

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

HDRC CASE NO: 2022-184
COMMON NAME: Howard and W Huisache
ZONING: UZROW, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Miranda Garrison/City of San Antonio
OWNER: City of San Antonio
TYPE OF WORK: Installation of ADA ramps in right of way at Howard and W Huisache
APPLICATION RECEIVED: March 18, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new ADA ramps and portions of concrete sidewalks at the intersection of Howard St. and W. Huisache Ave.

APPLICABLE CITATIONS:

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.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

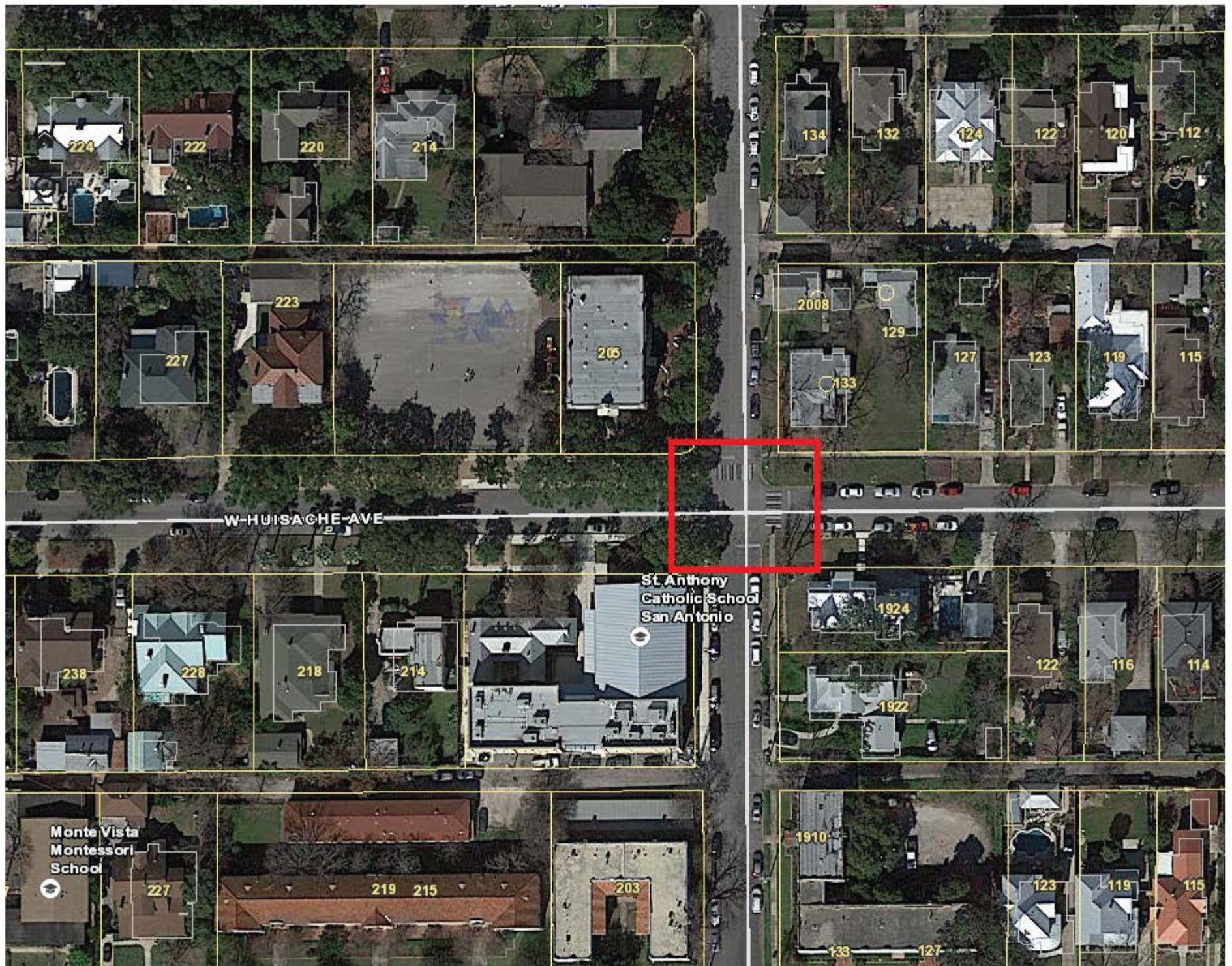
FINDINGS:

- a. The 100-200 blocks of Howard and W Huisache are located in the Monte Vista Historic District. The streetscape features historic curbing and does not currently feature continuous sidewalks. The Public Works Department has proposed to install sidewalks, curbing, driveway approaches, walkways, and ADA ramps on Howard and W. Huisache.
- b. SIDEWALK INSTALLATION – The applicant has proposed to install sidewalks on the southeast, northeast, and northwest sides of the intersection of Howard and W Huisache. The sidewalks will be 4 feet wide. The applicant has proposed to match sidewalks and curbing with in kind materials, match existing ADA ramp located at 201 Huisache, preserve sidewalk stamps and reinstall the stamps in the exact location. Guideline 5.C.i for Site Elements states that historic curbing should be retained wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile. Staff finds the proposal generally appropriate, provided that the existing sidewalk pattern is followed. This includes directional ramps on the north side of Huisache instead of diagonal ramps.
- c. ADA RAMP INSTALLATION – The applicant has proposed to install ADA ramps at the corners of Howard and W. Huisache. The Guidelines for Site Elements 8.C.iii states that new ADA curb cuts on historic sidewalks should be installed to be consistent with the existing sidewalk color and texture while minimizing damage to the historic sidewalk. Staff finds that the Guidelines should be adhered to.
- d. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable

RECOMMENDATION:

Staff recommends approval of the proposed sidewalk improvements based on findings b through d with the following stipulations:

- i. That the historic curbing is retained and any curbing that requires replacement matches the existing in material, width, and profile.
- ii. That historic concrete stamps be preserved and protected during pouring.
- iii. That the applicant match the existing sidewalk configurations in the Monte Vista district including placement of directional ramps on the north side of Huisache that follow the established pattern. Updated drawings that reflect this stipulation must be provided to OHP staff for approval.
- iv. The project shall comply with all federal, state, and local laws, and regulations regarding archaeology, as applicable.





CITY OF SAN ANTONIO
**PUBLIC WORKS
DEPARTMENT**

March 18, 2022

Office of Historic Preservation
Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204

**SUBJECT: Request for Certificate of Appropriateness
New ADA Ramps – Intersection at Howard St. and W. Huisache Ave.
San Antonio, Bexar County, Texas**

This project requires a Certificate of Appropriateness. The City of San Antonio PWD EMD does hereby request your review of the enclosed documentation and concurrence with the recommendations for the project. Please find the attached historic resource determinations along with plan sheets.

Should you have any questions regarding this project, please do not hesitate to contact me at (210) 207-1454 or by email at Miranda.Garrison@sanantonio.gov.

Sincerely,

Miranda Garrison, Architectural Historian/Environmental Project Manager
Public Works Department – Environmental Management Division
City of San Antonio



CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT

Interdepartmental Correspondence

FROM: Miranda Garrison, Architectural Historian/Environmental Project Manager, PWD, EMD

COPIES TO: Files

SUBJECT: **New ADA Ramps – Intersection at Howard St. and W. Huisache Ave.**

DATE: March 18, 2022

The information included in this submittal for the above-referenced project has been reviewed by an architectural historian with the City of San Antonio (COSA) Public Works Department Environmental Management Division (PWD EMD). This is in accordance with the City's Historic Preservation and Design Section of the Unified Development Code and the requirements mandated by the Antiquities Code of Texas. This review focuses on the possible effects of the proposed project on above ground historic resources only. It is understood that the referenced project is financed solely with city funding. It is further understood that the project will not incorporate TxDOT or railroad ROW and will not require coordination with TxDOT. *However, if a federal agency becomes involved (for example, with funding, licensing, permitting, and/or oversight) in the development or regulation of this project, any historic resources located within the project area and the area of potential effect will be protected under the National Historic Preservation Act (NHPA).*

