

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 14

HDRC CASE NO: 2015-400
ADDRESS: 317 LEXINGTON
LEGAL DESCRIPTION: NCB 803 BLK 22 LOT 1 THRU 6
ZONING: D HL RIO-3
CITY COUNCIL DIST.: 1
LANDMARK: Goad Motor Co Building
APPLICANT: Jonathan Branson
OWNER: James Lifshutz
TYPE OF WORK: Install ADA ramp over public sidewalk
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an ADA ramp accessing a street-facing storefront entrance to the Cadillac Lofts Building. The ramp will feature a handrail and will be approximately 4 feet wide.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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

- 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.

FINDINGS:

- a) According to the Guidelines for Site Elements, new ADA features should minimize damage to the historic character and materials of the building and sidewalk. The proposed ramp does not require any permanent alterations to the existing storefront. It can be removed in the future without any damage to the historic structure. There no historic sidewalk features are evident at this location.
- b) The public sidewalk at this location is 9'-9". The proposed installation will allow approximately 69 inches of passage around the ramp.
- c) At the October 21, 2015, HDRC hearing, the applicant withdrew the request in order to research additional way to comply with the American Disabilities Act. Since that time, the applicant has resubmitted the original request.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and c.

CASE MANAGER:

Edward Hall





317 Lexington

Printed: Oct 14, 2015

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A1
1

OVERALL SITE PLAN
SCALE : 1/64" = 1'-0"

DALLAS ST.

A-2
1

LEXINGTON AVE.

General Notes

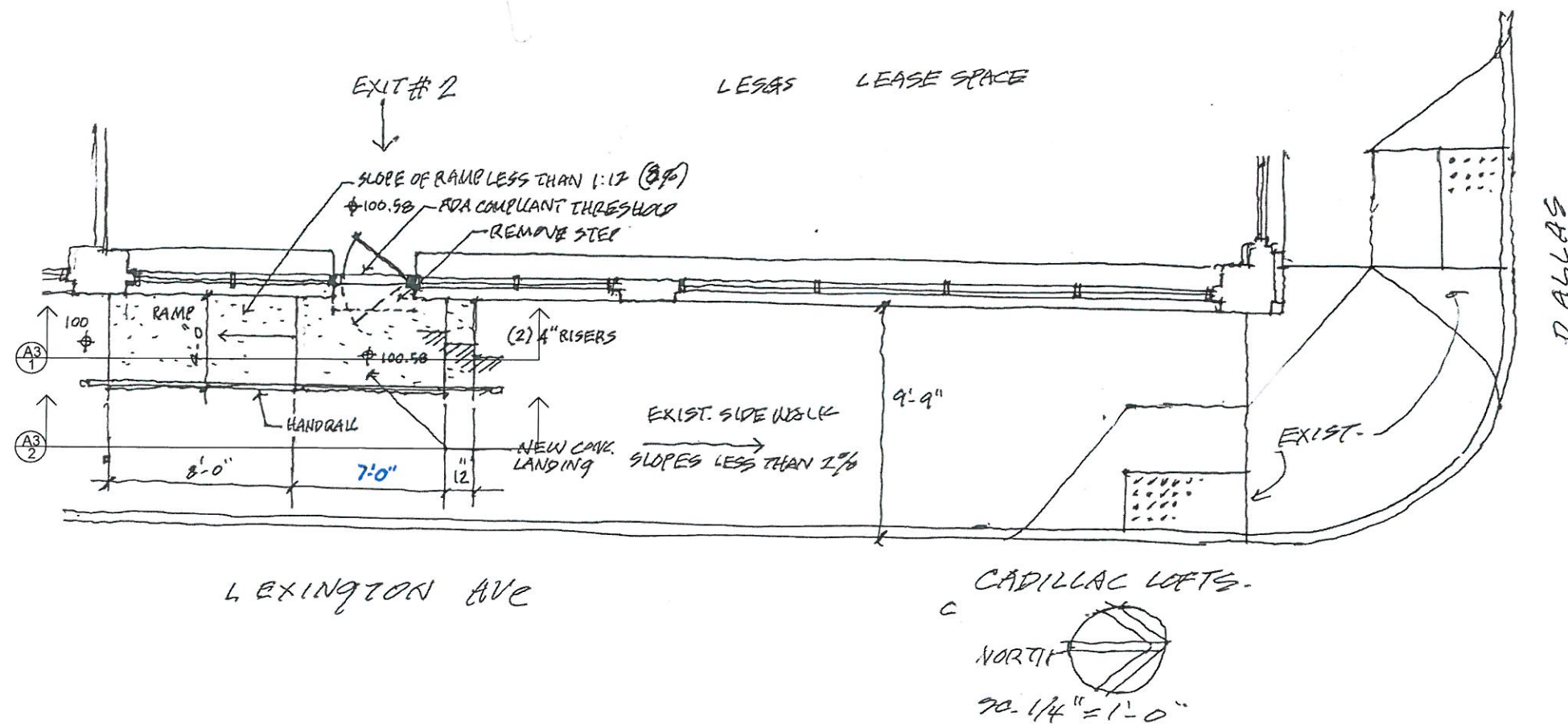
No.	Revision/Issue	Date

Firm Name and Address
The Lifshutz Company
215 W Travis St.
San Antonio TX, 78205

Project Name and Address
ADA RAMP CADILLAC LOFTS
317 LEXINGTON AVE
SAN ANTONIO TX, 78205

Project	ADA RAMP
Date	9/8/2015
Scale	As Noted

Sheet
A-1



A2
1 HAND-RAIL AND RAMP OVERHEAD DETAIL
SCALE : 1/4" = 1'-0"

