

HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

HDRC CASE NO: 2021-277
ADDRESS: 1438 NAPIER AVE
LEGAL DESCRIPTION: NCB 7657 BLK LOT E 134.51 FT OF 26
ZONING: R-6, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Armando Santiago/SANTIAGO ARMANDO JR &
OWNER: Armando Santiago/SANTIAGO ARMANDO JR &
TYPE OF WORK: Second driveway, approach and apron installation
APPLICATION RECEIVED: May 31, 2021
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 second driveway apron, approach and driveway at 1438 Napier, located on the west side of the lot. Additionally, the applicant has proposed to install a new driveway gate.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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 applicant is requesting a Certificate of Appropriateness for approval to install a second driveway apron and approach at 1438 Napier, located on the west side of the lot. Additionally, the applicant has proposed to install a new driveway gate.
- b. DRIVEWAY – The proposed driveway approach and apron will feature a width of twenty-three for the apron at the street that is proposed to taper down to a driveway width of ten (10) feet. The property currently features an existing driveway and curb cut on the east side of the property. Per the Guidelines for Site Elements 5.B.ii. new curb cuts should not be introduced where not historically found. While the proposed curb cut will be a second on this property on Napier, an atypical configuration within historic districts, staff finds that a secondary driveway may be appropriate provided the approach does not exceed twelve (12) feet in width and that the proposed driveway does not exceed ten (10) feet in width, per the Guidelines.
- c. GATE – The applicant has proposed to install a new driveway gate in the existing fence plane. Generally, staff finds this to be appropriate given that the fence currently exists; however, staff finds that the proposed gate should match the existing fence in profile, height and material.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the applicant reduce the proposed apron width to twelve feet, that the driveway does not exceed ten (10) feet in width, and that the proposed gate match the existing fence in material, height and profile.

City of San Antonio One Stop



July 2, 2021











