

HISTORIC AND DESIGN REVIEW COMMISSION

March 3, 2021

HDRC CASE NO:	2021-037
ADDRESS:	830 DAWSON ST
LEGAL DESCRIPTION:	NCB 571 BLK 5 LOT 8
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Francis Muzquiz
OWNER:	Josie Trevino/TREVINO JOSIE D ET AL
TYPE OF WORK:	ADA ramp
APPLICATION RECEIVED:	January 20, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an ADA accessible ramp at the front of the house.

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.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

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 structure at 830 Dawson was constructed circa 1910 in the Folk Victorian style and contributes to the Dignowity Hill Historic District. The one-story single-family structure features a traditional L-plan with a front facing gable flanked by an inset porch with wood lap siding, and wood sash windows.
- b. HISTORIC ELEMENTS – Per the Guidelines for Exterior Maintenance and Alterations 8.A.i, applicants should 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 should be damaged by the ramps contact with the porch.
- c. LOCATION – The applicant has proposed to install the ramp beginning at the east side of the porch and ending back at the centered walkway. Per the Guidelines for Exterior Maintenance and Alterations 8.B.ii., the preferred location for ramps on residential structures is on the side or rear of the structure when convenient for the user. Staff finds that the ramp entrance from grade should be oriented from the side yard as it approaches the front or

rear porch, rather than in the front lawn as proposed.

- d. DESIGN – The applicant has proposed a ramp design that feature metal construction with three 3-foot wide slopes and two 4-by-5-feet landings for turning. Per the Guidelines for Site Elements 8.C.i., applicants should 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. Staff finds that the metal provides contrast to the historic structure and should instead feature wood construction.
- e. SCREENING – Per the Guidelines for Site Elements 8.C.ii., applicants should screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Staff finds that the installation of additional landscaping items would further screen the proposed ramp.
- f. PERMENANCE – 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 proposed ramp based in finding b through f with the following stipulations:

