

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO: 2021-003
ADDRESS: 111 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 1769 BLK 5 LOT 16
ZONING: R-4
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Mitsuko Ramos/GRGTX Lobbying LLC
OWNER: Albert Carrisalez/CARRISALEZ ALBERT A
TYPE OF WORK: Stained concrete installation at driveway
APPLICATION RECEIVED: December 31, 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 resurface the existing driveway with stained concrete.

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 111 W Huisache is a 1-story, single-family residence constructed circa 1930 in the Craftsman style. The structure features a rectangular plan with a standing seam metal hip roof with a front porch gable, one-over-one windows, brick porch steps, and a fully concrete driveway. The property is contributing to the Monte Vista Historic District.

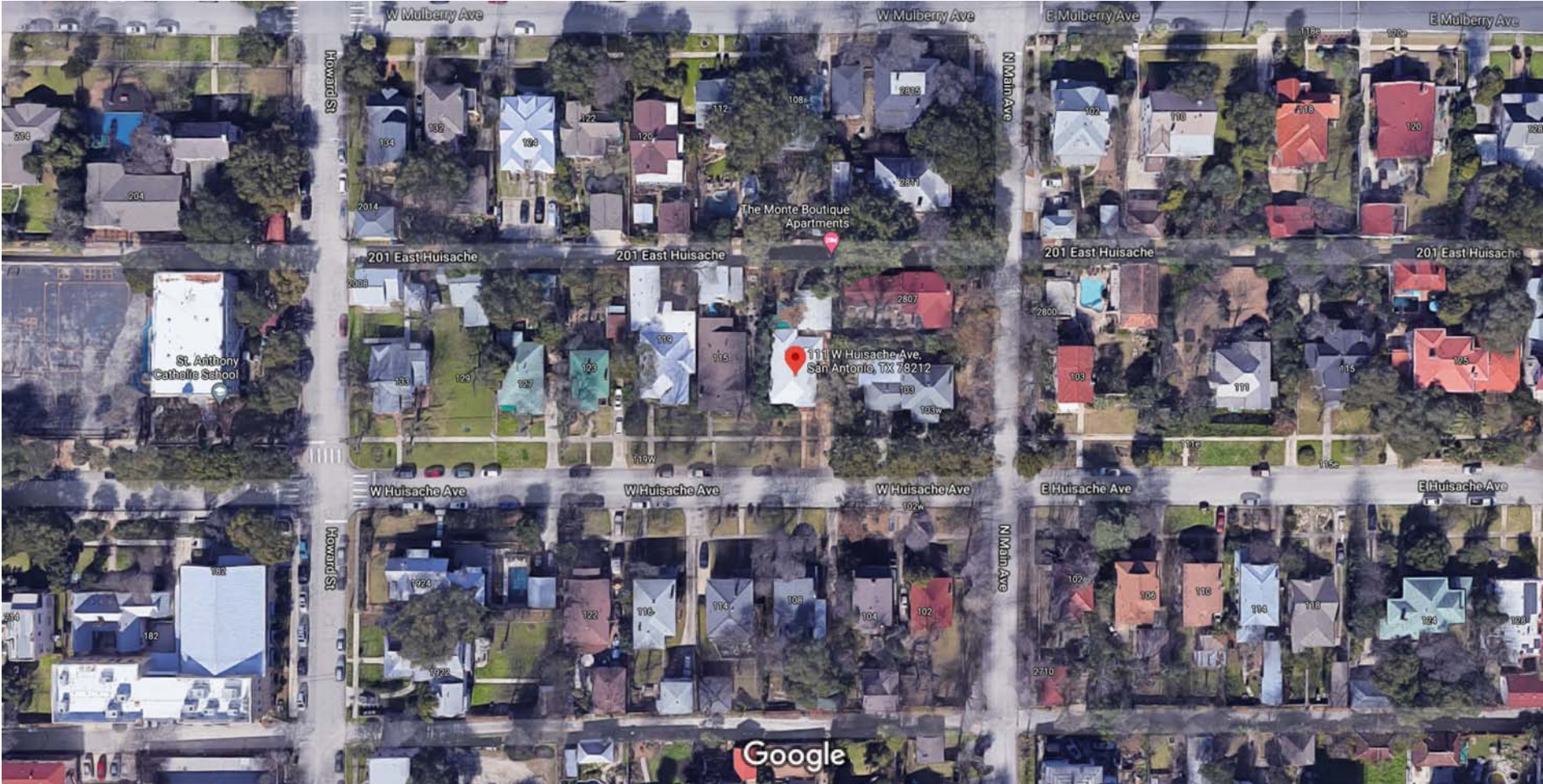
- b. The applicant has proposed to resurface the existing driveway with concrete stained with Construcolor liquid-gel pigments in B05-AA008 H, a concrete stain with a yellow hue. The existing driveway material appears to have been previously stained. No other properties on this immediate block of W Huisache currently feature stained driveways. Guideline 5.B.i for Site Elements states that historic driveway configurations, such as ribbon drives, should be retained and repaired in place. A similar driveway configuration – materials, width, and design – historically found on the site should be incorporated. Staff finds that although the existing driveway shows evidence of being previously stained, this was likely not a historic condition.

