

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

**HDRC CASE NO:** 2017-225  
**ADDRESS:** 1127 S ST MARYS  
**LEGAL DESCRIPTION:** NCB 2963 BLK LOT E 97.33 FEET OF A-21  
**ZONING:** C-2 IDZ H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jim Poteet/Poteet Architects  
**OWNER:** Stacey Hill  
**TYPE OF WORK:** Removal of existing concrete paving and the installation of a circular decomposed granite driveway

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing concrete paving and install a circular driveway featuring decomposed granite.

## APPLICABLE CITATIONS:

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.

### C. CURBING

*i. Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

*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.

7. Off-Street Parking

### A. LOCATION

*ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

## FINDINGS:

- a. The structure at 1127 S St Mary's was constructed circa 1955 as an automobile service station. The site has previously featured impervious paving to serve as automobile parking. At this time, the applicant has proposed to remove the existing concrete paving on site and install a circular driveway of decomposed granite with concrete curbs to feature twenty-three (23) feet in width. Additionally, the applicant has noted the installation of landscaping on the lot to surround the proposed circular driveway.
- b. Staff performed a site visit on April 17, 2017, and noted the installation of the decomposed granite driveway prior to receiving a Certificate of Appropriateness.
- c. DRIVEWAY – Per the Guidelines for Site Elements 5.B., driveways and curb cuts should be similar to those found historically throughout the district. Curb cuts and driveway configurations vary along S St Mary's. Staff finds the installation of a circular driveway of decomposed granite a reduction in the previous impervious cover and appropriate.

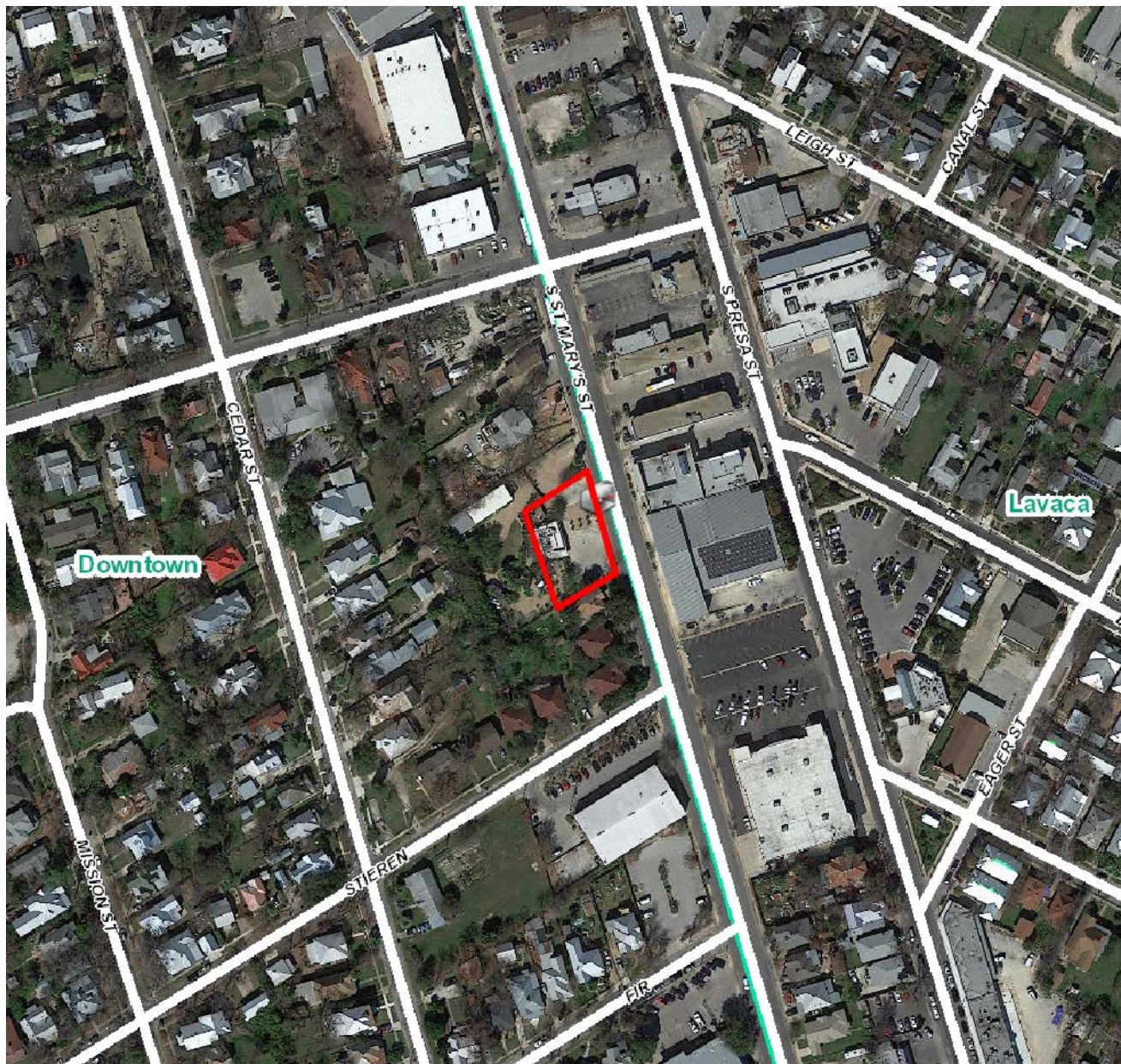
- d. LANDSCAPING – The applicant has noted the installation of landscaping in other areas of the lot where the proposed driveway is not located. The applicant is to provide a detailed list of landscaping items and a landscaping plan to staff prior to receiving a Certificate of Appropriateness.

