

HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

HDRC CASE NO: 2018-386
ADDRESS: 724 SHERMAN ST
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 7 AT 724 SHERMAN
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Gerardo Daniel
OWNER: Josefina Castillo
TYPE OF WORK: Front porch ramp
APPLICATION RECEIVED: July 30, 2018
60-DAY REVIEW: September 29, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wheelchair ramp onto the front façade of the historic structure.

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 structure at 724 Sherman is a 1-story single family home and was constructed circa 1925 in the Folk Victorian style. Numerous modifications have occurred to structure removing many of its original architectural details. Original elements that remain include a traditional L-plan, a wood shingled front-facing gable, wood lap siding, and some wood windows. Modified elements include the replacement of a front porch with only concrete steps, the installation of burglar bars, dark mesh window screens, wrought iron columns, and a composition roof.
- b. **WORK PRIOR TO APPROVAL** – On a site visit conducted on July 26, 2018, staff found that the installation of a wooden ramp to the front door had been initiated. The applicant was issued administrative approval for the temporary installation of a front yard wood ramp for 60 days with the stipulation that that the applicant pursue a long-term solution through Historic and Design Review Commission Approval.
- c. **RAMP** – The applicant has proposed to install a wooden ramp from the sidewalk to front door. The ramp spans 22 feet from the sidewalk to a 6.5 foot long landing deck at the front door. The landing deck is approximately 25

inches from grade. The ramp is 40 inches wide with 40 inch tall railing. The ramp is framed with wood and set on metal plates and concrete support blocks.

- 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 beyond the ramps contact with the wood lap siding.
- 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 applicant has not provided evidence against locating the ramp on the side or rear of the structure. These options should be explored prior to considering installation on the primary façade of the structure.
- 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; however, staff finds that the ramp should be painted to match the color of the historic structure.
- 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 does not recommend approval of a ramp located in the front yard based on finding e. Options to locate the ramp on the rear or side should be explored and submitted to staff prior approval.

CASE COMMENT:

On a site visit conducted on July 26, 2018, staff found that the installation of a wooden ramp to the front door had been initiated. The applicant was issued administrative approval for the temporary installation of a front yard wood ramp for 60 days with the stipulation that that the applicant pursue a long-term solution through the HDRC.

CASE MANAGER:

Huy Pham



724 Sherman

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Printed: Aug 07, 2018

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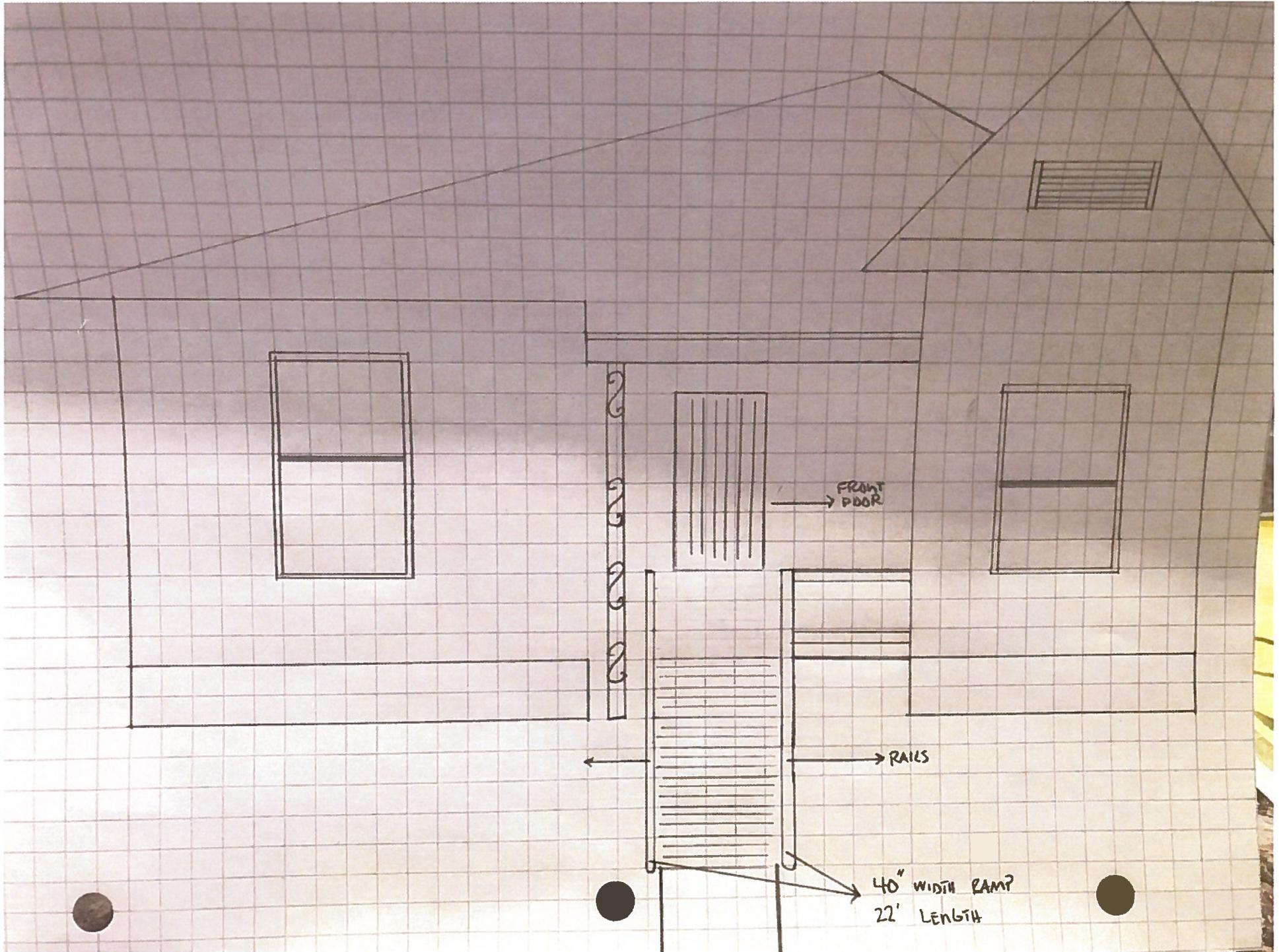


