

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

HDRC CASE NO: 2022-121
ADDRESS: 535 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 28
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: CEE WINKLER/WINKLER JULIE M
OWNER: WINKLER JULIE M
TYPE OF WORK: Front walkway modifications
APPLICATION RECEIVED: February 17, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the front concrete walkway and steps with a set, grouted flagstone walkway.

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.

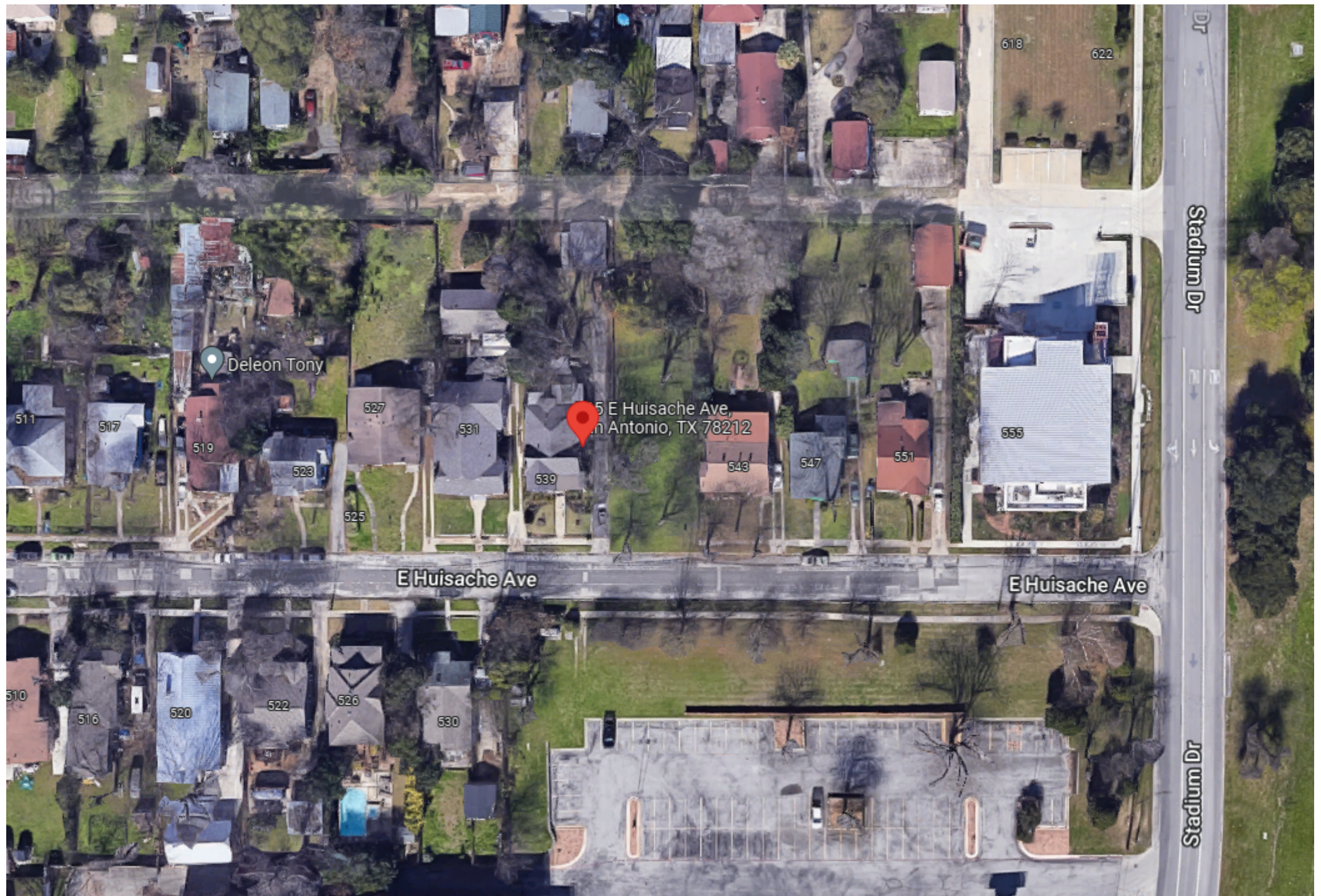
FINDINGS:

