

Sidewalks



Sidewalks are the responsibility of the property owner



Don't allow building drainage to drip on a sidewalk and create dangerous icing.



Slate/Bluestone can be reset by an experienced mason. It has lasted 100 years and can serve many more decades.



Concrete filler can be used to level uneven surfaces but it won't last long



Brick is not a sidewalk material but it makes a nice border



Asphalt, or macadam, is not allowed to be installed as a sidewalk surface.



Well maintained sidewalks indicate conscientious property owners.



Tree grates must be no more than 1/2" out of level with the surrounding sidewalks.

A safe walkable city must have well maintained sidewalks. No one can enjoy the architecture or browse shop windows if their eyes are constantly at their feet. The sidewalks are legally part of the public right-of-way. But in Troy, as in many small cities, it is the responsibility of the property owner to install and maintain safe sidewalks.

Some sidewalks in the historic district still have slate or bluestone slabs for sidewalks. The size of the blue stone slab in front of a property was indicative of the status of the property owner. Bluestone or slate should be preserved to the extent it is possible. A variety of surfaces (stone, concrete, brick) lends richness to the urban fabric. But all surfaces must be level with each other.

For safety and accessibility, any edge over 1/2" high is considered a hazard. A patch of concrete filler can be added to taper the surface. But it won't last long so plan to replace it regularly until the uneven walk is replaced.

Try to preserve existing bluestone sidewalks as part of the historic streetscape and consider re-introducing bluestone sidewalks when those built with more modern materials need replacement. As an alternative, a good flatwork mason can replicate the look of slates. This is slightly more expensive than broom finished concrete but it is a nice touch.

Only hire experienced "flatwork" masons to lay concrete sidewalks. This is a specialty that not all masons are capable of.

APPROPRIATE TREATMENT GUIDE

All sidewalk repairs and replacement are subject to Planning Commission and Bureau of Code Enforcement Review. Submit photos of your property with you application review. Reviewers can help you in determining whether repair or replacement is appropriate.

- Owners are responsible for installation and maintenance of sidewalks adjacent to their properties, all year round .
- Owners can be fined for not removing snow, leaves, trash and weeds in a timely manner
- Do not remove slate or bluestone walks without approval
- Asphalt is never allowed as a city sidewalk surface. Concrete is the city standard, but bluestone preservation is encouraged
- Uneven concrete sidewalk panels can be ground down to diminish tripping hazards
- Keep sidewalk hatch doors in good condition, secure, structurally sound and painted
- Preferred sidewalk material in historic districts:
 1. Slate or Bluestone—preserved or new
 2. Concrete that imitates slate/bluestone
 3. Broom finished concrete