

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-576
ADDRESS: 122 FURR DR
LEGAL DESCRIPTION: NCB 6693 BLK 2 LOT 19& 20
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: ESPINOZA ROBERT & MARIA E
OWNER: ESPINOZA ROBERT & MARIA E
TYPE OF WORK: Approach widening
APPLICATION RECEIVED: December 17, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to widen the existing driveway apron to 22 feet to correspond to the existing 18-foot-wide 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 122 Furr is a 2-story residence constructed circa 1930 in the International style. The house features a flat roof with curved overhanging eaves, stucco cladding, steel and glass block windows, a stucco perimeter wall featuring glass block, and an attached front-facing 2-car garage. The property is contributing to the Monticello Park Historic District.

- b. The applicant has proposed to widen the existing concrete driveway apron to 22 feet to correspond to the existing 18-foot-wide driveway. According to Guideline 5.B.ii for Site Elements, the replacement of historic driveways should maintain the width and configuration of original curb cuts and applicants should avoid introducing new curb cuts where not historically found. The existing driveway is 18 feet wide and has existed in the current footprint since at least 2008, according to Google Street View. Staff finds the proposal appropriate. The appropriateness of the proposed 22-foot-wide driveway apron is site specific to this property as the existing driveway is 18 feet wide and the neighboring property features a driveway of similar width and a driveway apron that is approximately as wide as the apron width requested. Additionally, the property is located at the end of the block, adjacent to a commercial corridor and two commercial properties that feature multiple curb cuts, wide aprons, and extensive paving. Due to unique existing site conditions and because the neighboring property features a similarly wide driveway and approach, staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through b with the following stipulation:

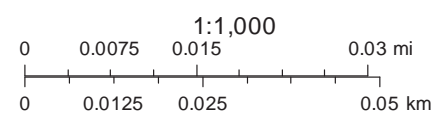
- i. That the applicant submits an updated measured site plan showing that the proposed driveway modification will not encroach on the neighboring driveway apron.