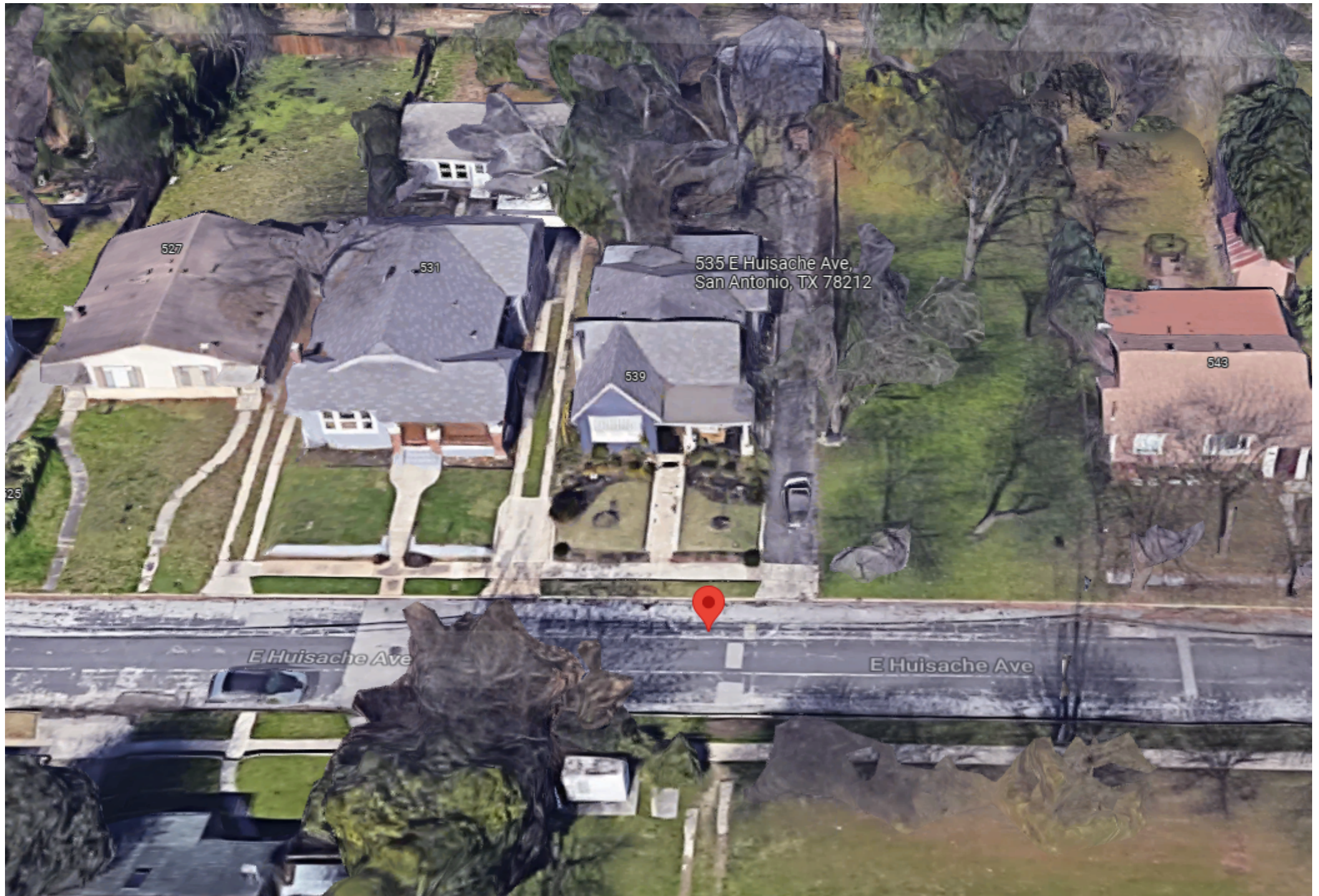
- a. The primary structure located at 535 E Huisache is a single-story, single-family, minimal-tradition-style structure featuring a front porch and accessed via an asphalt driveway and poured concrete walkway at the front of the property. The property is contributing to the Monte Vista Historic District.
- b. VIOLATION – OHP staff performed a site visit in January 2022, and found that the original concrete front sidewalk had been replaced with flagstone pavers.

- c. **SIDEWALK REPLACEMENT** – The applicant is proposing to replace the existing poured concrete walkway and front steps with set and grouted flagstone pavers. The property is located on the 500 block of E Huisache Avenue, which maintains properties which feature poured concrete driveways and front walkways that are in similar profile and color to the existing sidewalks which run along the north and south sides of E Huisache. The Guidelines for Site Elements 5.A.i-iii state that historic sidewalks should be replaced only where beyond repair using in-kind materials, and to match the existing sidewalk in material composition and color, width, and alignment. Staff finds the replacement sidewalk to be inconsistent with these guidelines. Replacement with a poured concrete sidewalk that matches the original sidewalk would be appropriate.

