

HISTORIC AND DESIGN REVIEW COMMISSION

April 6, 2022

HDRC CASE NO: 2022-168
ADDRESS: 728 N PINE ST
LEGAL DESCRIPTION: NCB 1659 BLK G LOT 2
ZONING: RM-6
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill
APPLICANT: Carly Osborn
OWNER: OSBORN CARL & CARLY
TYPE OF WORK: Front walkway modifications
APPLICATION RECEIVED: March 17, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing concrete front walkway with concrete pavers.

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.

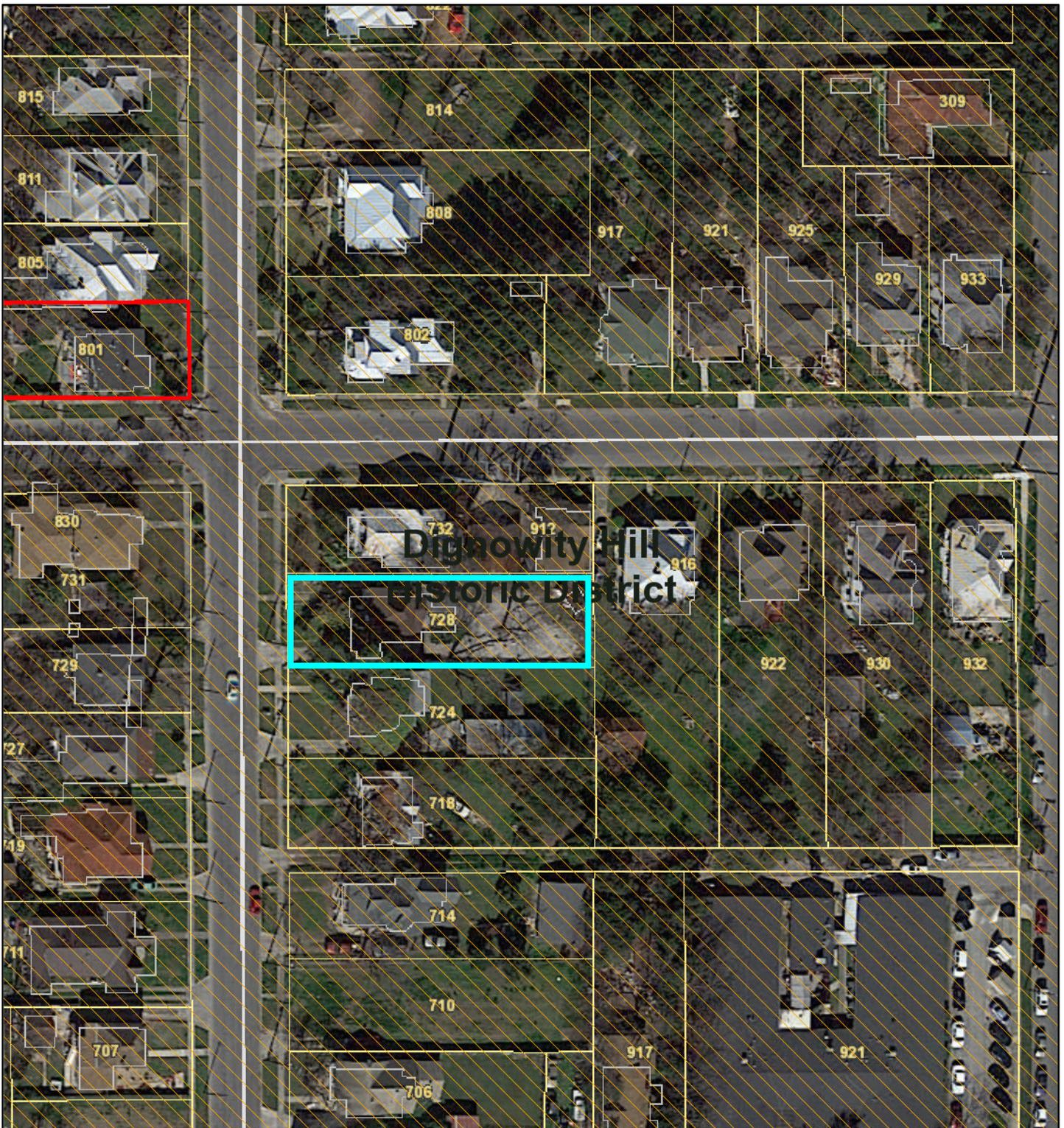
FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to replace the existing concrete front walkway with concrete pavers.
- b. **CASE HISTORY:** On March 2, 2022, the applicant requested a Certificate of Appropriateness to replace the existing asphalt driveway with gravel in the same footprint to match existing and to landscape the rear yard using gravel, pavers, turf, planning beds, and fruit trees. While reviewing application materials submitted for this request, staff observed that the applicant had replaced the existing concrete walkway with concrete pavers. After administratively approving the scopes of work submitted on March 2, 2022, staff reached out to the owner by email on March 24, 2022, to request application materials to rectify the walkway violation.
- c. **WALKWAY REPLACEMENT:** The applicant has proposed to replace the existing concrete walkway with a concrete paver and gravel walkway. The Guidelines for Site Elements 5.A.ii. notes that historic sidewalk and walkway materials should be preserved. Staff finds the removal of the existing concrete walkway to be inconsistent with the Guidelines. In-kind replacement of the existing sidewalk is appropriate and consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of the replacement of the concrete walkway with a paver and gravel walkway based on finding c. Staff recommends that a concrete walkway be installed that matches the profile of the original.