City of San Antonio One Stop

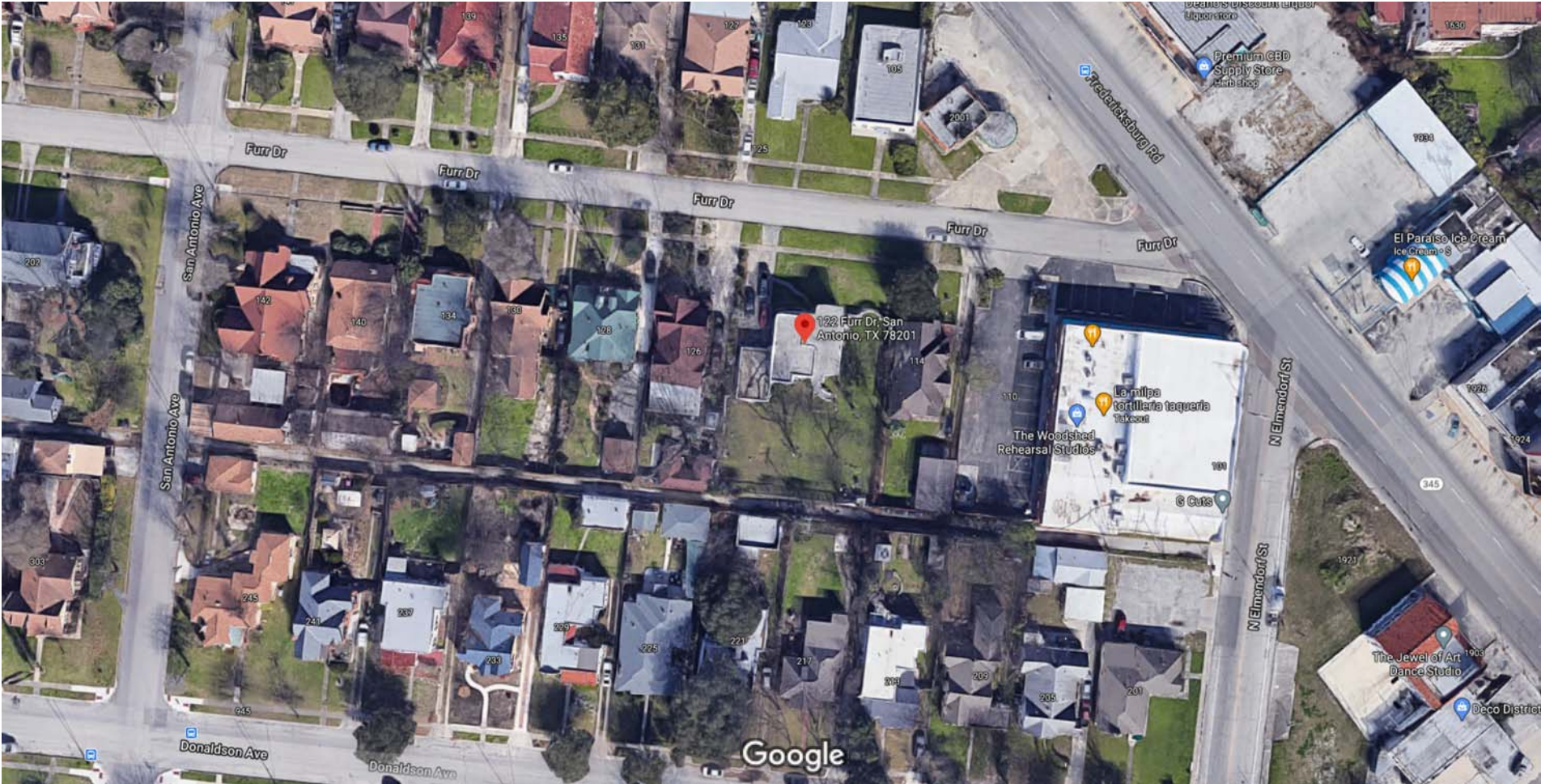


January 11, 2021

— User drawn lines

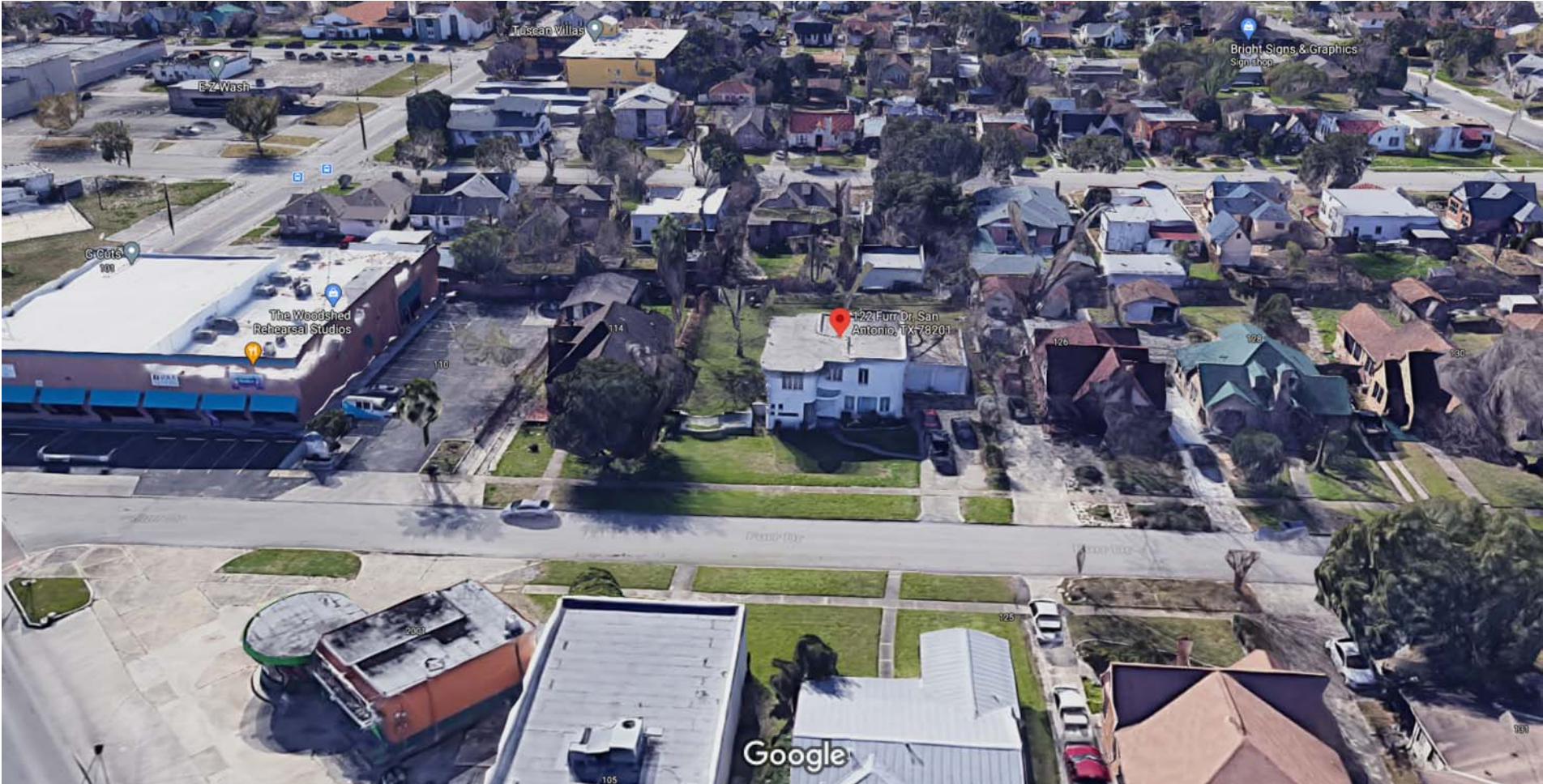


Google Maps 122 Furr Dr



