

## HISTORIC AND DESIGN REVIEW COMMISSION

July 05, 2017

**HDRC CASE NO:** 2017-321  
**ADDRESS:** 415 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 2968 BLK 3 LOT 4  
**ZONING:** RM-4, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Pfeiffer, A - House  
**APPLICANT:** Jim Poteet/Poteet Architects  
**OWNER:** Kate and James Ball  
**TYPE OF WORK:** New Ribbon Driveway; rear concrete pad  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a concrete, ribbon strip driveway.
2. Install a concrete parking pad in the rear yard.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 3. Landscape Design

##### 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.

#### 5. Sidewalks, Walkways 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 historic structure at 415 Cedar is of the Folk Victorian style and was constructed circa 1920. A Historic and Design Review Commission Certificate of Appropriateness was issued on November 4, 2015, for the rehabilitation of the primary historic structure, the construction of a rear addition, the rehabilitation of a rear accessory structure, Historic Tax Certification and the installation of a gravel driveway.
- b. **DRIVEWAY** – At this time, the applicant has proposed to amend the previously approved driveway design to include a concrete, ribbon strip driveway. Per the Guidelines for Site Elements 5.B.i. a similar driveway configuration should be used to those found historically throughout the district in regards to materials, width and design. The proposed concrete, ribbon strip driveway is appropriate for the King William Historic District and is consistent with the Guidelines.
- c. **REAR CONCRETE PAVING** – Toward the rear of the property, the applicant has proposed to install a concrete parking pad to facilitate vehicular traffic to the rear steel carport, approved by the HDRC on January 18, 2017. The applicant has proposed two separate paved areas, the front consisting of 24” x 16” grasscrete pavers and the second, at the rear of the property, concrete. Staff finds the proposed installation appropriate given its location and

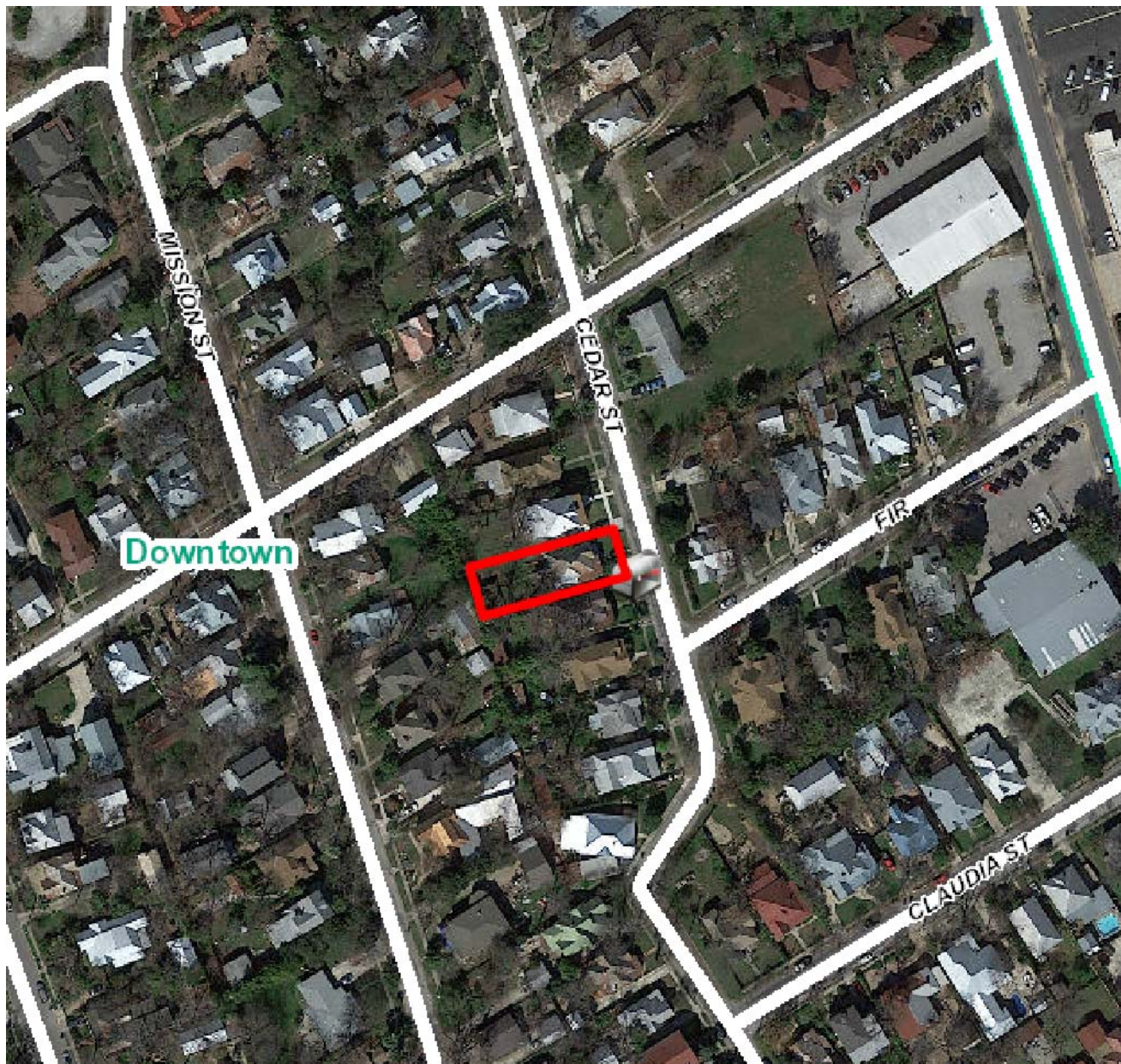
incorporation of a pervious materials that incorporates landscaping.