**RECOMMENDATION:**

Staff recommends approval based on findings a through d with the stipulation that the applicant provide staff with a detailed list of landscaping items and a landscaping plan prior to receiving a Certificate of Appropriateness.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: May 03, 2017

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THE MONTY

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Mustard Seed Academy

1127 South Saint  
Mary's Street

St Mary's St  
Mission  
Restaurant Supply

Robot Creative

S St Mary's St

S St Mary's St

S St Mary's St

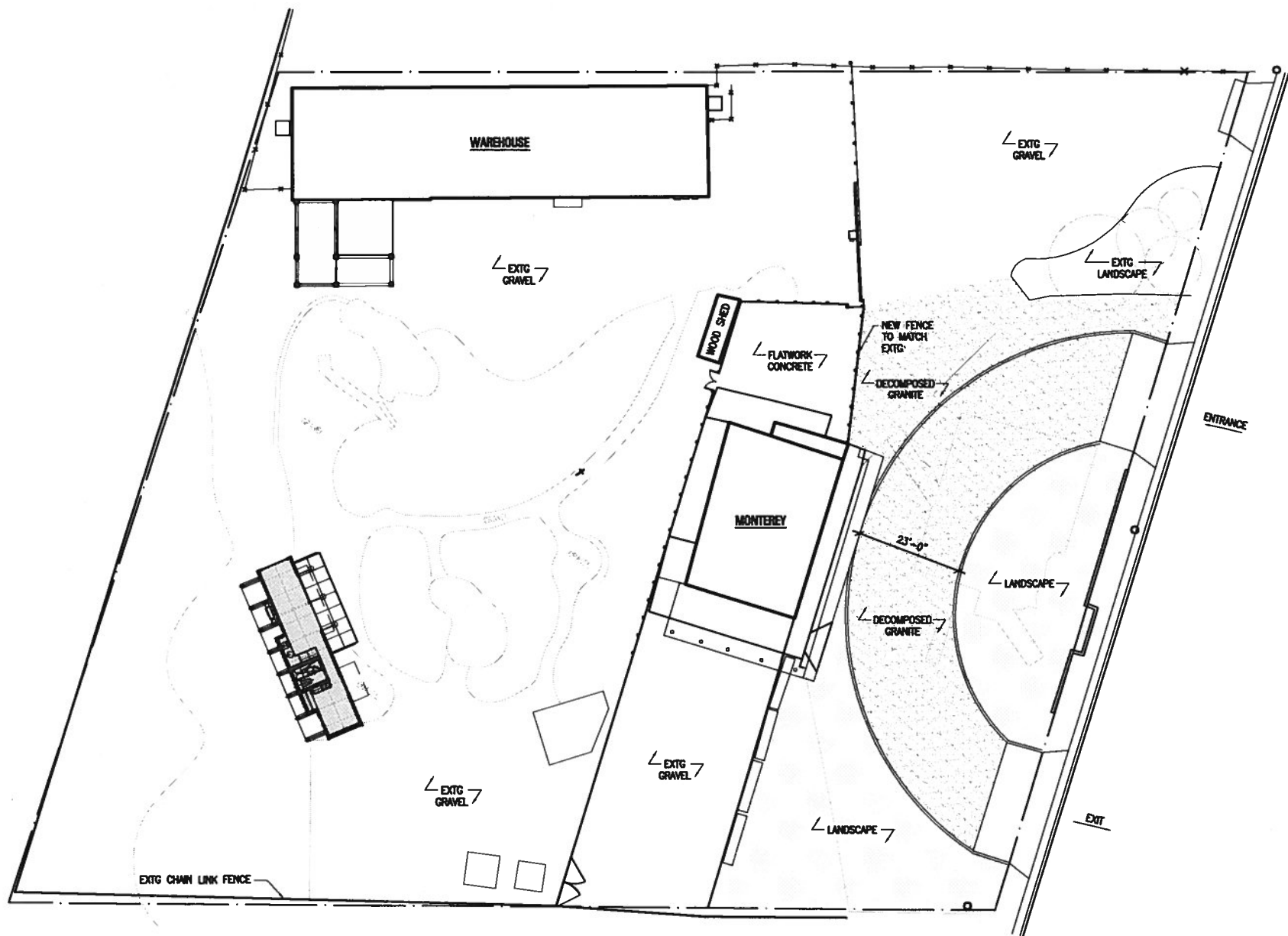
St Mary's St

St Mary's St



## PREVIOUS SITE CONDITIONS





1

# **SITE PLAN:** 1127 S ST MARYS ST

SCALE: 1/32"=1'-0"



