

# HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

**HDRC CASE NO:** 2018-578  
**ADDRESS:** 511 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 521 BLK 16 LOT W 61 FT OF 12  
**ZONING:** IDZ, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Jordan and Shelley Kolosey  
**OWNER:** Jordan and Shelley Kolosey  
**TYPE OF WORK:** Front walkway replacement with stamped concrete  
**APPLICATION RECEIVED:** November 15, 2018  
**60-DAY REVIEW:** January 15, 2019

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing, non-original front yard walkways and install a series of stamped concrete paths as well as steps at the sidewalk at the right of way. The proposed colors of the stamped concrete are bronze and variations of gray. Additionally, the applicant has proposed gardens between the front porch and front and side yard walkways.

## 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 historic structure at 511 Lamar was constructed circa 1910 in the Folk Victorian style and is first found on the 1912 Sanborn Map. The structure features a wraparound porch with an offset, street facing window bay. At this time, the applicant has proposed to perform site work that includes the removal of the existing, non-original sidewalks on site and install stamped concrete in the front, side and rear yards.
- b. FRONT YARD – As noted in finding a, the applicant has proposed to remove the existing, non-original concrete and install stamped concrete. The proposed stamped concrete would feature gray and bronzed colors with stamped patterns to appear as tile work. Per the Guidelines for Site Elements 5.A.ii. replacement sidewalks should feature a width, alignment, material and color that is found historically within the district. Generally, sidewalks found throughout the Dignowity Hill Historic District feature widths of approximately three feet with expansion joints approximately every three feet. Colors are gray with no stamped pattern. Staff finds that an installation that matches the concrete work found historically in the district would be appropriate for the front yard walkway and the sidewalk at the public right of way.

- c. SIDE AND REAR YARD – In the side and rear yards, the applicant has proposed to install concrete to feature gray and bronzed colors with stamped patterns to appear as tile work. While not found historically in the Dignowity Hill Historic District, the proposed concrete work would be located in the side yard and rear yard, where it would not be visible from the public right of way and would be differentiated from original, or historical concrete locations by material and side and rear yard location. Staff finds locations in the side and rear yard to be appropriate.
- d. GARDENS – The applicant has proposed gardens between the front porch and front and side yard walkways. Staff finds the proposed locations to be appropriate.

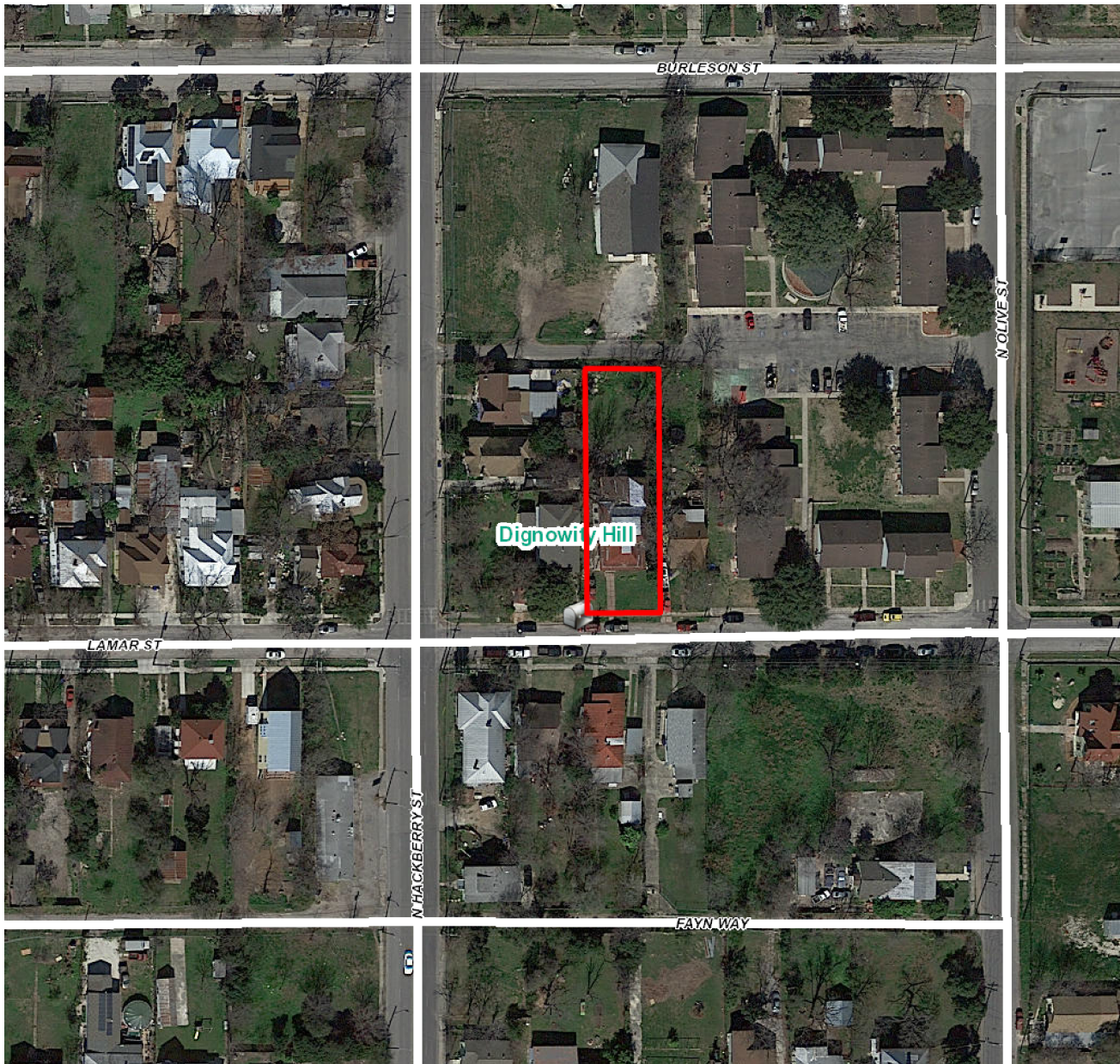
**RECOMMENDATION:**

Staff recommends approval with the following stipulations:

- i. That the front yard walkway and sidewalk at the public right of way (parallel to the street) feature a standard concrete texture and profile. Widths should match those found on the block.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 28, 2018

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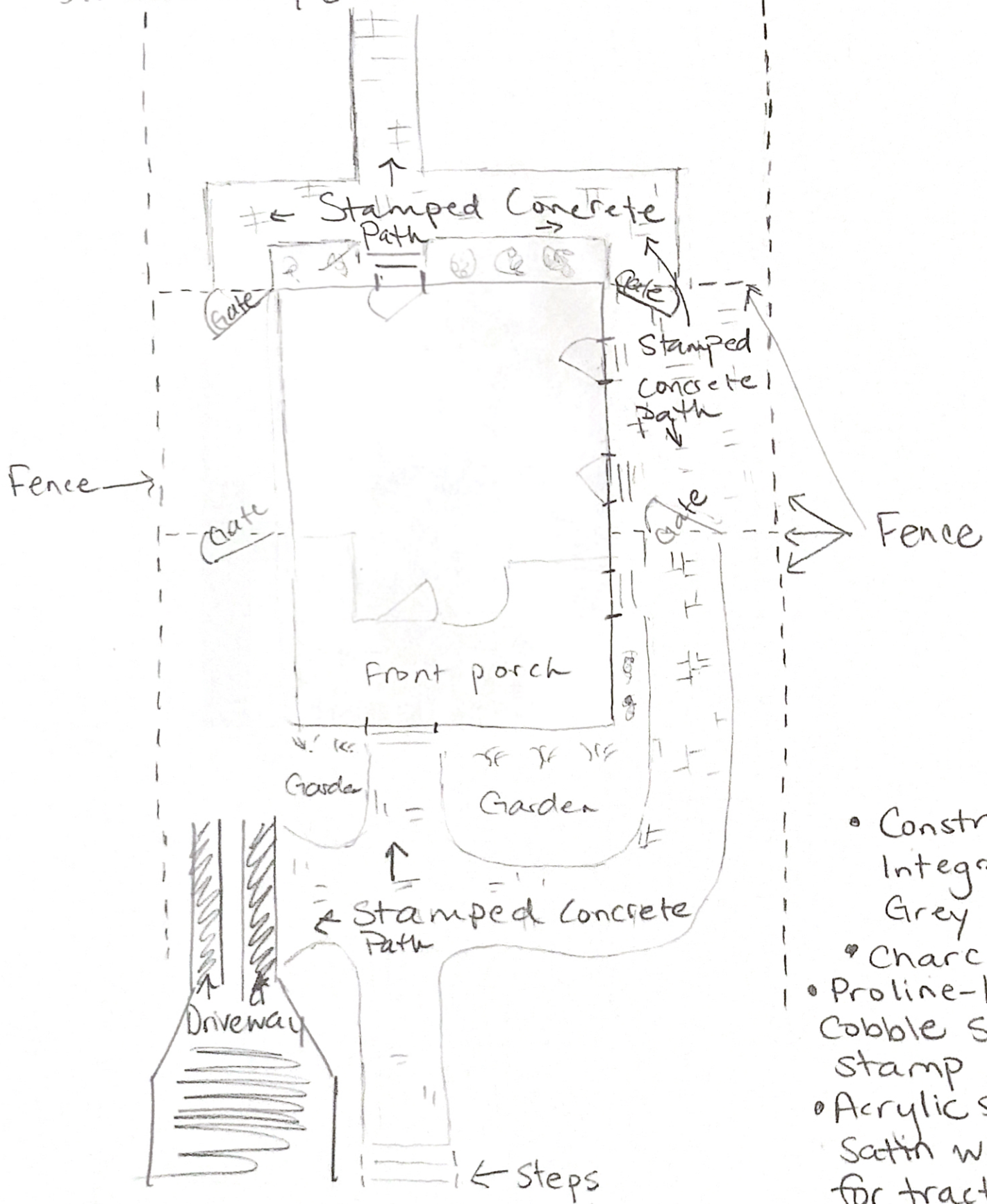
511 Lamar





**1994 SURVEY PHOTO**

511 Lamar, San Antonio 78202



- Construc Color/  
Integral Color-  
Grey 0027B
- Charcoal Accent
- Proline-London  
Cobble Stone  
stamp
- Acrylic sealer  
Satin with grip  
for traction.

1350 sq ft of stamped concrete  
3000 psi concrete.  
6 ga WWP wire reinforcement









Home / Concrete Stamps / Cobblestone  
Stamps / London Cobble Stone Concrete Stamp