**RECOMMENDATION:**

Staff recommends approval of items #1 and #2 as submitted based on findings b and c.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

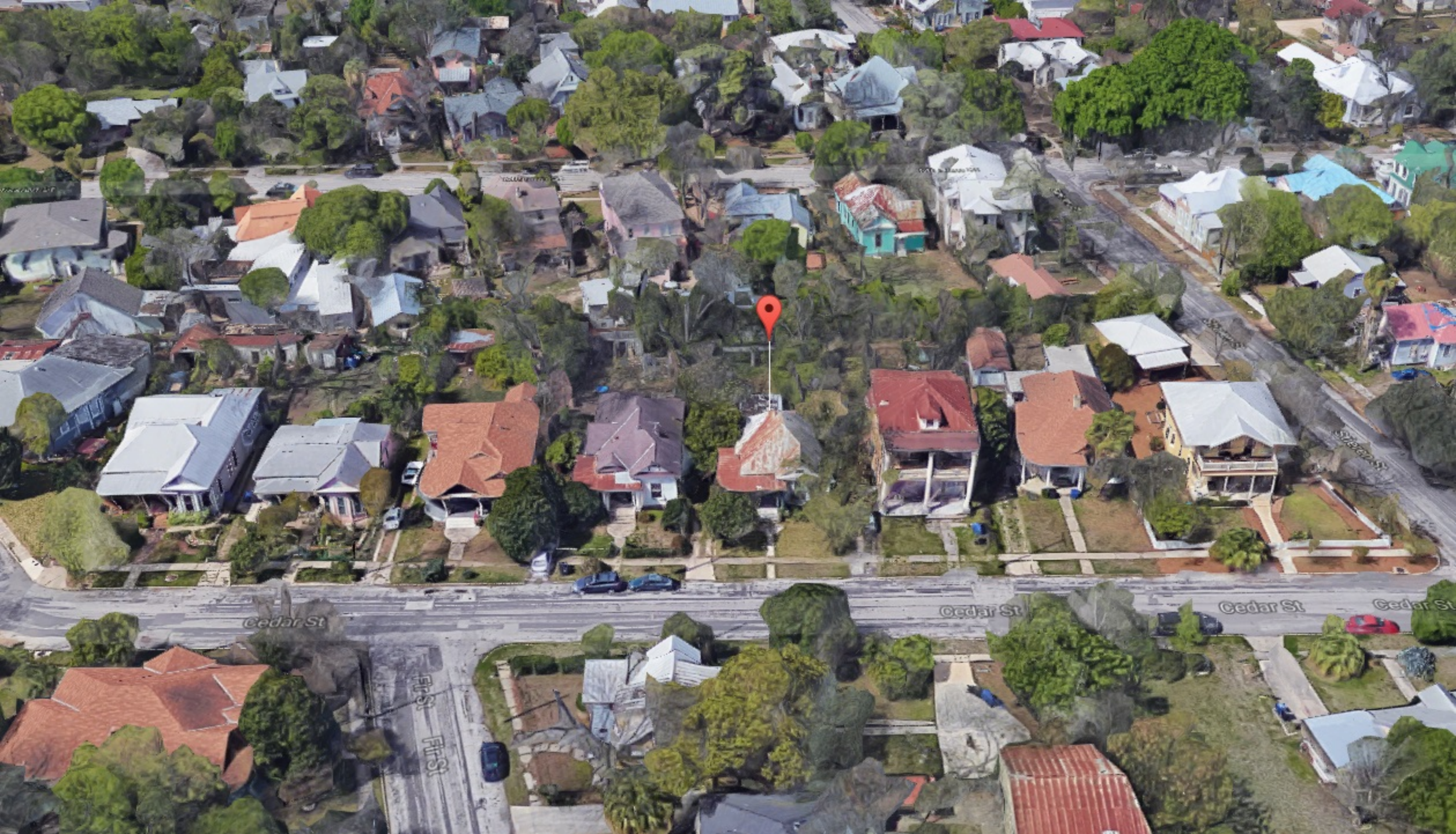
Printed: Jun 26, 2017

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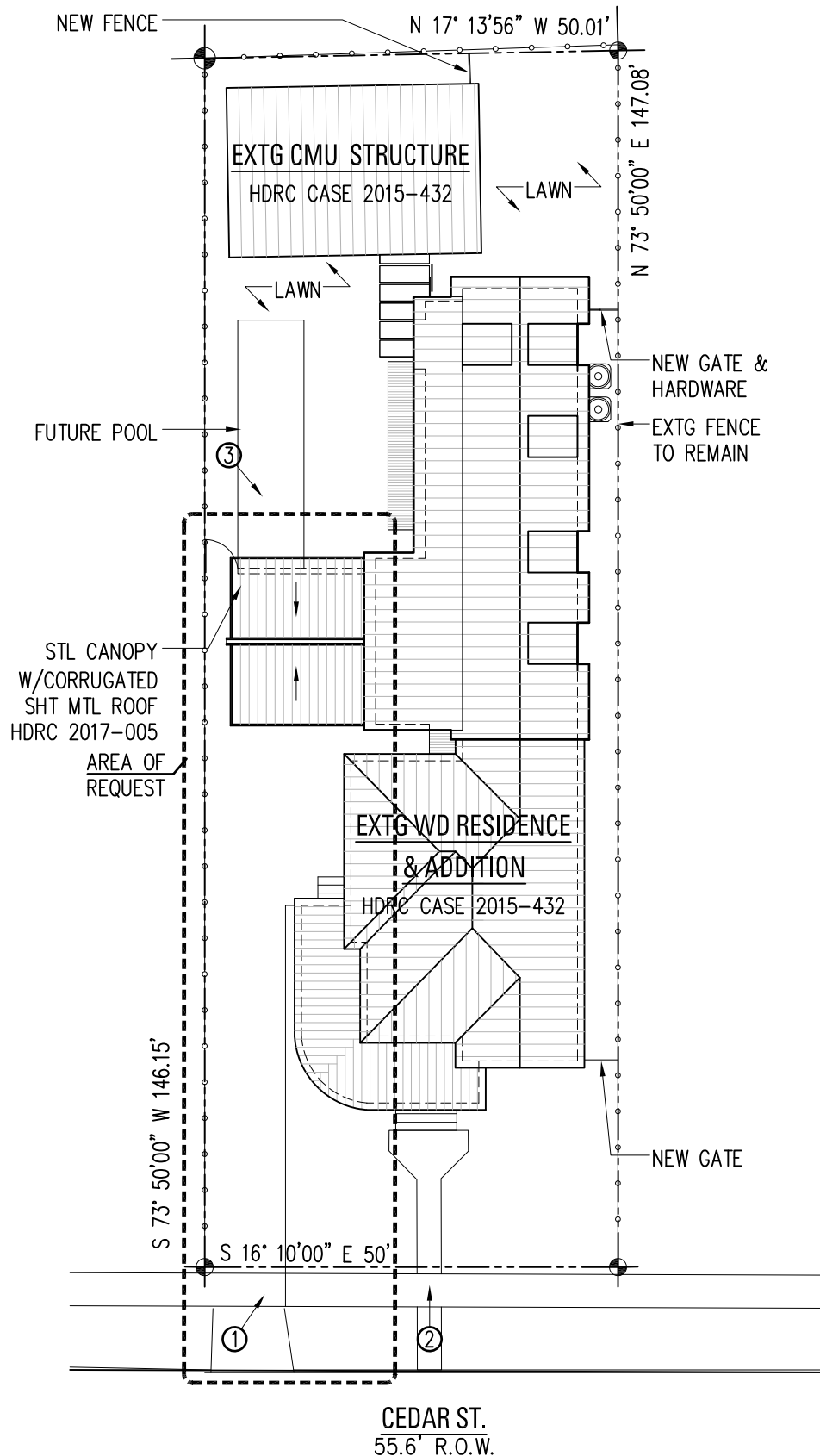








