

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 3

HDRC CASE NO: 2015-186
ADDRESS: 921 MATAGORDA
LEGAL DESCRIPTION: NCB 716 BLK 1 LOT E IRR 91.98 FT OF 2
ZONING: C1 H HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: McDowell, Rev W - House
APPLICANT: Robert Trevino
OWNER: Robert Trevino
TYPE OF WORK: Installation of a concrete ramp, walkway and fence removal
REQUEST:

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

Install a concrete ramp and metal handrail for ADA accessibility from the city sidewalk to the front porch of the structure at 921 Matagorda. This installation of this concrete ramp will include the installation of an additional concrete sidewalk on the site to connect the ramp to the existing on site sidewalk and the removal of a four (4) foot section of the existing fence on the site to accommodate access from the City sidewalk.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

FINDINGS:

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. Preserve—Retain historic fences and walls.

ii. Repair and replacement—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

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:

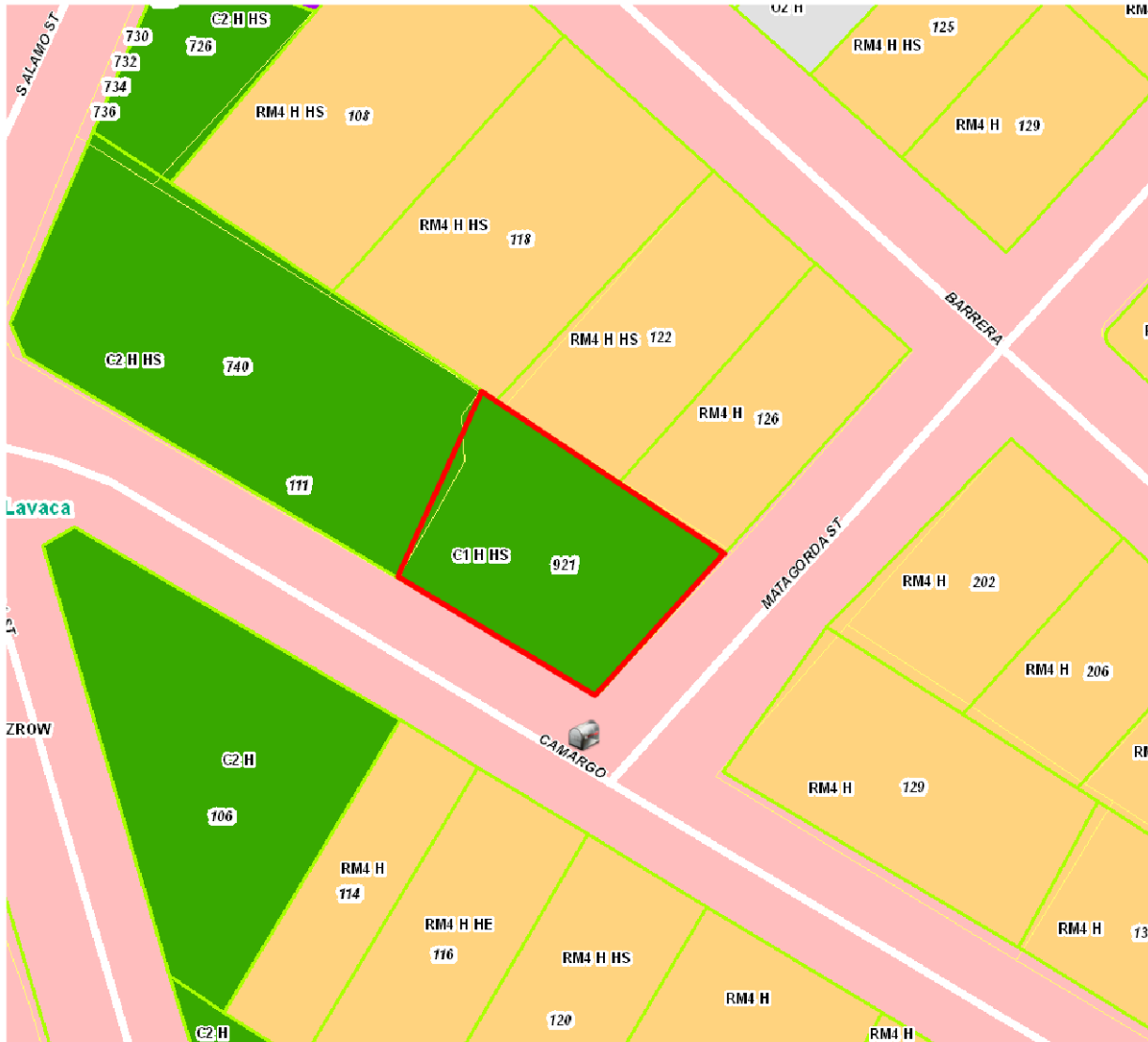
- a. The structure at 921 Matagorda is a contributing structure to the Lavaca Historic District, is a historic landmark, was constructed circa 1910 and currently is zoned Commercial 1.
- b. Due to the structure's commercial zoning, the applicant has proposed to install an ADA compliant ramp that is to extend from the porch on the east (rear) façade of the house south along the existing driveway to the City of San Antonio sidewalk that runs parallel to Camargo. To connect to the City owned sidewalk parallel to Camargo, the applicant has proposed to remove a four (4) foot section of the existing site wall which consists of a wrought iron fence atop a stone base.
- c. The proposed concrete ramp is to be approximately thirty (30) inches tall and is to extend thirty (30) feet until it reaches grade. At that point the applicant has proposed an additional nine (9) feet of an onsite concrete sidewalk. The applicant's proposal to construct a concrete ramp as well as an additional nine (9) feet of an onsite concrete is consistent and appropriate with the Guidelines for Site Elements 8.A. and B. regarding the placement and introduction of a concrete ramp to the site. The applicant's proposal to construct the ramp at the rear of the historic structure is appropriate.
- d. The Guidelines for Site Elements 8.C.i. provides the guidelines for the elements of an ADA ramp. The Guidelines state that ramps should be designed to complement the historic structure of which they'll serve. The applicant has proposed for the ramp's railing to be thirty-six (36) inches in height, but has not provided information regarding materials. Staff recommends that the applicant include railing that complements that of house and wrought iron fence in color and visual appearance.
- e. Due to the location of the proposed ramp at the rear of the historic structure, the applicant has proposed to remove a four (4) foot section of the existing wrought iron fence that features a concrete base. While the removal of any complementary site element entirely is not appropriate, the applicant has proposed to keep the site fence in tact by removing a portion at the end of the fence near the existing driveway. This is appropriate and consistent with the Guidelines for Site Elements 2.A.i.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the stipulation that the applicant provide more information on the concrete ramp's railing that should be complementary to the wrought iron fence currently featured on the site. Staff recommends that the proposed concrete ramp's handrail match the color, diameter and detailing of the existing wrought iron fence currently featured on the property.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: May 12, 2015

