

HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 8

HDRC CASE NO: 2016-430
ADDRESS: 163 SCHREINER PLACE
LEGAL DESCRIPTION: NCB 7053 BLK LOT 16 AND E25 FT OF 15
ZONING: R-5
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Patrick Shearer
OWNER: Name Shearer, Patrick Shearer
TYPE OF WORK: Install driveway
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 10' wide parking pad made of square concrete pavers with grass in between.

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.

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.

C. CURBING

- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

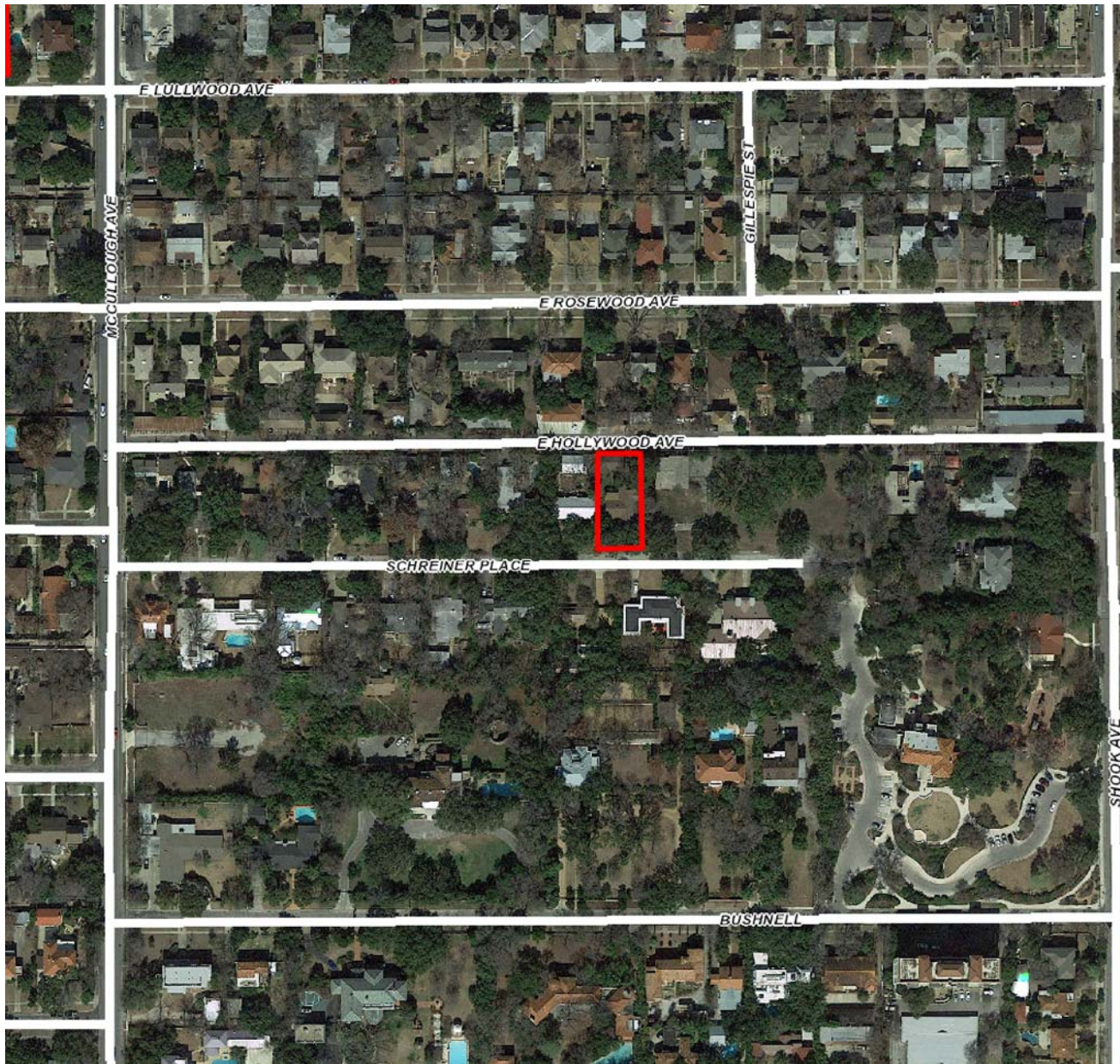
- a. The home at 163 Schreiner Place is a ranch style home made of brick along a dead end street. Staff made a site visit on October 21, 2016, and found that the block includes other mid-century homes and that the home was not build in the period of significance for the Monte Vista Historic District.
- b. There is no existing driveway or parking in the front. There is an existing rear garage that is accessed from Hollywood Boulevard. The applicant is proposing to install a 10' wide concrete parking pad in the front yard with access from Schreiner Place. The pad will have 6" wide curb on the left, rear and right side of the proposed pad. The pad configuration is made of 7 salt finished concrete pavers. According to the Guidelines for Site Elements 5.B.i., new driveways should incorporate a similar configuration to those found in the district. Staff made a site visit on October 21, 2016, and found that there are driveways that access Schreiner Place historically. Staff finds that the configuration of the driveway is not typically found, but finds the modern configuration and width appropriate for the site.

