

HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2019

HDRC CASE NO: 2019-692
ADDRESS: 409 QUENTIN DR
LEGAL DESCRIPTION: NCB 8412 BLK 7 LOT E 35 FT OF 7 & W 35 FT OF 8
ZONING: R-6
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Amalia Cavazos
OWNER: Amalia Cavazos, Amalia Cavazos
TYPE OF WORK: Install full concrete driveway
APPLICATION RECEIVED: November 08, 2019
60-DAY REVIEW: January 7, 2020
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a full concrete driveway to replace an existing two-ribbon driveway.

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.

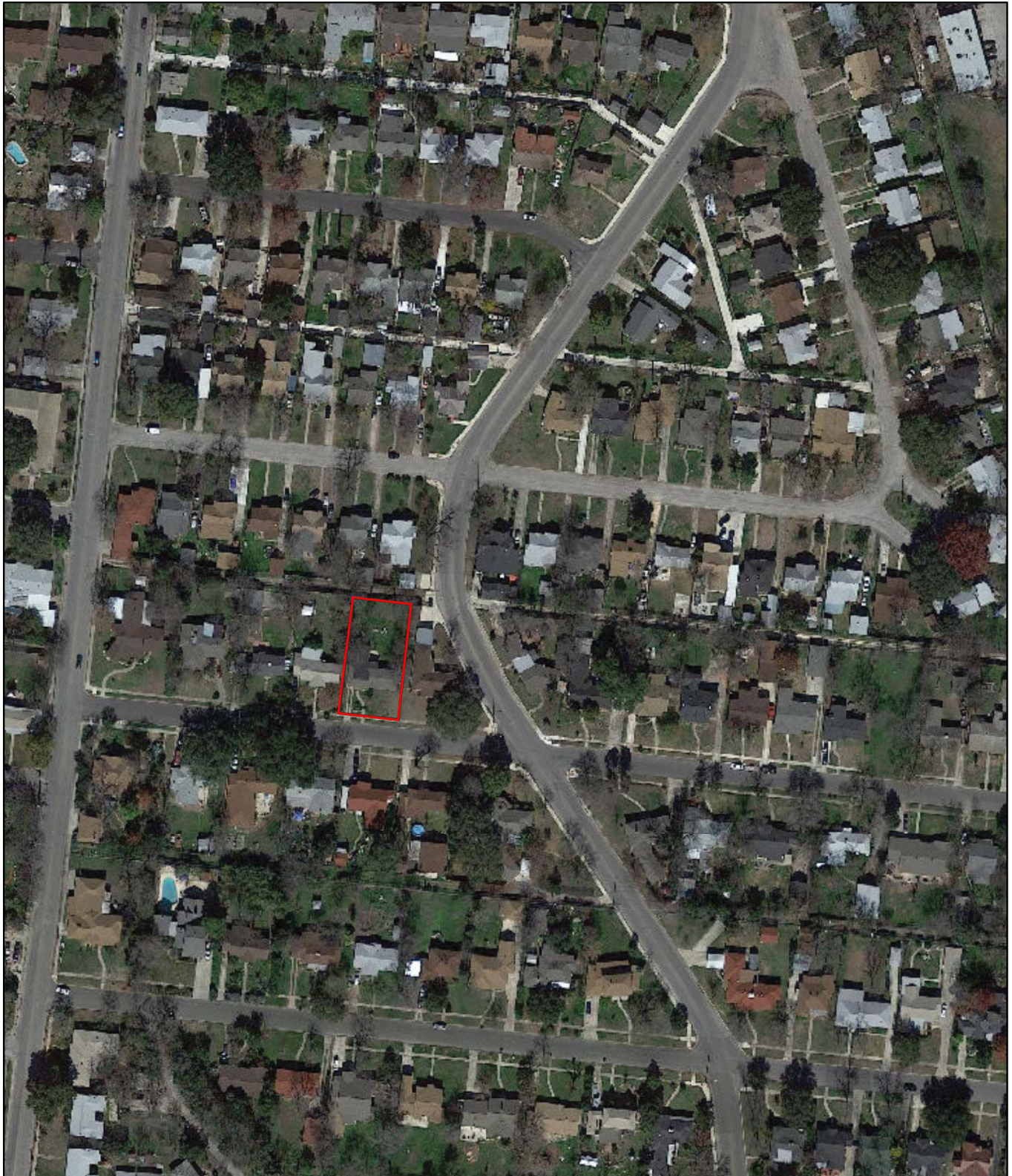
FINDINGS:

- a. The primary structure located at 409 Quentin is a 1-story Ranch style single family home constructed circa 1945. It features a low-profile side gable composition roof with a front gable on the east side of the house, asbestos cladding, and both wood one-over-one windows and steel casement windows. It is contributing to the Monticello Park Historic District.
- b. **DRIVEWAY CONFIGURATION** – The applicant has proposed to install a fully concrete slab driveway where a ribbon driveway has historically existed. The Historic Design Guideline 5.B.i. for Site Elements states that historic driveway configurations should be retained and repaired in place. Staff finds the proposal is inconsistent with the Guidelines.
- c. **PERVIOUS MATERIAL** – Guideline 5.B.i. for Site Elements also states that pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. As full concrete driveways exist throughout the neighborhood, staff finds that the use of pervious pavers within the repaired concrete ribbon driveway would be consistent with the Guidelines.


RECOMMENDATION:

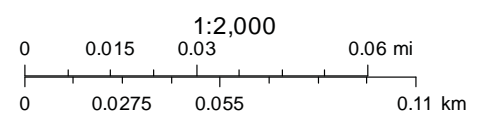
Staff does not recommend approval based on findings a through c. Staff recommends that the applicant install pervious pavers within the repaired concrete ribbon driveway.

City of San Antonio One Stop

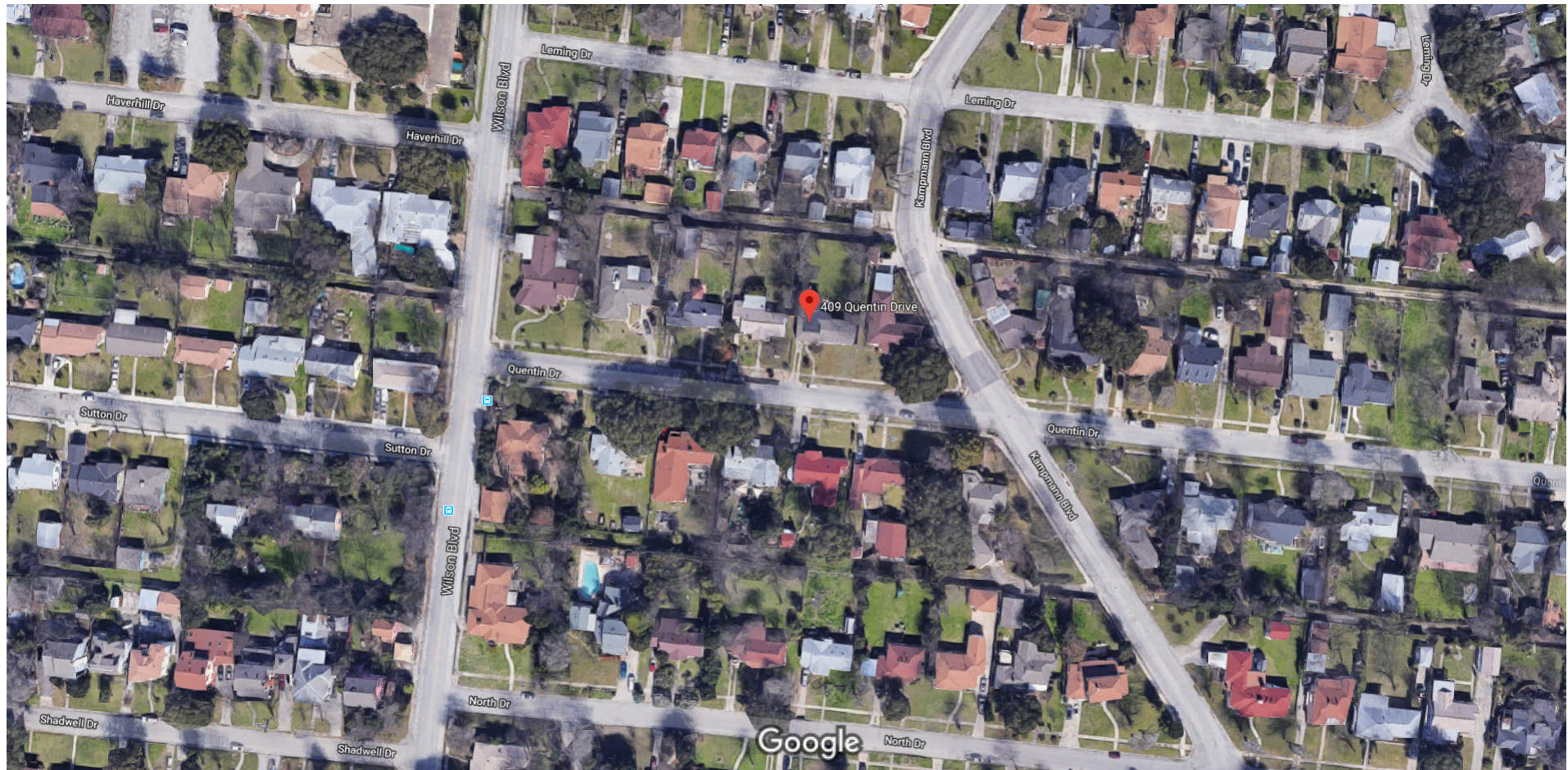


November 19, 2019

 User drawn lines



Google Maps 409 Quentin Dr



Imagery ©2019 Google, Imagery ©2019 CAPCOG, Maxar Technologies, Map data ©2019 100 ft

Google Maps 409 Quentin Dr



Imagery ©2019 Google, Landsat / Copernicus, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Data LDEO-Columbia, NSF, NOAA, Map data ©2019, Map data ©2019 20 ft

Google Maps 409 Quentin Dr



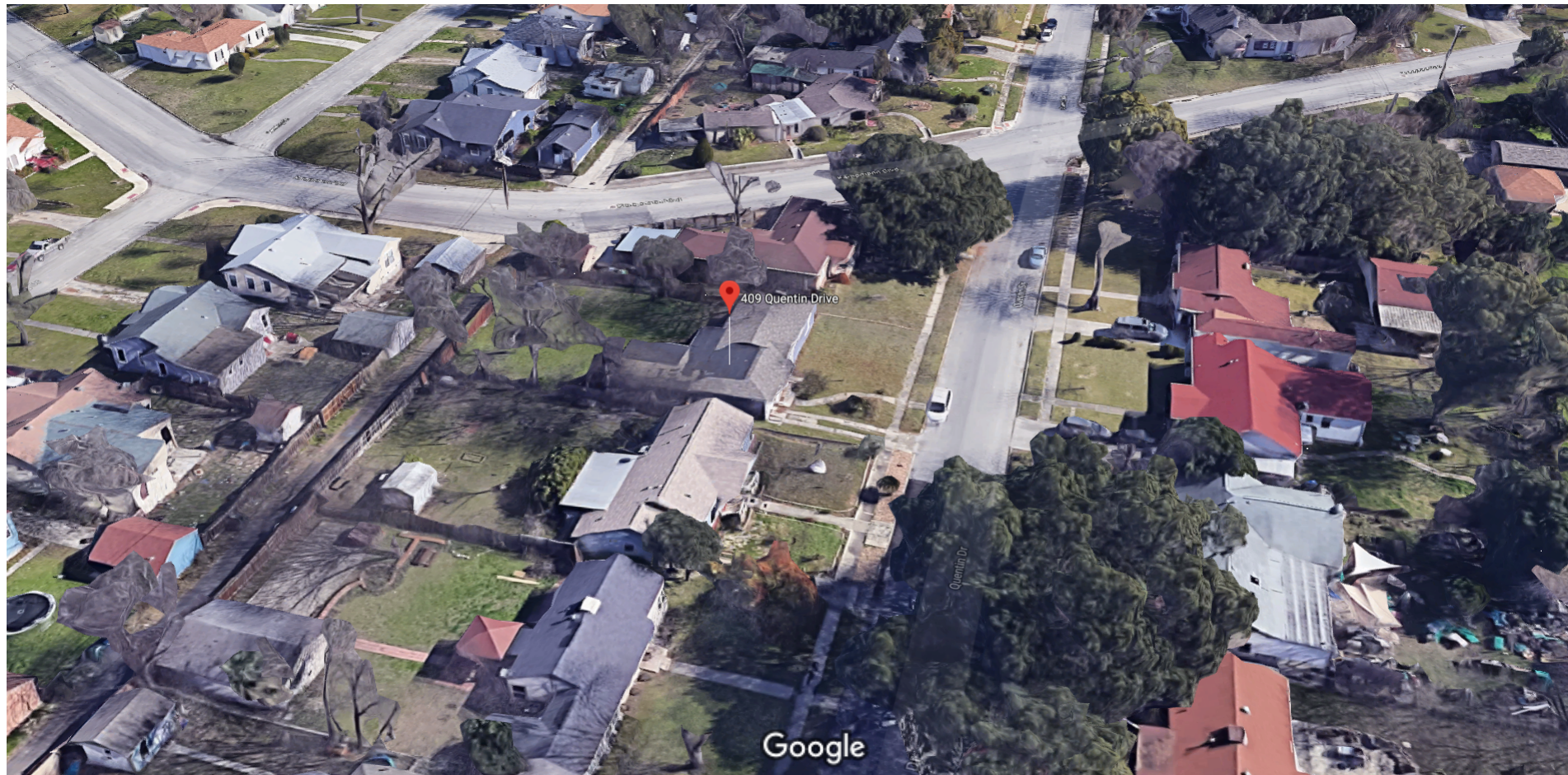
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Google Maps 409 Quentin Dr



