

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2017

HDRC CASE NO: 2017-494
ADDRESS: 107 W CRAIG PLACE
LEGAL DESCRIPTION: NCB 1860 BLK 1 LOT 20 EXC N IRR 3.4 FT
ZONING: C-2 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Carlos de Luna
OWNER: Cappy Lawton/C&S Lawton Properties LTD
TYPE OF WORK: Widening of existing driveway and apron
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to widen an existing concrete drive and approach from 8.6' to 22' wide.

APPLICABLE CITATIONS:

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 property located at 107 W Craig Place is a 2-story residential structure constructed in 1906. The home was designed by prolific architect Atlee B. Ayers in the Neoclassical style with Craftsman and Tudor influences. Character-defining features include a hipped roof with two front gables, decorative half timbering, simplified Doric columns, and wood shingle siding. The home is a contributing structure in the Monte Vista Historic District.
- b. **DRIVEWAY WIDENING** – The applicant is requesting approval to widen an existing driveway approach from 8.6 feet in width to 22 feet in width. The approach is located off Main Ave and leads to a surface parking lot at the

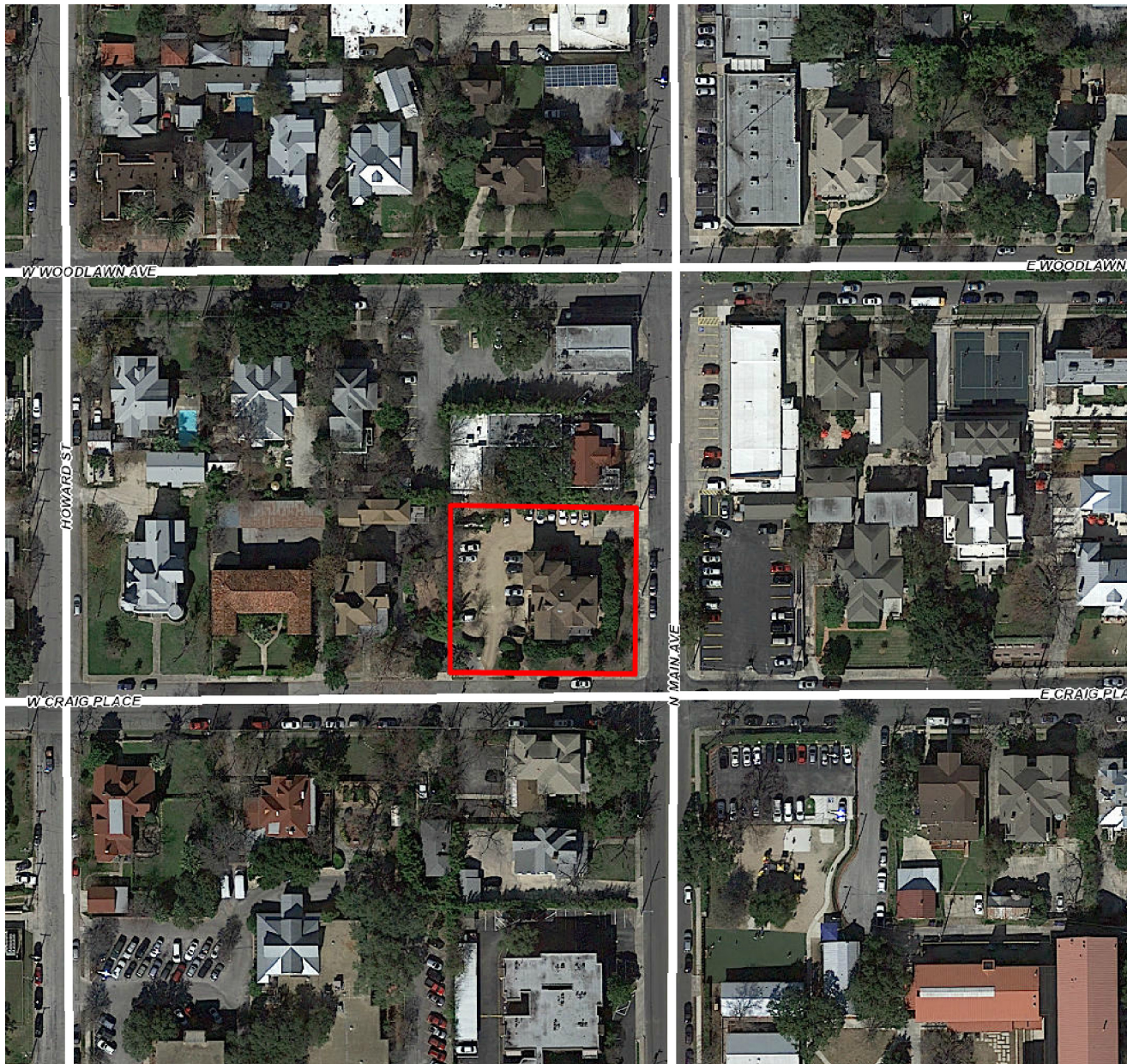
rear of the structure. According to the Historic Design Guidelines, historic driveway configurations should be preserved. However, the driveway is not the primary driveway for the property, which is accessed on Craig Place. Main Ave is also characterized by commercial structures and properties in the vicinity of the lot. The lot across the street, 2406 Main Ave, contains a wider driveway and apron. Staff finds that the proposed driveway should be consistent with the driveway across the street.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the driveway and apron are consistent in width with the driveway across the street. The applicant should provide staff with dimensions that verify the existing driveway conditions and submit an updated site plan that responds to these dimensions prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 26, 2017