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Google Maps 122 Furr Dr



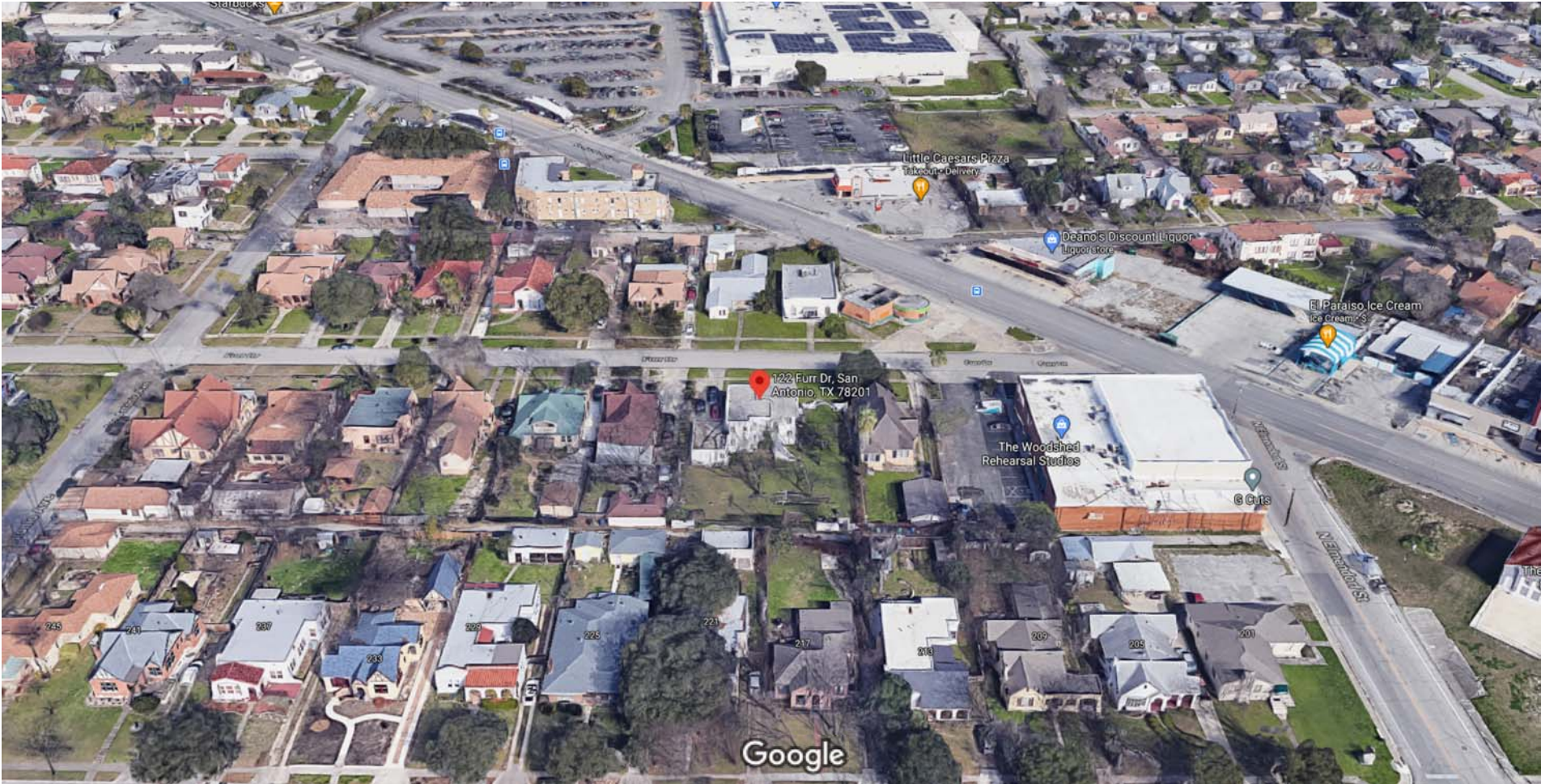
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Google Maps 122 Furr Dr



