

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-081
ADDRESS: 431 HAYS ST
LEGAL DESCRIPTION: NCB 528 BLK 1 LOT E 16.7 FT OF 15 & E 53.06 FT OF 16
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Hope
OWNER: David Hope
TYPE OF WORK: Driveway
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an 11 foot wide driveway and add a 14' x 27' concrete driveway beneath the existing carport.

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 main structure at 431 Hays St, a corner lot, is a folk Victorian two story home with wood siding, front facing gable, rear hipped roof with standing seam metal. There is a rear newly constructed carport at the rear of the property that is accessed by an existing curb cut along N Mesquite
- b. There is an existing curb cut made of asphalt. The proposed driveway will be made of concrete will extend from the existing sidewalk to the edge of the existing carport at 11' wide. It will widen to 14' underneath the existing carport. According to the Guidelines for Site Elements 5.B., new driveways should be constructed where they would historically be found on the site. Historic driveways are typically no wider than 10 feet. Staff finds the proposed driveway appropriate, but finds that 10' in width would be appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the driveway width is 10'.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

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.



CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 1001 S. ALAMO
REQUEST: HISTORIC PRESERVATION
HEARING DATE: 11/11/2021
TIME: 10:00 AM
FOR MORE INFORMATION CONTACT
(210) 215-8774
ALL HIRC MEETINGS TAKE PLACE AT 1001 S. ALAMO





PLOT PLAN

FOR
BLDG PERMITS

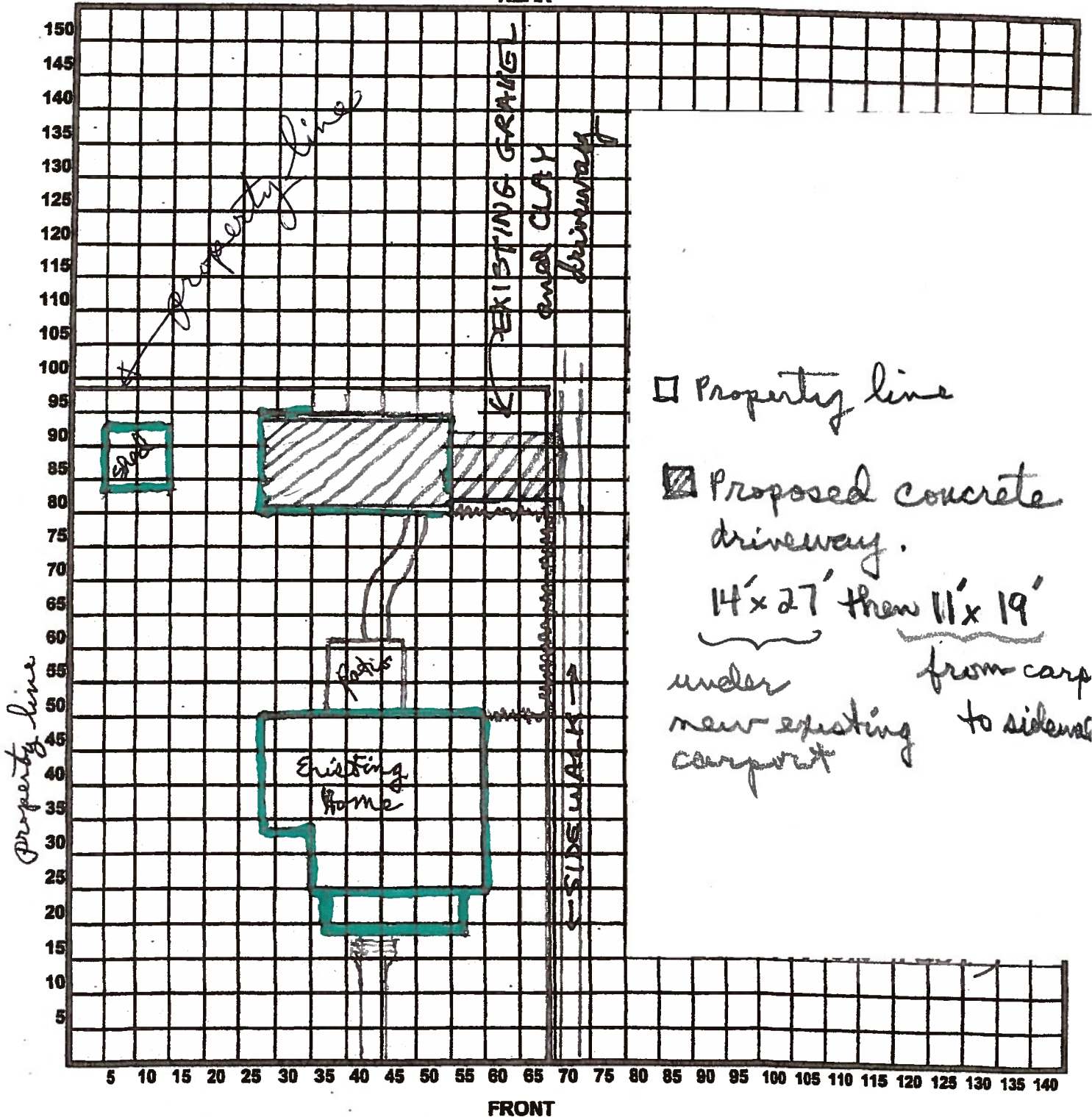
Address 431 Hays Street

Lot E

Block 1

NCB 528

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2012 IRC



FRONT 431 HAYS



SIDE ANGLE HAYS + MESQUITE



MESQUITE SIDE VIEWS
OF CARPORT

