

HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 6

HDRC CASE NO: 2015-127
ADDRESS: 3755 N ST MARYS
LEGAL DESCRIPTION: NCB A-52 P-11
ZONING: R6 HS RIO-1
CITY COUNCIL DIST.: 2
APPLICANT: Mike Beaty
OWNER: Bill Pennell/City of San Antonio Parks and Recreation Department
TYPE OF WORK: New compliant ADA ramp
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish the existing, non-compliant ADA ramp at the north entrance which is not original to the structure.
2. Construct a new compliant ADA ramp at the south entrance.
3. Install a new door and window transom at the south entrance.
4. Install a new canopy at the south entrance.
5. Install lighting at the south entrance.
6. Designate new accessible parking spaces near the west façade of the structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

11. Canopies and Awnings

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade

Historic Design Guidelines, Chapter 6, 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 applicant has proposed to demolish an existing, non-original, non-compliant ramp on the north elevation of the structure and replace it with a new, compliant ADA ramp on the south elevation of the existing structure, which is closer to the proposed new accessible parking spaces on the site. The construction of the new, ADA ramp will also contain the construction of a new concrete stoop. The applicant has proposed to construct the new ramp and stoop of concrete, the material of the existing ramp and a material complementary to those of the existing structure. This is consistent with the Guidelines for Site Elements 8.C.i. Staff recommends that the proposed new ramp be visibly separate from the existing, historic structure. Staff recommends a spacing of one (1) foot between the ramp and existing structure.
- b. The applicant has proposed to remove the existing steel door and replace it with a new metal door with side lights. The applicant has also prepared to replace the existing transom with a new transom with a matching profile. Due to the nature of the non original steel door and the fact that the applicant is not altering the size of the existing transom, staff find the replacement of both appropriate.
- c. According to the Guidelines for Exterior Maintenance and Alterations, new canopies should be designed based on the architectural style of the building and be proportionate in shape and size to the scale and façade of the building to which they will be attached. The applicant has proposed for the new canopy to be approximately eight (8) feet in length and less than half of the height of the structure. The canopy's color is to be complementary of the existing, historic structure. The applicant's proposal is consistent with the Guidelines for Exterior Maintenance and Alterations 11.B.ii.
- d. The applicant has proposed to install new safety lighting at the south entrance. The applicant hasn't specified the design or scale of the proposed lighting, however, the Guidelines state that light should be directed downward and fixtures should be shielded to prevent light spill. The Guidelines for Site Elements 6. D. also states that appropriately scaled lighting for pedestrian walkways should be used. The applicant is responsible for complying with the Guidelines for Site Elements regarding lighting prior to receiving a Certificate of Appropriateness.
- e. The applicant has proposed to reposition the existing accessible parking from a location convenient to the north entrance to one convenient to the new, south accessible entrance. This is appropriate and consistent with the Guidelines for Site Elements 7.A.i.

RECOMMENDATION:

Staff recommends approval of items #1 through #6 based on findings a through e with the following stipulations:

- i. That the applicant separate the proposed new ramp from the existing, original structure as to not damage or alter the structure in any way. Staff recommends at least one (1) foot of separation.
- ii. That the applicant provide information regarding the proposed site lighting.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

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Tuesday Music Club - Existing Photos



North Elevation



North View of Existing Ramp

Tuesday Music Club - Existing Photos



South Elevation with Existing Stair Conditions



South View of Existing Ramp

Tuesday Music Club - Existing Photos



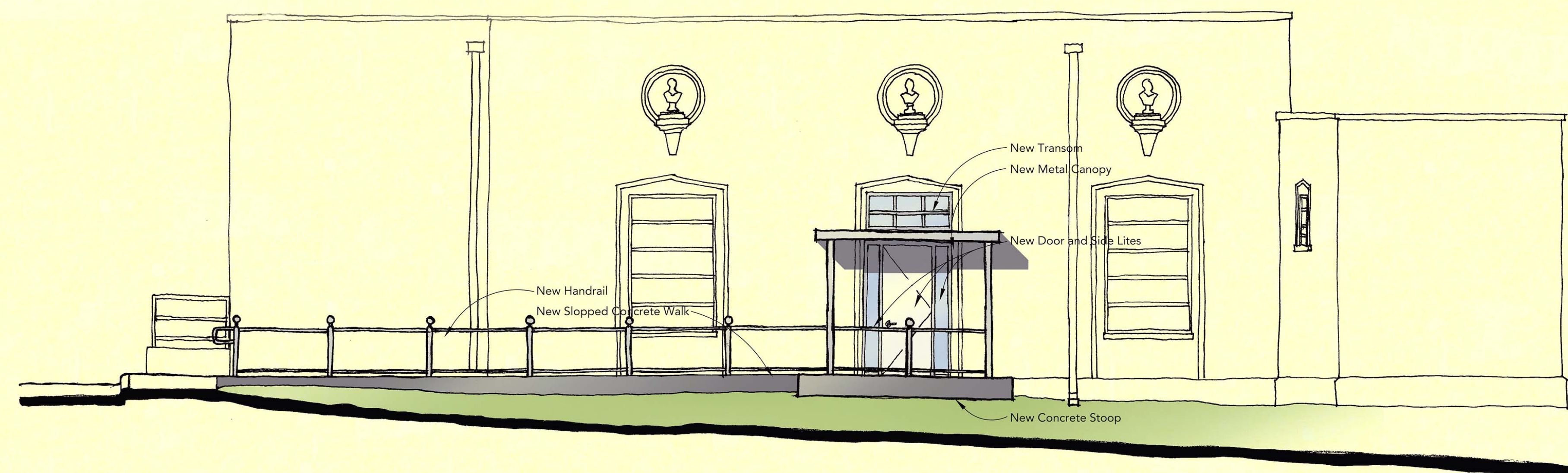
Detail at South Entrance



site plan

0 4' 8' 16'

NORTH



elevation

0 2' 4' 8'