

# HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

**HDRC CASE NO:** 2020-165  
**ADDRESS:** 611 N OLIVE ST  
**LEGAL DESCRIPTION:** NCB 562 BLK 8 LOT N 60 FT OF 16,17,&18 & E 52.08 FT OF W 104.16 FT OF 10 ARB 21  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Yusra El-Hibri  
**OWNER:** Yusra El-Hibri/Y DESIGNS LLC  
**TYPE OF WORK:** Landscaping and site work  
**APPLICATION RECEIVED:** April 06, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

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

1. Install a concrete ribbon driveway to feature gravel between the paving strips as well as a gravel border.
2. Install a concrete paver walkway between the front porch and the sidewalk at the right of way.
3. Install landscaping in the front yard.

## 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.

## **FINDINGS:**

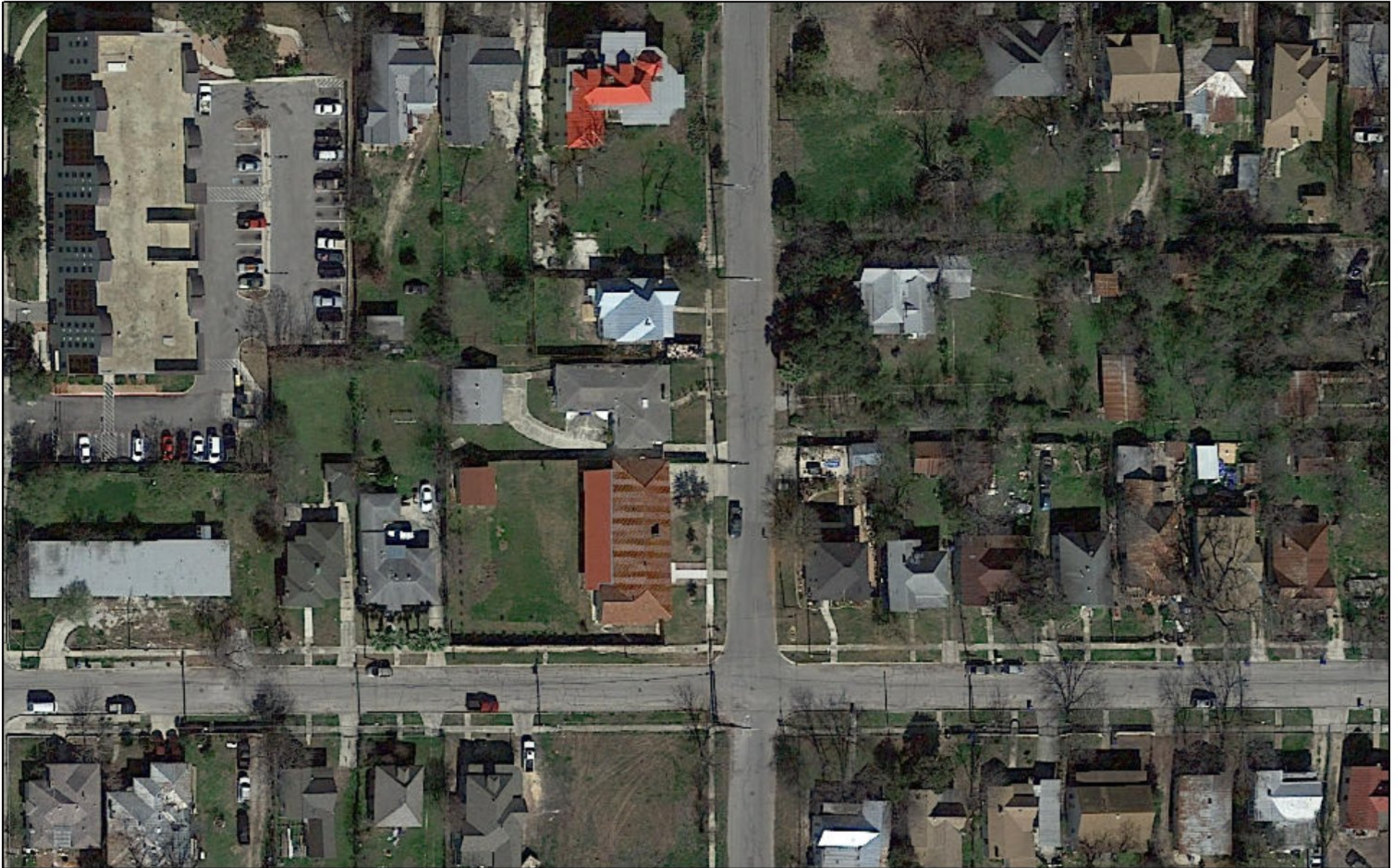
- a. The historic structure located at 611 N Olive was constructed circa 1950 and is first found on the 1951 Sanborn Map. At this time, the applicant has proposed site and landscaping modifications.
- b. DRIVEWAY – The applicant has proposed to install a concrete ribbon driveway to feature gravel between the paving strips, as well as a gravel border. The proposed ribbon strip driveway will replace an existing concrete driveway. Per the Guidelines for Site Elements 5.B.i. new driveways should feature similar materials, widths and designs as those found historically within the district. Driveways should not exceed ten (10) feet in width. Staff finds the proposed ribbon strip driveway to be appropriate; however, the width should not exceed ten (10) feet in width, including the gravel borders.
- c. WALKWAY – The applicant has proposed to remove the existing, curved front yard walkway and install a straight, concrete paver walkway. Staff finds that the curved profile of the existing walkway is atypical for the predominant profile found historically within the district, and that its removal is appropriate. Staff finds that a replacement walkway should be consistent with the Guidelines for Site Elements; the replacement material should match the existing in color and material, and that the historic alignment, configuration and width of sidewalks throughout the district should be used. Staff finds that the proposed walkway should feature a continuous concrete walkway that is three to four feet in width. Additionally, the walkway between the public sidewalk and curb should be aligned with the front door.
- d. LANDSCAPING – The applicant has proposed to install a landscaping bed in front of the front porch to feature xeric plants and gravel. Staff finds the proposed planting bed to be appropriate.

## **RECOMMENDATION:**

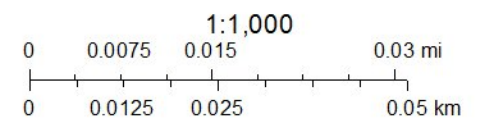
Staff recommends approval of items #1 through #3 based on findings a through d with the following stipulations:

- i. That the proposed concrete driveway not exceed ten (10) feet in width, including the proposed gravel borders.
- ii. That the proposed walkway feature a full concrete profile in place of the proposed pavers. Additionally, the proposed walkway should feature three to four feet in width, and the existing walkway between the sidewalk at the right of way and the curb should be relocated to align with the proposed walkway and front door.
- iii. That all gravel feature a natural color.

# City of San Antonio One Stop



May 11, 2020





## 611 N OLIVE FRONT LANDSCAPE & WALK WAY



PLANTS: ALOE VERA, ASSORTED  
SUCCULENTS & CACTUS



BLACK LANDSCAPE EDGING



24" x 36"  
CONCRETE  
PAVERS

DARK GREY  
GRAVEL