RECOMMENDATION:

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

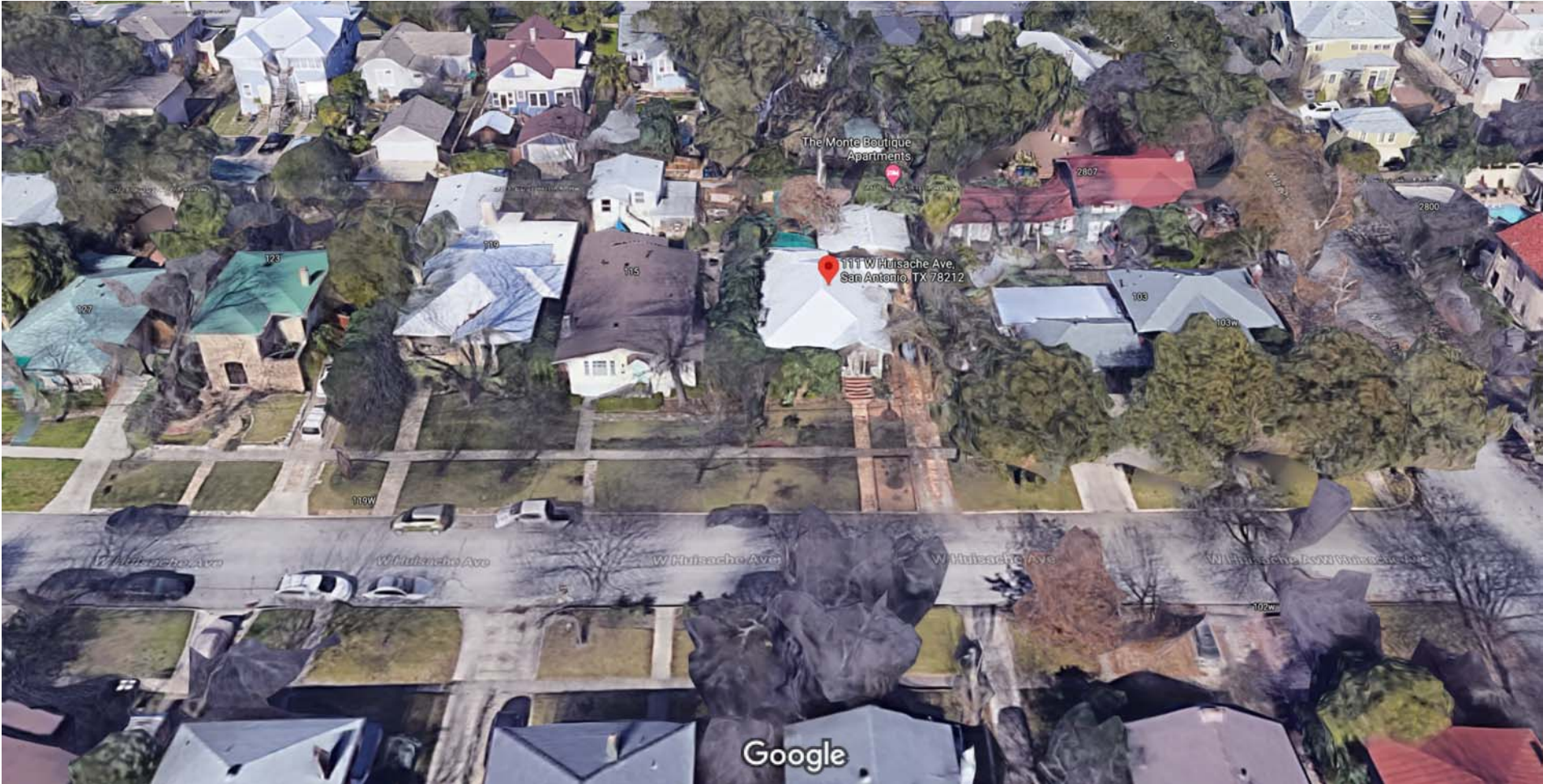
- i. That the applicant resurfaces the existing driveway with unstained concrete.
- ii. That the applicant submits an updated site plan showing that the driveway resurfacing will remain within the existing footprint and will maintain the existing driveway configuration.

