

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-503
ADDRESS: 302 RIDDLE ST
LEGAL DESCRIPTION: NCB 728 BLK 10 LOT 1
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Luis Ocura/CoSA (Public Works)
OWNER: Luis Ocura/CoSA (Public Works)
TYPE OF WORK: Sidewalk and ADA ramps installation
APPLICATION RECEIVED: September 21, 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 for a sidewalk project on the southeast side of Riddle St accompanied by ADA ramps on the intersections of Devine and Sadie.

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. **SIDEWALK INSTALLATION** – The applicant has proposed to install sidewalks along the southeast side of Riddle Street between Callaghan and Sadie with ADA ramps on Devine and Sadie. The applicant has provided sidewalk dimensions from the existing curbing at this time. The Guideline 5.A.iii for Site Elements states that the installation of new sidewalks should follow the historic alignment, configuration, and width of sidewalks and walkways. Additionally, the Guidelines note that the historic width or alignment of sidewalks should only be altered where

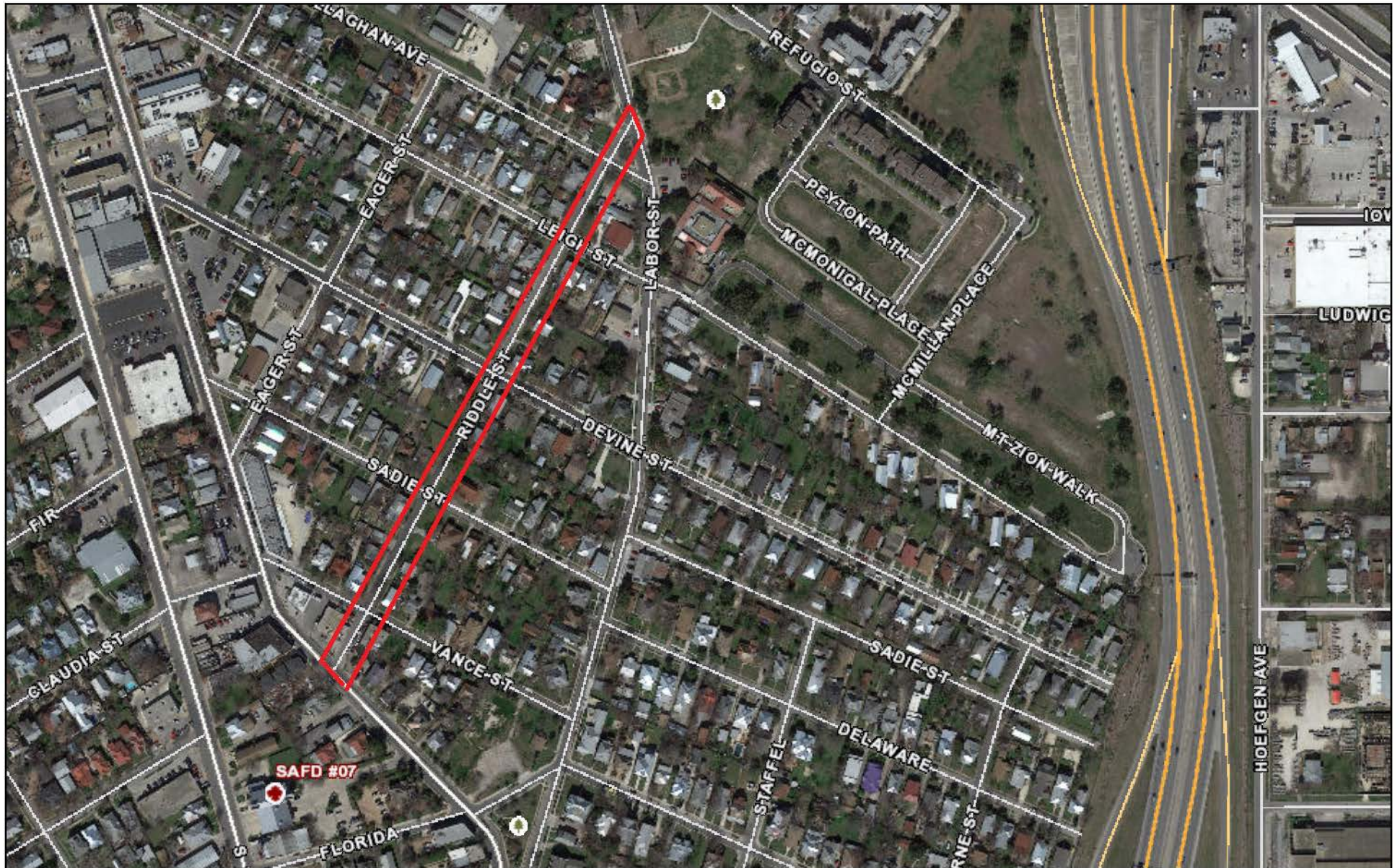
absolutely necessary to accommodate the preservation of a significant tree. Additionally, Guideline 5.C.i for Site Elements states that historic curbing should be retained wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile. Staff finds the proposed scope of work to be appropriate.

- b. **DRIVEWAY APPROACH INSTALLATION** – The applicant has proposed to install a driveway approach along the project area. The Historic Design Guidelines for Site Elements state that the width and configuration of original curb cuts should be maintained when replacing historic driveways. The introduction of new curb cuts were not historically found should be avoided. New driveway approaches installed where a historic ribbon driveway exists should tie into the existing ribbon driveway and not feature full-width penetration; the historic ribbon configuration must be maintained. Any new driveway approaches installed should not exceed 10 feet in width, approaches requested for additional width require additional review. Staff finds that any modifications to existing driveway approach widths or material will require additional review.
- c. **ADA RAMP INSTALLATION** – The applicant has proposed to install ADA ramps at the corners of Devine and Riddle Street, and Sadie and Riddle St. Guideline 8.C.iii for Site Elements 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.

RECOMMENDATION:

Staff recommends approval as submitted based on finding a. Any tree removal must be correlated with the city arborist.

City of San Antonio One Stop



October 12, 2022

