

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 28

HDRC CASE NO: 2016-339
ADDRESS: 324 W MULBERRY AVE
LEGAL DESCRIPTION: NCB 3001 BLK 3 LOT 5
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Gilbert Gonzales/Dynamic Contracting Services
OWNER: Donna Romo
TYPE OF WORK: Hardscape
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove an existing front walkway and to install stamped concrete in the same location. The proposed walkway will be stained with a darker tan color.

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.

FINDINGS:

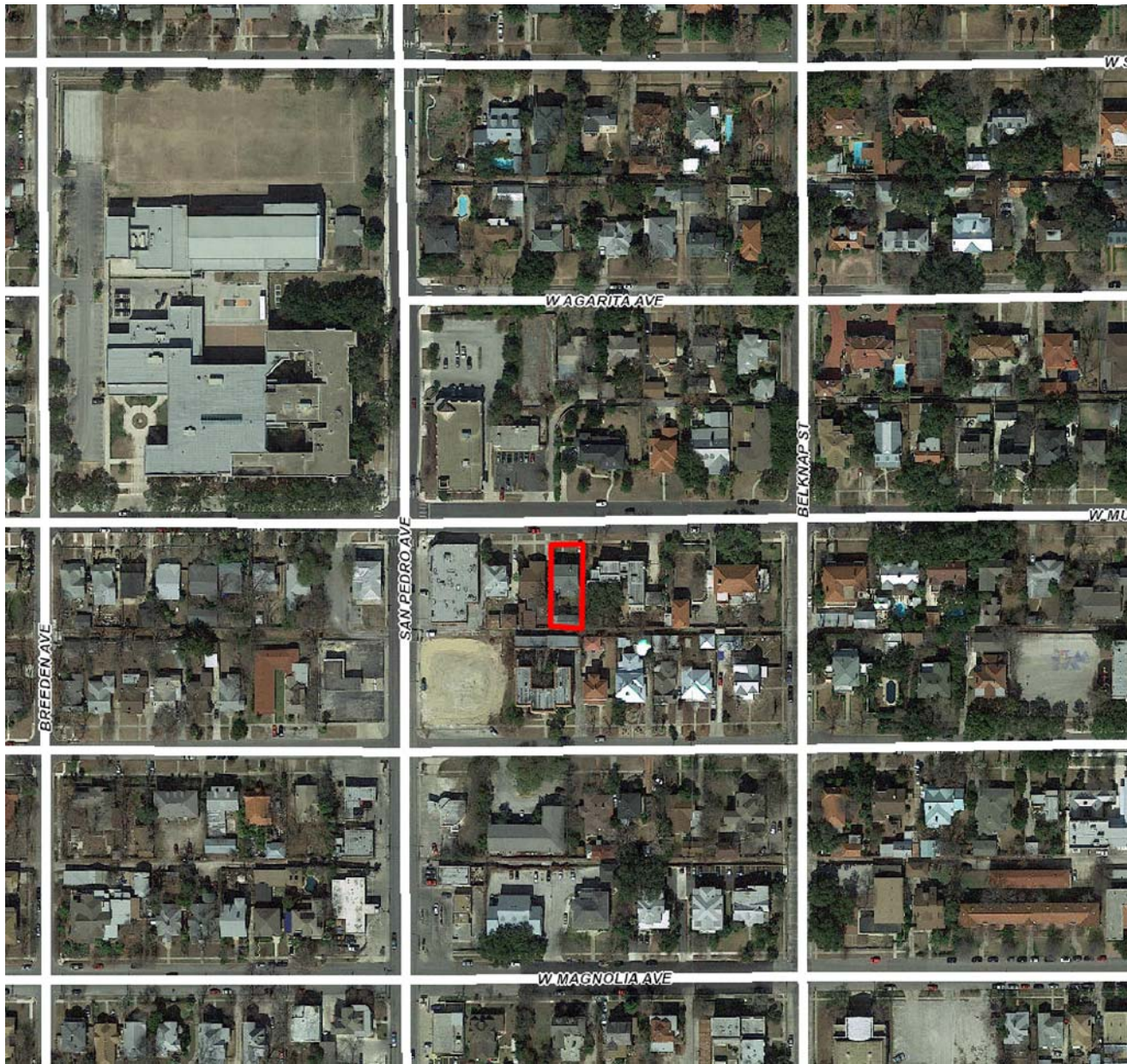
- a. The home located at 324 W Mulberry Ave is a two-story craftsman style home in Monte Vista Historic District, designated in 1975.
- b. The applicant received administrative approval to remove the existing non-original tile on the front steps, refinish the concrete on the front steps with a clear grit finish, and to replace existing concrete sidewalks and walkways with the same material, color, and configuration and with a salt finish.
- c. There is a concrete flat finish sidewalk existing. The proposed new front walkway is made of stamped concrete in the same location as existing front walkway configuration. The proposed walkway will be stained with a darker tan color. According to the Guidelines for Site Elements 5.A.i, sidewalks should be replaced to match existing color and material. Staff finds the proposal not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on finding c.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 08, 2016