Google Maps 111 W Huisache Ave



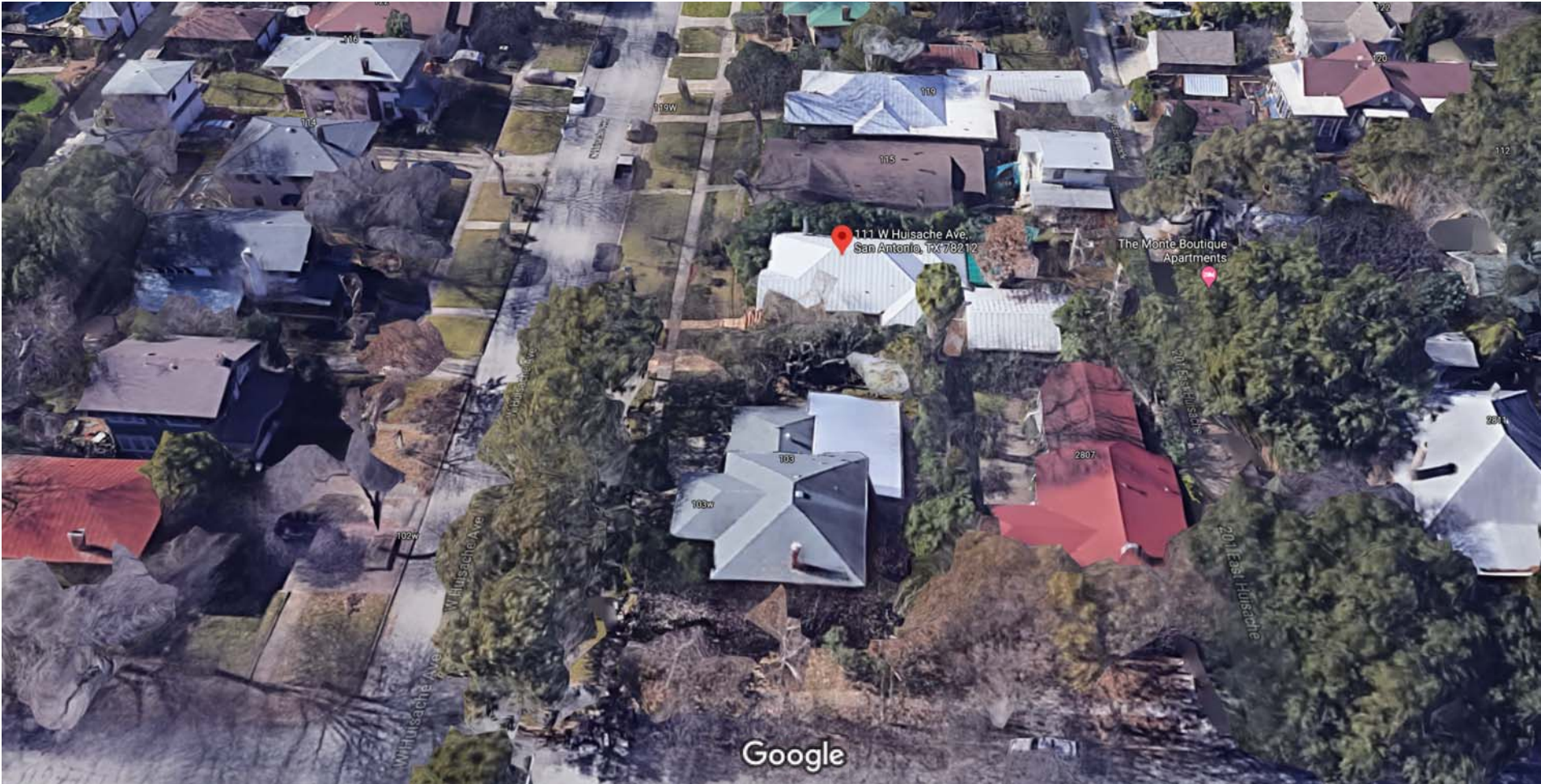
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Google Maps 111 W Huisache Ave



