

## HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

**HDRC CASE NO:** 2017-432  
**ADDRESS:** 1121 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 578 BLK C LOT E55.35 FT OF 6  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Felix Ziga/Ziga Architecture Studio, PLLC  
**OWNER:** Henneke Financial Group, LLC  
**TYPE OF WORK:** Driveway modifications  
**REQUEST:**

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

1. Install a gravel parking pad at the location of an existing concrete driveway approach.
2. Install a front yard sidewalk leading from the public right of way to the front porch.
3. Install mulch planting beds around the foundation skirting at the front of the historic structure.
4. Extend the existing rear privacy fence and gate.

### 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.
- iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

##### 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.

### FINDINGS:

- a. The applicant has proposed to modify the current concrete driveway, located in the front yard of the historic structure at 1121 E Crockett to include a decomposed granite surface and a width to accommodate parking for two automobiles. The existing driveway is concrete, approximately ten (10) feet in width and is located in front of the historic structure. The applicant has noted that there will be no increase in curb cut width.
- b. DRIVEWAY – The Guidelines for Site Elements 5.B.i. notes that new driveways should feature a similar configuration as historic driveways in regards to materials, width and design. As noted in finding a, the applicant has proposed a decomposed driveway to feature a width to accommodate two automobiles. Driveways on this block of E Crockett feature concrete paving and widths that are approximately ten (10) feet. Driveways are also located to the side of historic structures. Staff finds the proposed width, location and materials inconsistent with the Guidelines; however, staff finds that given the width of the lot, no other options for on-site parking exist. Staff finds the use of decomposed granite to be pervious and more readily removable than concrete.
- c. SIDEWALK – The applicant has noted the installation of a front yard sidewalk to lead from the public right of way to the front porch of the historic structure. The applicant has noted that the sidewalk will be concrete. The Guidelines for Site Elements 5.A.iii. notes that the historic alignment, configuration and width of sidewalks should be matched. The proposed location is appropriate; however, the width is not to exceed three (3) feet in width.
- d. PLANTING BEDS – Along the foundation skirting in front of the historic structure, the applicant has proposed to install mulch planting beds. Staff finds this installation appropriate.
- e. FENCING – The applicant has proposed to extend the existing privacy fence and gate approximately twenty (20) feet. The location will remain well behind the front façade and is consistent with the Guidelines.

