



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

June 16, 2021

HDRC CASE NO: 2021-238
ADDRESS: 1907 W KINGS HWY
LEGAL DESCRIPTION: NCB 1934 BLK 32 LOT W 30.72 FT OF 2 & E 19.28 FT OF 3
HISTORIC DISTRICT: Monticello Park
APPLICANT: Eric Schneeman - 1907 W KINGS HWY
OWNER: Eric Schneeman - 1907 W KINGS HWY
TYPE OF WORK: Driveway/sidewalk

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the ribbon driveway with solid concrete driveway, including portions of flagstone.
2. Replace the front concrete walkway and yard with flagstone.

FINDINGS:

- a. The primary historic structure at 1907 W Kings Hwy was constructed circa 1938, first appears on the 1951 Sanborn map, and contributes to the Monticello Park Historic District. The one-story single-family structure features a primary turned gable with a front-facing board-and-batten gabled window bay, flanking covered porch, a stone chimney on the west side elevation, wood sash windows, and 105 profile wood lap siding.
- b. COMPLIANCE – The applicant submitted an application for a Certificate of Appropriateness to modify the front yard, driveway, and walkway on May 4, 2021. Staff worked with the applicant from May 5 through May 7 to obtain missing application materials, including notification that no work has been approved. On May 18, staff received photo reports that work has begun prior to approval and reached notified the applicant again that no work has been approved and a Stop Work Order was issued. Work continued through May 20 and beyond despite multiple notices sent to the applicant throughout the review process.
- c. DRIVEWAY – The applicant has proposed to replace the ribbon driveway with a full concrete driveway. Per the Guidelines for Site Elements 5.B.i., applicants should retain and repair in place historic driveway configurations, such as ribbon drives and incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Staff finds that the ribbon driveway is a common historic pattern within the 1900 block of W Kings Hwy and throughout the Monticello Park Historic District. Staff finds the ribbons should be restored; the applicant may resubmit an alternative driveway plan with permeable material that would still maintain the ribbon configuration.
- d. WALKWAY & HARDSCAPE – The applicant has proposed to remove the front walkway featuring simple poured concrete approximately 3-feet wide tapering near the porch stairs – to install a flagstone walkway with a larger flagstone patio connecting to the driveway. Per the Guidelines for Site Elements 5.A.ii., applicants should replace those portions of sidewalks or walkways that are deteriorated beyond repair and every effort should be made to match existing sidewalk color and material. Staff finds that the existing concrete walkway related to existing pattern of the block and the modest style of the home, while the flagstone walkway is more appropriate for contemporary suburbs or some high-style historic stone homes and districts. Per the Guidelines for Site Elements 3.B.i., applicants should not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

Staff finds the introduction of a large flagstone patio connecting the walkway and driveway is inconsistent with Guidelines and should be reserved; the applicant may resubmit a design that features a smaller decomposed granite or steppingstone path if access between the walkway and driveway is necessary while maintaining the majority of the natural front lawn.

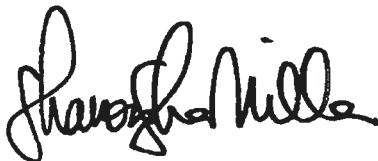
RECOMMENDATION:

Staff recommends denial of item 1. Driveway modifications based on finding c. The ribbons should be restored, and the applicant may submit an alternative driveway plan with permeable material that would still maintain the ribbon configuration.

Staff recommends denial of items 2. Walkway and Hardscaping based on finding d. The front walkway should be restored to simple poured concrete that flares near the porch steps. the applicant may resubmit a design that features a smaller decomposed granite or steppingstone path if access between the walkway and driveway is necessary while maintaining the majority of the natural front lawn.

COMMISSION ACTION:

Items #1 and #2 were denied.

A handwritten signature in black ink, appearing to read 'Shanon Shea Miller', with a stylized, cursive script.

Shanon Shea Miller
Historic Preservation Officer