

HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO: 2021-261
ADDRESS: 354 CLUB DR
LEGAL DESCRIPTION: NCB 6703 BLK 13 LOT 24 & E 25 FT OF 23
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Marcia Moore/MOORE MARCIA
OWNER: Marcia Moore/MOORE MARCIA
TYPE OF WORK: Driveway modifications
APPLICATION RECEIVED: May 18, 2021
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 ribbon 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:

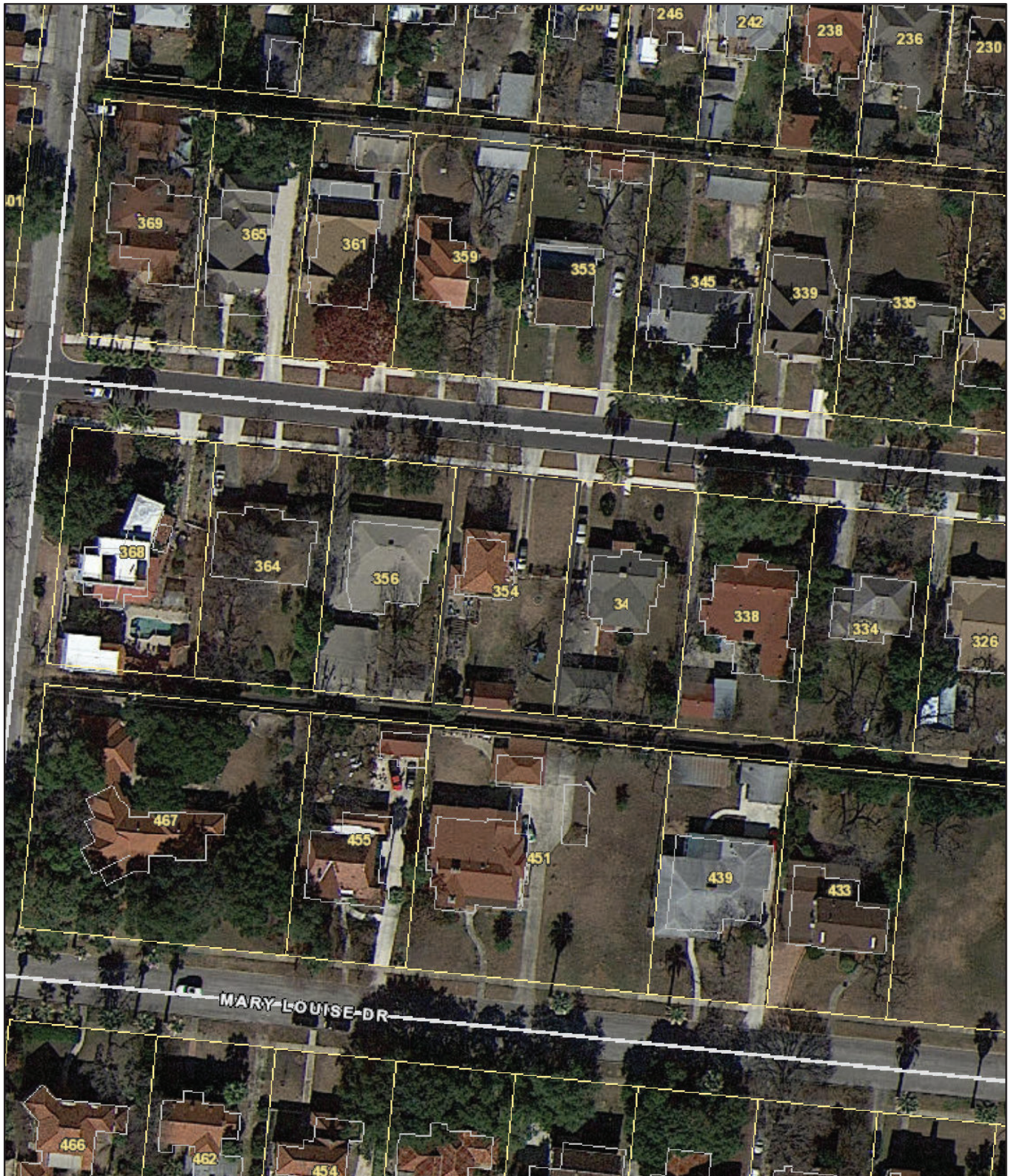
- a. The primary structure located at 354 Club is a 2-story, single-family structure constructed circa 1940. The residence features a red clay tile hip roof, stone cladding, a recessed front entry, one-over-one and divided lite windows, and a ribbon driveway. The property is contributing to the Monticello Park Historic District.
- b. **DRIVEWAY MODIFICATIONS** – The applicant has proposed to repair the existing concrete ribbon driveway and widen the existing ribbons from 2 feet to 3 feet in width. According to Guideline 5.B.i for Site Elements, historic driveway configurations should be retained and repaired in place. 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. The applicant has expressed that the streetscape along club features both historic ribbon driveways and fully concrete driveway and has provided evidence that the neighboring property features 3-foot-wide driveway ribbons. The applicant would like to install driveway ribbons to match the width of the adjacent driveway. Staff finds that the proposal to widen each ribbon by one (1) foot in order to create a functional driveway and retain the historic configuration and material appropriate and consistent with the Guidelines.