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Google Maps 409 Quentin Dr

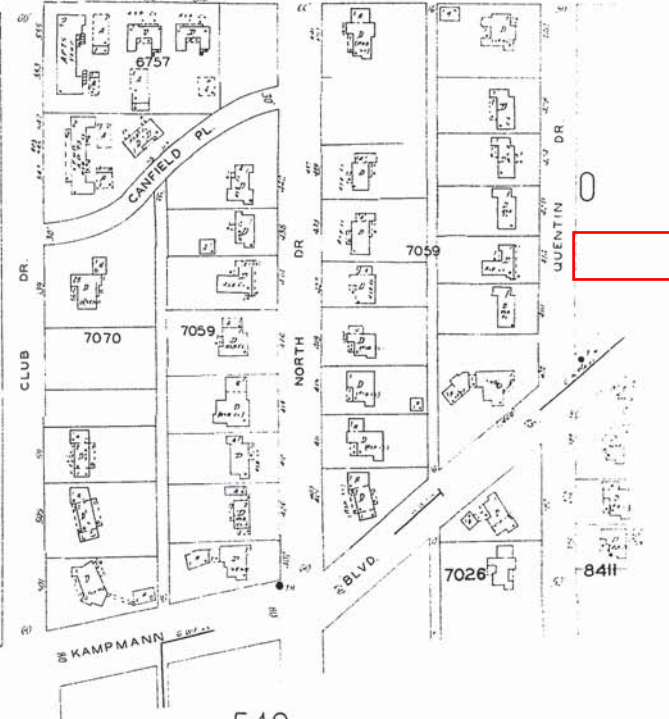
