

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-176
ADDRESS: 403 N PALMETTO
LEGAL DESCRIPTION: NCB 1372 BLK 4 LOT S 42 FT OF 38
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Hernandez/Bexar Concrete Construction
OWNER: Dr. Sandra Wolff/WOLFF KEVIN A & SANDRA J
TYPE OF WORK: Installation of a driveway, parking pad, apron and sidewalk
APPLICATION RECEIVED: April 14, 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 install a new concrete apron, driveway, sidewalk and rear yard parking pad at 403 N Palmetto.

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.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for nonresidential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the

side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

FINDINGS:

- a. The structure located at 403 N Palmetto was constructed circa 2017, and features a primary orientation toward N Palmetto. The structure is located at the corner of N Palmetto and E Crockett, within the Dignowity Hill Historic District. At this time, the applicant has proposed to install a new concrete apron, driveway, sidewalk and rear yard parking pad.
- b. DRIVEWAY – The Guidelines for Site Elements 5.B.i. notes that new driveways should features a similar configuration as those found historically within the district and should be limited to no more than ten (10) feet in width. Staff finds that the applicant should adhere to the Guidelines for Site Elements regarding the proposed driveway’s width and configuration.
- c. SIDEWALK – The Guidelines for Site Elements 5.A. notes that new sidewalks should follow the historic alignment, configuration, and width of sidewalks and walkways found historically within the district. The applicant is responsible for complying with the Guidelines.
- d. PARKING PAD – Per the Guidelines for Site Elements 7.A.i., off street parking for corner lots should be placed behind the primary structure as set back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when locations behind the structure are not feasible. The applicant has proposed to install a parking pad at the rear of the primary residential structure. Per the Guidelines, permeable parking surfaces should be used when possible to reduce run-off and flooding. The UDC Section 35-526(j) provides specific standards. Generally, staff finds the proposed location to be appropriate; however, staff finds that gravel, or another permeable material would be more appropriate than concrete.

RECOMMENDATION:

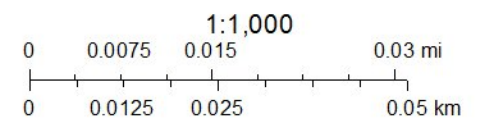
Staff recommends approval based on findings a through d with the following stipulations:

- i. That the proposed driveway feature a width of no more than ten (10) feet in width and that the apron feature a profile consistent with those found historically within the district, as noted in finding b.
- ii. That the proposed sidewalk match those found historically within the district in regards to width, materials and location.
- iii. That the applicant consider a permeable paving material, as noted in finding g.

City of San Antonio One Stop



May 13, 2020



BIG CITY ACCESS, INC.

RENTALS • SALES • SERVICE

Job No.: _____

Sheet: _____ of _____

Date: 4/14/20

Houston

6915 Barney Road

Houston, Texas 77092

p 713.680.8888 f 713.680.1555

San Antonio / Austin

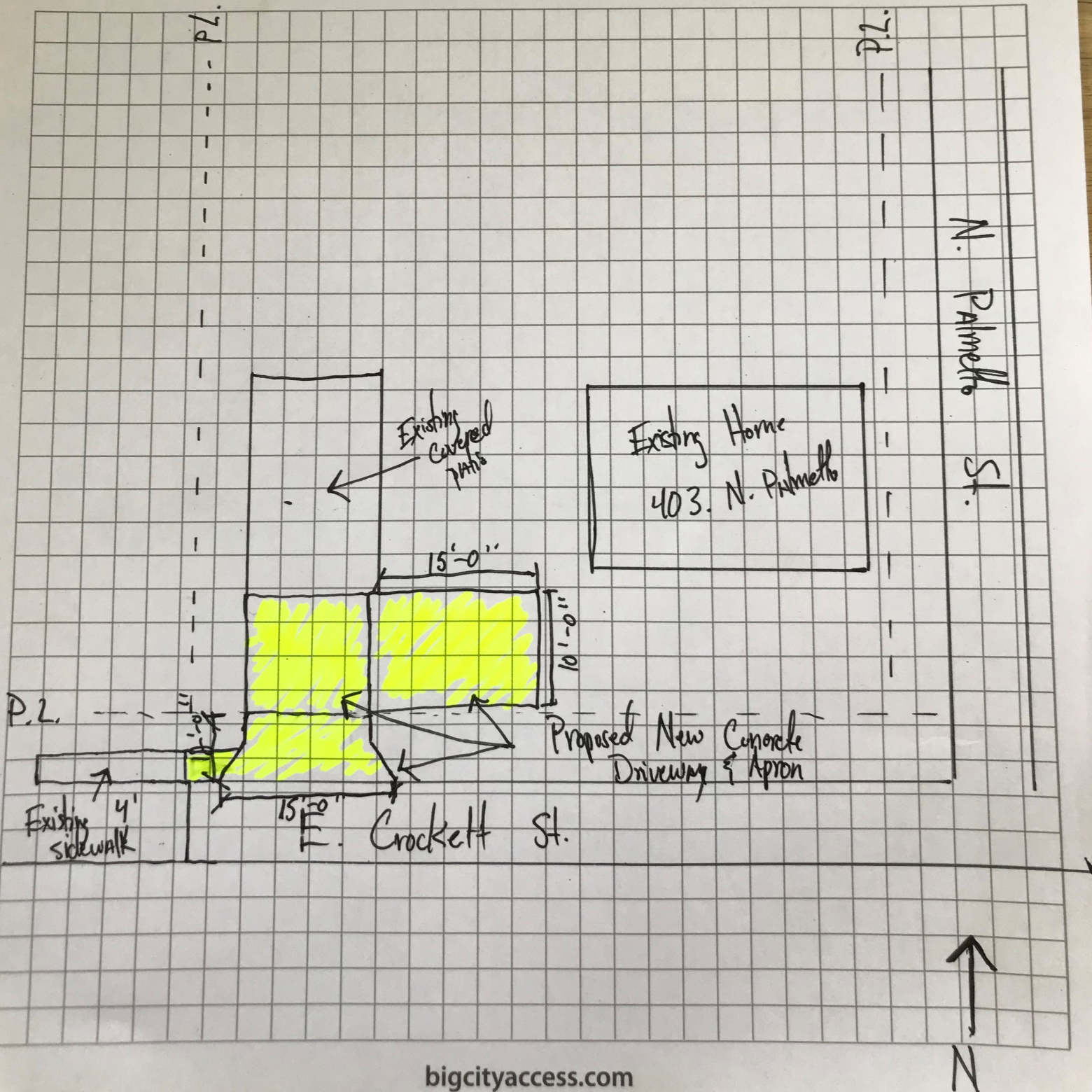
1636 Northlake Pass

San Antonio, Texas 78148

p 210.659.6900 f 210.659.6910

Contractor: Bear Concrete Construction

Project: 403 N. Palmetto



May 13, 2020 at 12:45 PM
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