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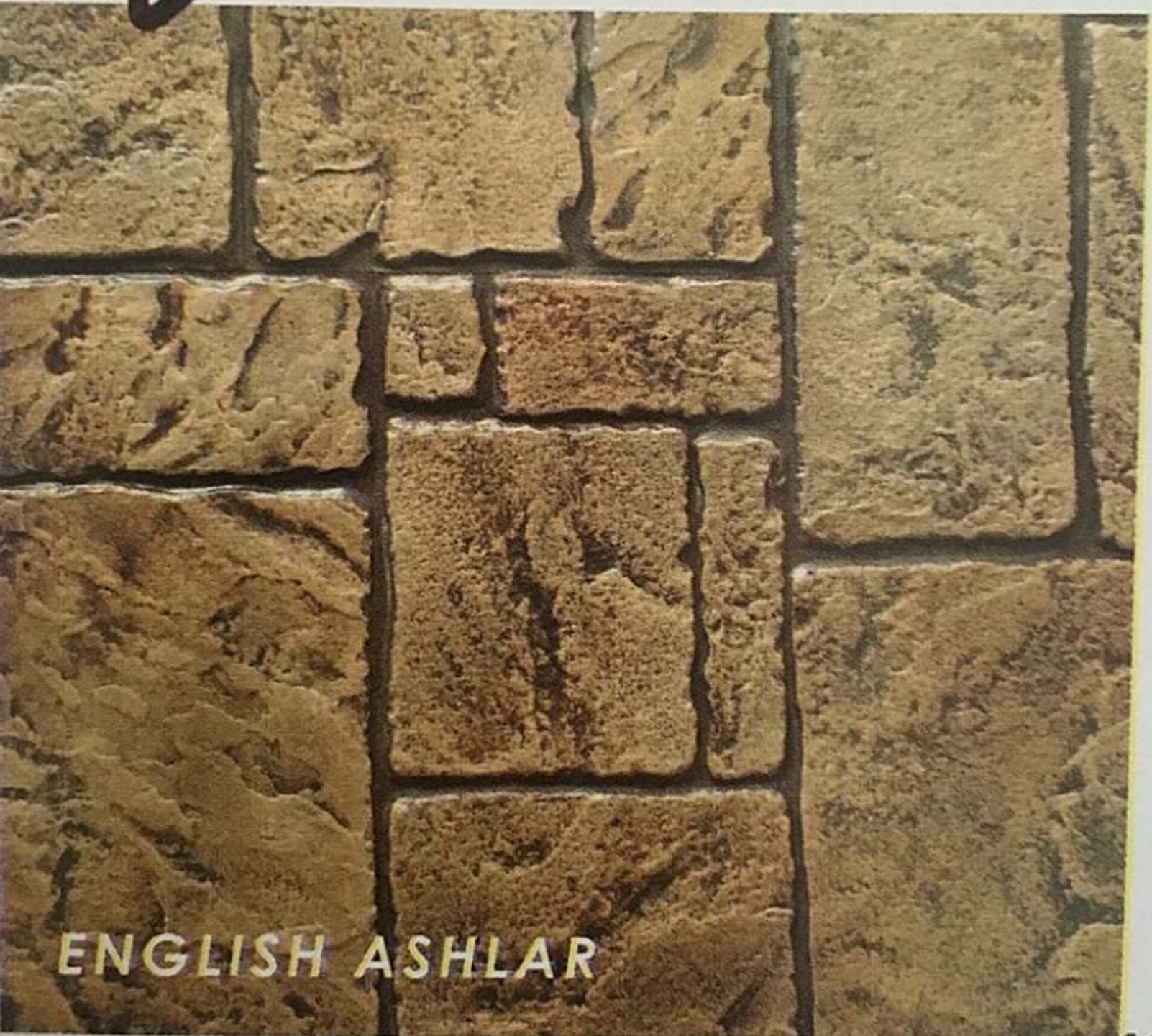
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 524 W. HUBBARD
REQUEST: IMPROVEMENTS TO FRONT WALKWAY
HEARING DATE: NOV 16 2016
TIME: 8 AM