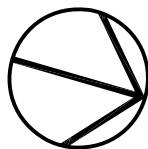




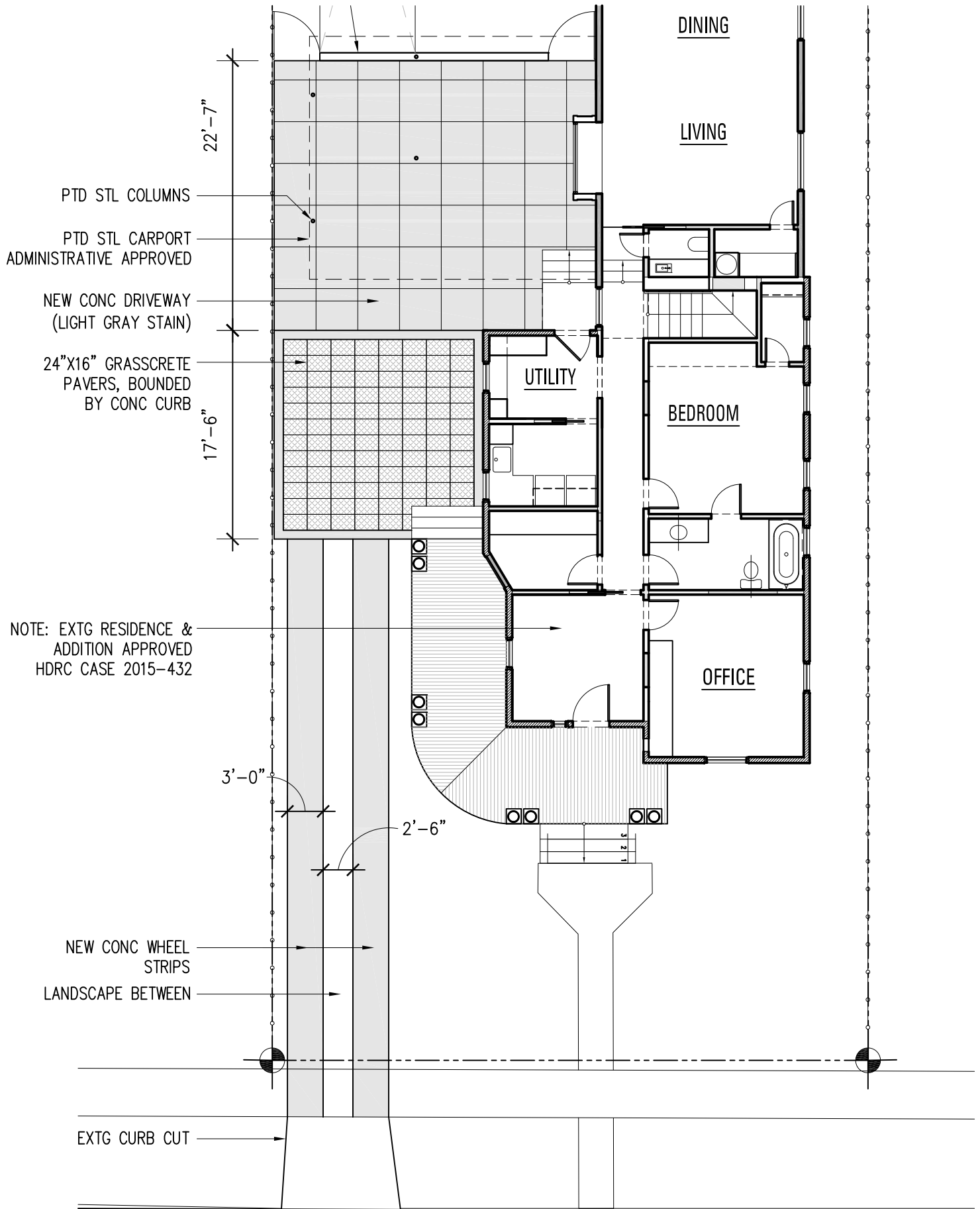
NOTE: NUMBERED STATIONS CORRESPOND  
TO THE NUMBERED PHOTOS

# SITE PLAN

SCALE: 1" = 20'-0"

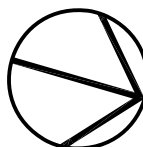


415 CEDAR ST	A0.1 SHT 1 OF 5
DATE: JUNE 16, 2017	
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# PARTIAL SITE PLAN: DRIVEWAY

SCALE: 3/32" = 1'-0"



415 CEDAR ST	SHT 1 OF 1
DATE: JUNE 27, 2017	
POTEET ARCHITECTS, LP	



① 415 Cedar  
View looking north west

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