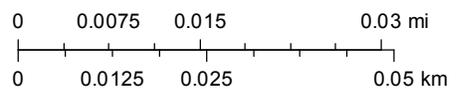
City of San Antonio One Stop

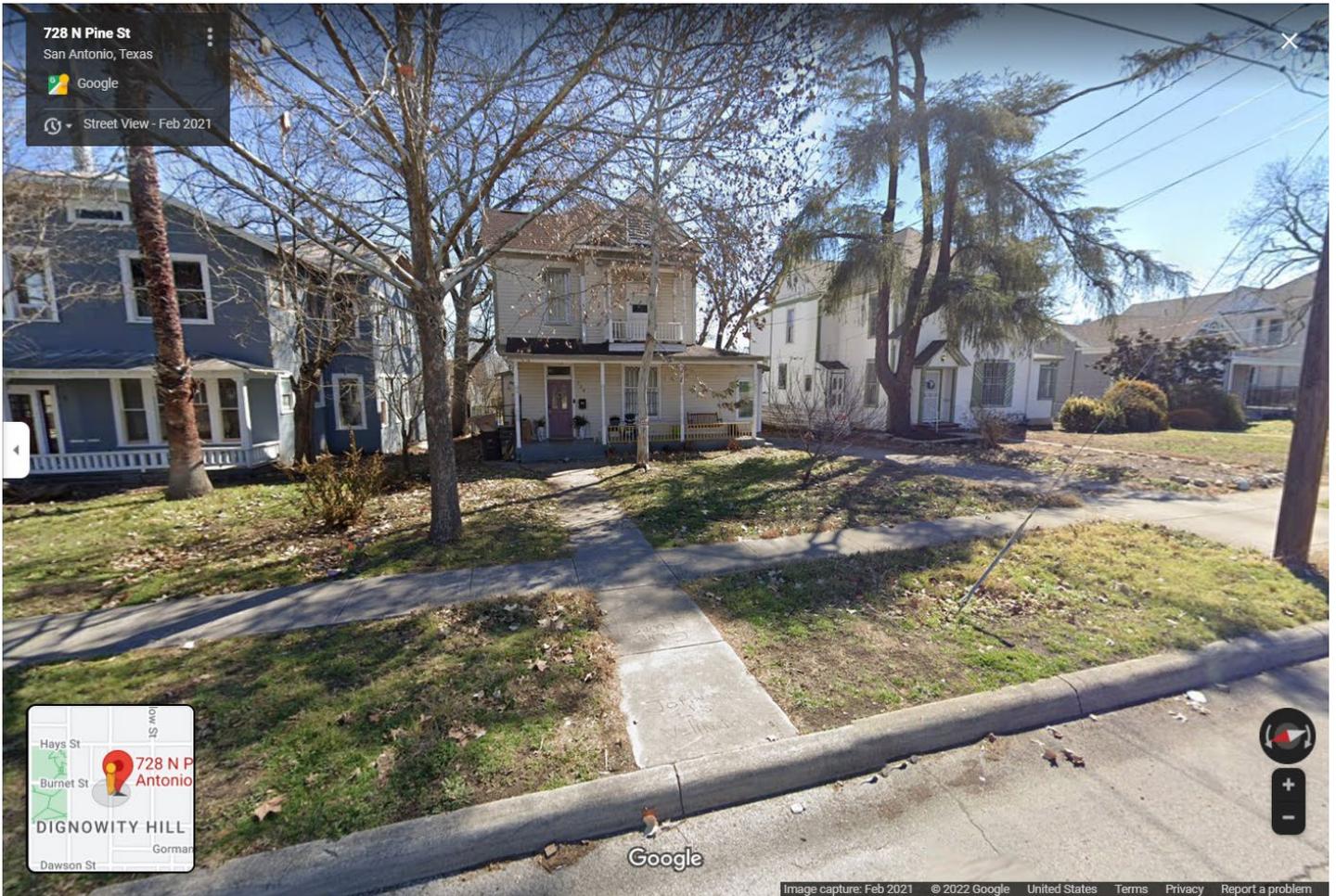


April 1, 2022

1:1,000

-  Historic Landmark Sites
-  Historic Districts
-  COSA City Limit Boundary





Google Street view screen grab showing previous walkway conditions (captured by OHP staff 24 March 2022)