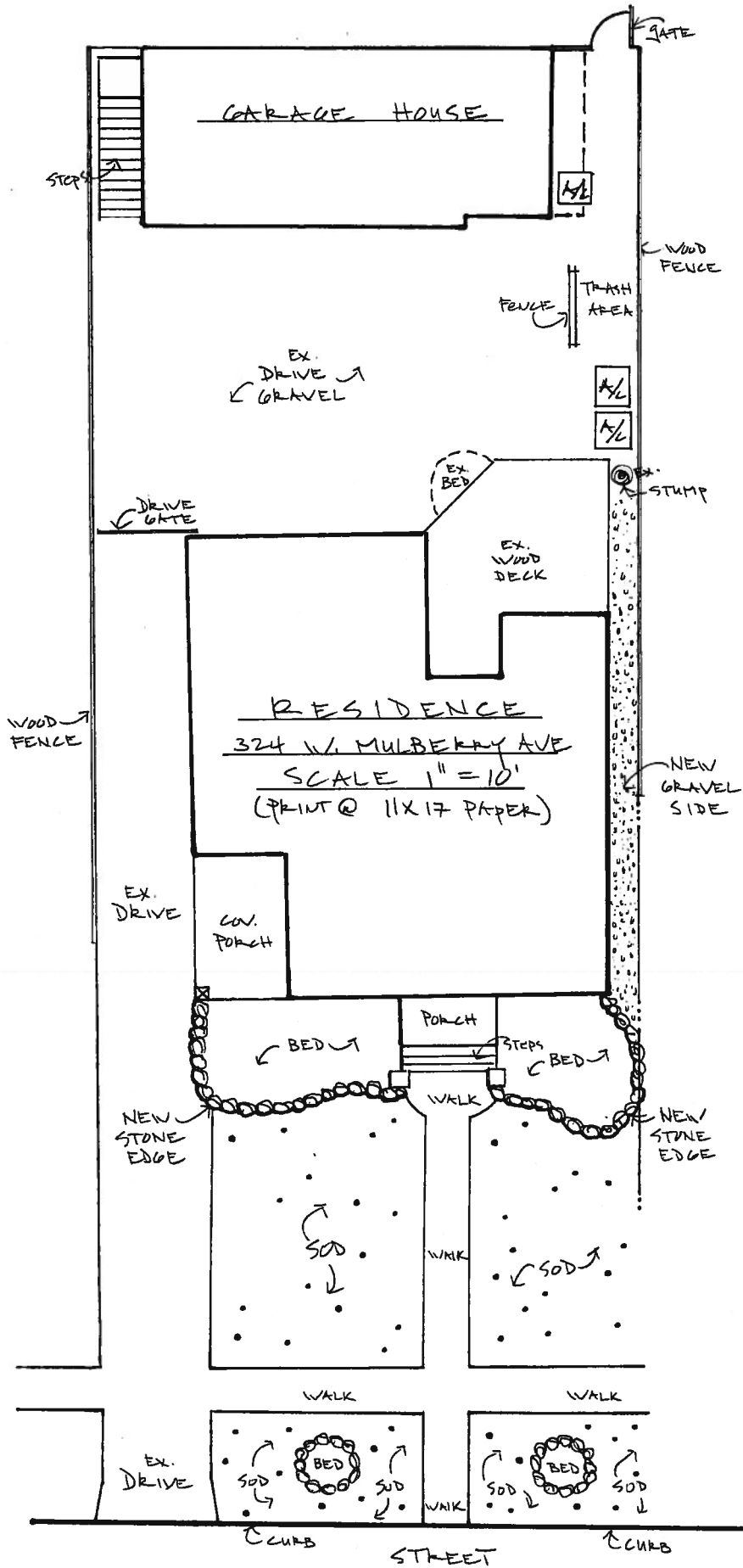
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL PUBLIC MEETINGS TAKE PLACE AT 1901 S. ALAMO



been designed to give a highly random pattern.
Modeled from real stone, the resulting surface is a
Tight tolerances between mats result in less detail
on the back for rotation.



ENGLISH ASHLAR



FULL SITE PLAN 324 W. MULBERRY AVE.