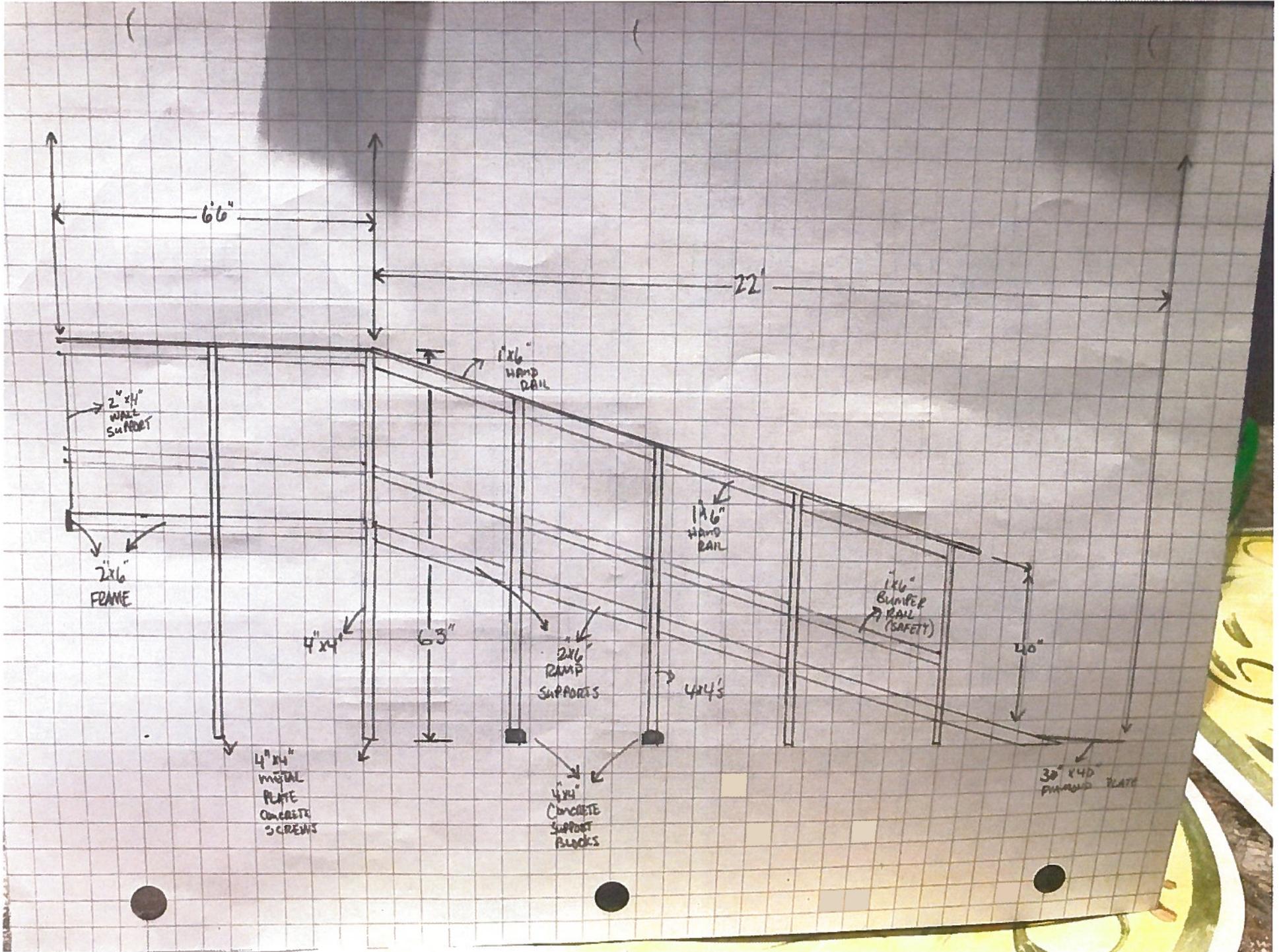
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