RECOMMENDATION:

Staff does not recommend approval for sidewalk replacement based on finding b. Staff recommends that the applicant install a poured concrete sidewalk that is consistent in material, dimension, profile, and color to that which was removed, and that is consistent with sidewalks that are found historically on the block.









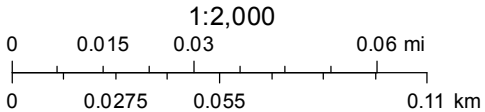


City of San Antonio One Stop



March 10, 2022

— User drawn lines













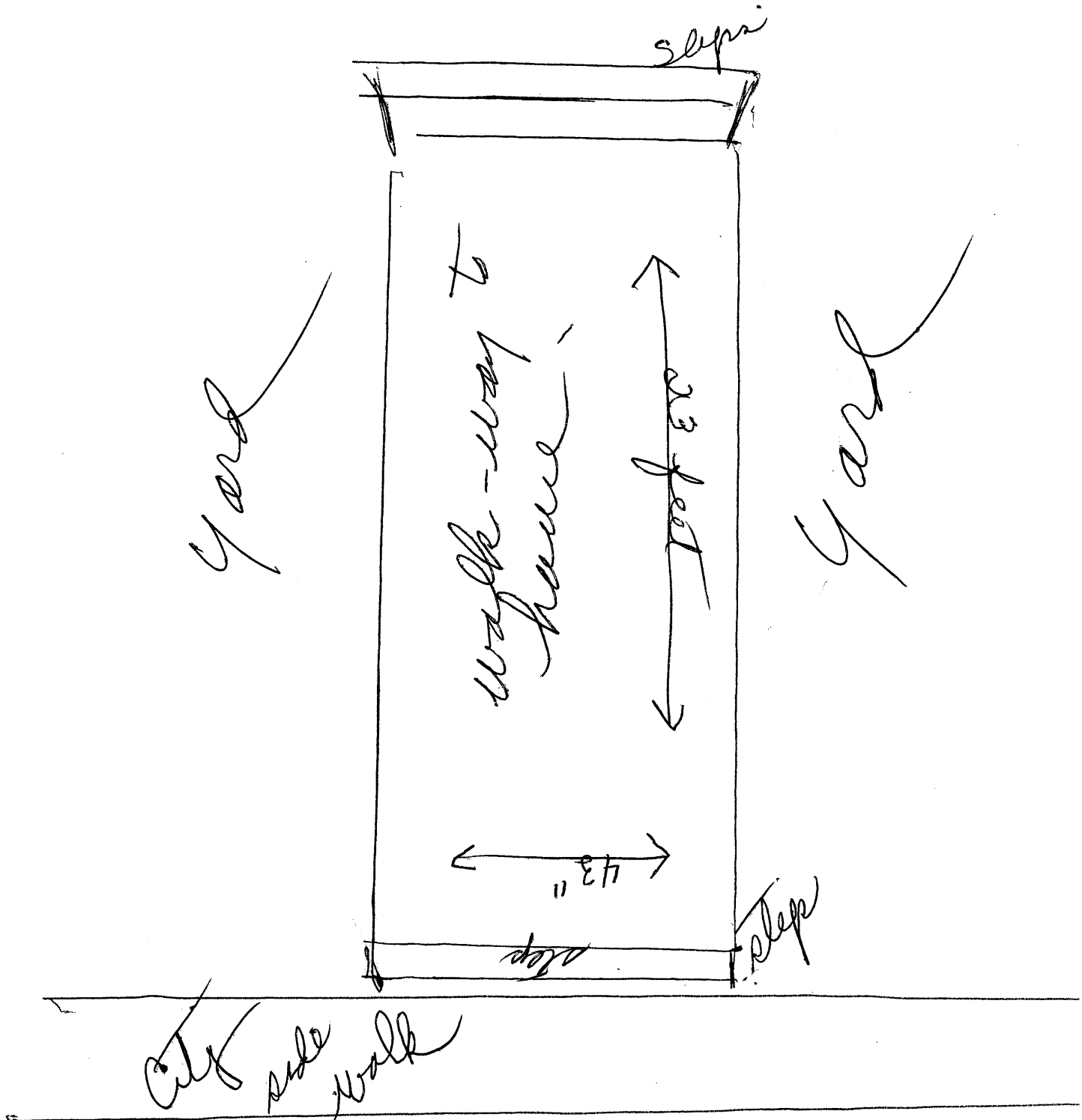


635

E Hurache

House

2 of 2



Thank you