The proposed project includes installing new ADA ramps, extension sidewalks, and new curbs at three corners of the intersection at Howard St. and W. Huisache Ave. to match the existing ADA ramp located at the SW corner of said intersection. There are also three historic concrete stamps located at the NW corner that will be removed and reinstalled in their original location.

Architectural Resources: A review of the Texas Historic Sites Atlas, COSA GIS maps, and other historical research sources reveals that the project is located within the Monte Vista Historic District designated by the City of San Antonio. The proposed plan includes protecting the historic character of the neighborhood by implementing the following:

- **Match sidewalks and curbs in kind.**
- **New ADA ramps to match existing NW corner ADA ramp.**
- **Instructions for Historic Sidewalk Stamps:**

- **Concrete shall be sawcut one foot around stamp.**
- **Concrete shall be removed by hand between the sawcut and the stamp.**
- **Stamp shall be protected and safely stored between removal and reinstallation.**
- **Stamp shall be reinstalled in its exact location.**
- **Stamp shall be protected from splashback during new concrete pour.**

In the opinion of the PWD EMD, the proposed work is anticipated to have no adverse effects to historic resources as long as the proposed plan is maintained. If the project limits expand, further research may be warranted.

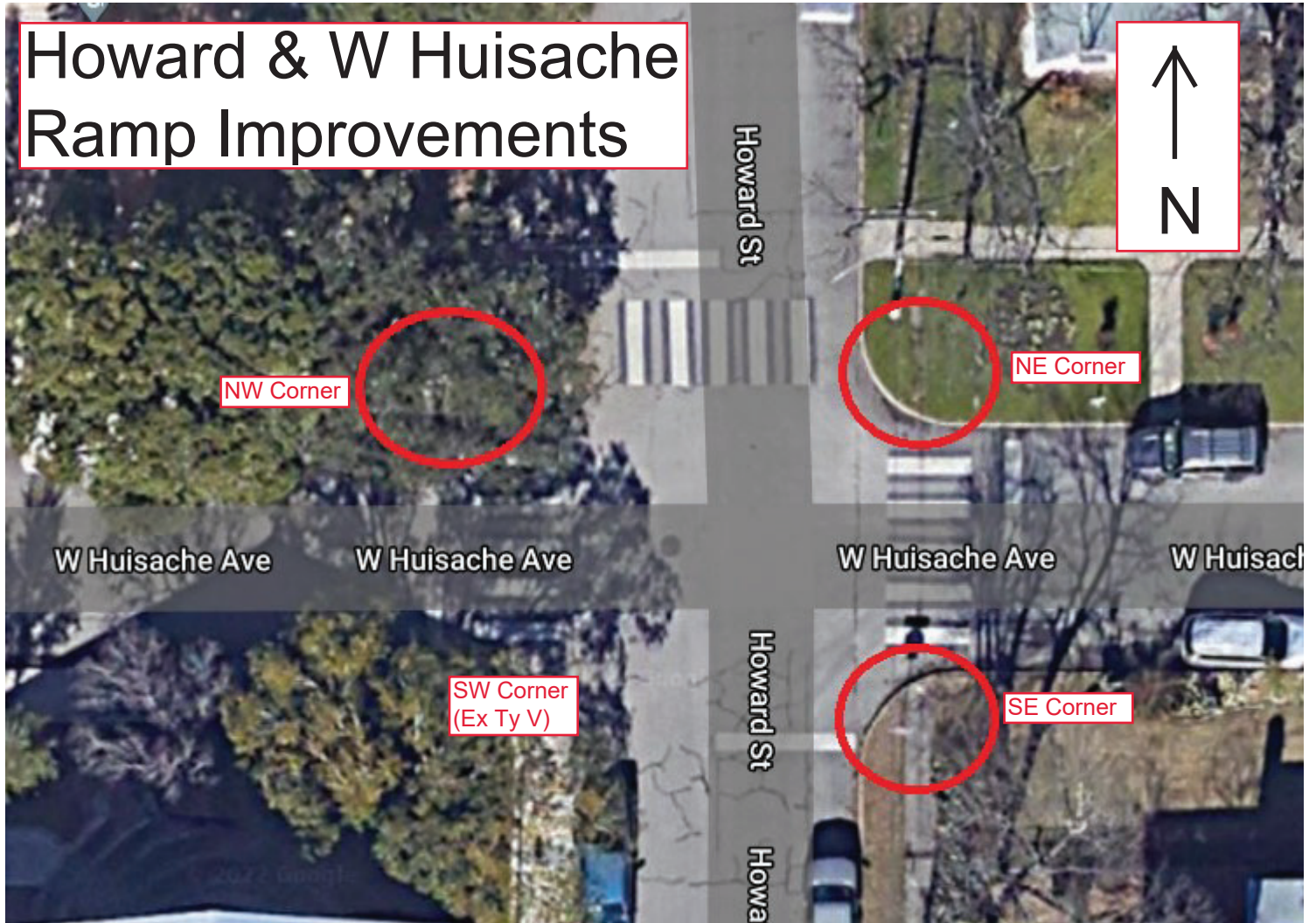
If there are any land easements owned or controlled by the State of Texas or any of its political subdivisions within the project area, or if there is any federal agency involvement or jurisdiction relating to the project or its development, the Texas Historical Commission may require other archeological and cultural resource compliance efforts in addition to those required by the City's Office of Historic Preservation. Particularly for historic resources (standing structures), if NHPA compliance is required on this project a review of these resources and the potential direct and secondary effects of the project on the resources will be required.