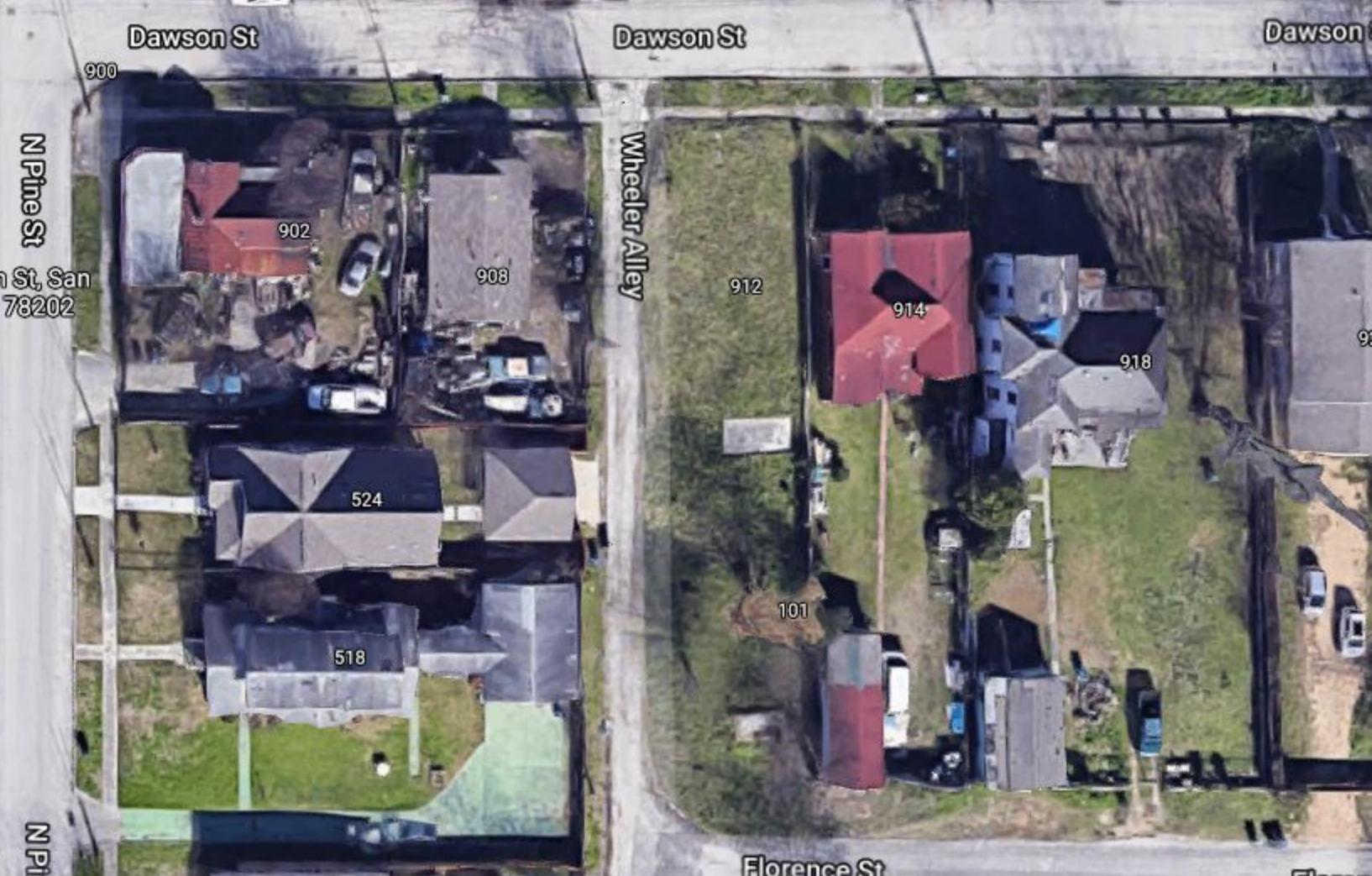
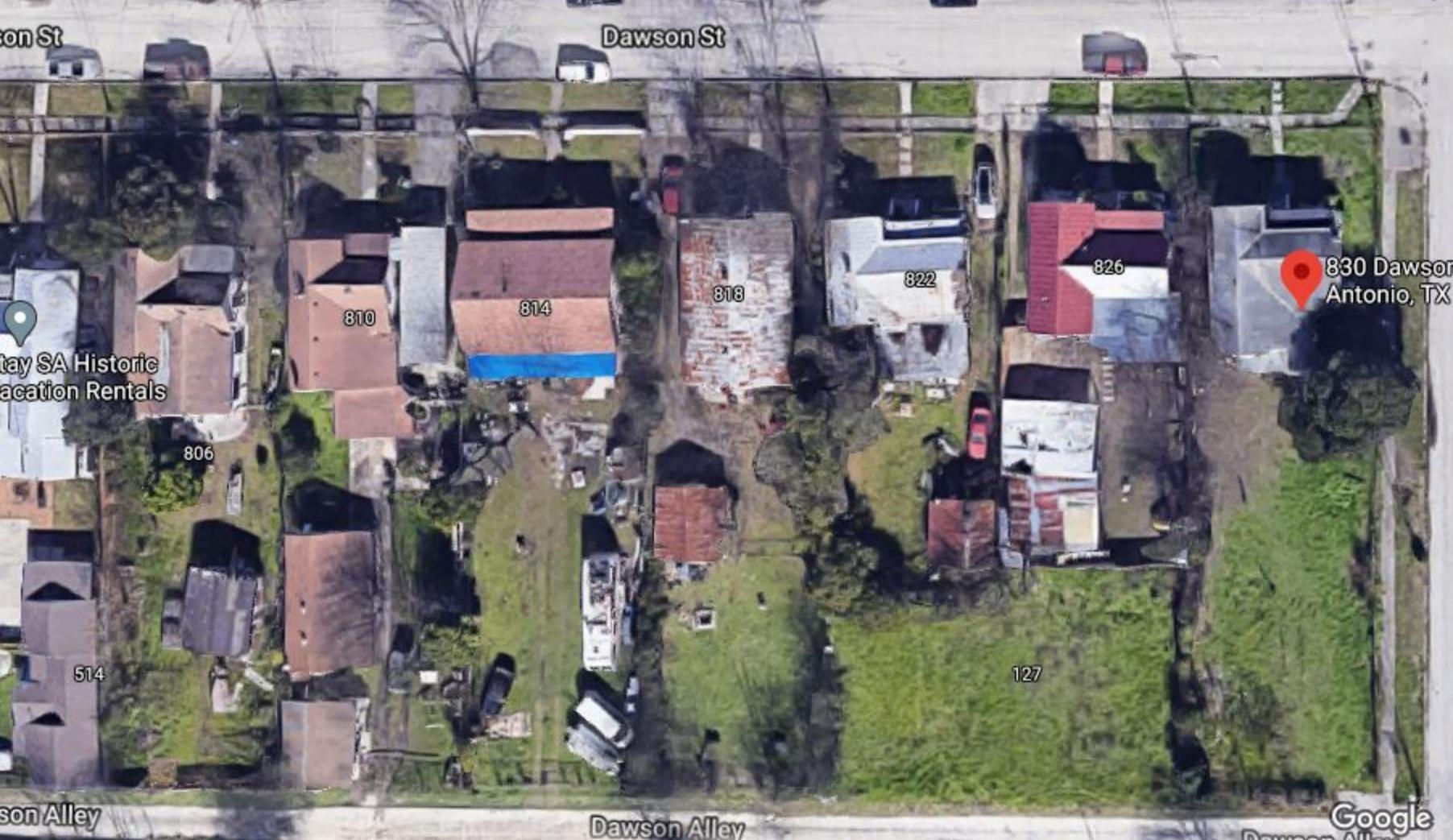
- i. That the ramp entrance from grade should be oriented from the side yard as it approaches the front or rear porch, rather than in the front lawn as proposed.
- ii. That ramp should feature wood construction instead of metal. An updated design should be submitted to staff for review and approval prior to installation.
- iii. That additional natural landscape features be considered for additional screening in the front yard.
- iv. 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.