RECOMMENDATION:

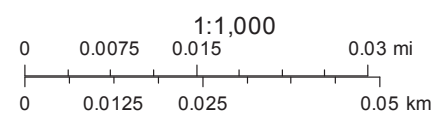
Staff recommends approval of the driveway modification based on findings a through b.

City of San Antonio One Stop

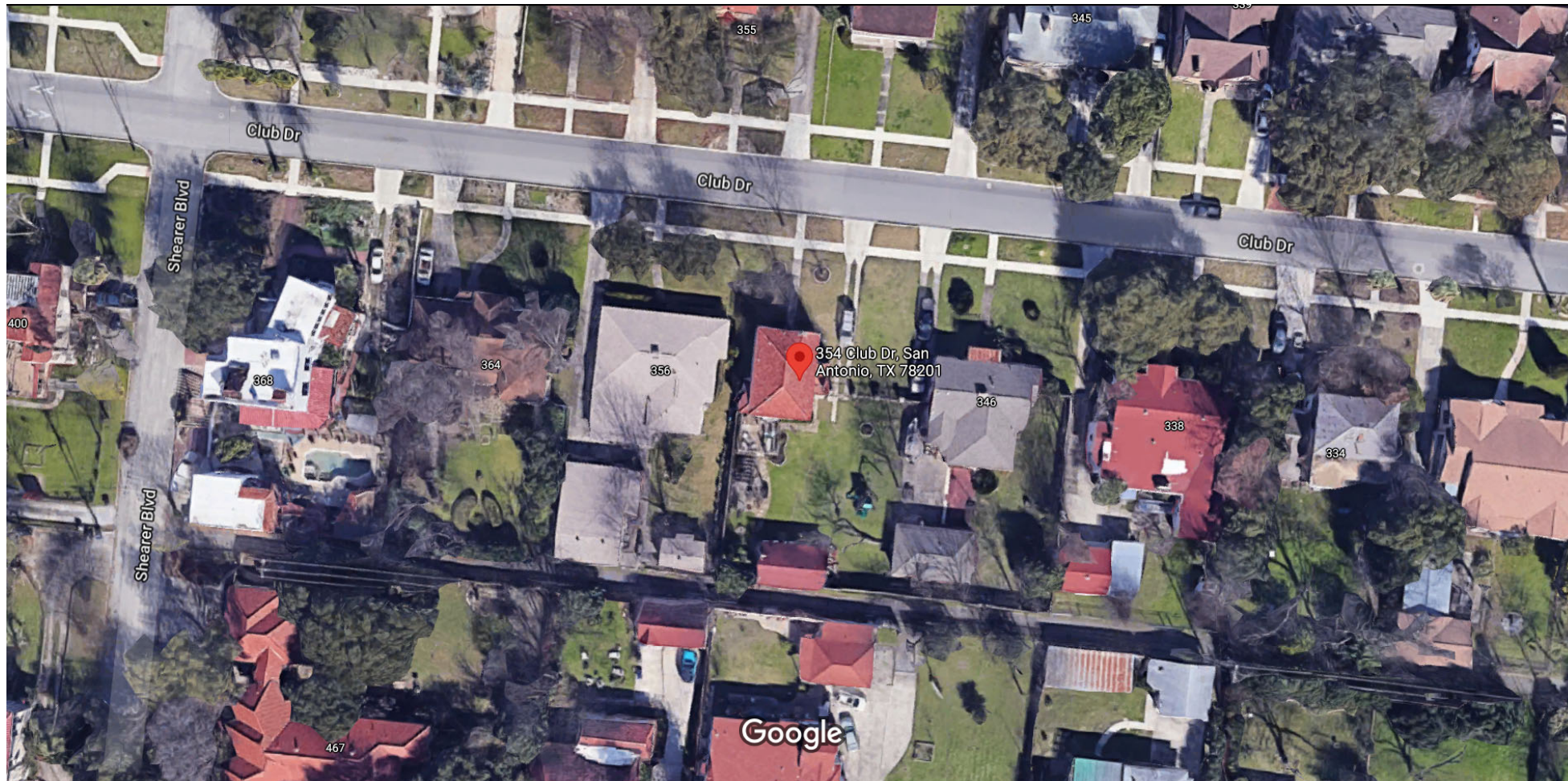


June 11, 2021

—— User drawn lines

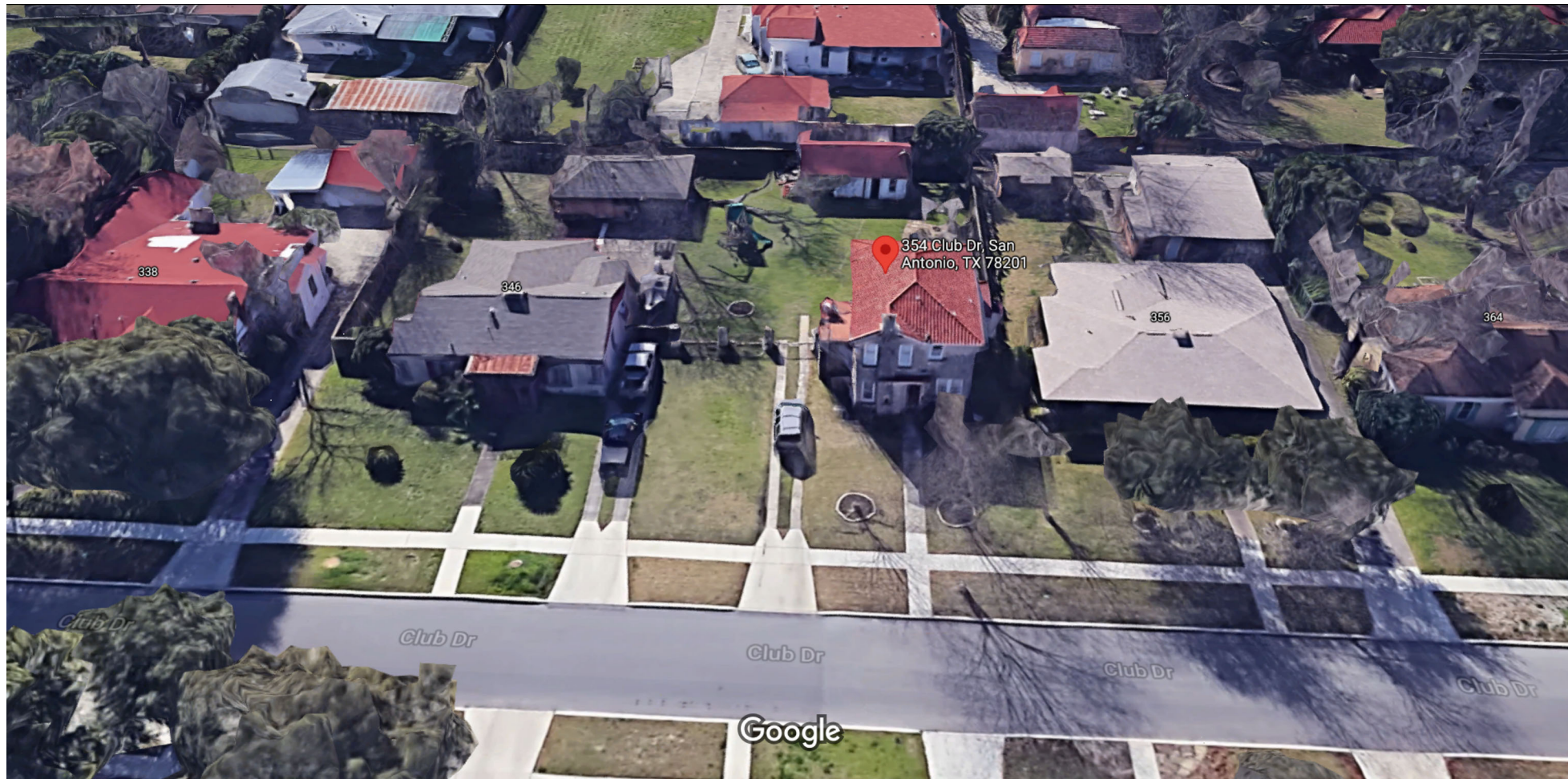


