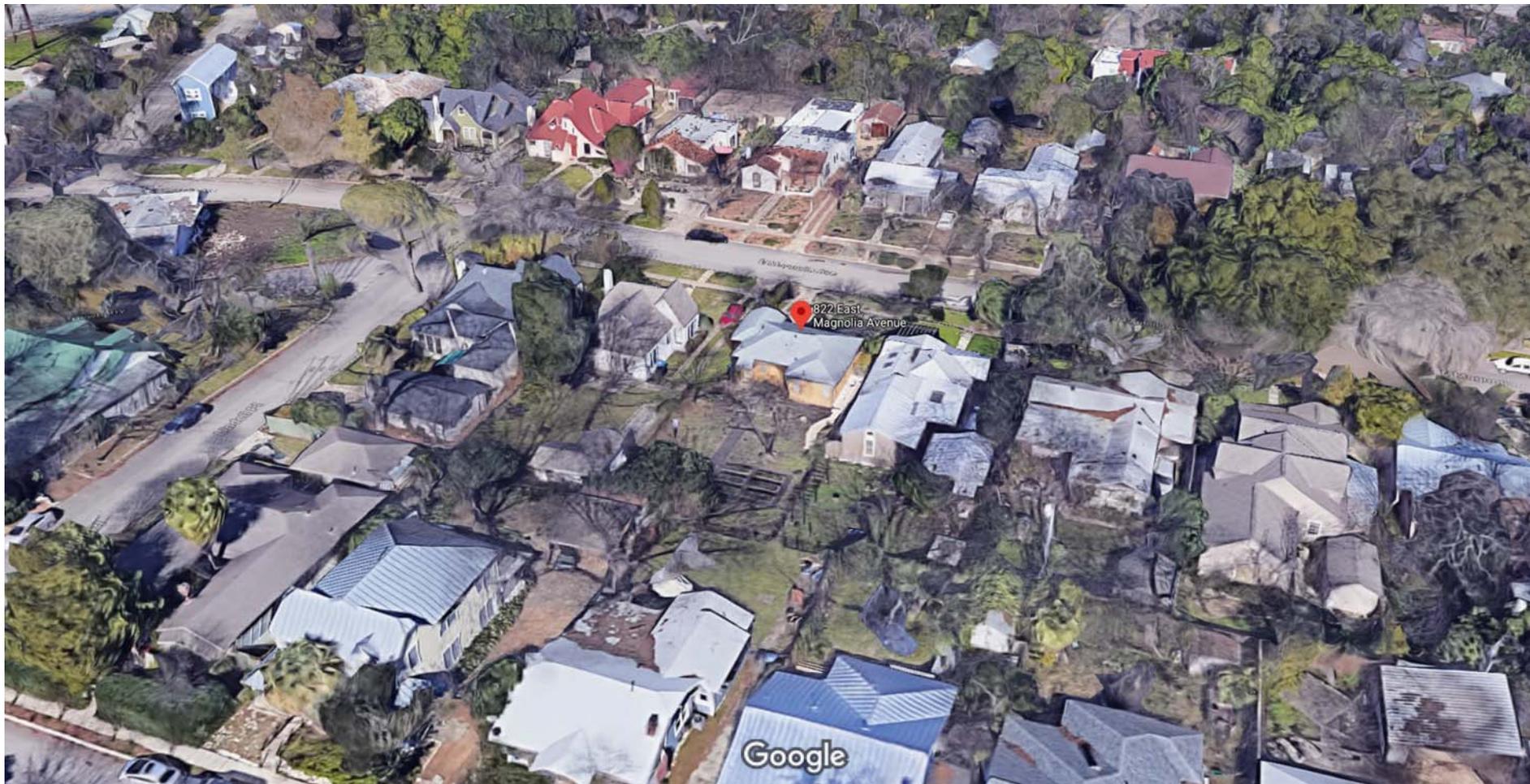
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Google Maps 822 E Magnolia Ave



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205

NEW SHEET
MAY 1924

TRAIL (FITZHUGH)

191

SALLISON RD

ANASTACI.

E. MAGNOLIA AV.

OSTROM DR.

6461

204

MISTLETOE AV.

6461

WOODLAWN ST.