830 Dawson



February 9, 2021

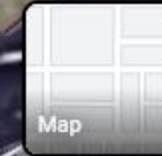
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0 0.0125 0.025 0.05 km





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598 N Pine St
San Antonio, Texas

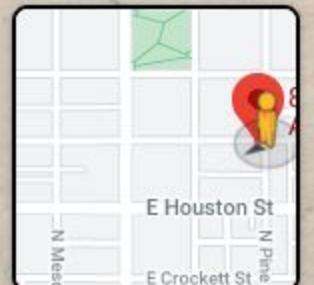
Google

Street View



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500 600
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STOP



Google

524 N Pine St

San Antonio, Texas

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Street View



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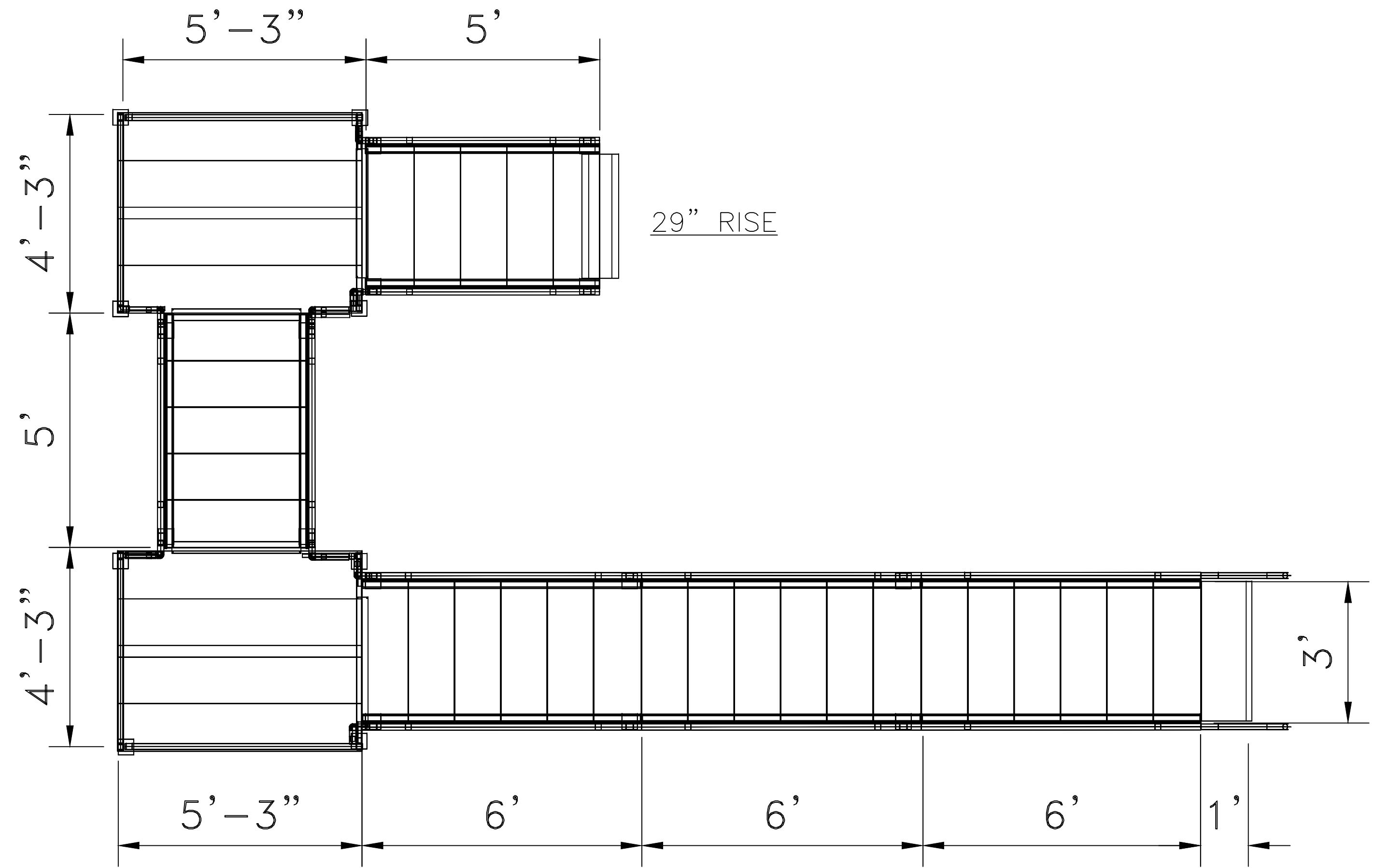
Street View

Dawson St

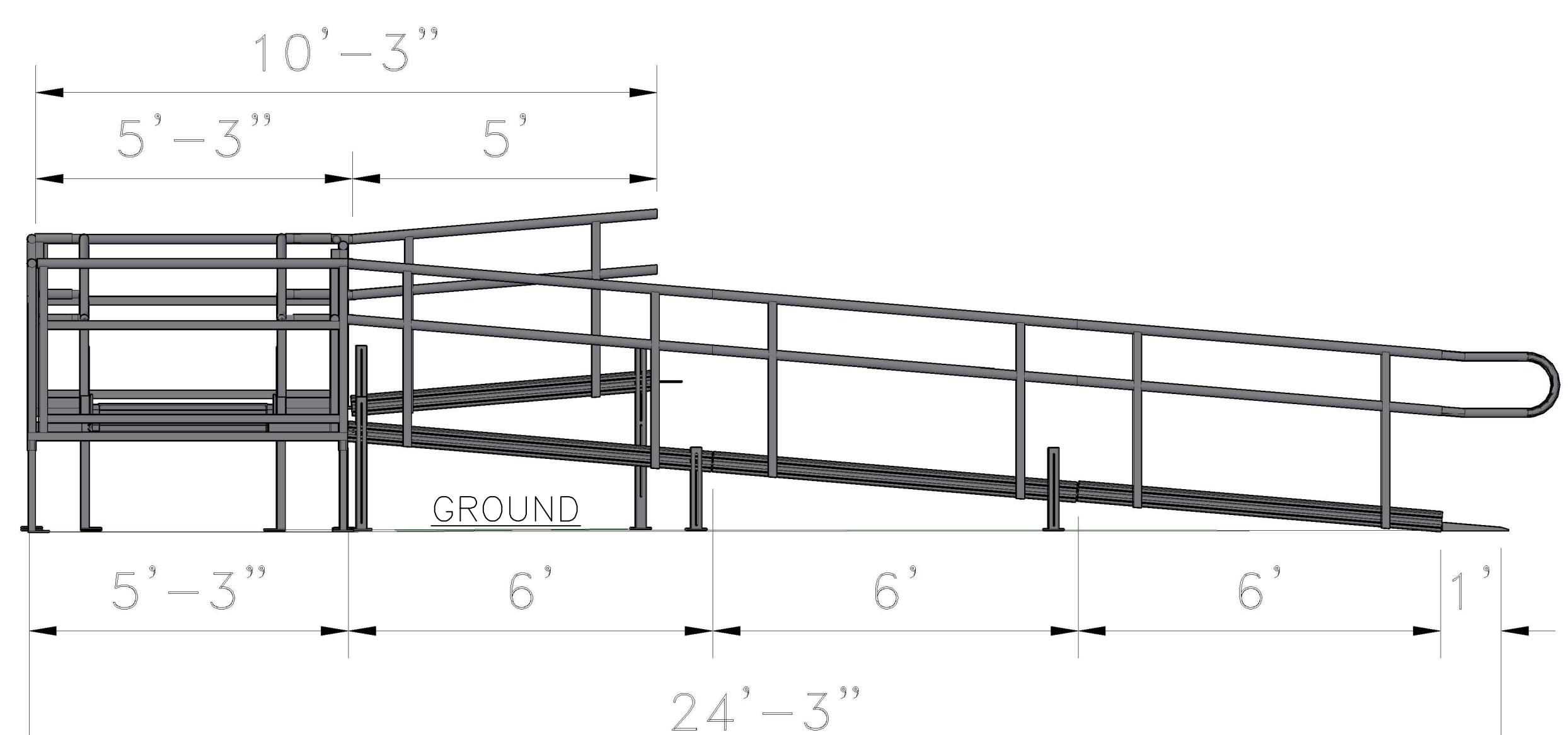
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N Pine St