Google Maps 354 Club Dr



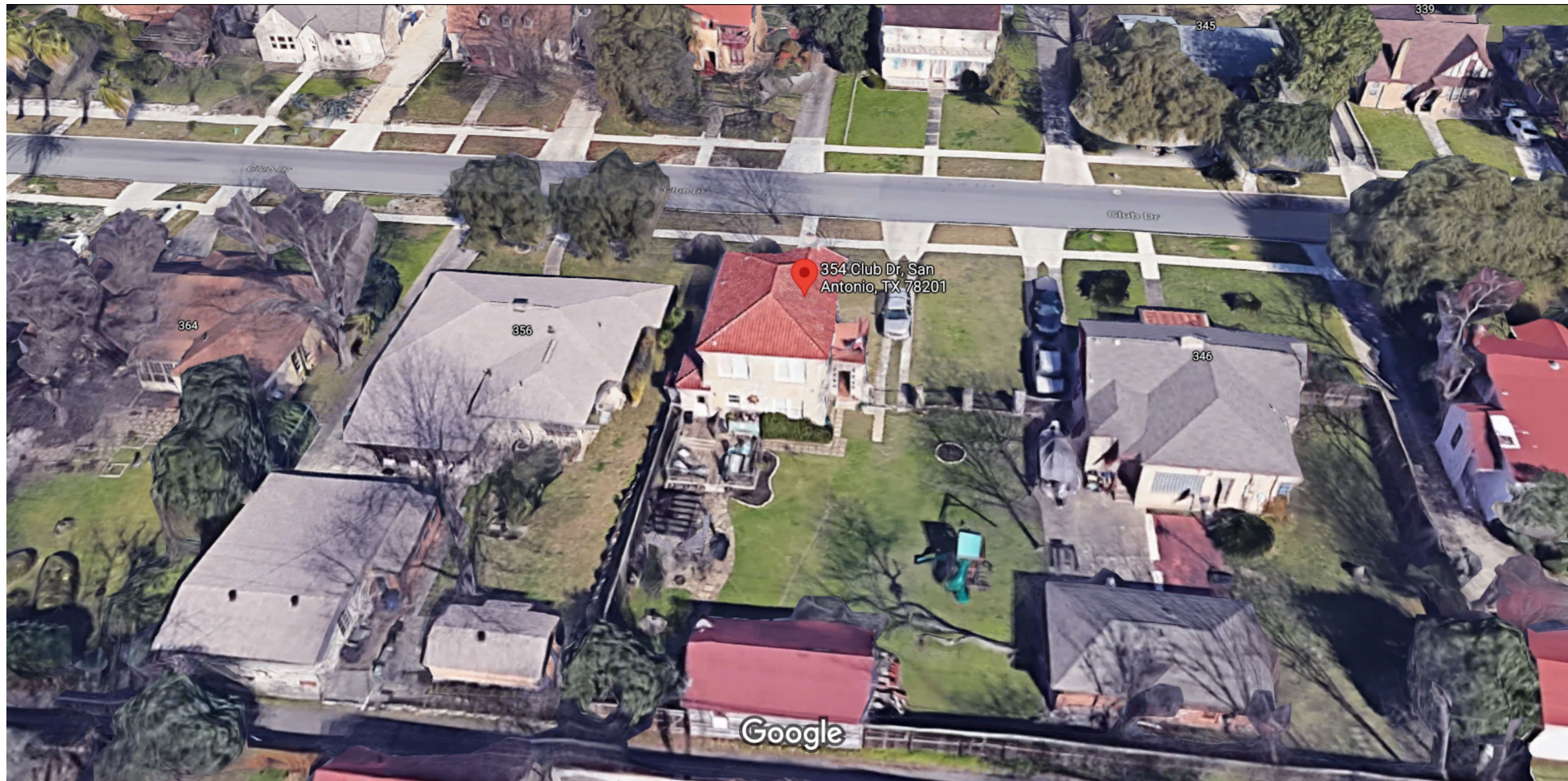
Imagery ©2021 Google, Imagery ©2021 CAPCOG, Maxar Technologies, Map data ©2021 50 ft