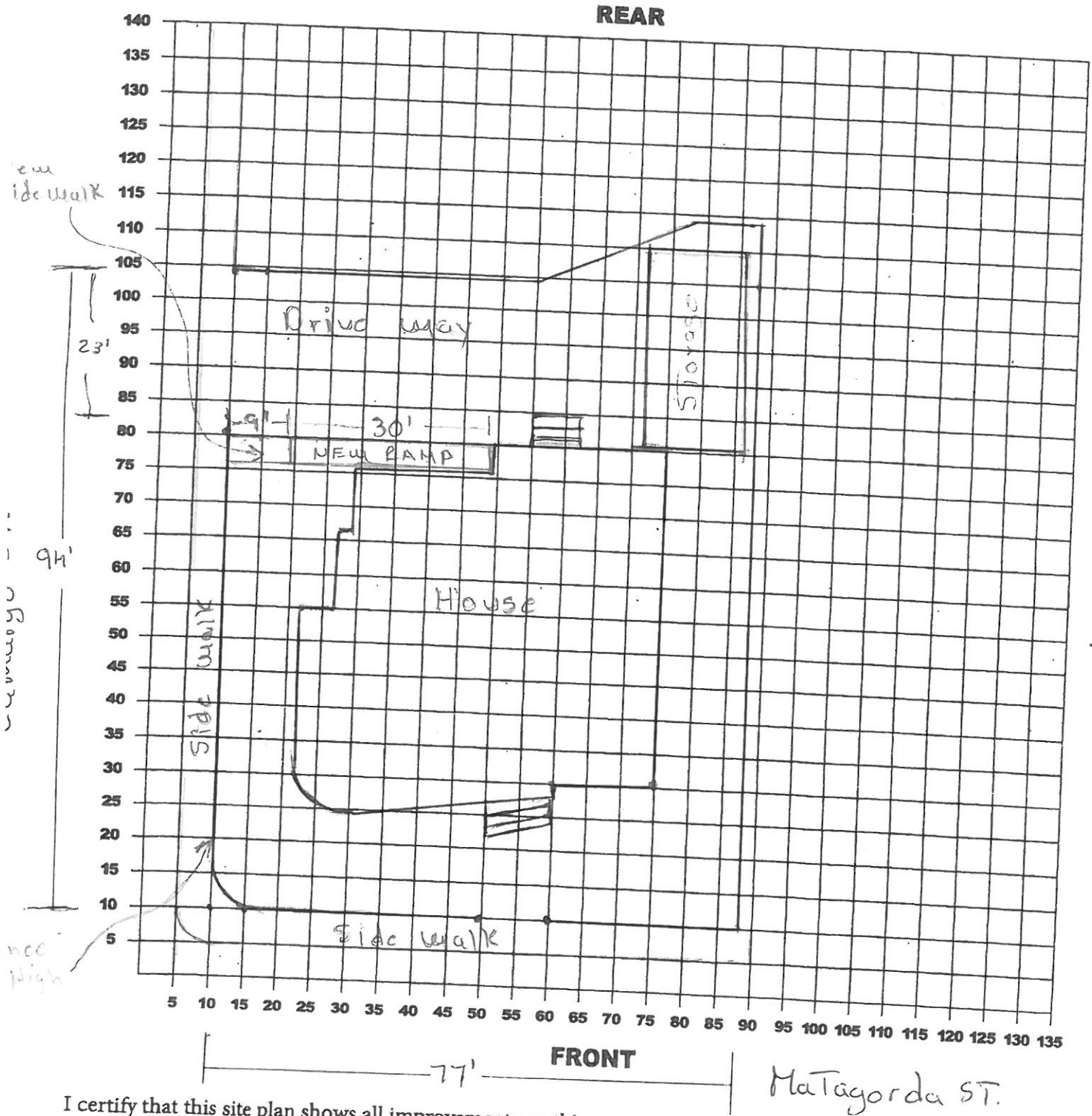
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BUILDING SITE PLAN