LINDELL

ARMOUR

RIVER DR. CAEMORIAL DRIVE

6202

6202

E. WOODLAWN AV.

E. CRAIG PL.

SAN ANTONIO RIVER

PARK GOLF LINKS

BRACKENRIDGE

POWER

193

214

BRACKENRIDGE PARK GOLF LINKS

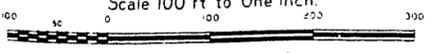
PARK DRIVE

MILL

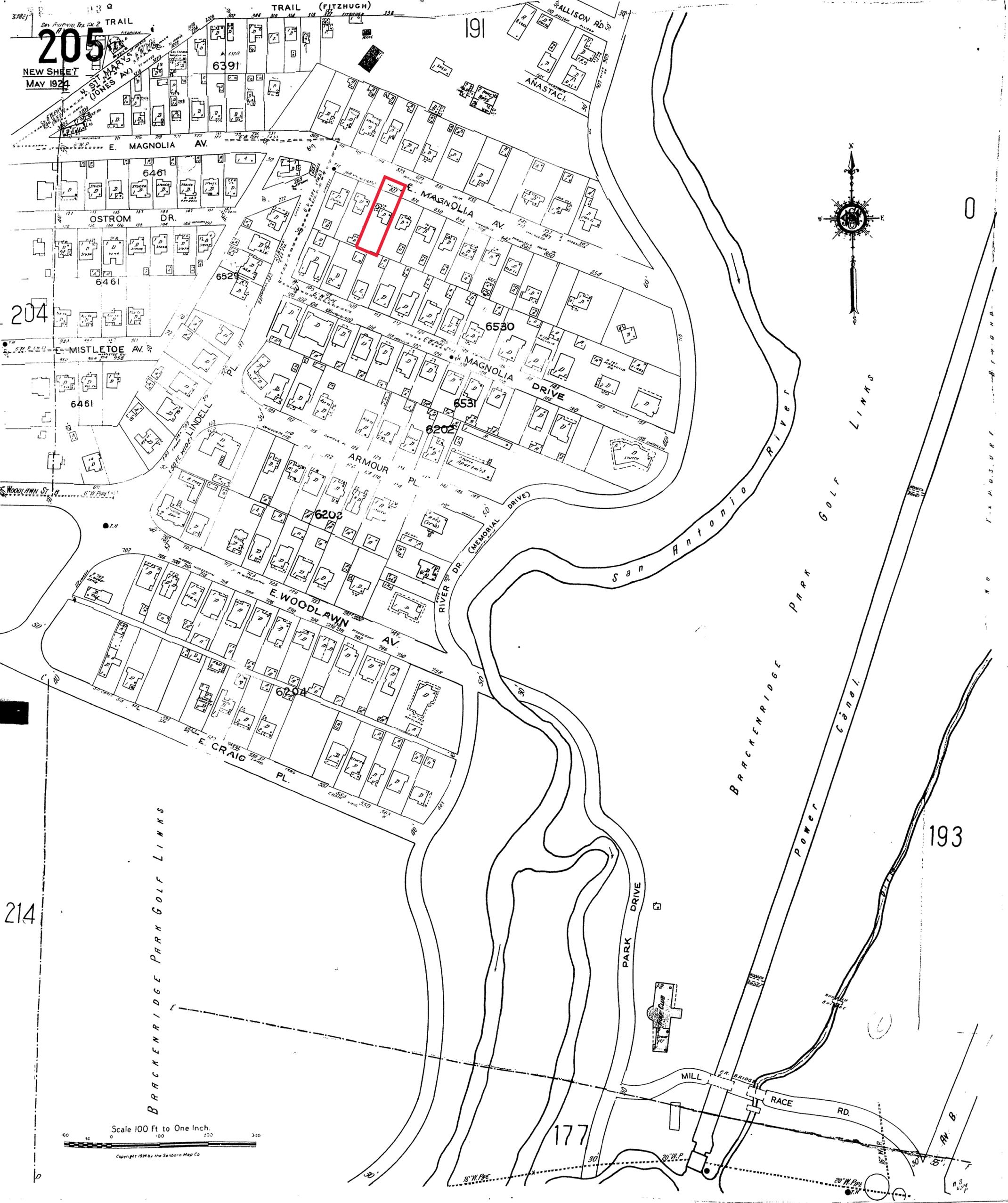
RACE RD.

