HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No: 14

HDRC CASE NO:	**2015-337**
ADDRESS:	1929 W KINGS HWY
LEGAL DESCRIPTION:	NCB 1934 BLK 32 LOT 8
ZONING:	R6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Diana Scott/SDMS REI Holdings, LLC
OWNER:	Diana Scott/SDMS REI Holdings, LLC
TYPE OF WORK:	Driveway

REQUEST:

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

1. Retain a new concrete driveway extending from the public right of way to the rear accessory structure.
2. Reframe the existing garage door opening and install a new, steel garage door.
3. Install a steel, six panel exterior garage entry door

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guideline for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)
i. Existing outbuildings—Preserve existing historic outbuildings where they remain.
ii. Materials—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Garage doors—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. Replacement—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. Reconstruction—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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. A stop work order was issued at this property on August 4, 2015, for the installation of a concrete driveway without a Certificate of Appropriateness. The property previously featured a ribbon driveway.
b. Ribbon driveways are unique, character defining features that not only contributing to their respective properties, but the historic district in whole. According to the Guidelines for Site Elements 5.B.i, historic driveway configuration should be retained and repaired in place. Staff recommends that the new, concrete driveway be modified to resemble as closely as possible the original, concrete ribbon driveway in width and location.
c. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, existing window and door openings should be preserved and should not be enlarged or diminished. The proposal to enlarge the existing opening in order to compensate for height lost with the installation of the concrete driveway is not consistent with the Guidelines.
d. The applicant has proposed a steel garage door as well as a steel entry door. According to the Guidelines for Site Elements 9.A.ii., repairs to garages should include materials that match the existing. In addition to this, the Guidelines for Site Elements 9.B.i. states that replacement garage doors should be compatible with those found on historic garages in the district. The applicant's proposal to install steel doors is not consistent with the Guidelines. Staff recommends that the applicant install wood doors comparable with those found throughout the district.

RECOMMENDATION:

Staff does not recommend approval of items #1 through # based on findings b through d. Staff recommends the following:

i. That the new, concrete driveway be modified to resemble as closely as possible the original, concrete ribbon driveway in width and location.
ii. That the applicant maintain the existing, original height and width of the garage door opening.
iii. That the applicant install wood doors comparable with those found throughout the district.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:Aug 25, 2015

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CITY OF SAN ANTONIO

OFFICE of HISTORIC PRESERVATION
1901 S. Alamo St.
San Antonio, Texas 78204
(210) 215-9274

STOP WORK ORDER

IT IS HEREBY ORDERED THAT ALL PERSONS IMMEDIATELY CEASE AND DESIST ALL WORK PERTAINING TO CONSTRUCTION, RENOVATION, MODIFICATION, ALTERATION, AND REPAIR TO THESE PREMISES, KNOWN AS:

ADDRESS: 1929 W. Kings Hwy. OWNER: SDMS REI Holdings

VIOLATION:

☑ UNAUTHORIZED WORK CONDUCTED WITHOUT A CERTIFICATE OF APPROPRIATENESS: (ORD. 99740)

DESCRIPTION: Concrete/Driveway

☐ UNAUTHORIZED WORK CONDUCTED BEYOND THE SCOPE OF A CERTIFICATE OF APPROPRIATENESS: (ORD 35-451)

DESCRIPTION: _____

Failure to comply could result in a summons to appear in the City of San Antonio Municipal Court. Each day a violation continues constitutes a separate offense. Violation of any of the provisions of this article constitutes a **Class C misdemeanor**, and upon conviction, could result in fines of no less than one hundred dollars **($100.00) PER DAY/PER VIOLATION**, and no more than two thousand dollars **($2,000.00) PER DAY/PER VIOLATION**.

