

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 29

HDRC CASE NO: 2015-422
ADDRESS: 247 E KINGS HWY
LEGAL DESCRIPTION: NCB 6327 BLK 2 LOT 41, E 3 FT OF 40 & W 2 FT OF 42
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Macario Rosas/VR Construction
OWNER: Mike Hollaway/Mike Hollaway Custom Homes
TYPE OF WORK: Amend COA to Account for Tree Preservation and New Driveway
REQUEST:

The applicant is requesting to amend a Certificate of Appropriateness issued on June 18th, 2014, to change the location and width of the driveway, approach and sidewalk.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

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.
- 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.

FINDINGS:

- a. The HDRC granted approval of new construction at 247 E Kings Highway at the June 18, 2014, meeting. The approval includes a 10' driveway with a 12' curb cut along the west edge of the lot.
- b. The City Arborist has recommended that a tree in the right of way, in the location of the approved apron, should be preserved and not removed.
- c. In order to preserve the tree, the applicant has proposed to move the drive way and apron to the center of the lot and increase the width to 18' feet. The drive and approach would be in front of the main structure, which is not typical in Monte Vista. The Guidelines for Site Elements 5, B, i. state that historic driveways should be no wider than 10 feet. The proposed width for the driveway and approach are not consistent with the guidelines. Staff recommends that the driveway be no wider than 10 feet and the curb cut no wider than 12 feet
- d. The revised site plan proposed an increase to the amount of hardscaping in the front yard of the property. The Guidelines for Site Elements 3, A, ii., state that historic lawn areas should never be reduced by more than 50%. The proposed hardscaping is not consistent with the guidelines.

RECOMMENDATION:

Staff does not recommend approval based on findings a through d. Staff recommends that the applicant develop a site plan that includes a linear driveway no wider than 10 feet with a curb cut no wider than 12 feet. A curved option may be appropriate to avoid the significant tree.

CASE MANAGER:

Katie Totman



247 E Kings Hwy

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