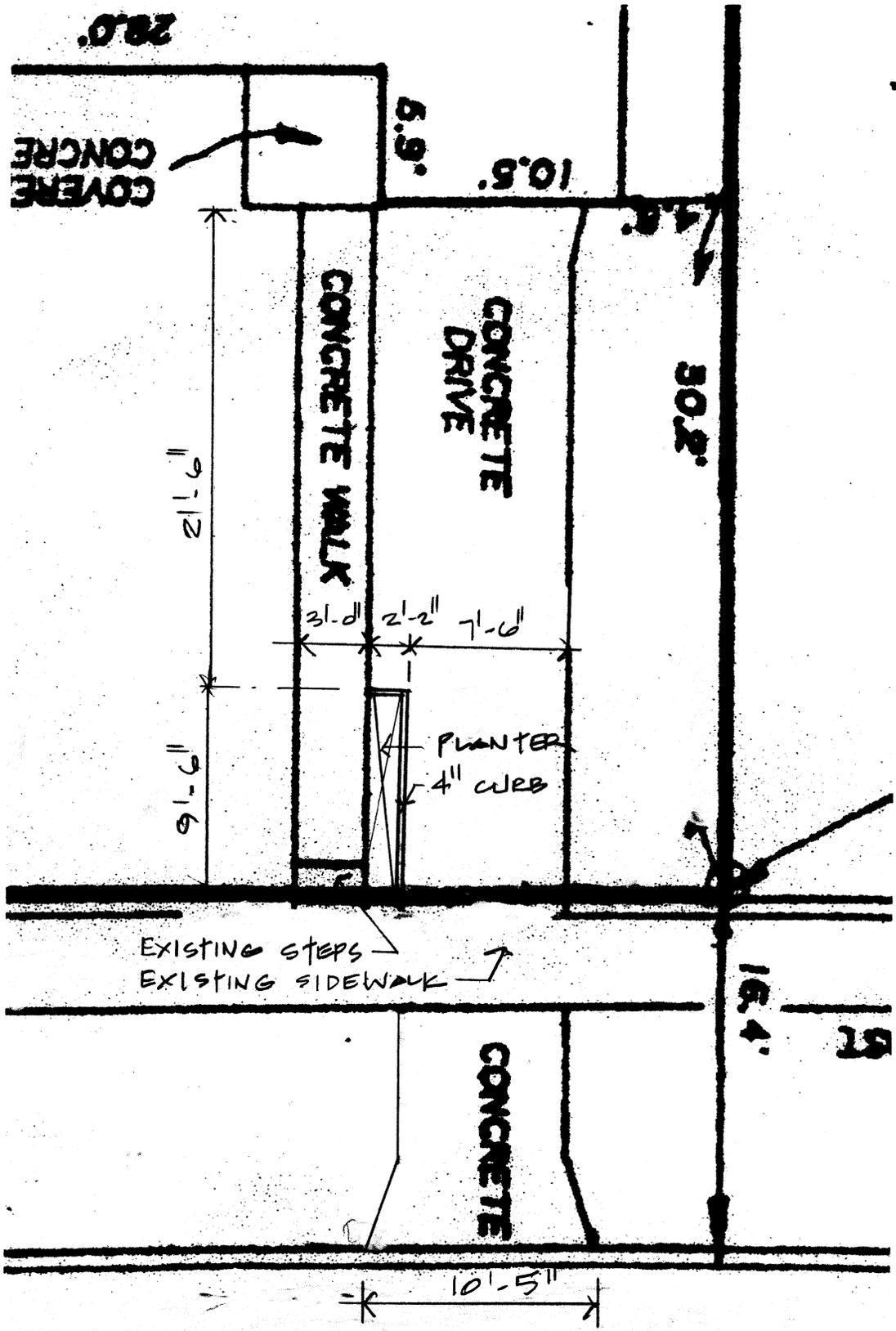
177

Scale 100 Ft to One Inch.



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PROPOSED DRIVE

N.T.S.













