

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 28

HDRC CASE NO: 2016-306
ADDRESS: 510 PASCHAL
LEGAL DESCRIPTION: NCB 1737 BLK 6 LOT 8 (CARLA HILLS)
ZONING: MF33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Carlos McDermott
OWNER: Carlos McDermott
TYPE OF WORK: Construct new driveway
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new 10' wide decomposed granite driveway with concrete approach.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

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%.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

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 home at 510 Paschal is in the Tobin Hill Historic District, which was designated March 16, 2008.
- b. There is an existing front facing attached garage and a 20' concrete driveway. There is an existing front and side lawn with a concrete paver front walkway and a secondary concrete walkway to a secondary entrance. The applicant is proposing to install a 10' wide decomposed granite driveway on the left of the existing home over the existing left side lawn. According to the Guideline for Site Elements, Section 3 and 5, historic lawns should not be reduced more than 50% and historic driveway configurations and patterns should be retained and incorporated.

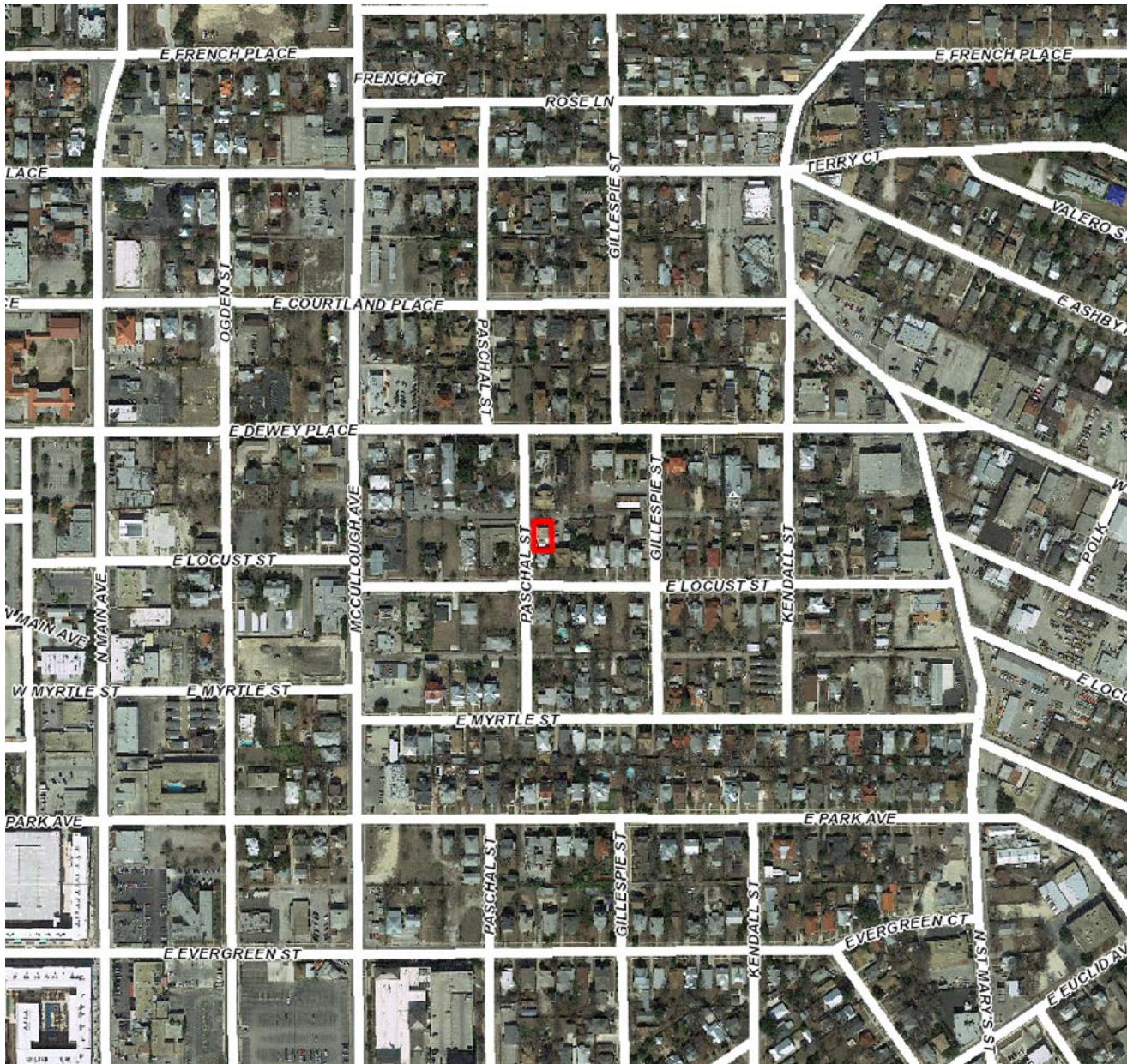
Staff finds the additional driveway not consistent with the Guidelines because two front driveways for a single residence is not similar or compatible with the established pattern in the district.

RECOMMENDATION:

Staff recommends denial based on findings a and b.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 20, 2016

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ALLEY

EXISTING
STORAGE
BUILDING

PROPOSED
DRIVEWAY

510 PASCHAL
EXISTING HOME

EXISTING
DRIVEWAY

SIDEWALK

PROPOSED
APPROACH

PASCHAL ST.

510 Paschal

Driveway proposal

Reasons to consider allowing the construction of the proposed driveway

1. The driveway provides a better view of the home by eliminating my personal vehicles being parked in front of the house on the street
2. The surface of the driveway would be decomposed granite which in turn looks like a xeriscaped yard. Decomposed granite also allows rainwater to flow through it into the aquifer.
3. My home has a reasonable amount of landscaping; however, upon construction of the driveway, I propose to landscape the north side of the home in the space between the driveway and the house.
4. The existing driveway in front of the one car garage is too short to allow for a second vehicle to park on it.
5. Historically, there are two strips of concrete buried about 4 inches indicating that there was an existing driveway in the exact location of the proposed driveway.





Friedrich Oil and Gas

Elouest St

Paschal St

Paschal St

Paschal St

Paschal St