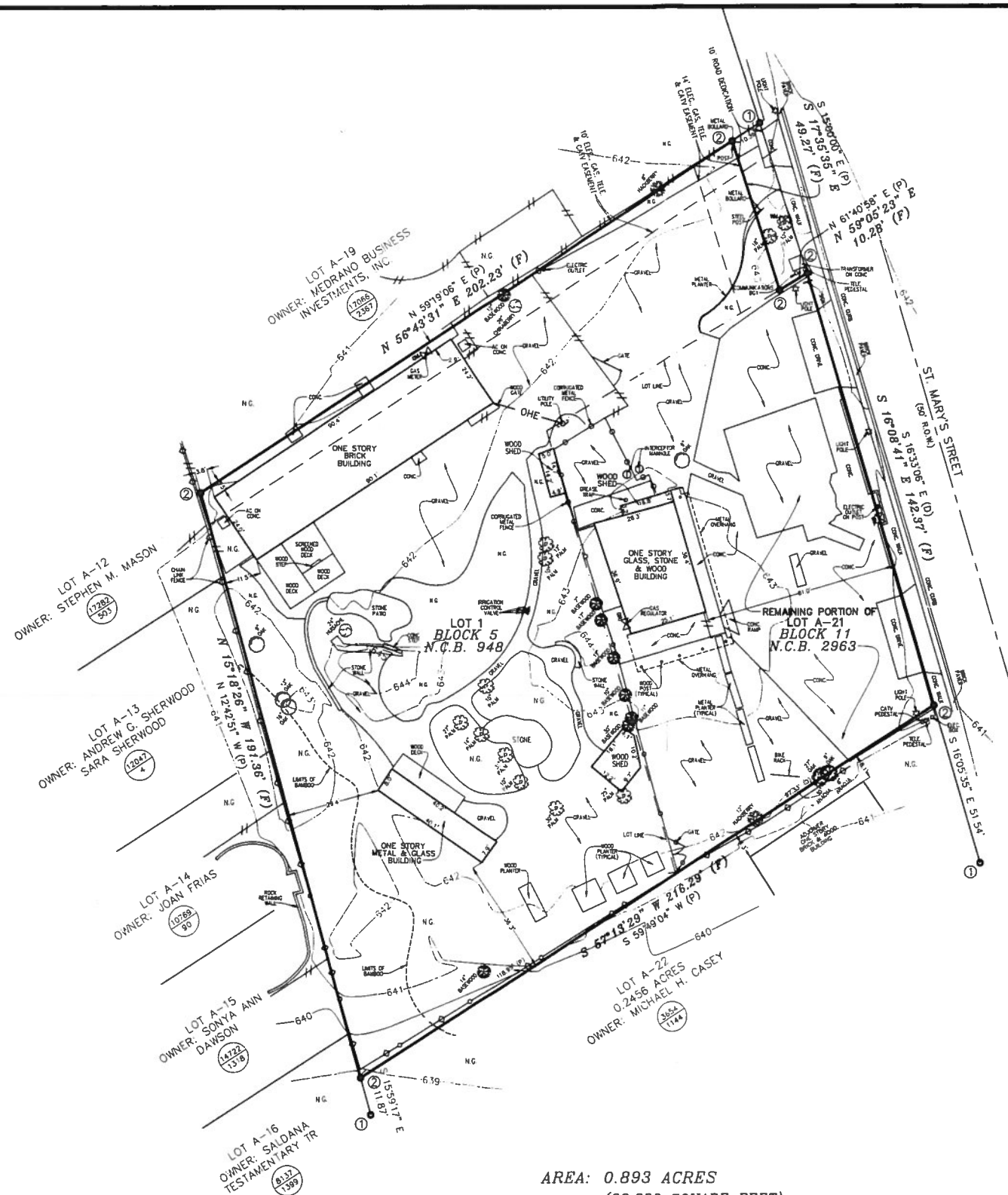
1127 S ST MARYS ST

DATE: APRIL 18, 2017

POTEET ARCHITECTS, LP

PAGE 1 OF 1





NORTH  
SCALE: 1" = 20'

- LEGEND:
- ① = FOUND IRON BAR
  - ② = SET 1/2" IRON BAR WITH ORANGE CAP MARKED "SLS RPLS 5142"
  - VOL PG = BEXAR COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
  - (F) = FIELD BEARING
  - (P) = PLAT BEARING
  - (D) = DEED BEARING
  - = CORRUGATED METAL FENCE
  - ◇ = WOOD FENCE
  - ◇◇ = CHAIN LINK FENCE
  - WM ⊗ = WATER METER
  - GM ⊗ = GAS METER
  - GR ⊗ = WATER REGULATOR
  - ⊕ = POWER POLE
  - OHE = OVERHEAD ELECTRIC
  - R.O.W. = RIGHT-OF-WAY
  - COV. = COVERED
  - CONC. = CONCRETE
  - TELE. = TELEPHONE
  - ELEC. = ELECTRIC
  - CATV = CABLE TELEVISION
  - AC = AIR CONDITIONER
  - N.G. = NATURAL GROUND

\*THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2015.00.

CATEGORY 6, CONDITION 1,  
TREE SURVEY OF  
REMAINING PORTION OF  
LOT A-21, BLOCK 11  
N.C.B. 2923  
&  
LOT 1, BLOCK 5  
NEW CITY BLOCK 948  
RAJ SUBDIVISION  
CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS

VOL. 9558, PG. 194, DEED AND PLAT RECORDS

BUYER: \_\_\_\_\_  
ADDRESS: 1127 ST. MARY'S STREET  
G.F. NO. \_\_\_\_\_  
DRAWN BY: MTS CREW CHIEF AB

STATE OF TEXAS  
COUNTY OF BEXAR

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 6, CONDITION 1, TREE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED FEBRUARY 2008 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: David L. Elzy  
DAVID L. ELZY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4675  
DATE: JUNE 3, 2016



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