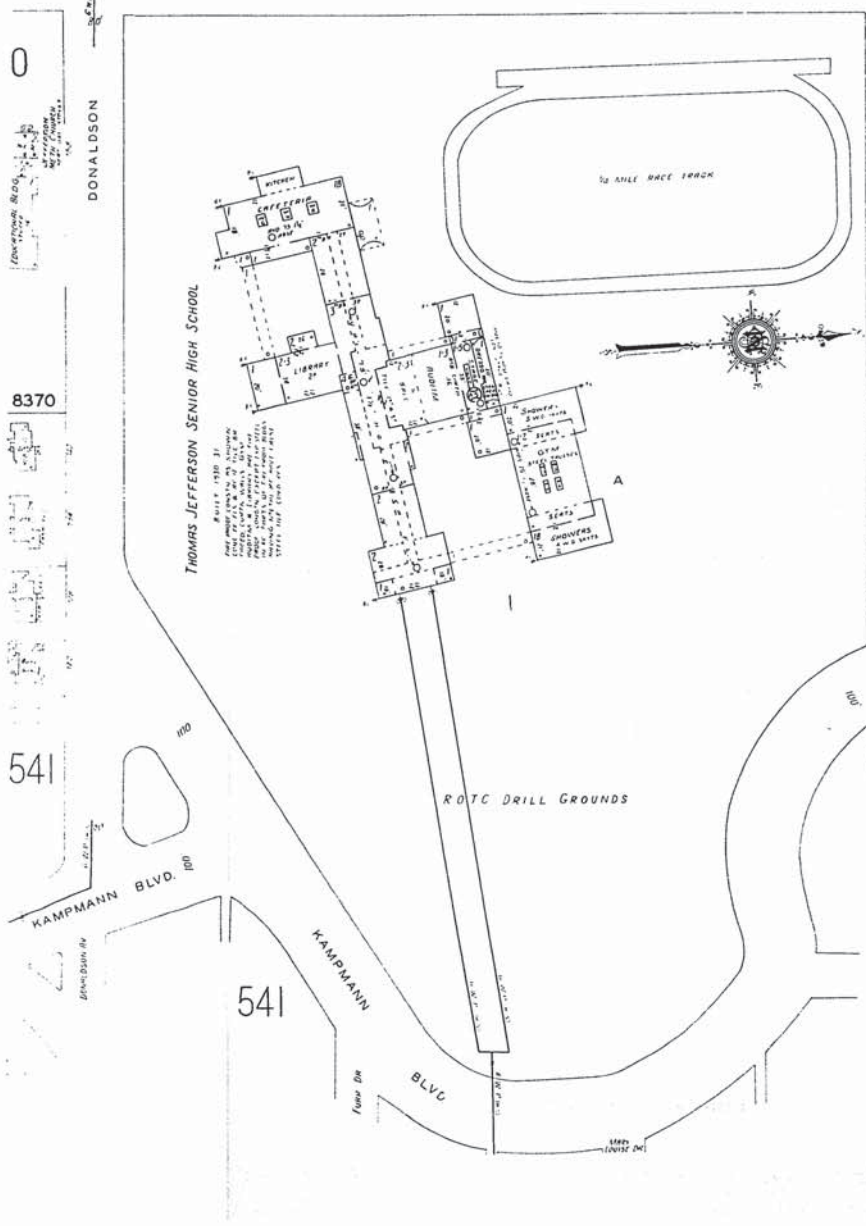
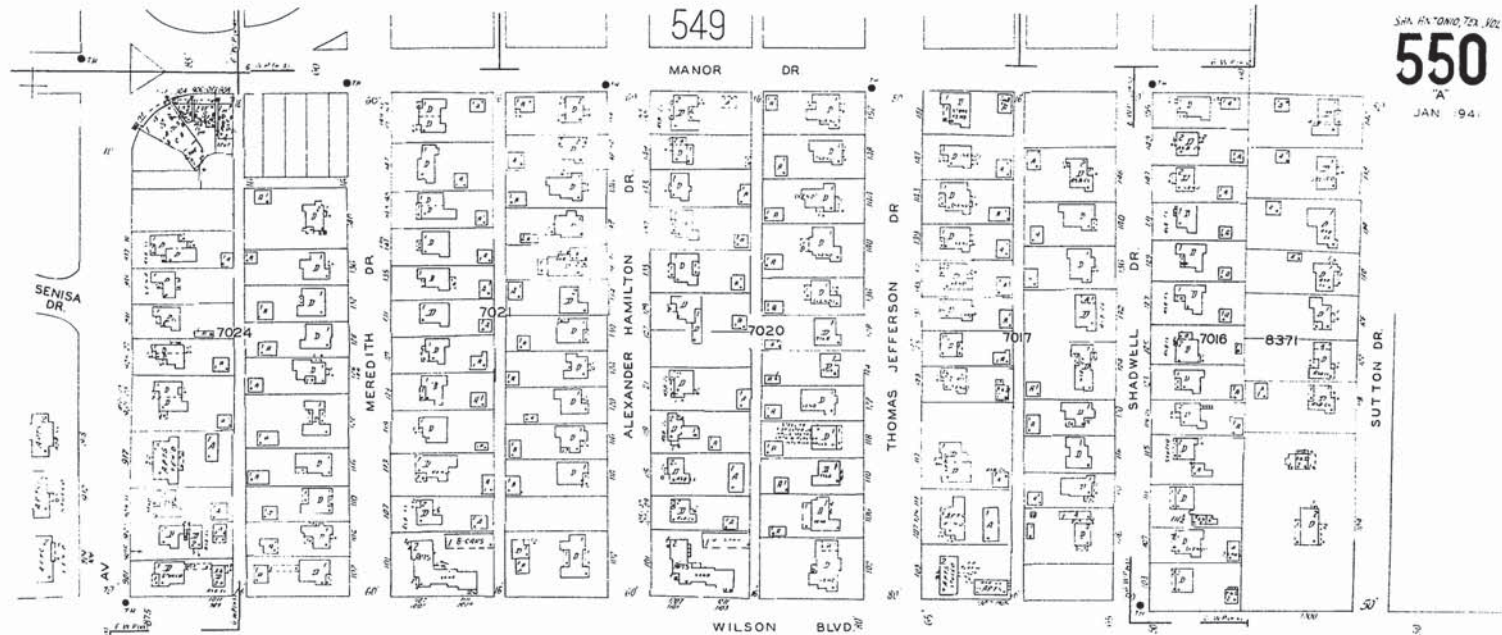


