

## HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

**HDRC CASE NO:** 2020-008  
**ADDRESS:** 930 HAYS ST  
**LEGAL DESCRIPTION:** NCB 1657 BLK E LOT N 141 FT OF 8 & N 141 FT OF E 16.2 FT OF 7  
**ZONING:** RM-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** BLUE LINE HOUSING LLC  
**OWNER:** BLUE LINE HOUSING LLC  
**TYPE OF WORK:** Installation on a new driveway  
**APPLICATION RECEIVED:** January 06, 2020  
**60-DAY REVIEW:** March 05, 2020  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval install a 16-foot wide driveway and walkway with a permeable rock cover.

### APPLICABLE CITATIONS:

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 historic structure at 930 Hays was constructed circa 1910 and contributes to the Dignowity Hill Historic District. The one-story single-family structure features a front-facing gable with wood shingles and simple dentil molding on the fascia and gable vent. The structure is located at the corner of Hays and Muncey and does not feature a front or rear loading driveway nor a curb cut.
- b. **DRIVEWAY CONFIGURATION** – The applicant has proposed to install a driveway that is 16 feet wide and 18 feet deep in the rear yard accessed from Muncey. Per the Guidelines for Site Elements 5.B.i.,

applicants should 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. Staff finds that the driveway should be limited to 10 feet at the approach and may taper to 16 feet toward the interior of the rear yard. An updated site plan with final width and configuration of the driveway should be submitted to staff prior to installation

- c. **DRIVEWAY MATERIAL** – The applicant has proposed to use a permeable cover such as crushed gravel or decomposed granite. Per the Guidelines for Site Elements 5.B.i., Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff finds that the proposed driveway material is generally appropriate. A natural color should be selected, and the final materials specifications should be submitted to staff prior to installation.
- d. **CURB CUT** – The property does not feature a curb cut or driveway approach and the applicant has not request one. Staff advises against featuring a site condition that encourages vehicles to drive over areas intended for natural lawn such as the planting strip at the right of way. Per the Guidelines for Site Elements 5.B.ii., applicants should maintain the width and configuration of original curb cuts when replacing historic driveways and avoid introducing new curb cuts where not historically found. Staff finds that the applicant should incorporate a driveway approach that matches the material of the proposed driveway, limited to 10-feet wide toward the rear yard of the property and may tapers up to 12-feet wide toward the street.
- e. **WALKWAY** – The applicant has proposed to install a walkway from the proposed driveway to the existing side door and to the sidewalk gate. Per the Guidelines for Site Elements 5.A.iii., applicants should follow the historic alignment, configuration, and width of sidewalks and walkways. Staff finds that the proposed walkway is generally appropriate, and that the width of the walkways should be limited to the width of existing concrete walkways on the property. An updated site plan with the final width and configuration of the walkways should be submitted to staff prior to installation.

#### **RECOMMENDATION:**

Staff recommends approval of the driveway and walkway based on findings b through e with the following stipulations:

- i. That the driveway is limited to 10 feet in width toward the sidewalk and may taper to 16 feet toward the interior of the rear yard.
- ii. That the driveway and walkway feature a permeable cover such as decomposed granite or crushed gravel in a natural color.
- iii. That the applicant incorporates a driveway approach that matches the material of the driveway, limited to 10 feet wide toward the rear yard of the property and may tapers up to 12 feet wide toward the street.
- iv. That the width of the walkway is limited to the width of existing concrete walkways on the property.
- v. That an updated site plan with final material specifications and measurements of the above stipulations is submitted to staff prior to installation.