Google Maps 354 Club Dr



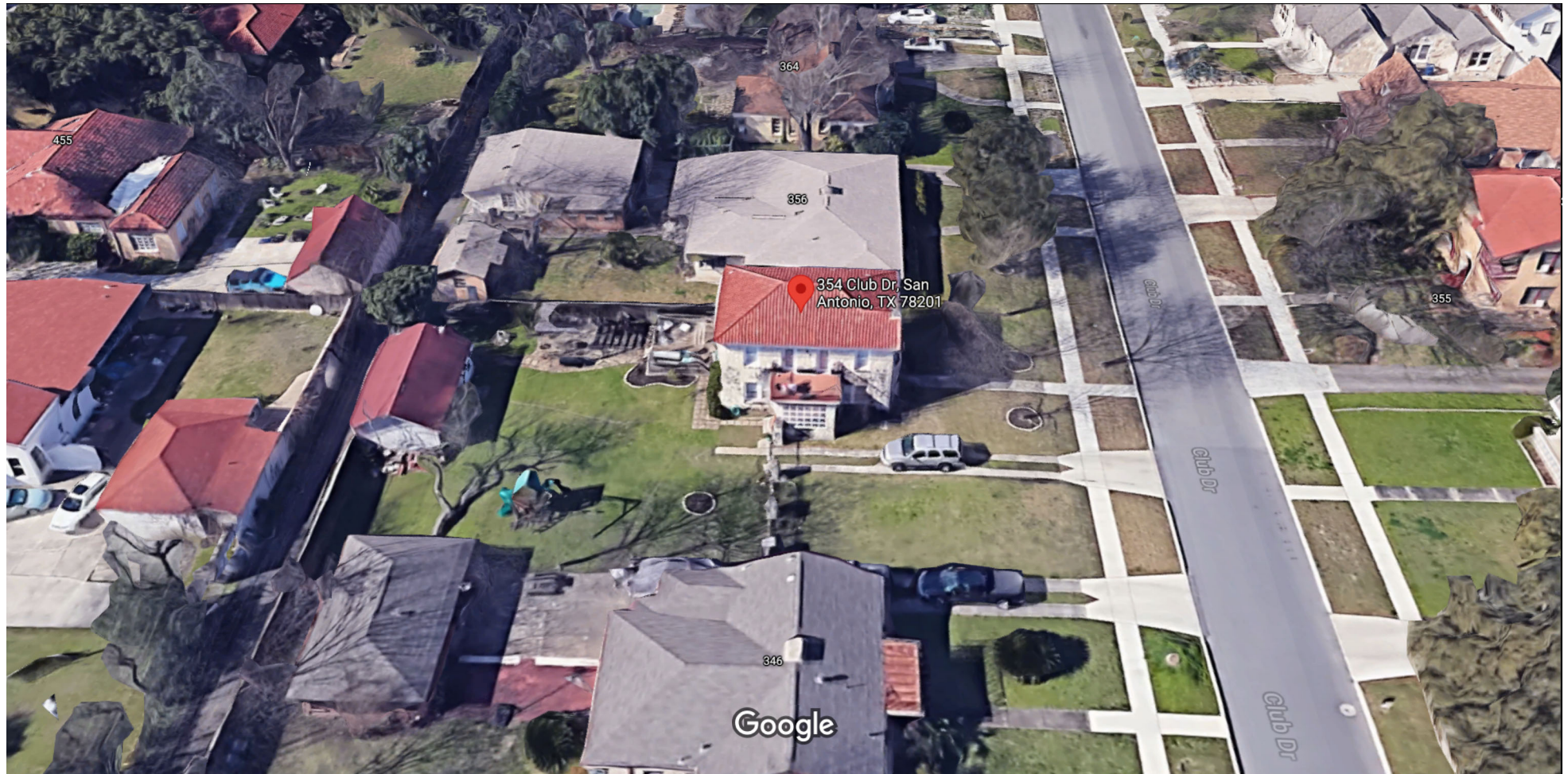
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Google Maps 354 Club Dr