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HISTORIC & DESIGN REVIEW COMMISSION APPLICATION

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

DATE OF RECEIPT

Use this form for:

Request a Certificate of Appropriateness for substantial exterior work to the property. This could include:

- New construction or additions
- Substantial alterations or change in materials
- Demolition of a landmark
- Major landscaping, hardscaping, or fencing projects
- Signage

To submit for a Certificate of Appropriateness, applicants have the option to complete the online form or submit this form in person to our counter at 1901 S Alamo.

Staff initials:

Date of scheduled HDRC:

60 day review:

Property Address: 409 Quentin Drive Zip code: 78201

Mark all that apply:

☒ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Amalia (Molly) Cavazos

Mailing address: 407 Mary Louise Drive Zip code: 78201

Phone number: (210) 22-1958 Email: _____

Applicant/Authorized Representative (Primary point of contact if different than owner): _____

Mailing address: Same Zip code: _____

Phone number: _____ Email: _____

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

Detailed description of request — DO NOT LEAVE BLANK

Mark all that apply:

☐ Exterior Modifications/Alterations ☐ New Construction ☐ Addition ☐ Signage ☐ Site Elements ☐ Demolition

1. Re-do "ribbon" driveway to a full slab driveway.

2.

3.

4.

5.

☐ **Conceptual** (Per UDC 35-608(b) *Conceptual approval* is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be *approved* through a certificate of appropriateness for final approval. **Conceptual review is non-binding.**)

☐ **Final approval** (Minimum 80% construction documents are required) HDRC Original Hearing date: _____

REQUIRED DOCUMENTS

All requests require the following:

- HDRC Application (this form) complete with signatures.
- Printed or digital versions of all required documents. (All documents must be **no larger than 8.5" x 14"**; digital versions can be on USB drives, compact disc, etc.)
- Current color photos of all sides of the structure. (Photos should show the entire side, corner to corner. If this isn't possible, please provide as many photos as necessary to show a complete side. Google images are not accepted.)
- Detailed written narrative explaining the proposed work as requested on page 1.
- Current color photos of area(s) of work.

EXTERIOR MODIFICATIONS/ALTERATIONS

- Drawings, which could include elevations, floor plans, roof plans, to demonstrate the proposed scope
- Measured site plan (can be current annotated survey; used to convey location of work and affect on existing conditions and structures)

DEMOLITION

- Proof of economic hardship (see UDC Sec. 35-6 for more information)
- Replacement plans
- Statement of loss of significance (if applicable)

NEW CONSTRUCTION/ADDITION

- Drawings, including elevations, floor plans, roof plans as needed to demonstrate the proposed scope
- Measured site plan (can be current annotated survey; including setbacks and neighboring construction, and details how the new will affect on existing conditions and structures)
- Details of proposed materials

SIGNAGE

- Signage mock-up with dimensions and in color of what's proposed and of existing signage
- \$100 application fee
- Detailed regarding proposed lighting

SITE ELEMENTS

- Drawings to demonstrate the proposed scope
- Measured site plan (can be current annotated survey; used to convey location of work and affect on existing conditions and structures)

FEE SCHEDULE

Check all fees that apply:

- ☐ Signage request (\$100)
- ☐ Commercial or income-producing (\$100)
- ☐ Post-work application (\$500)

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, the applicant, acknowledge (Please initial all)

- ☒ That no case will be scheduled for a hearing until all supporting materials are received.
- ☒ I give permission to OHP staff to visit my property if necessary and take additional photos of the exterior
- ☒ That staff will post a required notification in my yard. Applicants must remove the yard sign the day of the hearing and bring it to the location of the HDRC hearing.
- ☒ If the applicant does not concur with the Commission's recommendation, appeal to the Zoning Board of Adjustment may be made within 30 days after receipt of the commission action.
- ☒ I have read and understand the above information and I certify to the best of my knowledge that all information provided in this application and attachments is correct.

