HISTORIC AND DESIGN REVIEW COMMISSION April 20, 2016 Agenda Item No: 6

HDRC CASE NO:	2015-314
ADDRESS:	101 E LULLWOOD AVE
LEGAL DESCRIPTION:	NCB 6535 BLK 15 LOT 19 THRU 23
ZONING:	R5 H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Victor Sosa
OWNER:	Victor Sosa
OWNER:	Victor Sosa
TYPE OF WORK:	Widen concrete driveway

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to widen the existing concrete driveway by one foot on either side for a total width of 10 feet. Short retaining walls will also be added to either side of the driveway within the lawn area. The curb cut and apron will not be widened.

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) According to the Guidelines for Site Elements 5.B.1., historic driveway configurations, widths, and curb cuts should be maintained. In the proposal, the curb cut and apron are maintained and are consistent with the guidelines.
- b) In the Monte Vista Historic District, many original concrete driveways and ribbon drives have been altered over time. In many cases, driveways are allowed to be widened up to 10 feet by installing either sections of concrete or pavers. The immediate neighbors of 101 E Lullwood feature driveways that have been widened.
- c) The proposed widening of the driveway does not exceed 10 feet as recommended by the Guidelines, and does not result in a negative impact to the streetscape.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE COMMENTS:

Work was begun without approval. The appropriate fees have been collected.

CASE MANAGER:

Cory Edwards

137 R4	and the second		and the second		C. C. Street, St. Street, St.		101 R4		109111 R4	113 115 R4	9	119 12512 R4 R4			12913 R4		135 4	139 RM 4			
	W RIDGEWOOD CT E RIDGEWOOD CT																				
R4136	R4136 R4 128		R4124	24 R4118 R4 112		R4	108 1		orth Ce 14 102104	entral R4 106	R4		14	120122 R4		R4 126 127 R4		74 134 136	R4 138	C214	
W HILDEBRAND AVE																					
R5H 135 R5H 123 119 R5H			115 R5 H	10: R5 H		105	R5 H 101			R5 H 111 R5 H 117		R5 H	R5 H 123 R5 H		5H131 13 R5						
			WLULI	WOOD A	VE			_	UZROV		-				E	LULLW	OOD A	IE .			
R5 H 130		124 R5 H	122 R5 H	R5 H 118	R5 H 114	110 R5 H	R5 H 104	R5 H 10		R5н106 onte Vista		12 H	116 R5 H	R5 H 126	R5 I	R5 H128				138 R51 R5 H	
135 R5 Н	R5 H 131	127 R5 H	123 R5 H	R5 H 119		111 R5 H	R5 H 107	101 R5 H	R5 H 105	109 R5 H	t R5		R5 H 119		5 H 25	R5 H 129	R5 I 13		39 R5 H 145 H		
	W ROSEWOOD AVE E ROSEWOOD AVE																				
R5 H 134	R5 H 130	126 R5 H	R5 H 122	R5 H 118	R5 H 114	R5 H 110	R5 H 106	R5 10	C14/1	H 04 100 R5		Carlogary -	R5 H 116	R5 H 122	R5 12		R5 H 130	136 R5 H	R5 H	40	

101 E Lullwood

Ν

Printed:Apr 07, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



