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CURVE TABLE (DEFD)			
CURVE	LENGTH	RADIUS	DELTA
C1	23.50	15.00	90.00000

CURVE TABLE (FIELD)			
CURVE	LENGTH	RADIUS	DELTA
21	74.11	18.00	43.00



IN PIN SOUND
IN PIN SET
IN CONC.
FENCE POST
HWY. R.O.W. MONUMENT
CHAIN-LINK FENCE LINE
BARS WIRE FENCE LINE
WOOD FENCE LINE
FIELD WIRE FENCE LINE
STEEL FENCE LINE
OVER HEAD ELECTRIC LINE
POWER POLE
METER POLE
IRON UNIT
IE RISER
TELEVISION RISER
TRANSFORMER BOX

[illegible]

7. DECEMBER 30 84 A.D. D.D. R.M.A.
S.B. D.R./Y.A.

0.455 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 20, BLOCK 1, A.C.B. 1988, LABEL HEIGHTS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4288, PAGE 112. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN IRREGULAR NORTH 3.4 FEET OF SAID LOT 20.

SEE ACCOMPANYING MILES AND BOUNDS DESCRIPTION



**Survey
Associates**

PLAS MEMORIALS
240 S. 10th St., WYOMING 82001
(313) 438-1122

REYNOLDS WARRICK, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 2482
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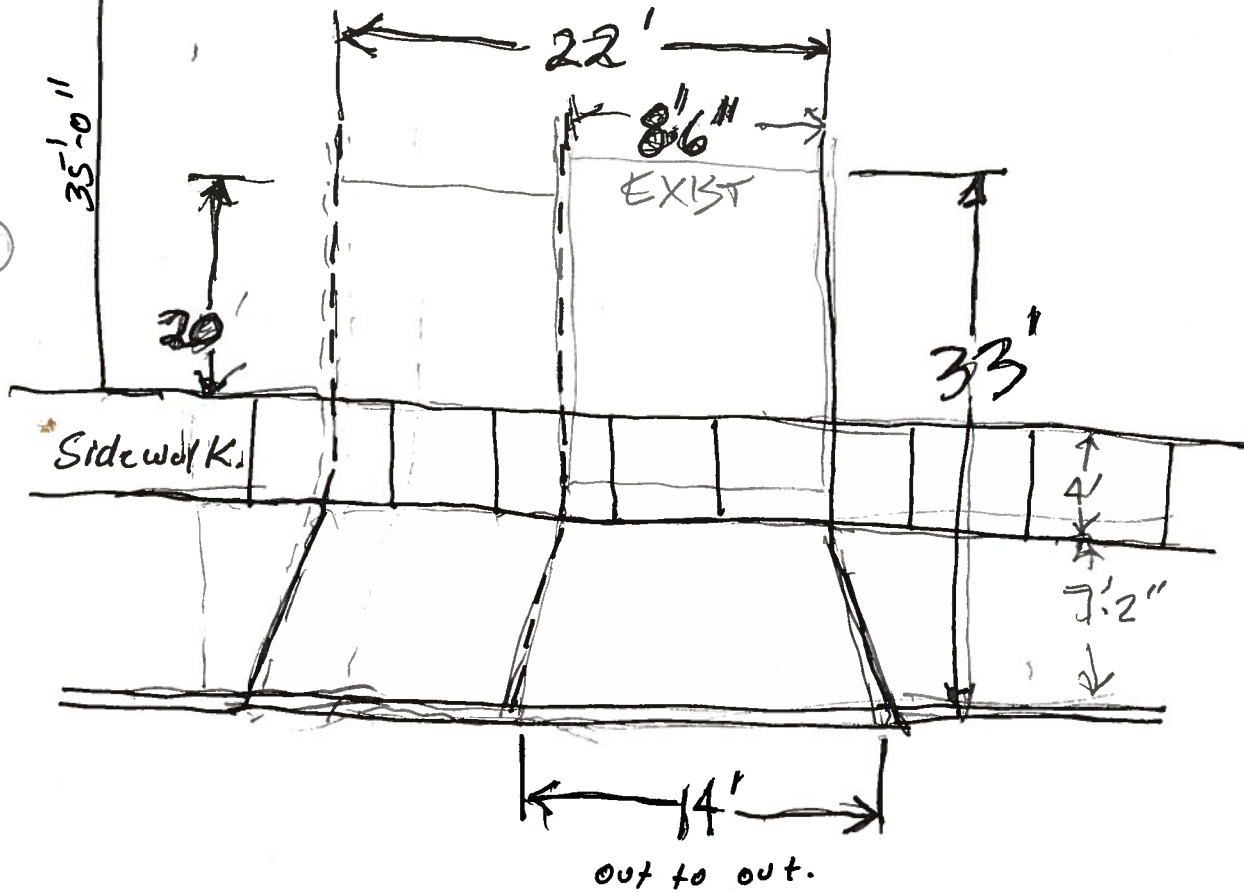
Site Plan

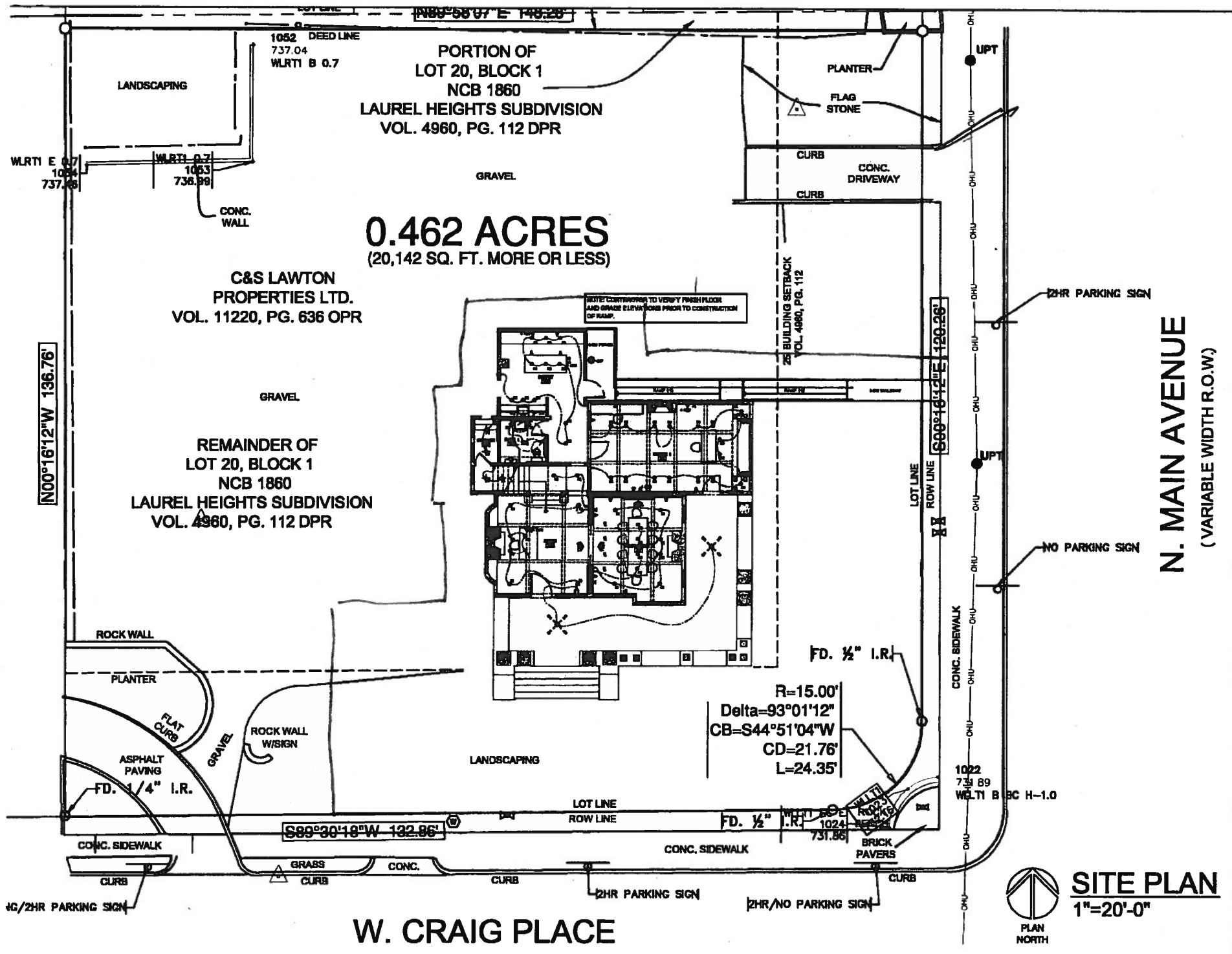
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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Parking Area