SIGNATURE OF APPLICANT

DATE

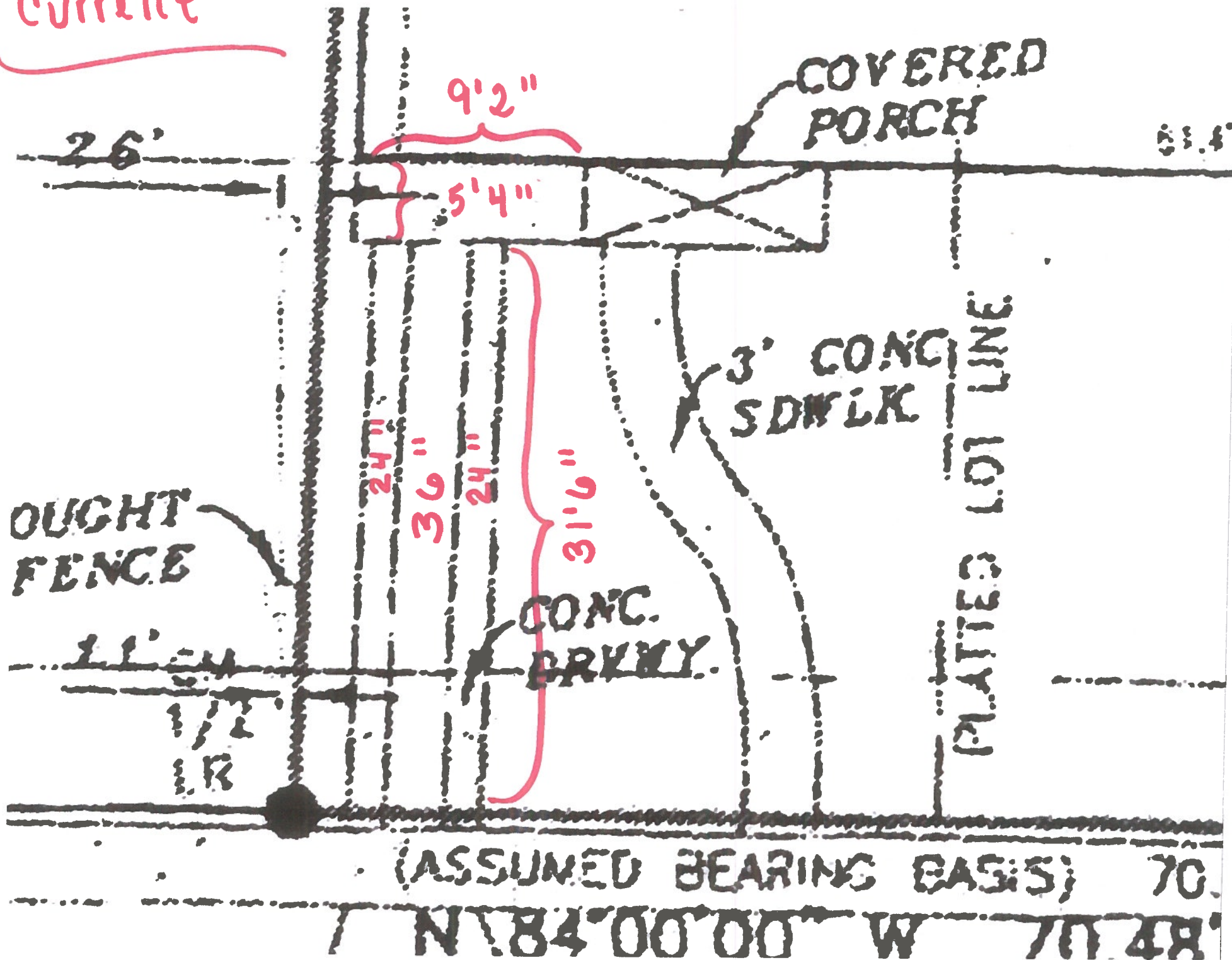
Call 210-207-0035 | info@SAPreservation.com | 1901 S Alamo