Sincerely,



Miranda Garrison, Architectural Historian/Environmental Project Manager
Public Works Department – Environmental Management Division
City of San Antonio

Howard & W Huisache Ramp Improvements





SW Corner

Existing TY V
ramp to remain



SE Corner

Install TY V ramp to match SW corner. Necessary curb replacement to match existing square curb.

A photograph of a residential street corner. In the background, there is a white house with a stone-veneer entrance and a large tree. A green utility box is on the sidewalk. A red-painted curb area is highlighted in the foreground, with a red arrow pointing to it. A "NO PARKING ANYTIME" sign is visible on the left. A crosswalk is in the foreground.

NE Corner

Install TY V ramp to match SW corner. Necessary curb replacement to match existing square curb.

NW Corner

Wall to remain

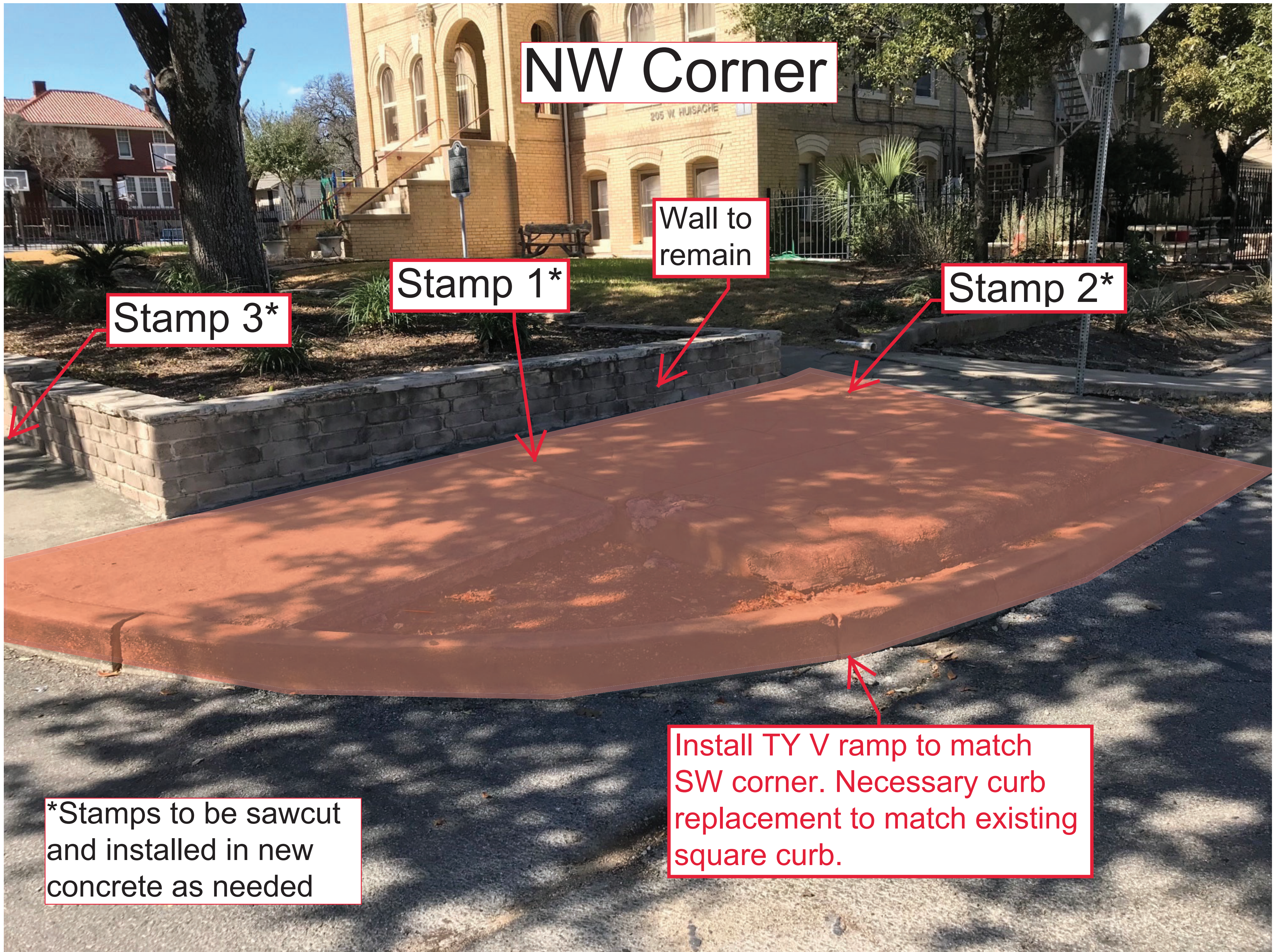
Stamp 1*

Stamp 2*

Stamp 3*

Install TY V ramp to match SW corner. Necessary curb replacement to match existing square curb.

*Stamps to be sawcut and installed in new concrete as needed



Stamp 1

DAVE LEHMAN
MAKER

*Stamps to be sawcut
and installed in new
concrete as needed

Stamp 2

*Stamps to be sawcut
and installed in new
concrete as needed



SW Corner

Stamp 3*

Wall to remain

*Stamps to be sawcut and installed in new concrete as needed

Stamp 3

*Stamps to be sawcut
and installed in new
concrete as needed

Howard & W Huisache Ramp Improvements - Existing



Howard St & W Huisache Ave

- LEGEND
- Existing Sign
 - Existing Utility Box
 - Existing Power Pole
 - ▭ Existing Stamp
 - ▬ Existing Retaining Wall
 - ▬ Existing Sidewalk/Curb
 - ▬ Proposed Sidewalk