EIR 9198 OF 2

For DSD office and records use:

LOT: _____ BLOCK: 1 NCB: 716
APPLICATION #: _____



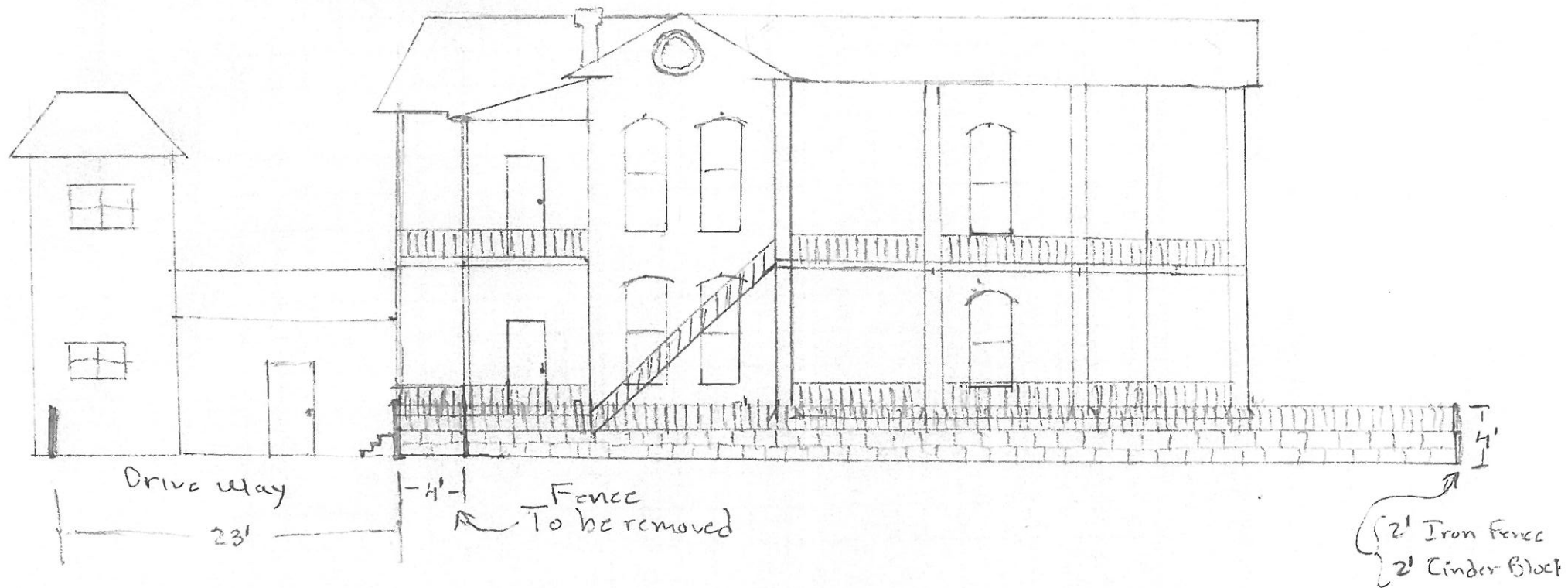
I certify that this site plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and 2012 RC.

Address: 921 Matagorda

Signature: [Signature]

Date: 05/07/15

921 Matgorda



Camargo St.

1" : 10'