RECOMMENDATION:

Staff recommends approval of the proposed parking pad based on findings a through b.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 26, 2016

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FRONT



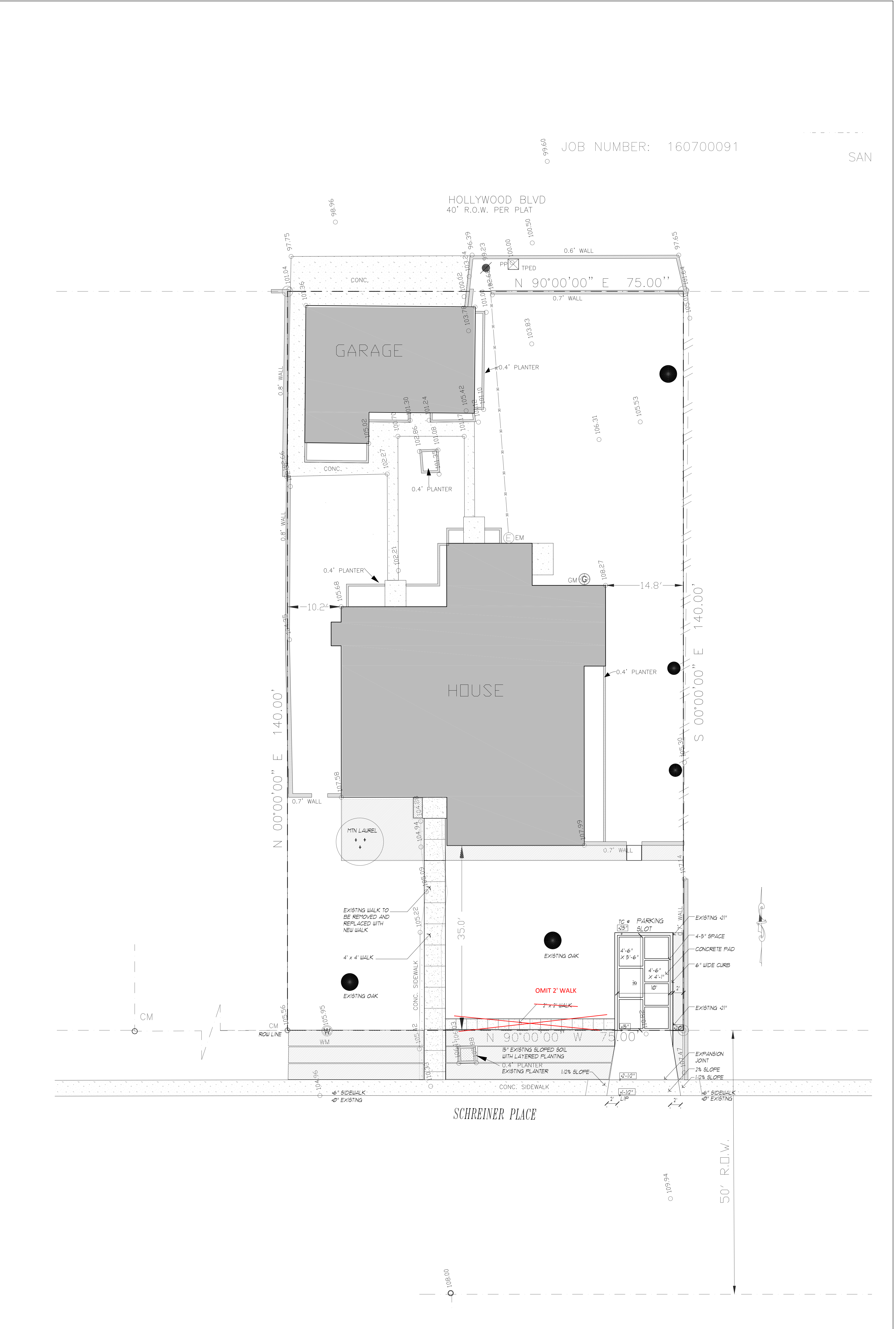


FRONT RIGHT



FRONT





<p>TITLE</p> <p>SITE PLAN</p> <p>SCALE: 1/8" = 1'-0"</p> <p>OCTOBER 11, 2016</p>	<p>REVISION DATES</p>	<p>PATRICK SHEARER RESIDENCE</p> <p>163 SHREINER PLACE</p> <p>SAN ANTONIO, TX 78212</p>	<p>JOHN TROY LANDSCAPE ARCHITECT</p> <p>122 LEWIS, STE. 1</p> <p>SAN ANTONIO, TEXAS 78212</p> <p>(210) 222-1355 FAX (210) 492-2878</p> <p>e-mail jstroyla@swbell.net</p>	<p>L = 1</p>
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Precedent showing rock salt finish with grass between panels.
Concrete to match existing curb color.



SITE PHOTOGRAPHS

