

HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 20

HDRC CASE NO: 2016-208
ADDRESS: 2010 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 192 BLK 10 LOT 26
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Hilton Crocker
OWNER: Hilton Crocker
TYPE OF WORK: Widen driveway

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove existing ribbon driveway and replace with 9' wide full driveway with no changes to the apron.

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.

FINDINGS:

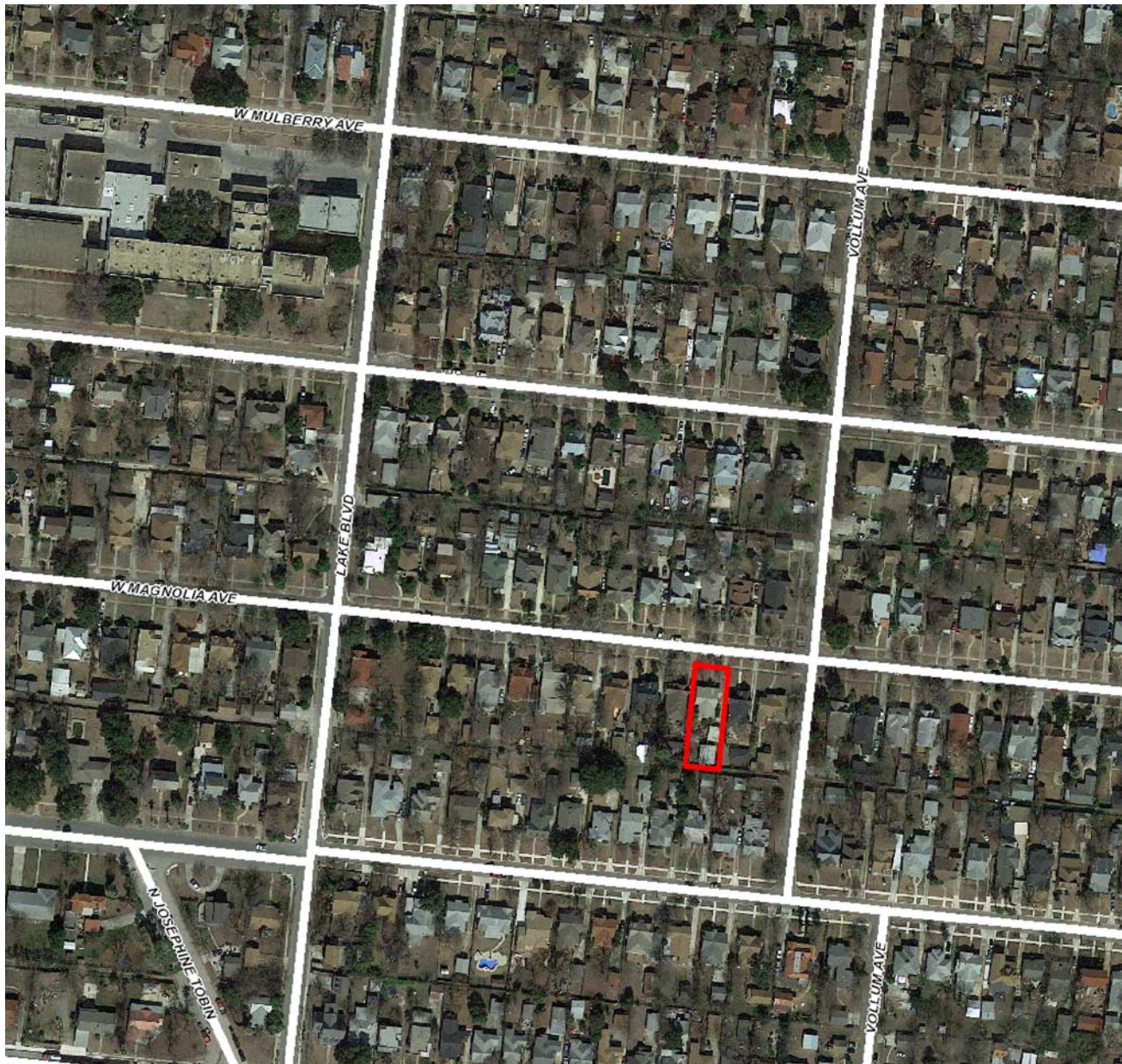
- a. This home is located in Phase 5 of the Monticello Park Historic District, which was designated May 16, 2010.
- b. The applicant is proposing to remove the existing ribbon driveway, made of two 2' concrete strips, separated by grass, and repour a 9' wide concrete driveway. The Guidelines for Site Elements state that historic driveways are typically no wider than 10' and that new driveway configurations should be similar to what's historically found in the district. Staff made a site visit on June 6, 2016, and found that driveways in Monticello Park Historic District historically are 10' wide.
- c. The Guidelines for Site Elements 5.B.i. also states that pervious paving surfaces may be considered when replacement is necessary.
- d. Ribbon driveways are character defining features of the property. Staff recommends that the applicant re-pour the historic driveway ribbon configuration and consider using a pervious material such as decomposed granite in the middle and to widen if necessary.

