



City of San Antonio

Agenda Memorandum

File Number:21-5159

Agenda Item Number: 2.

Agenda Date: 8/16/2021

In Control: Board of Adjustment

Case Number:	BOA-21-10300092
Applicant:	Eric Schneeman
Owner:	Eric Schneeman
Council District:	
Location:	1907 West Kings Highway
Legal Description:	West 30.72' of Lot 2, East 19.28' of Lot 3, Block 32, NCB 1934
Zoning:	"R-6" Residential Single-Family Monticello Park Historic District
Case Manager:	Kayla Leal, Senior Planner

Request

An appeal of the Historic Preservation Officer's denial of the replacement of the ribbon strip driveway with a solid concrete driveway and the replacement of the front concrete walkway and turfed landscaping with flagstone.

Executive Summary

At the June 16, 2021, Historic and Design Review Commission hearing, the applicant's request to replace the existing, ribbon strip driveway with a solid concrete driveway and to replace the front concrete walkway and turfed landscaping with flagstone was denied on the basis that the site, hardscaping and landscaping modifications were not consistent with the Historic Design Guidelines, Guidelines for Site Elements.

Code Enforcement History

There are no relevant Code Enforcement violations pending.

Permit History

There are no relevant permits that have been pulled for the subject property.

Zoning History

The subject property was located in the Original City Limits of San Antonio and was zoned "A" Single Family Residence District. The zoning changed to "R-1" One Family Residence District on November 20, 1986,

established by Ordinance 64079. The “R-1” converted to the current “R-6” Residential Single Family District upon adoption of the 2001 Unified Development Code (Ordinance 93881, established May 3, 2001).

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
"R-6" Residential Single-Family Monticello Park Historic District	Single-family Residence

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	"R-6" Residential Single-Family Monticello Park Historic District	Single-family Residence
South	"R-6" Residential Single-Family Monticello Park Historic District	Single-family Residence
East	"R-6" Residential Single-Family Monticello Park Historic District	Single-family Residence
West	"R-6" Residential Single-Family Monticello Park Historic District	Single-family Residence

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located in the Near Northwest Community Plan and is designated “Medium Density Residential” in the future land use component of the plan. The subject property is located within the Jefferson/Woodlawn Lake Neighborhood Association, and they were notified of this application.

Street Classification

West Kings Highway and San Antonio Boulevard are classified as Local Roads.

Applicable Citations for Appeal:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces* -Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*-New pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

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.

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 a notification that no work had been approved. On May 18, staff received photo reports that work had begun prior to approval and notified the applicant again that no work had been approved and a Stop Work Order was issued. Work continued through May 20 and beyond despite multiple notices being 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 which features 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.

OHP Staff Recommendation to the Board of Adjustment

Office of Historic Preservation Staff does not recommend approval of the appeal.

Staff Recommendation

Staff recommends that the Board of Adjustment uphold the Historic Preservation Officer's denial of a Certificate of Appropriateness for the replacement of the ribbon strip driveway with a solid concrete driveway and the replacement of the front concrete walkway and turfed landscaping with flagstone.