INVESTIGATING CODE OFFICER: Meneses BADGE #: 3844 DATE: 8/4/15

CONTACT: SAN ANTONIO OFFICE of HISTORIC PRESERVATION (210) 215-9274, 8:00am-4:00pm MON-FRI

rev11042014

N400B

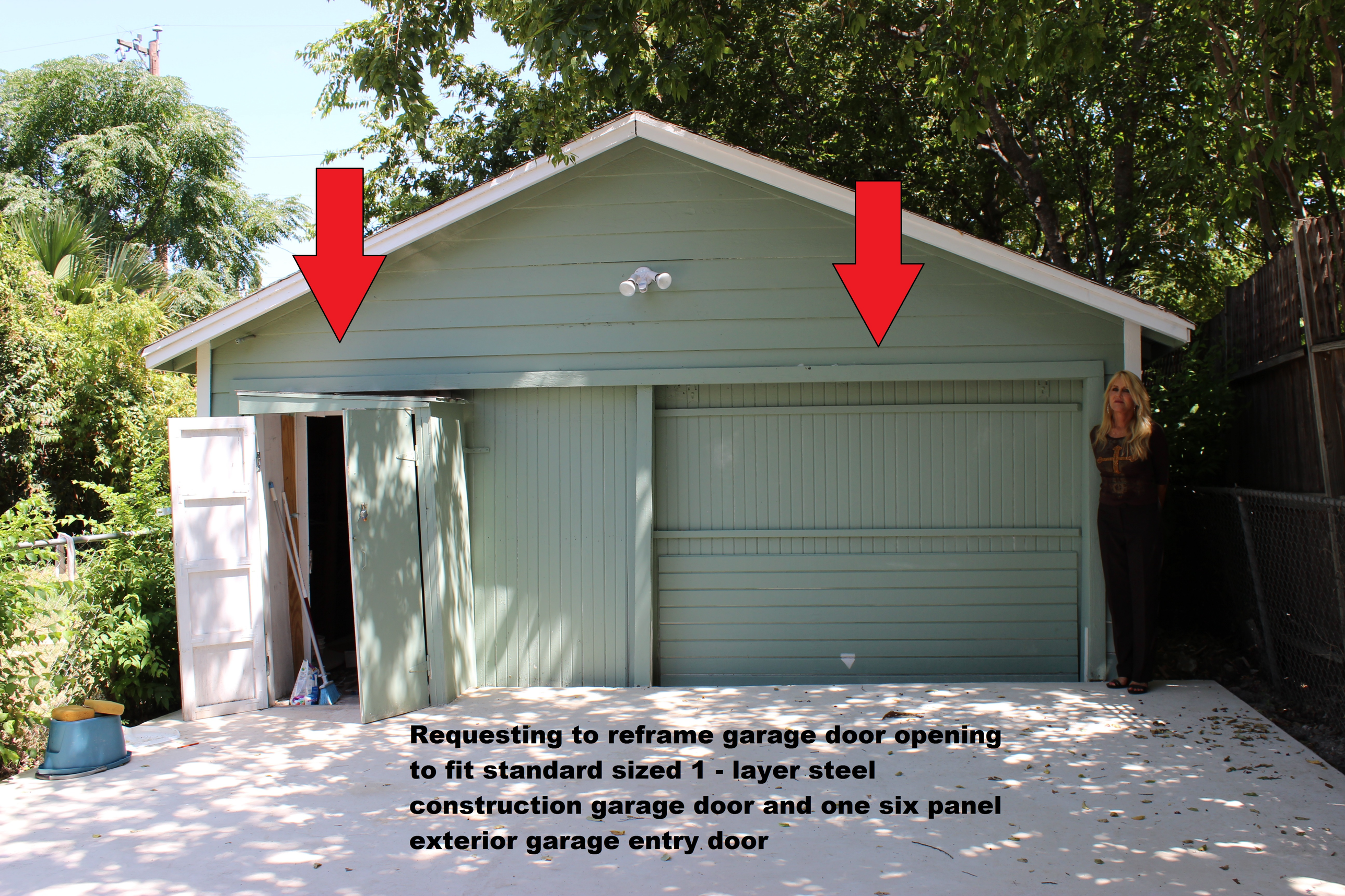
PARCHE

Forest Path N400-4D

Thai Basil N400-5D

Terrarium N400-6D

Vine Leaf N400-7D



Requesting to reframe garage door opening to fit standard sized 1 - layer steel construction garage door and one six panel exterior garage entry door

Current garage door is undersized to fit any mid
-sized vehicle or larger. Requesting permission
to reframe garage door in order to make garage
a functional garage. *** Subject in picture is 5
foot and 5 inches tall