

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-371
ADDRESS: 606 KAMPMANN BLVD
LEGAL DESCRIPTION: NCB 9078 BLK LOT 17 AND E 1.5 FT OF 16
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Alfred Gomez/GOMEZ ALFRED
OWNER: Alfred Gomez/GOMEZ ALFRED
TYPE OF WORK: Modifications to existing front walkway
APPLICATION RECEIVED: August 06, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to replace the existing continuous concrete front sidewalk with concrete pavers.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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.

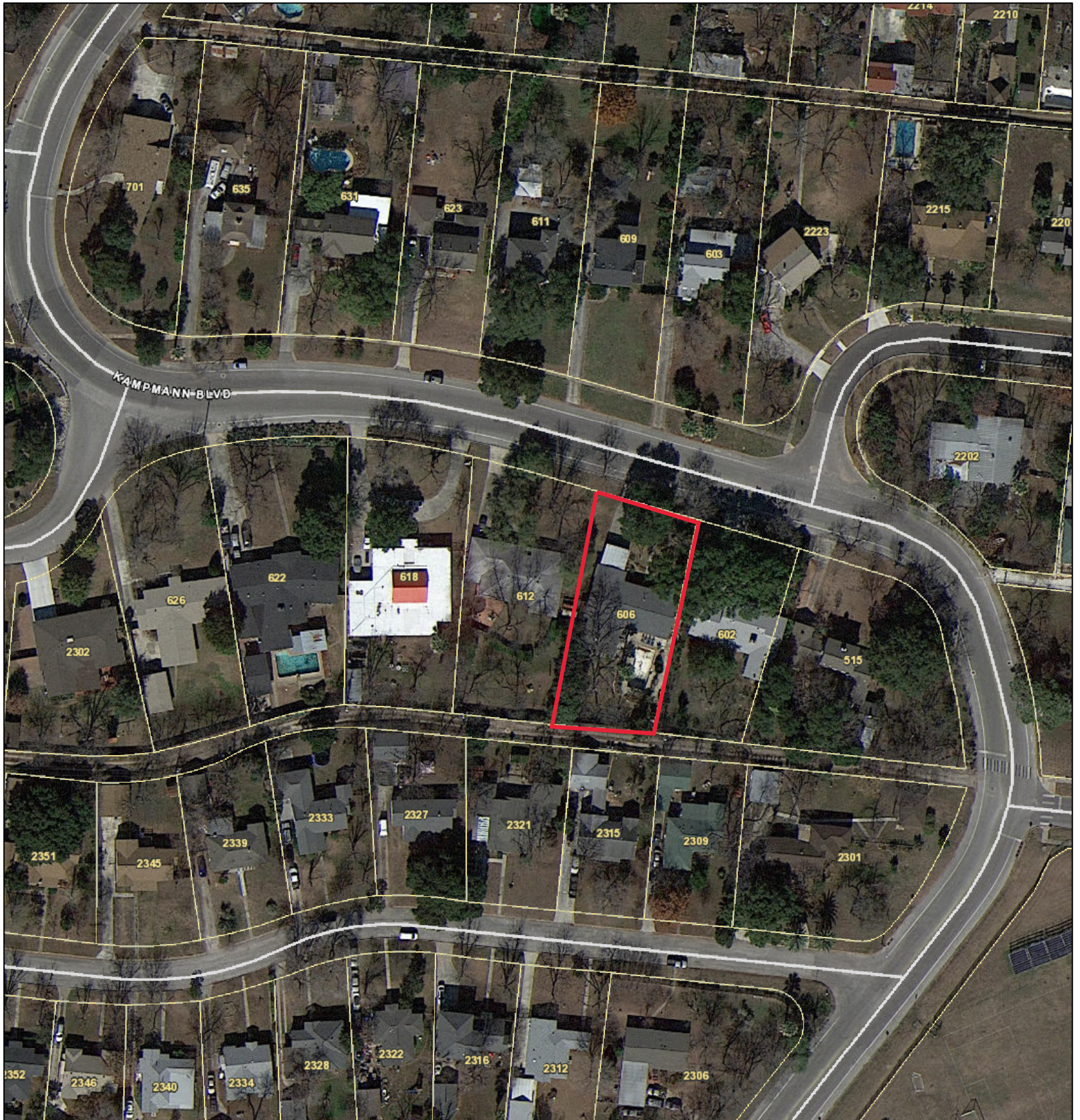
FINDINGS:

- a. The primary structure located at 606 Kampmann Dr is a 1-story residential structure constructed circa 1953 in the Ranch style. The home features a brick façade, low-sloping roof, and front-loading garage. The structure is contributing to the Monticello Park Historic District.
- b. WALKWAY – The applicant is proposing to remove the existing continuous concrete walkway leading from the street to the porch with a walkway constructed of individual concrete pavers. Per the applicant, the existing walkway is sinking and in need of replacement. According to the Historic Design Guidelines, walkways should be replaced in-kind and follow the historic alignment, configuration, and width of those historically found in the district. The historic width, alignment, or design should only be altered where absolutely necessary to accommodate the preservation of a significant tree. Staff does not find the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on in finding b. The repouring of the walkway in-kind is eligible for administrative approval.