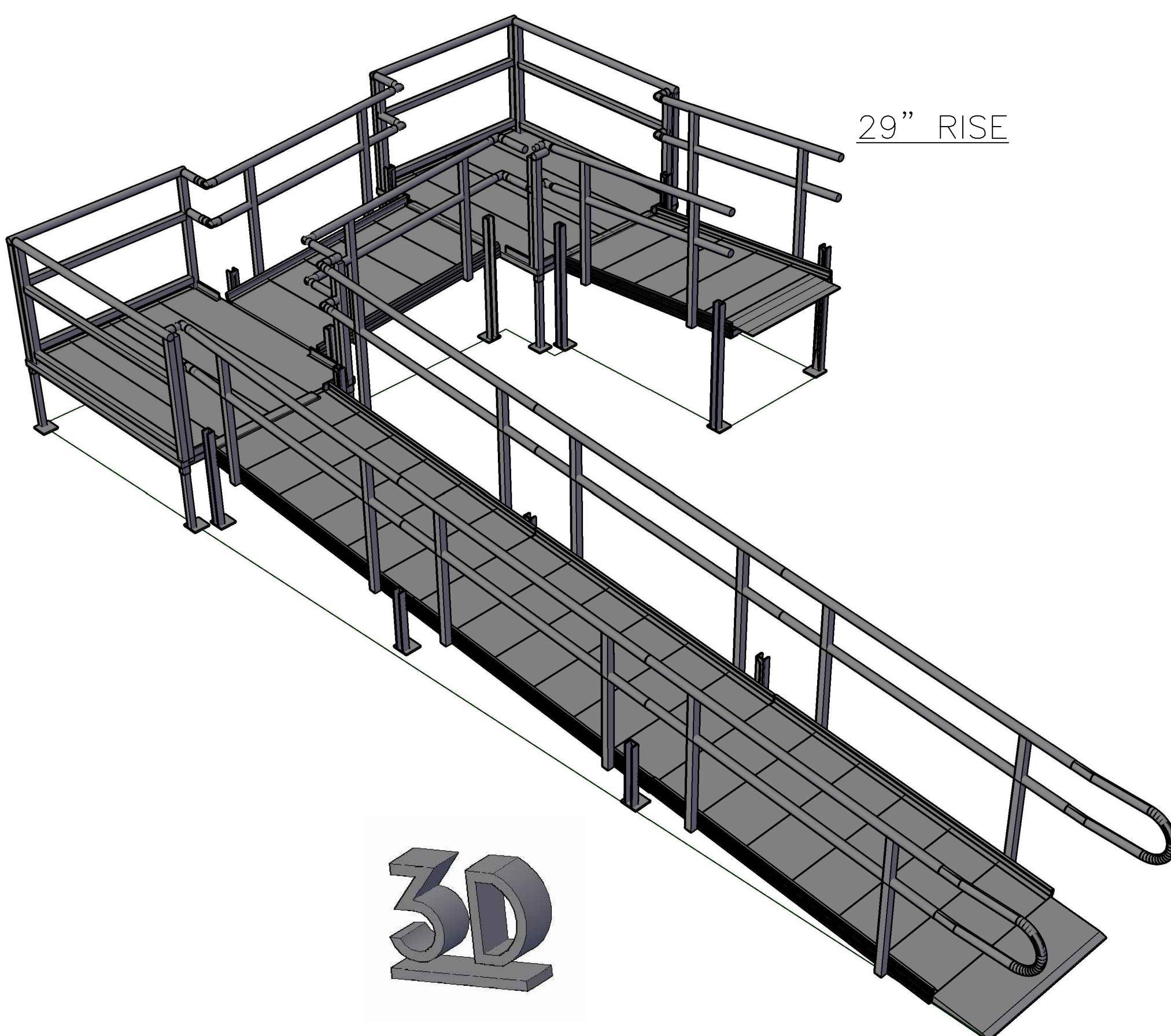
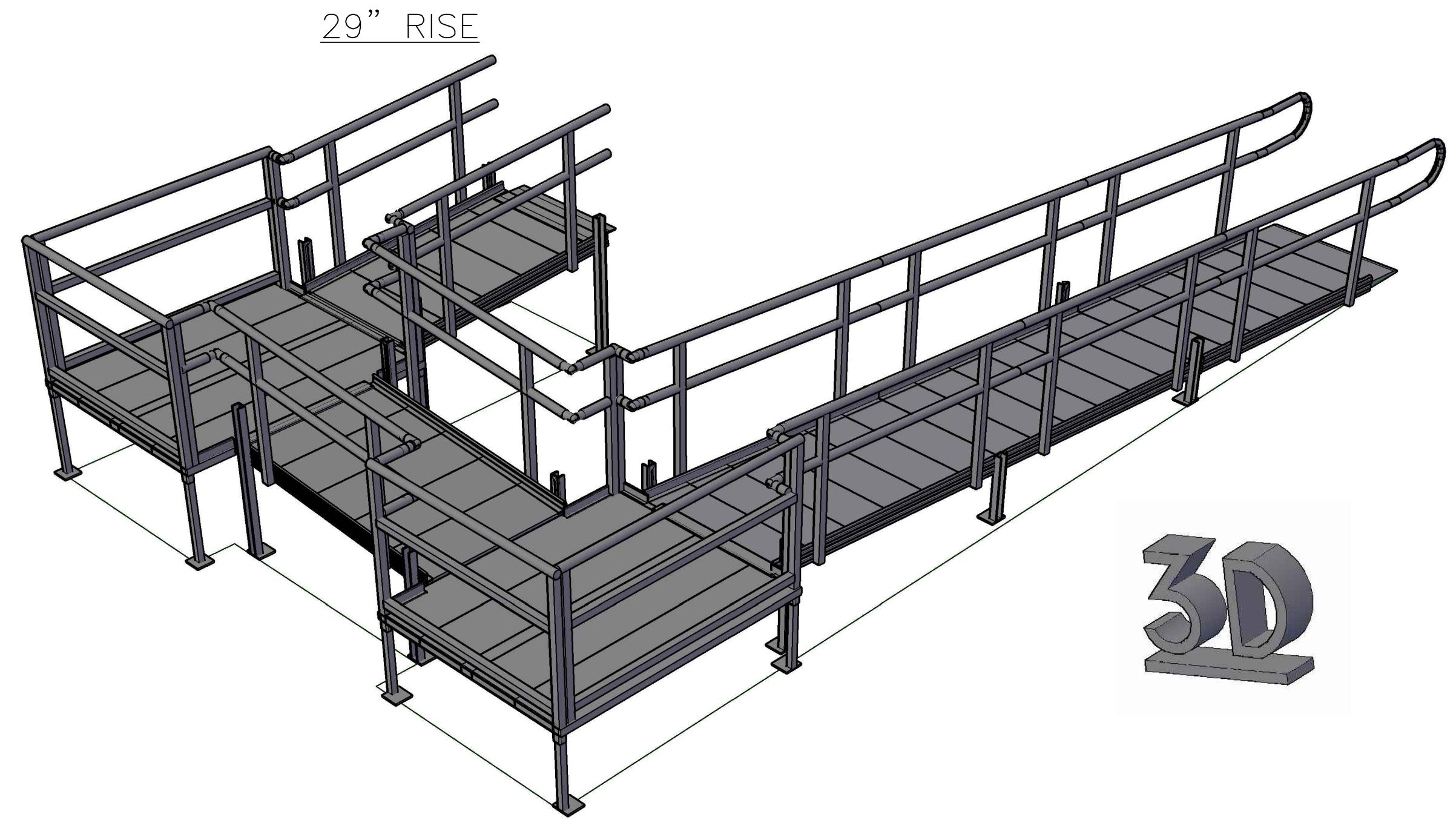
830 Dawson St, San
Antonio, TX 78202
23 min drive-home



