

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 6

HDRC CASE NO: 2016-005
ADDRESS: 224 LAVACA ST
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT E 3.7 OF N 95.1 OF 14, W 9 OF N 91.5 OF 15 & W 45.1 OF E 49.1 OF 15
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Mannewitz / Yznaga House
APPLICANT: Jack Harmon
OWNER: Jack Harmon
TYPE OF WORK: Driveway modification
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to widen the existing driveway approach from being sixteen (16) feet wide at its widest point and twelve (12) feet wide at its narrowest point to be twenty-two (22) feet wide at its widest point and eighteen (18) feet wide at its narrowest point. The property currently features a brick parking surface that is approximately twenty-five (25) feet in width.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines 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.

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:

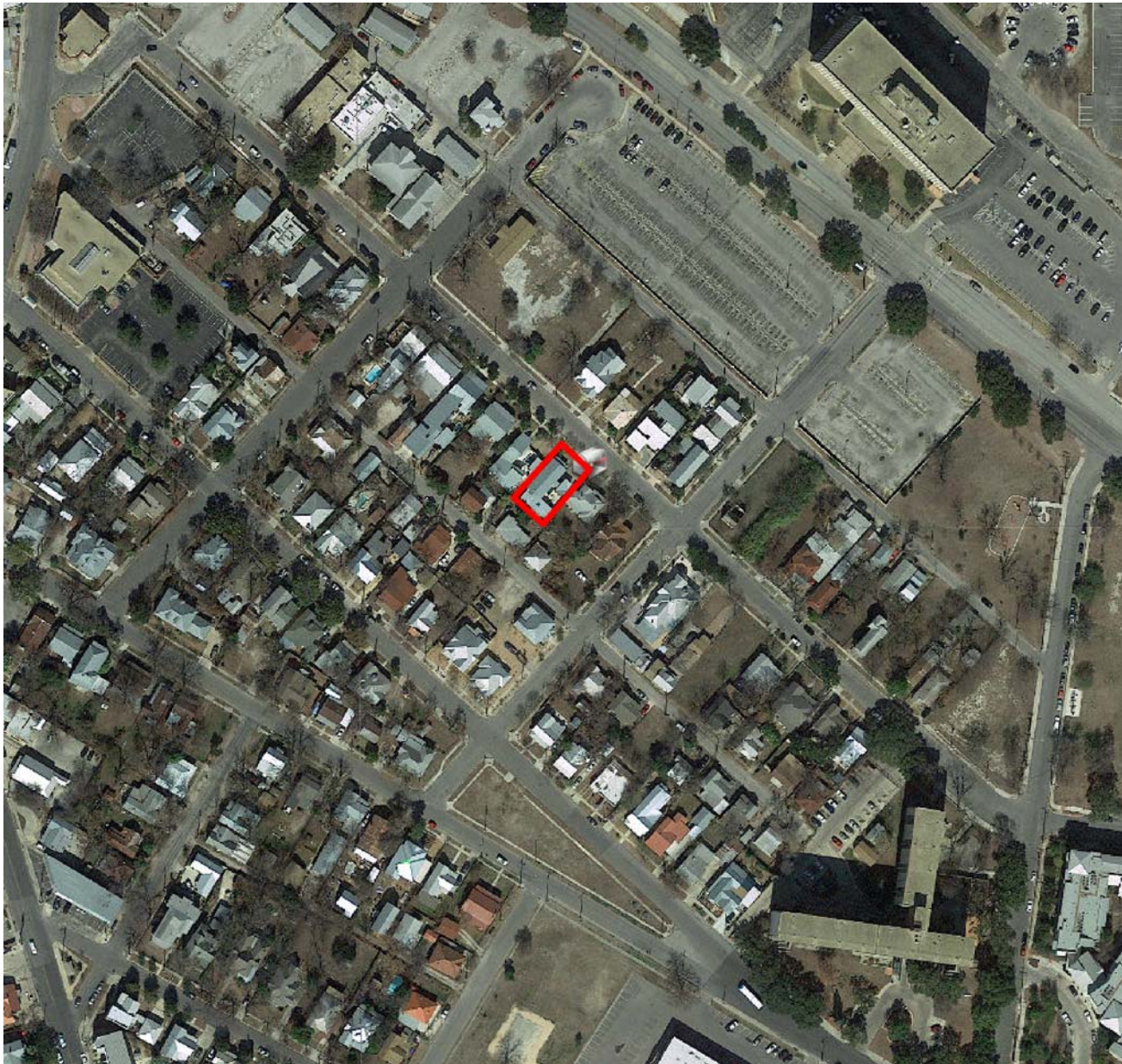
- a. The applicant has proposed to widen the existing driveway approach from being sixteen (16) feet wide at its widest point and twelve (12) feet wide at its narrowest point to be twenty-two (22) feet wide at its widest point and eighteen (18) feet wide at its narrowest point. The property currently features a brick parking surface that is approximately twenty-five (25) feet in width.
- b. According to the Guidelines for Site Elements 5.B.i., historic driveways are typically no wider than ten (10) feet wide. This driveway width is predominant throughout the Lavaca Historic District, however, at this particular property, nontraditional driveway widths, materials and configurations are featured as they are at the properties to the immediate northeast of 224 Lavaca.