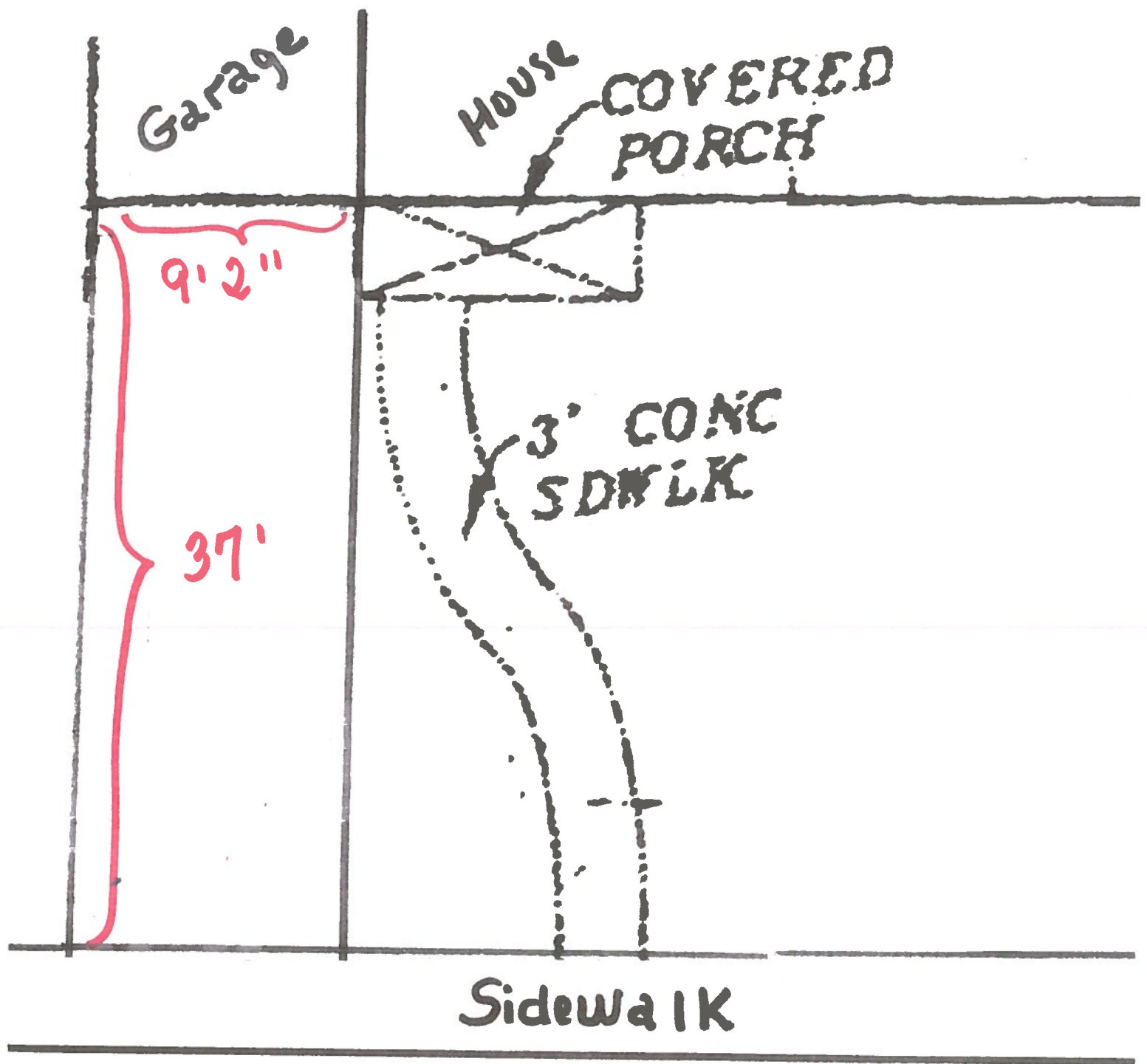
To submit for a request to be heard by the HDRC, applicants may complete the online form or submit in-person to our counter at 1901 S Alamo.



Co
San Antonio Board

Current





Proposed

Basis for this request: There are only 13 homes in the 400 block of QUENTIN DRIVE. Of the 13 homes, only one other home has the “ribbon driveway” that 409 QUENTIN DRIVE has. The rest of the homes have either a “filled in area” between the ribbons, or have “full” driveways. Aesthetically, the poured driveways are more presentable.

In addition, the “ribbon driveway” at 409 QUENTIN DRIVE is dangerous. In its current state, it has some deep breaks that have caused children to fall. The young family that will be living at that address includes mom, dad, a 4-year old, a 1-year old, and a baby due in May 2020.

Attached to this application are photos of the driveways of 9 of the homes on QUENTIN DRIVE. The remaining 4 homes are on corner lots, of which 3 have driveway entries on the side streets and the remaining one has alley access to the home.

Thank you for your consideration of this matter.