PLAN

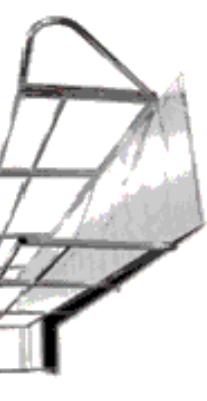


SIDE ELEVATION



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PATRIOT 830 DAWSON 29RISE 29FEET
RAMP PLAN AND ELEVATIONS

DRAWN
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BC

DATE
1.20.2021

SCALE

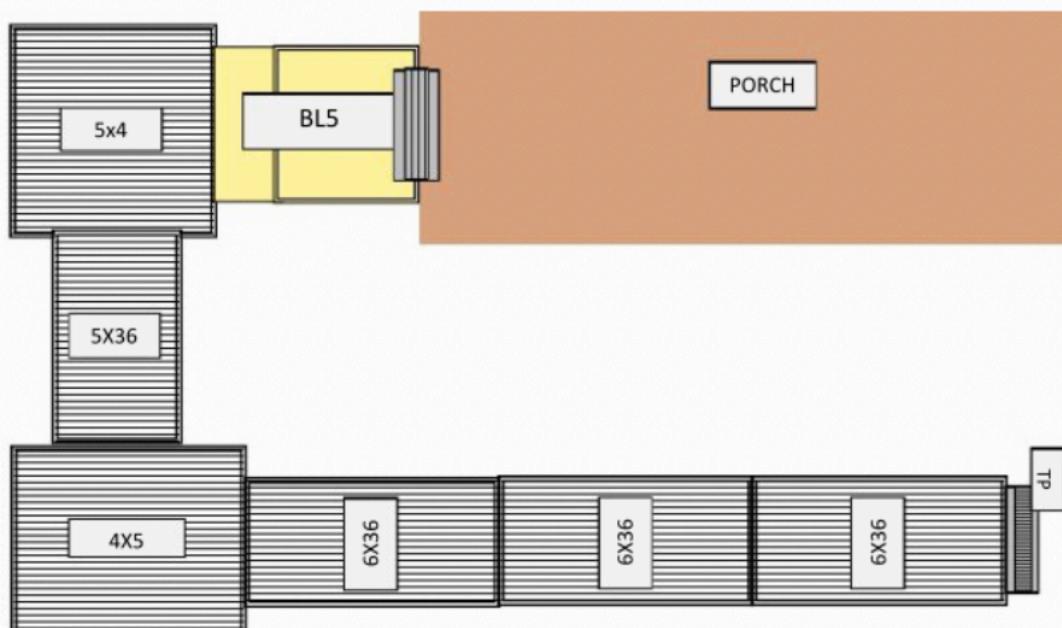
JOB NO.

1

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SHEETS





QUOTE FOR:	Frances Musquiz
PROJECT:	830 Dawson
DRAWN BY:	Bryce
DRAWING DATE:	1/8/21











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City of San Antonio