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Google Maps 354 Club Dr



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Google Maps 354 Club Dr

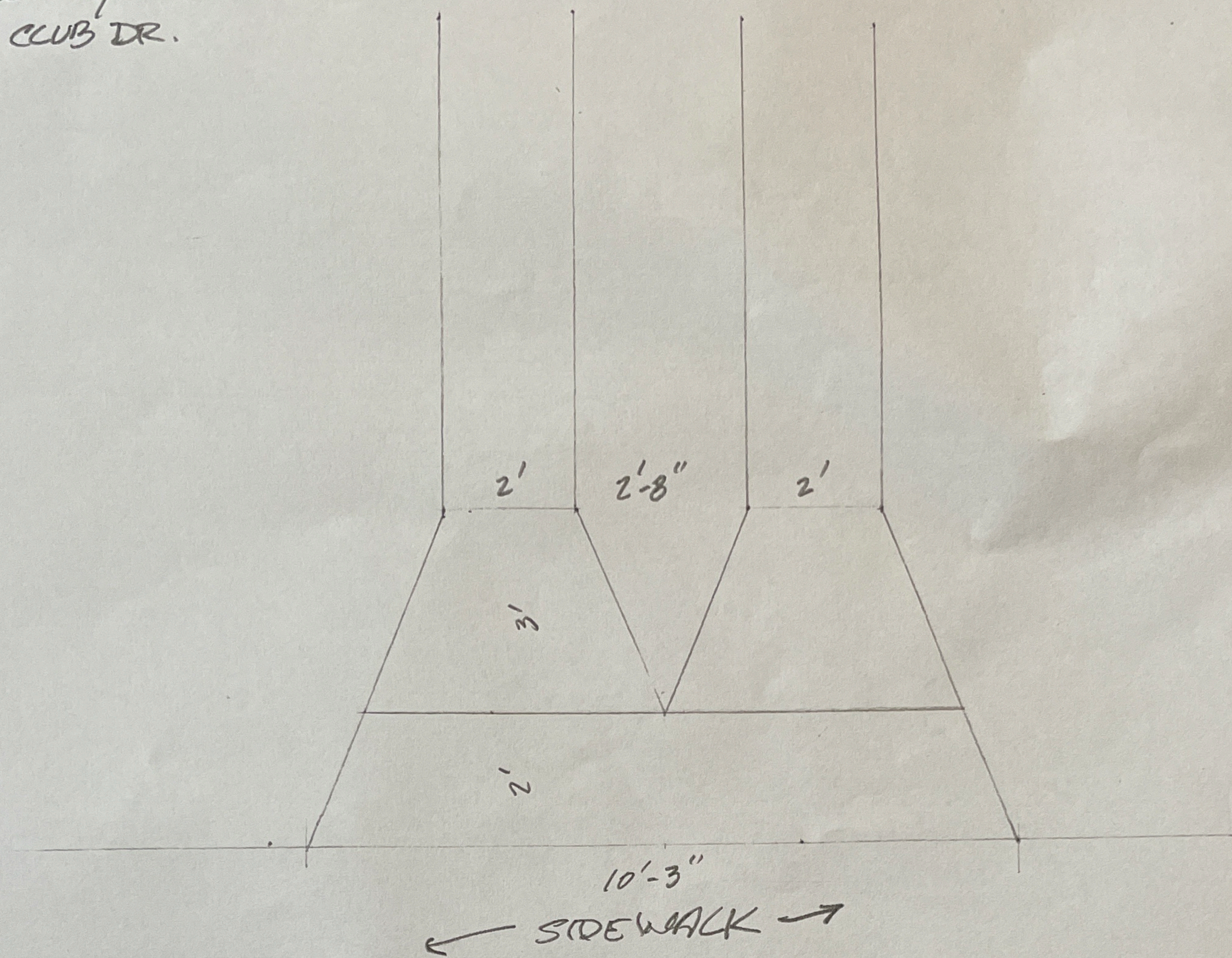


Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft



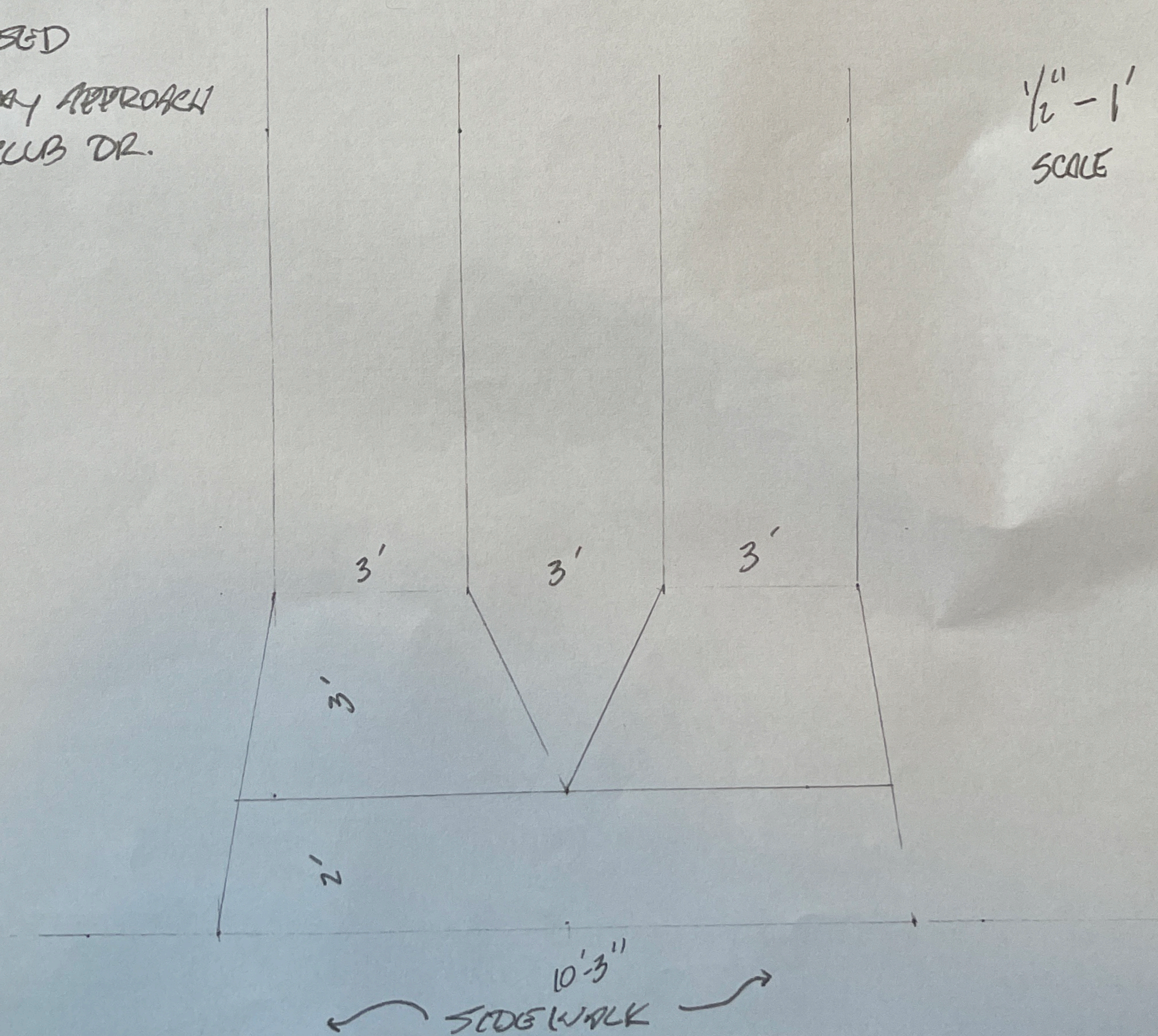


EXISTING LAYOUT
 DRIVEWAY APPROACH
 354 CLUB DR.

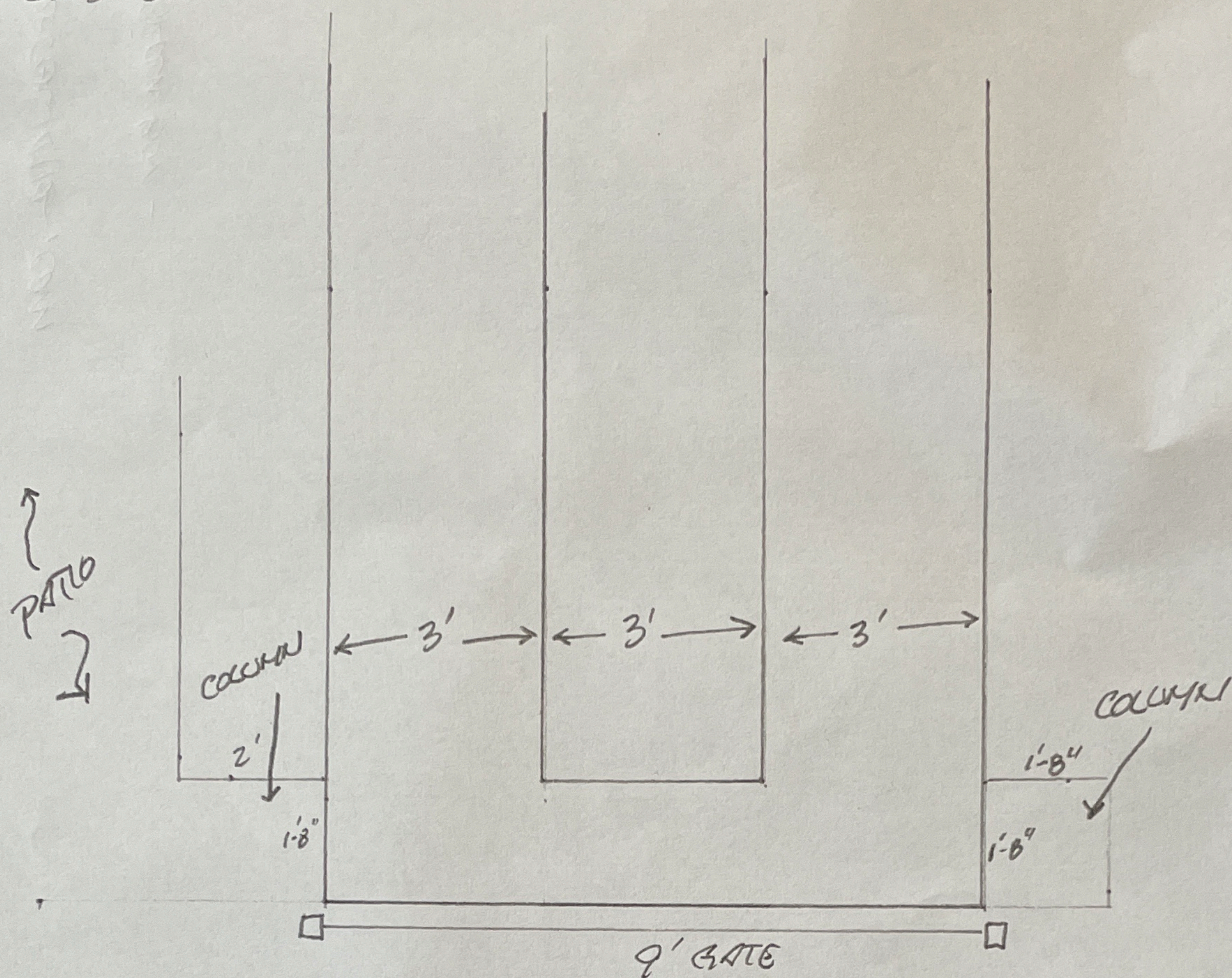


PROPOSED
 DRIVEWAY APPROACH
 354 CLUB DR.