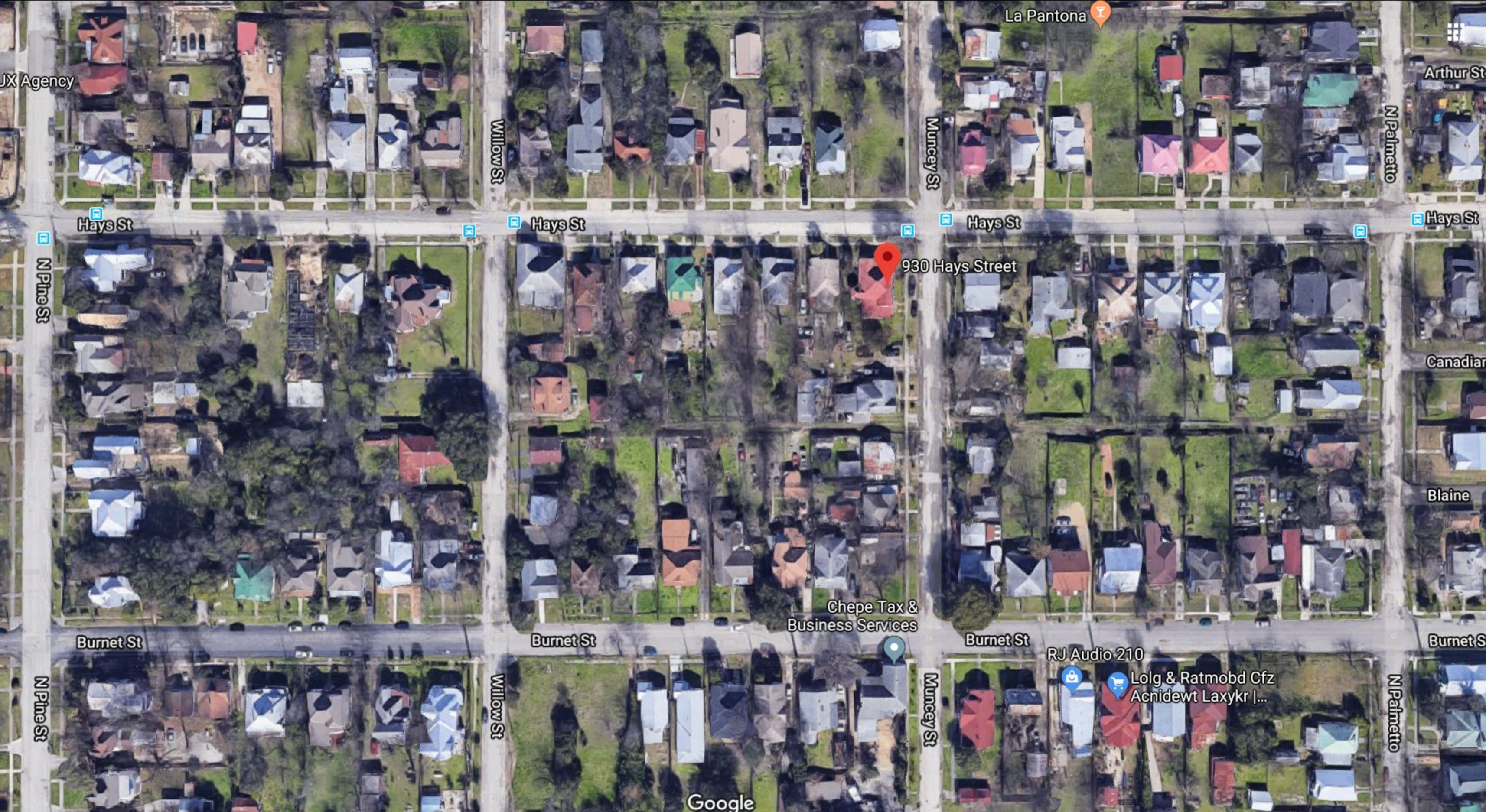
# 930 Hays



January 29, 2020







JX Agency

La Pantona

Arthur St

Willow St

Muncey St

N Palmetto

Hays St

Hays St

Hays St

Hays St

N Pine St

930 Hays Street

Canadian

Blaine

Burnet St

Burnet St

Chepe Tax &  
Business Services

Burnet St

Burnet St

N Pine St

Willow St

Muncey St

N Palmetto

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930 Hays Street

Hays St

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