HISTORIC AND DESIGN REVIEW COMMISSION

April 16, 2025

HDRC CASE NO:	**2025-083**
ADDRESS:	2053 W GRAMERCY PLACE
LEGAL DESCRIPTION:	NCB 1932 BLK 39 LOT 14
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Emanuel Saldana/COSA Public Works
OWNER:	N/A N/A/L CINCO INVESTMENTS LLC
TYPE OF WORK:	Sidewalk Replacement
APPLICATION RECEIVED:	March 28, 2025
60-DAY REVIEW:	May 27, 2025
CASE MANAGER:	Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace the existing sidewalks in the 2000, 1900, and 1800 blocks of Gramercy bound by Lake Blvd and Elmendorf St.
2. Replace the existing approaches in the 2000,1900, and 1800 blocks of Gramercy bound by Lake Blvd and Elmendorf St.
3. Remove the existing cul-de sacs at either side of Gramercy at 2054 and 2055 Gramercy.
4. Attempt to preserve seven (7) existing retaining walls and existing walkways based on current condition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

5. Residential Streetscapes
C. STREET ELEMENTS
i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

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 2000, 1900, and 1800 blocks of Gramercy feature a variety of historic housing styles including Mock Tudor, Craftsman, Spanish Eclectic and Minimal Traditional. Most properties include a traditional driveway (ribbon or poured concrete) at one-side of the property leading to the rear yard, a sidewalk allowing access to the primary entry and a sidewalk connecting each property. Many front lawns in the 2000 block of Gramercy have a berm that meets the sidewalk while some lawns feature a retaining wall. The grade changes to a 0 slope nearer the 1800 block of Gramercy.
b. SITE VISIT – Staff walked the 2000, 1900, and 1800 blocks of W Gramercy on 4/11/25 to document the existing conditions. Staff observed several varied retaining walls mainly in the 2000 block due to the existing grade as well as several historic ribbon drives.
c. SIDEWALKS– The applicant is requesting to replace the majority of existing sidewalks on the 2000, 1900, and 1800 blocks of Gramercy as necessary with newly poured 4’0” wide sidewalks. The Guidelines for Site Elements state that every effort should be made to match the new sidewalks to existing in color, material, historic alignment, configuration and width. Additionally, Guideline 5.A.iv states that stamped street names, business insignias, or other historic elements of sidewalks and walkways should be preserved when replacement is necessary. Staff finds the replacement of deteriorated portions of the sidewalk appropriate and that every effort should be made to match the existing sidewalks and any historic character should be preserved.
d. APPROACHES - The applicant is requesting to replace all existing approaches along the 2000, 1900, and 1800 blocks of Gramercy with a new approach measuring 14’0” x 10’0” in same material and location as existing. Guideline 5.B.i states that historic driveway configurations (ribbon drives) should be retained and that historic driveways are typically no wider than 10’0”. While staff finds the width of 10’0” at the drive appropriate, staff does not find the expansion of each apron to 14’0” in width appropriate and should remain at 12’0”. Additionally, staff finds historic driveway configurations should be retained.
e. CUL-DE-SACS – The applicant is requesting to remove the existing cul-de-sacs on either side of Gramercy at 2054 and 2055 Gramercy. Guideline 4.C.i states that historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way should be preserved as street improvements and other public works projects are completed. Staff does not find the removal of these site elements consistent with the Guidelines.

f. WALKWAYS & RETAINING WALLS – The applicant is requesting to preserve or replace the existing walkways and retaining walls to some extent based on current condition. Guideline 5.A.ii states that every effort should be made to match the new walkways to existing in color, material, historic alignment, configuration and width. Guidelines 2.A.i and ii state that historic walls should be preserved and only deteriorated sections that are beyond repair should be replaced. Should replacement be necessary, every effort should be made to match existing materials (including mortar) to the color, texture, size, profile, and finish of the original.

RECOMMENDATION:

1. Staff recommends the replacement of the existing sidewalks in-kind with the following stipulations based on findings a and c:

- That the applicant make every effort to replace existing sidewalks and walkways with material that matches existing in color, material, historic alignment, configuration and width.
- That the applicant preserve any stamped concrete features indicating street names, business insignias, or other historic elements.

2. Staff recommends the replacement of existing approaches as necessary with the following stipulation based on findings a and d;

a. That historic driveway configurations (ribbon drives) are maintained and the apron to not exceed 12’0 in width and should taper to meet width of existing drive.

3. Staff does not recommend the removal of the cul-de-sacs on either side of Gramercy at 2054 and 2055 Gramercy based on findings a and e.

4. Staff recommends the preservation of the existing retaining walls and walkways over wholesale replacement. Should replacement be necessary, staff finds every effort should be made to only replace those sections deteriorated beyond repair with material (including mortar) to the color, texture, size, profile, and finish of the original based on finding a and f.

