

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2020

HDRC CASE NO: 2020-481
ADDRESS: 135 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6534 BLK 14 LOT 1&2
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Kristy Kosub
OWNER: Kristy Kosub
TYPE OF WORK: Front walkway replacement
APPLICATION RECEIVED: October 01, 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 front concrete walkway with a new gray brick walkway. The walkway width is requested to be retained at five feet.

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.

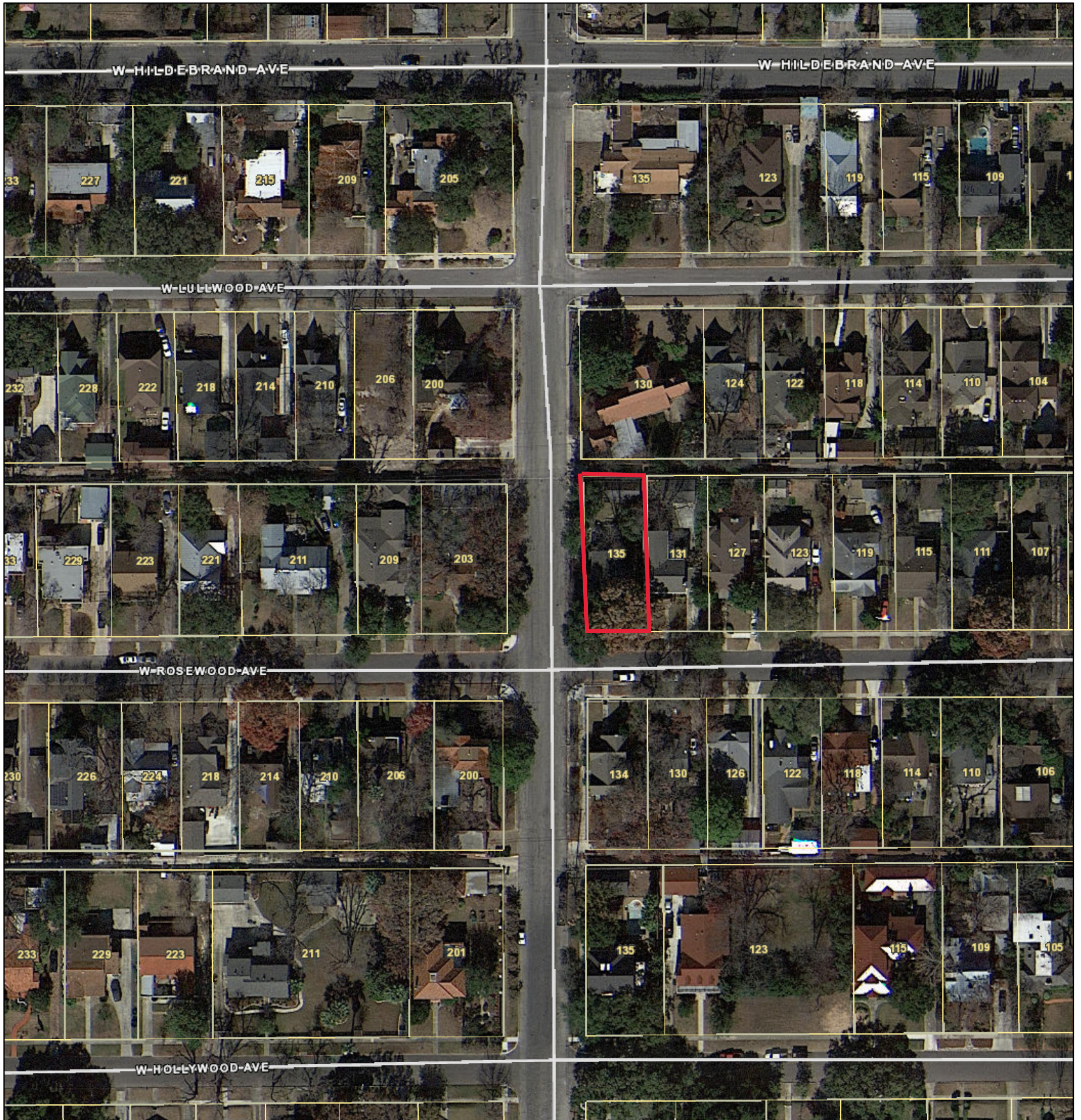
FINDINGS:

- a. The primary structure located at 135 W Rosewood is a 2-story residential structure constructed circa 1920 in the Colonial Revival style. The home features a distinct gambrel roof form with ganged one over one windows, a pedimented entryway, and woodlap siding. The structure is contributing to the Monte Vista 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 gray bricks. 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.
- c. **ADMINISTRATIVE APPROVAL** - The submitted request also includes adding a 3 foot wide secondary walkway of gray bricks from the existing walkway to the side fence line, near the front facade of the house, as well as bricks in a portion of the rear yard behind the privacy fence. Based on the width and location, staff finds this portion of the request eligible for administrative approval.

