

# HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

**HDRC CASE NO:** 2019-204  
**ADDRESS:** 515 HAYS ST  
**LEGAL DESCRIPTION:** NCB 529 BLK 2 LOT 11  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Liz Franklin  
**OWNER:** Liz Franklin  
**TYPE OF WORK:** Install front access ramp  
**APPLICATION RECEIVED:** April 09, 2019  
**60-DAY REVIEW:** April 17, 2019  
**CASE MANAGER:** Huy Pham

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an access ramp on the front of the structure at 515 Hays St.

## APPLICABLE CITATIONS:

5. Guidelines for Site Elements

8. Americans with Disabilities Act (ADA) Compliance

### A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

### B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

### C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

## FINDINGS:

- a. The primary historic structure at 515 Hays...
- b. **WORK PRIOR TO APPROVAL** – The applicant disclosed upon submission that the detachable ramp had already been constructed due to an immediate household need. The applicant was cooperate to submit a request to be heard at the next available HDRC hearing.
- c. **RAMP** – The applicant has proposed to install a wooden ramp from the sidewalk to front door. The ramp spans approximately 15 feet approaching a landing on the porch. The ramp is approximately 36 inches wide and features no railing. The ramp requires no additional attachment or mounting to the historic structure and may be detached by hand.
- d. **HISTORIC ELEMENTS** – The Guidelines for Exterior Maintenance and Alterations 8.A.i notes for applicants to minimize damage to the historic character and materials of the building while complying with all aspects of accessibility requirements. Staff finds that no historic elements will be damaged by the ramps contact with the

porch

- e. **LOCATION** – The Guidelines for Exterior Maintenance and Alterations 8.B.ii. notes that the preferred location for ramps on residential structures is on the side or rear of the structure. Staff finds that the temporary nature and detachability of the fence is comparable to the efforts of relocating to a side or rear entrance.
- f. **DESIGN** – The applicant has noted materials that are to be complementary of the historic structure. Staff finds the wood framing is consistent with the Guidelines.
- g. **SCREENING** – The front yard currently features natural lawn a medium sized tree on the left side of the yard. Staff finds that the installation of additional landscaping items would further screen the proposed ramp.
- h. **RAMP** – While the rear yard or rear yards are the most appropriate location for a ramp per the Guidelines, staff finds that when no longer needed by the current residents, the ramp can be removed and the historic structure can be returned to its previous configuration.

**RECOMMENDATION:**

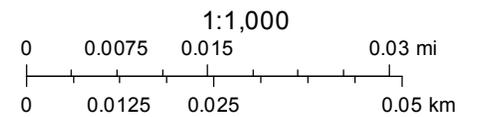
Staff recommends approval of the detachable front yard ramp based on findings c through h with the stipulation that the historic structure can return to its original configuration if the ramp is no longer needed.

# 515 Hays



April 12, 2019

— User drawn lines



CoSA

Expand side panel



Express Mart #4

515 Hays Street

Hays St

Hays St

Hays St

Hays St

Hays St

N Hackberry

N Hackberry

N Mesquite St

Mesquite St

Google

Map

516 Hays St  
San Antonio, Texas  
Google  
Street View - Oct 2018



April 12, 2019 at 11:47 AM

516 Hays St

San Antonio, TX 78202

United States

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

**ADDRESS:** 515 HAYS ST  
**REQUEST:** Install front access ramp

**HEARING DATE:** April 17, 2019  
"B" Agenda, after 5pm at 3:00 PM

**ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO**  
If you have any questions or concerns, please call (210) 207-3800 or email [hdrc@sanantonio.gov](mailto:hdrc@sanantonio.gov)