"Replatting");

8.3.3.2. Donee shall be responsible for all costs, notices, applications fees and other expenses involved with the Replatting, provided Donor reimburses Donee fifty percent (50%) of the reasonable costs, fees, and other expenses of the Replatting other than attorneys' fees no later than the Closing Date upon Donee's presentation of those costs, fees and expenses to Donor], which replatting:

8.3.3.2.1. Will be done by an engineering firm selected by Cappy Lawton, subject to Donee's approval which approval shall not be unreasonably withheld, conditioned or delayed;

8.3.3.2.2. Will create two lots pursuant to the direction of Cappy Lawton, subject to Donee's approval which approval shall not be unreasonably withheld, conditioned or delayed, with

8.3.3.2.2.1. One lot being platted so it consists of the footprint of the original Judge Kelso house, plus the frontage along North Main and West Craig between those streets and that footprint, plus the old driveway and parking area currently located adjacent to the southwest corner of the original footprint, which will be the Donated Land, and

8.3.3.2.2.2. The remainder of the property formerly known as 107 W. Craig and as 2415 N. Main being platted as a separate lot;

8.3.3.3. Within 180 days after the Effective Date, Donee shall deliver to Donor a file-stamped copy of the application that Donee has submitted to COSA for approval of the Replatting; and

8.3.3.4. Within 270 days after the Effective Date, Donee shall submit to the appropriate offices of COSA and any other interested governmental agency all documents and all other requirements for the Replatting;

8.3.3.5. Donee shall diligently pursue a final approval of the Replatting by COSA and any other interested governmental agency; and

8.3.3.6. No later than the date of Closing, Donee shall cause the filing with the Bexar County Clerk all required documentation concerning the Replatting.

8.3.4. Requirement #4:


8.3.4.1. No later than the date of Closing, Donee shall cause the Appraiser to deliver the Appraisal to Donor, valuing the Property as of the date of Closing.

8.3.4.1.1. Whenever the Appraiser is to be selected, the Appraiser shall be selected as follows:

8.3.4.1.1.1. Donee shall notify Donor when Donee is ready to select the Appraiser and shall in that notice designate the professional proposed by Donee for such determination ("Donee's Nominee").

8.3.4.1.1.2. Unless Donor gives notice to Donee that Donor objects to Donee's Nominee within ten (10) days of Donor's receipt of that notice, Donor shall be deemed to have approved Donee's Nominee and Donee's Nominee shall perform the duties of the Appraiser; however, if Donor does not approve Donee's Nominee, Donor shall notify Donee of such fact and shall in that notice designate the professional proposed by Donor for such determination ("Donor's Nominee").

8.3.4.1.1.3. Unless Donee gives notice to Donor that Donee objects to Donor's Nominee within ten (10) days of Donee's receipt of that


Donor's Initials


Donee's Initials