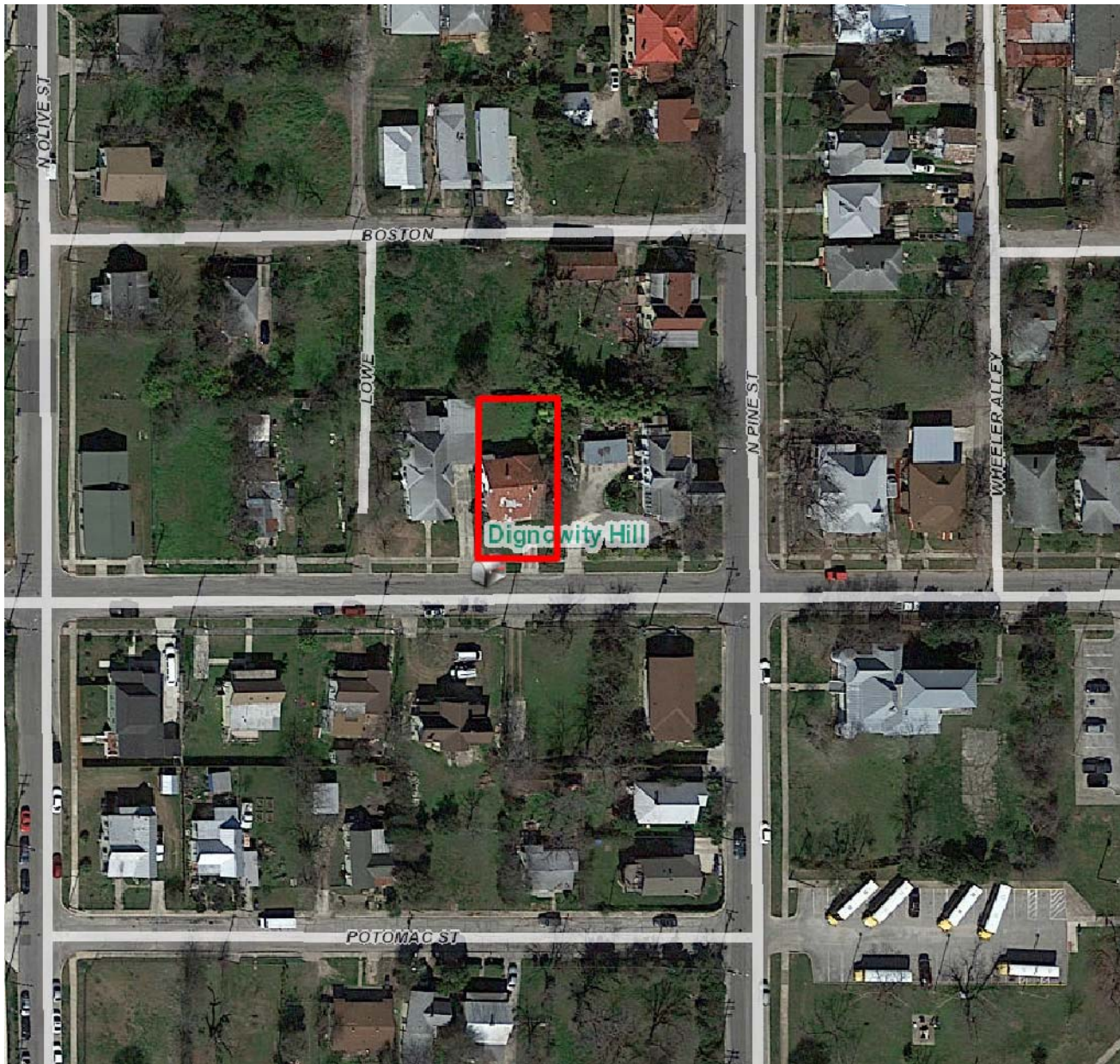
#### **RECOMMENDATION:**

Staff recommends approval of items #1 through #4 based on findings a through d with the following stipulations:

- i. That the proposed front yard sidewalk not exceed three (3) feet in width and feature a flare that matches the width of the front porch.
- ii. That the proposed driveway not exceed ten (10) feet in width and that the parking pad include an edging solution to prevent erosion and displacement of the decomposed granite.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Aug 28, 2017