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Google Maps 111 W Huisache Ave



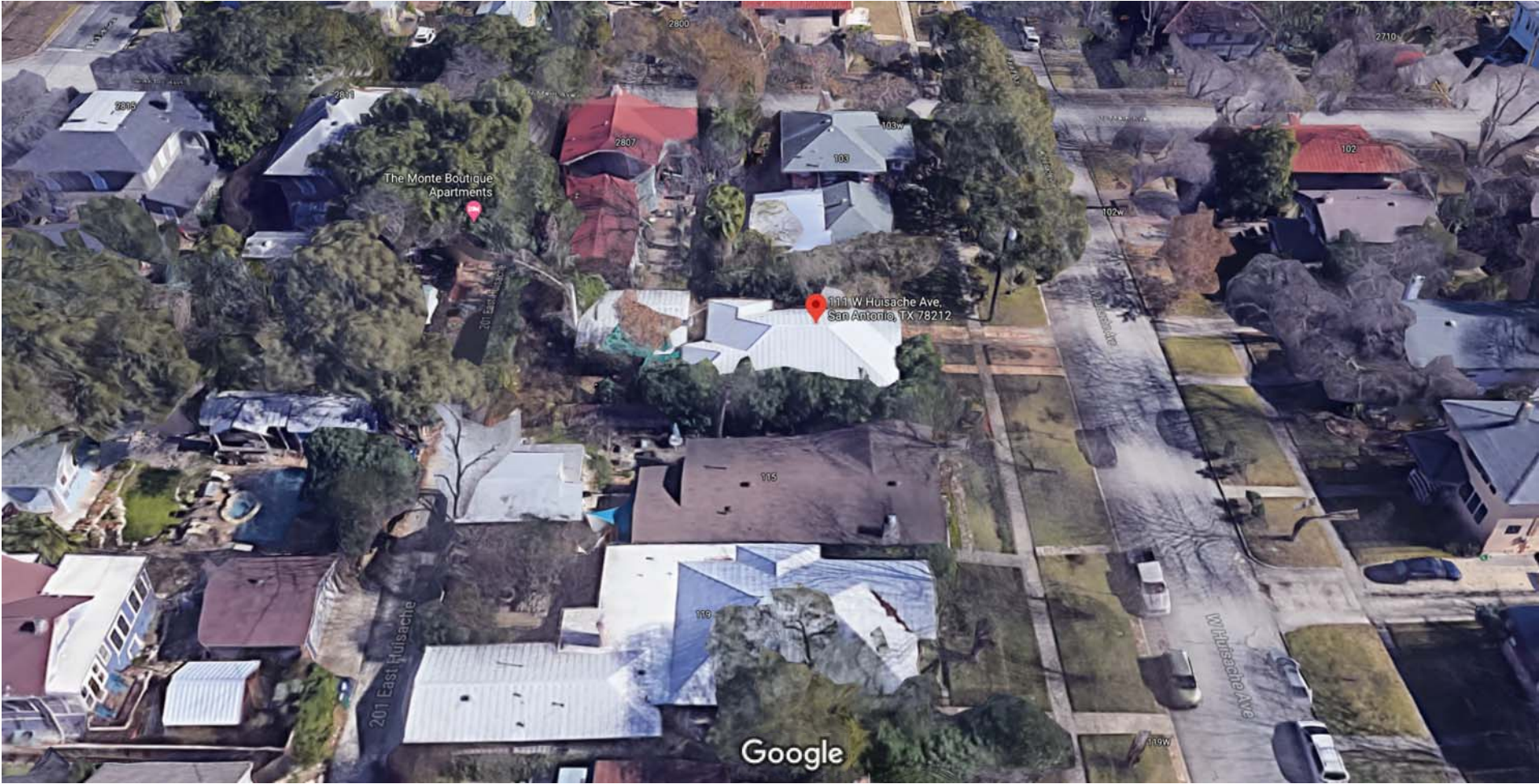
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Google Maps 111 W Huisache Ave