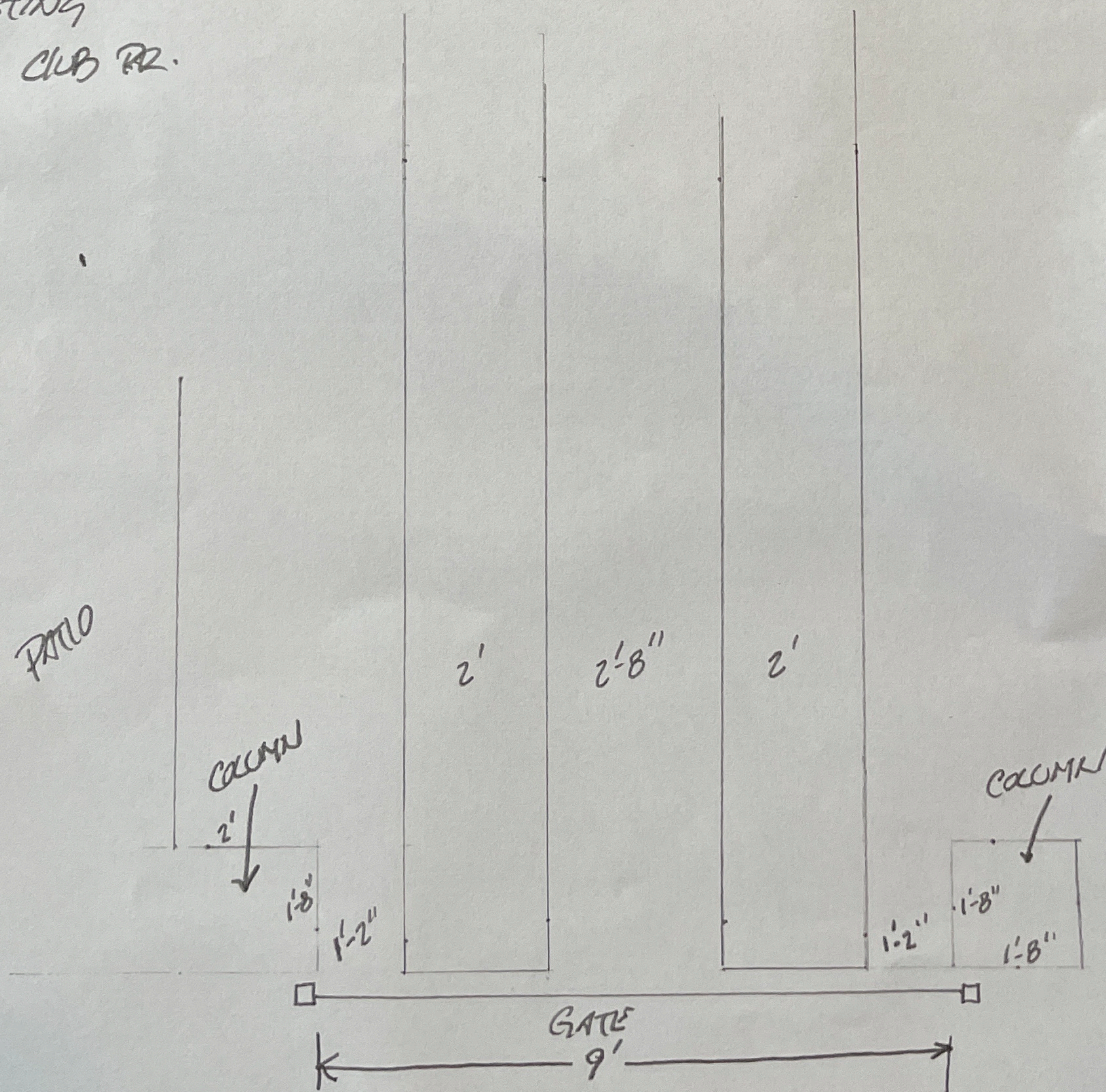
$\frac{1}{2}" = 1'$
 SCALE



PROPOSED
354 CLUB DR.



EXISTING
354 CLUB DR.



Neighboring
Property
346 Club

← 3' →

← 3' →