RECOMMENDATION:

Staff recommends denial based on findings a through d. Staff recommends that the applicant repour the ribbon driveway in the same configuration as existing, and widen with pervious material up to 10'.

CASE MANAGER:

Lauren Sage

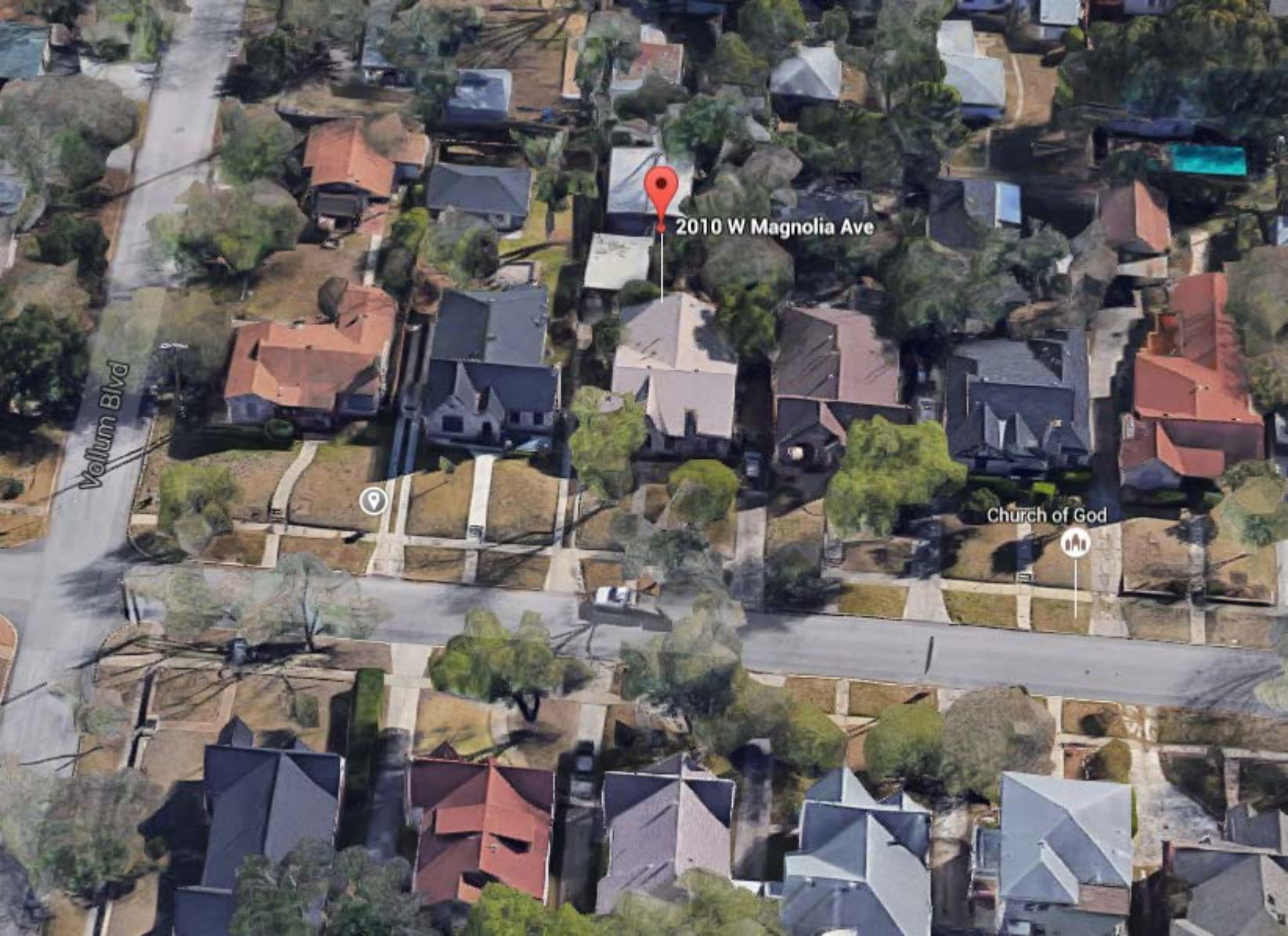


Flex Viewer

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2010 W Magnolia Ave

Vallum Blvd

Church of God



CITY OF SAN ANTONIO
NOTICE OF HEARING
BUILDING & DESIGN
REVIEW COMMISSION

ADDRESS:	2010
REQUEST:	
HEARING DATE:	
TIME:	2:00 P.M.
FOR MORE INFORMATION CONTACT JIM LINDEN	
ALL MEETINGS TAKE PLACE AT 100 S. ALAMO	







To: City of San Antonio

Office of Historic Preservation

I recently purchased a home at 2010 W. Magnolia Ave. It is my desire to remove the old ribbon driveway and replace it with a solid surface driveway. I have included a site plan and