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1121 East Crockett Street

E Crockett St

E Crockett St

N Pine St

Lowe St

Lowe St







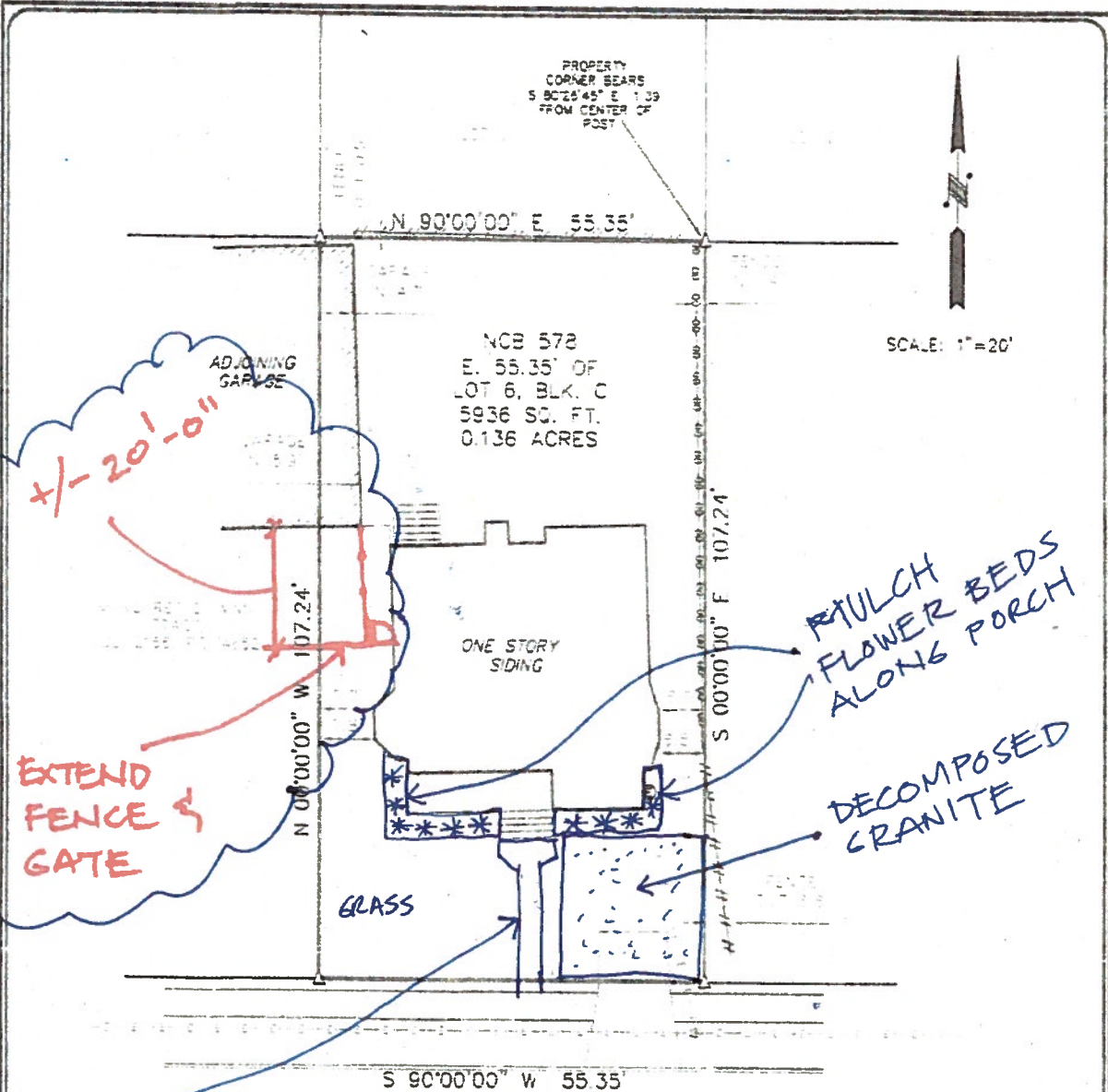
PREVIOUSLY APPROVED

EXTEND FENCE & GATE

CONCRETE SIDEWALK

MULCH FLOWER BEDS ALONG PORCH

DECOMPOSED GRANITE



E. CROCKETT ST.  
(55.6' R.O.W.)

NOTE: BACK OF CURB WAS UTILIZED FOR ORIENTATION AND CONTROLLING MONUMENT.  
NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.  
NOTE: BEARINGS SHOWN HEREON ARE ASSUMED

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 450228C, Panel No. 0515, which is Dated 03-29-2010. By relying on that FIRM, it appears that all or a portion of the property may be in Flood Zone(s). Because this is a boundary survey, the surveyor did not take any steps to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/indexation>.



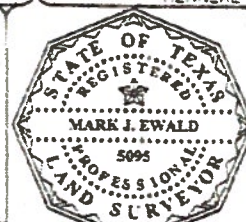
Property Address:  
112' E CROCKETT ST.  
Property Description:  
THE EAST 55.35 FEET OF LOT 6, BLOCK C, NEW CITY BLOCK 578, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Owner:  
HENNEKE FINANCIAL GROUP, LLC.

FIRM REGISTRATION NO.  
10-11700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-8500 FAX (210) 372-8999

- LEGEND**
- CALCULATED POINT
  - FND 1/2" IRON ROD
  - ( ) RECORD INFORMATION
  - B.S. BUILDING SETBACK
  - C.M. CONTROLLING MONUMENT
  - WOOD FENCE
  - ELECTRIC METER
  - CHAIN LINK FENCE
  - POWER POLE
  - OVERHEAD ELECTRIC



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

*Mark J. Ewald*  
MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095