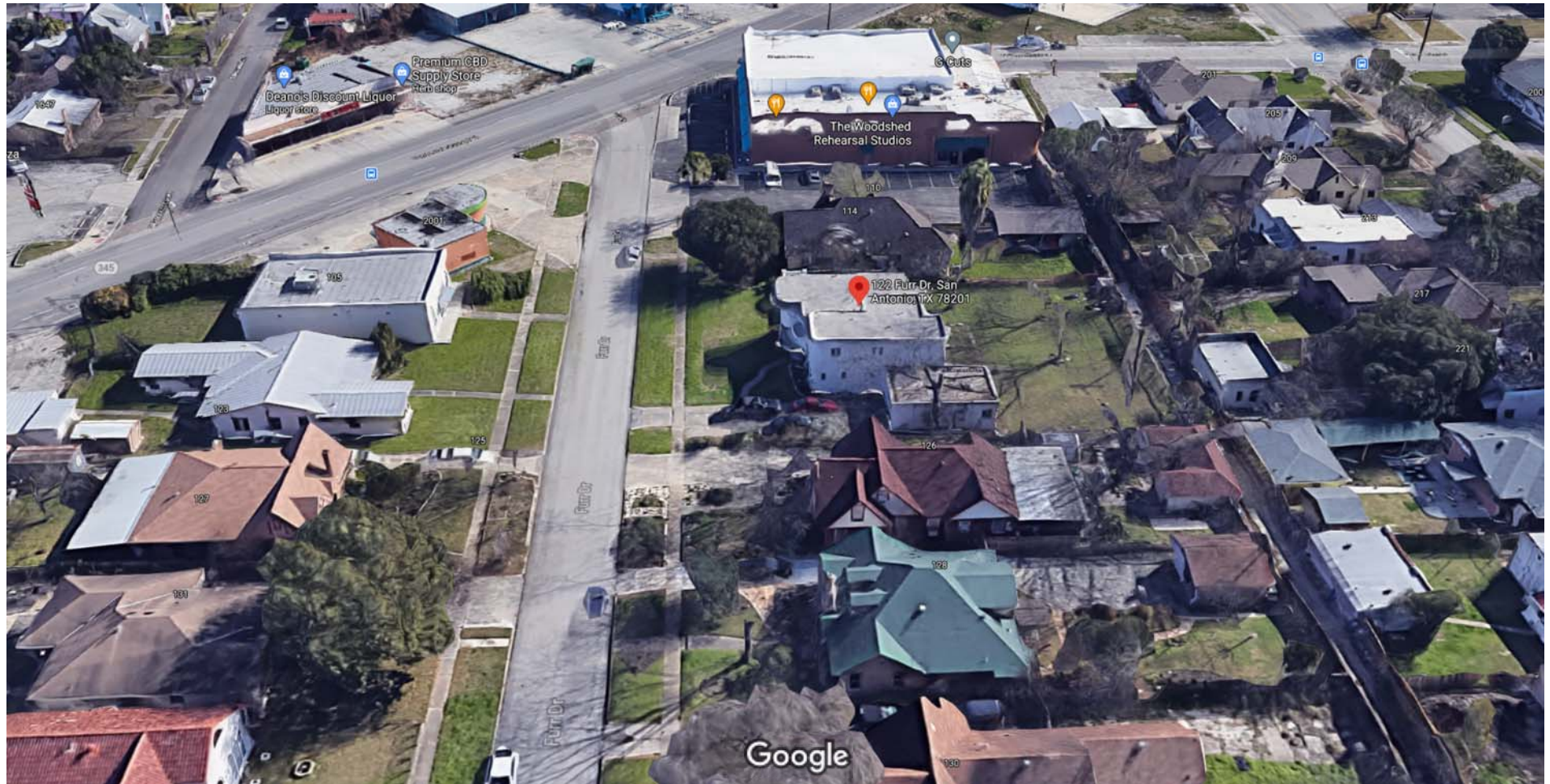
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House

GARAGE