photos. Photo #1 shows that the old driveway is not wide enough for current vehicles and has caused a gouging of the adjacent yard. Photos # 2 and #3 show damage to the driveway and yard from vehicular traffic. Photos #4 - #8 show the surrounding homes, on my block, that have upgraded to a solid surface driveway. Please give my proposed project your consideration.

Hilton Crocker

A handwritten signature in black ink, appearing to be 'Hilton Crocker', with a long horizontal flourish extending to the right.

361-290-3440

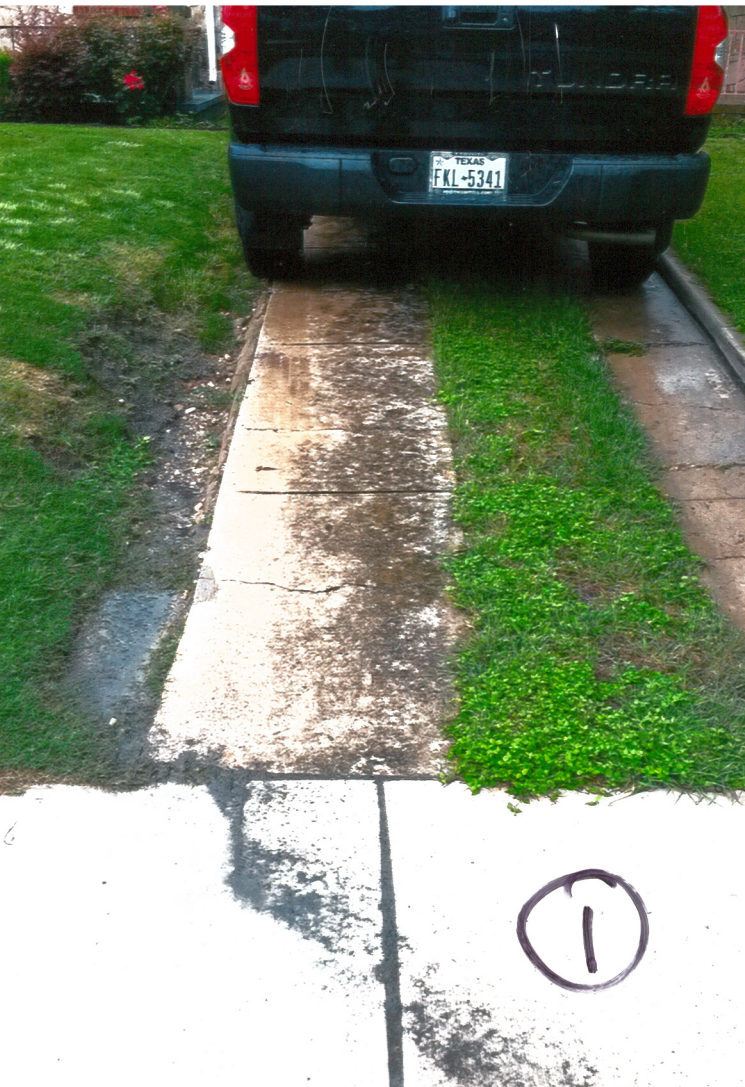
hiltoncrocker@hotmail.com



I, WILL FERREN, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and







Existing



Existing



example submitted by applicant



example submitted by applicant



example submitted by applicant



example submitted by applicant



example submitted by applicant