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Site Plan, Zoning & Photo Exhibits – 111 W. Huisache



Photos of existing driveway – 111 W. Huisache



Photos of existing driveway – 111 W. Huisache



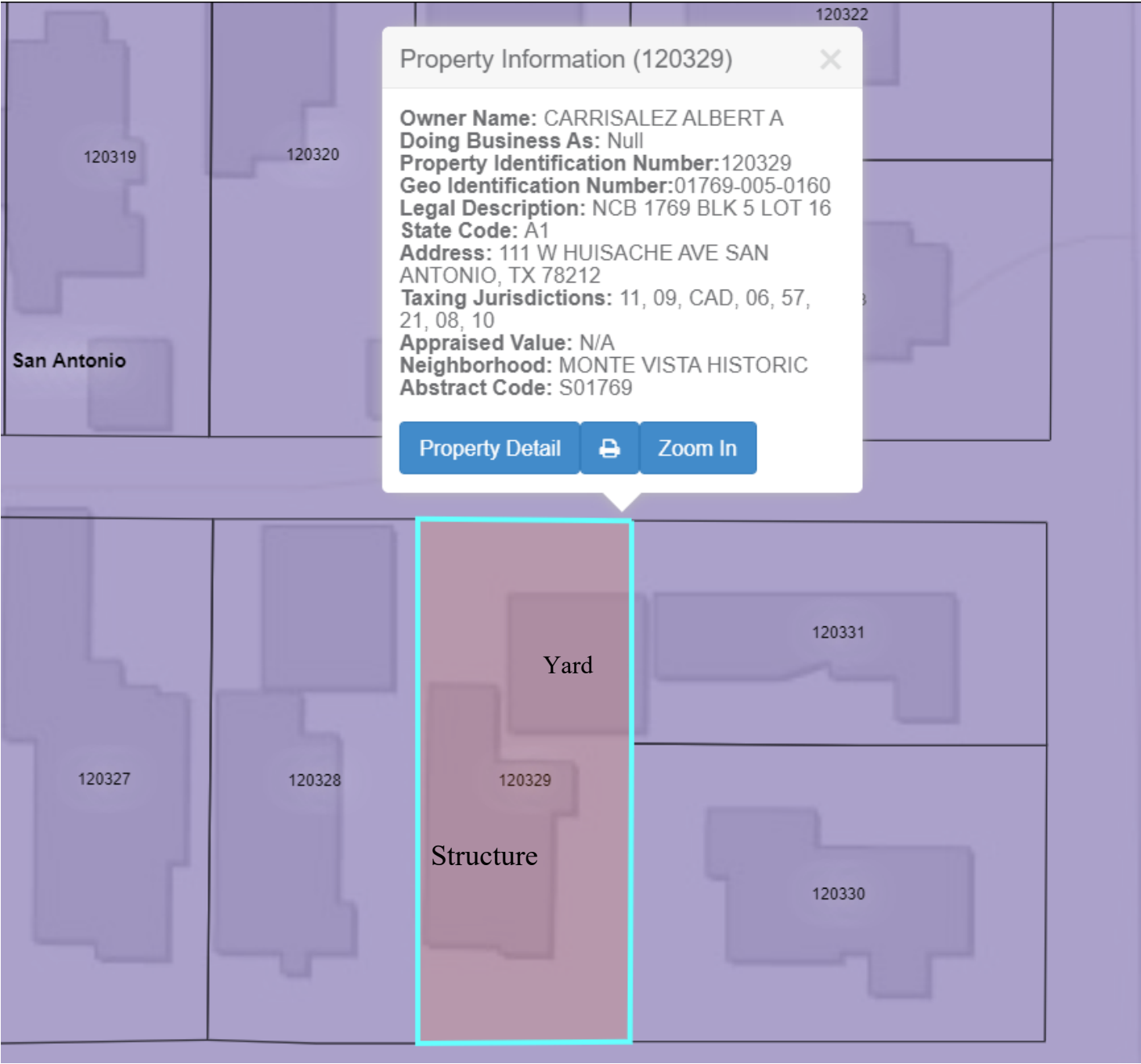
Specs for Driveway Resurfacing Project at 111 W. Huisache

- No excavation required; Sidewalk will not be impacted.
- Resurfacing top 3 inches with concrete stained with Color B05-AA008 H:





Site Plan, Zoning & Photo Exhibits – 111 W. Huisache



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