City of San Antonio One Stop

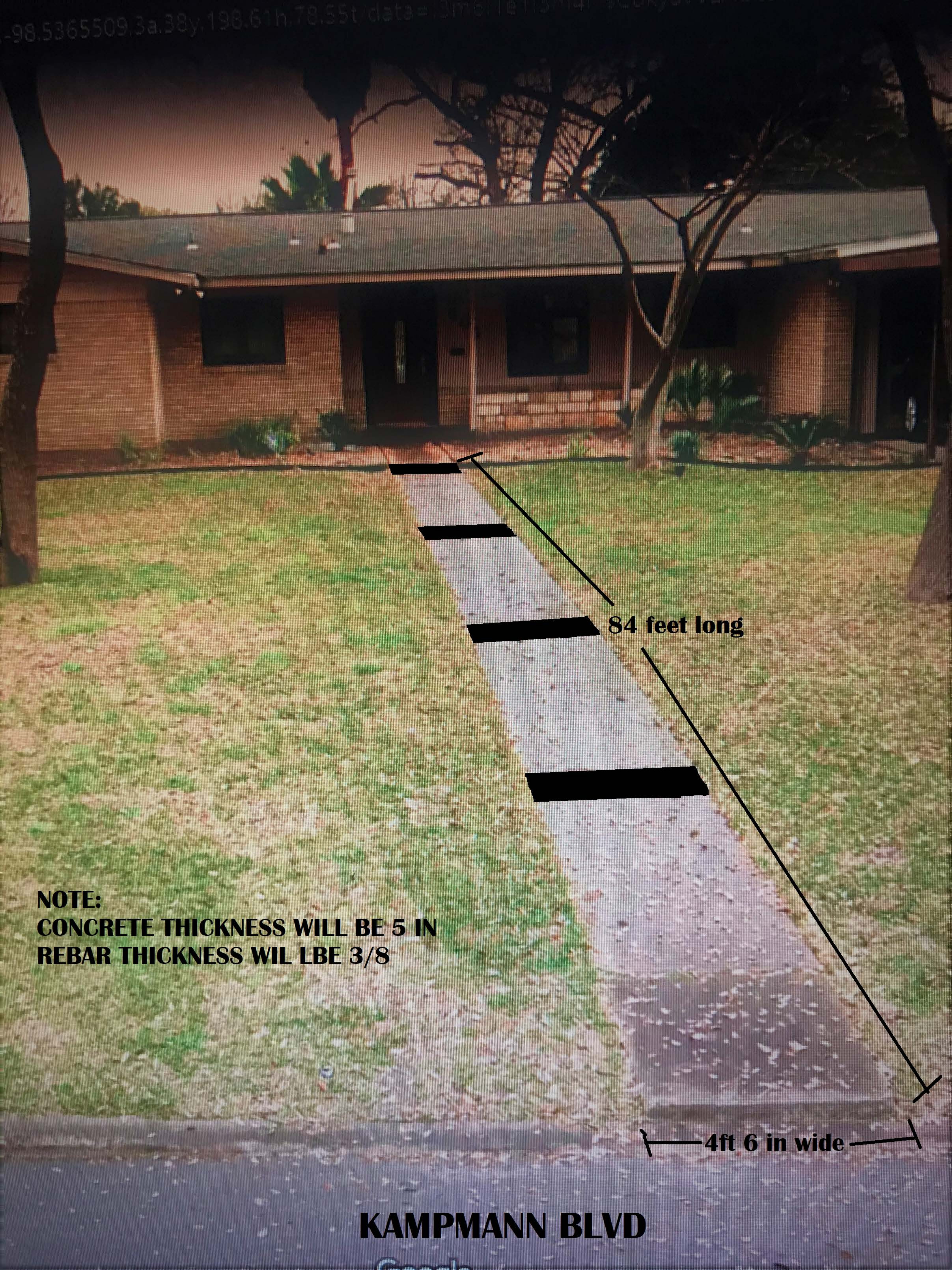


August 28, 2020









NOTE:
CONCRETE THICKNESS WILL BE 5 IN
REBAR THICKNESS WIL LBE 3/8

84 feet long

4ft 6 in wide

KAMPMANN BLVD

PROPOSED NEW SIDEWALK

TOTAL LENGTH IS 84 FEET



TOTAL LENGTH IS 84 FEET

NOTE:
THICKNESS OF CONCRETE WILL BE 5 INCH
REBAR WILL BE 3/8 THICK