RECOMMENDATION:

Staff finds the applicant's proposal to widen the width existing, nontraditional driveway approach is appropriate and recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall

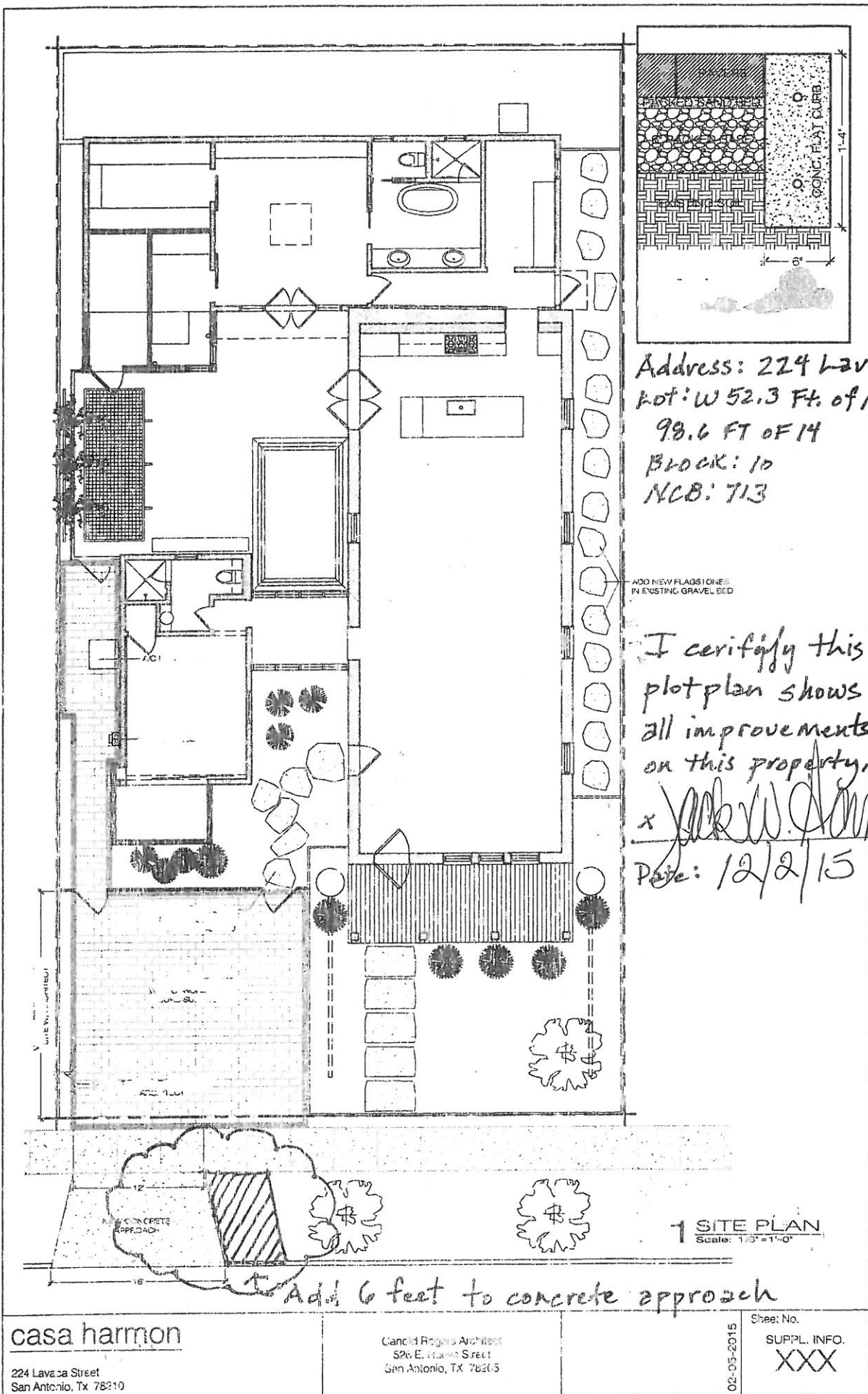


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casa harmon

224 Lavaca Street
 San Antonio, TX 78210

Candid Rogers Architect
 526 E. Main Street
 San Antonio, TX 78215

02-03-2015

Sheet No.

SUPPL. INFO.

XXX

Jack W. & Loretta Harmon
224 Lavaca Street
San Antonio, Texas 78210
(201)522-3591
jack893@msn.com

To: Office Of Historic Preservation

Sometime last fall, your offices granted permission for us to perform some alterations on our home at 224 Lavaca Street. This included a small addition to the approach to our driveway (2 feet, if I recall correctly). Unfortunately, as you can see from the attached photographs, this has proven to be wholly inadequate and our driveway remains a single car driveway. In short, the small addition to our approach proved to be a waste of time and money, although we did repair the broken up sidewalks in front of our house. This is, of course, my fault for not considering this part of the plan carefully before performing work that did not accomplish our goal.

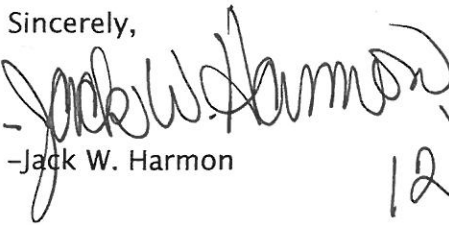
As you are probably aware, there is a serious parking problem on the 200 block of Lavaca, in large part due to construction being done at the Convention Center and Hemisphere. I understand that this work will go on for some time. Consequently, I am often times forced to drive around the block looking for a place to park, even though I am a property owner and resident of Lavaca.

For these reasons, we are asking your offices to please reconsider it's initial decision and allow us to add an additional six (6) feet to our existing approach, thereby making our driveway workable for two cars. I want to point out that should this be approved, it will free up one additional parking spot on the 200 block of Lavaca. Maybe a small help to the parking problems we have, but some help, anyway.

In closing, let me say that my wife and I purchased our house in 2011 due to it's historic nature and the historic nature of the neighborhood itself. We have no desire ~~to~~ compromise it's nature, as this is why we are here. It is also my opinion that our neighbors would agree with me when I say that the work we are doing is improving the neighborhood.

I ask you to please approve our request so that we can proceed.

Sincerely,


-Jack W. Harmon
12/4/15









219 and 225 Lavaca



229 Lavaca & 617 Indianola