City of San Antonio One Stop

April 11, 2025

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

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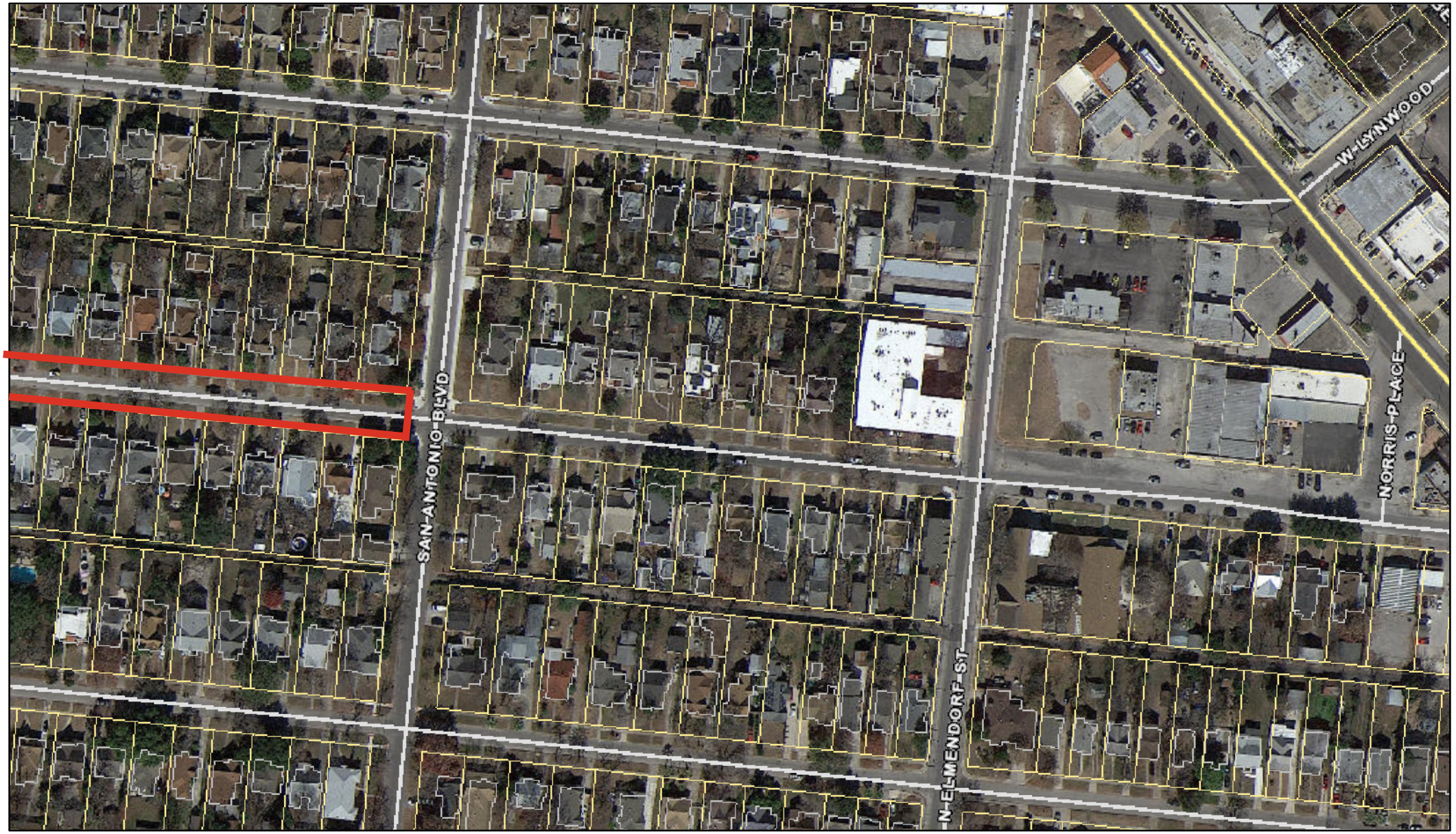

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DONALDSON AV.
6821
W. GRAMERCY PL.
6822
1932
1933
522
LAKE BLVD.

DONALDSON AV
W. GRANERCY PL.
BLVD
MONTROSE
SAN ANTONIO
ELMENDORF
1930
1963
1965

Lake Blvd
Apr 11, 2025 8:47:32 AM

STOP
Lucy
Apr 11, 2025 8:47:41 AM

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Apr 11, 2025 8:48:52 AM

2030
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11934
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1914
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Kuper
Sotheby's
FOR SALE
Apr 11, 2025 8:53:03 AM

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TUSCAN VILLAS
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