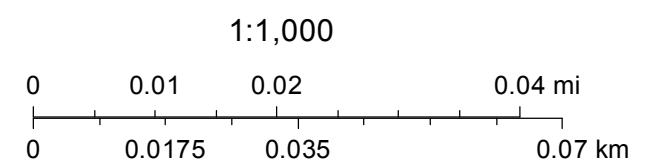
RECOMMENDATION:

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



October 30, 2020





135 W



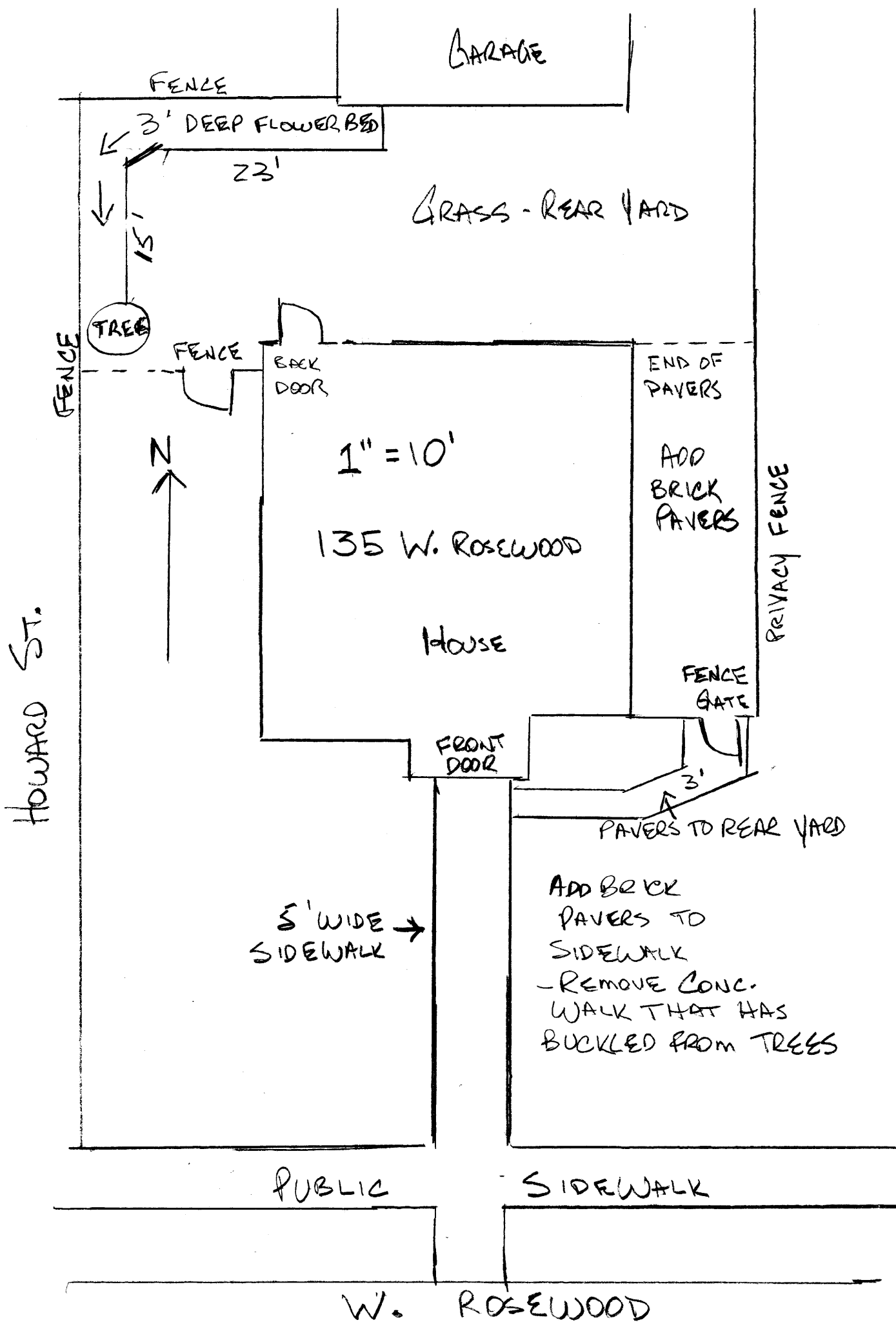
Howard St



W Rosewood Ave







GARAGE

FENCE

3' DEEP FLOWER BED

23'

GRASS - REAR YARD

TREE

FENCE

BACK DOOR

END OF PAVERS

ADD BRICK PAVERS

PRIVACY FENCE

1" = 10'

135 W. ROSEWOOD

HOUSE

FENCE GATE

FRONT DOOR

PAVERS TO REAR YARD

5' WIDE SIDEWALK

ADD BRICK PAVERS TO SIDEWALK
- REMOVE CONC. WALK THAT HAS BUCKLED FROM TREES

PUBLIC

SIDEWALK

W. ROSEWOOD

HOWARD ST.

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