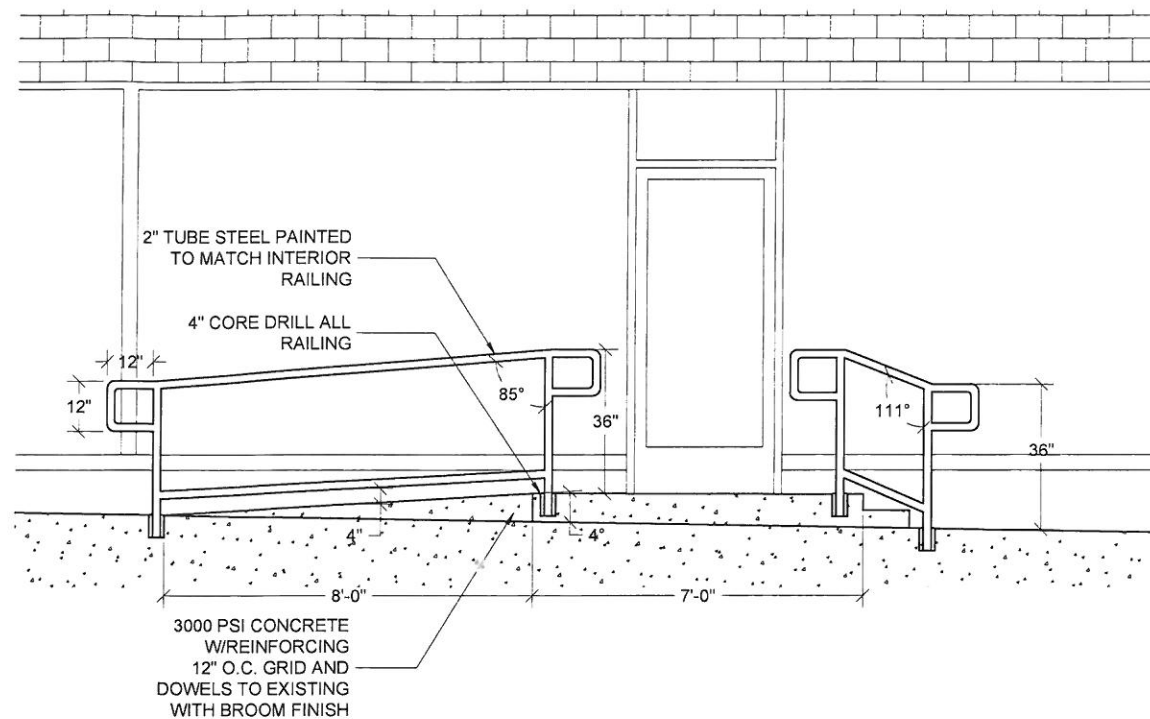
General Notes

No.	Revision/Issue	Date

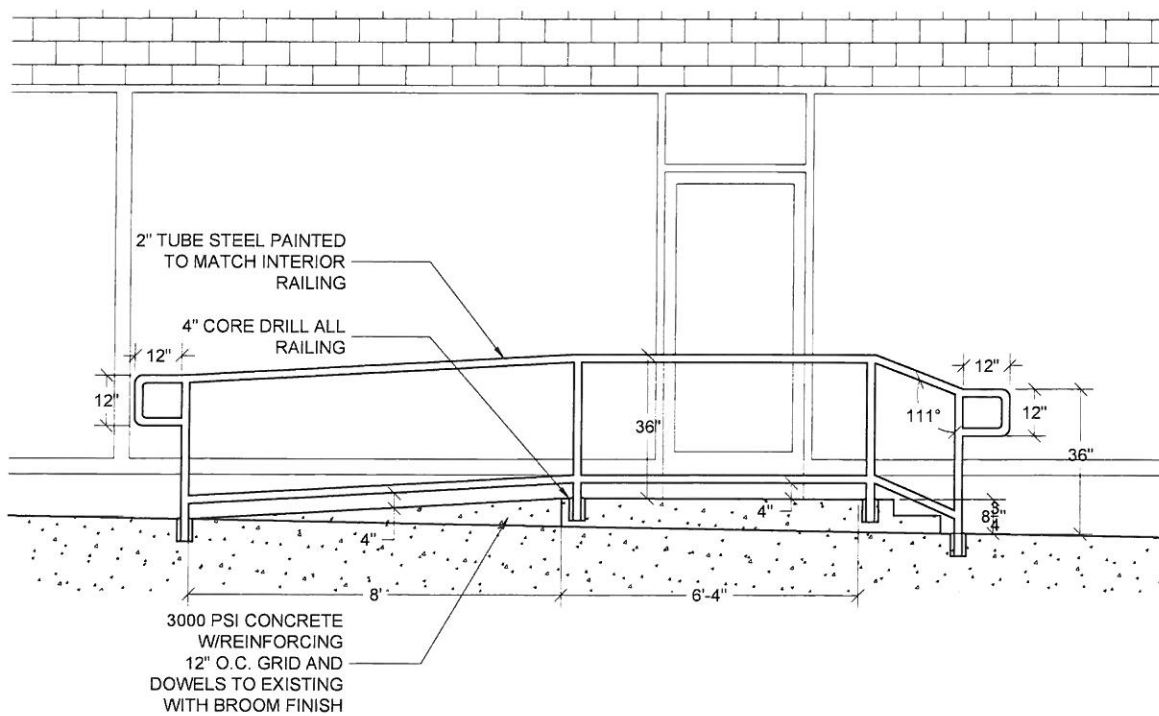
Firm Name and Address
The Lifshutz Company
215 W Travis St.
San Antonio TX, 78205

Project Name and Address
ADA RAMP CADILLAC LOFTS
317 LEXINGTON AVE
SAN ANTONIO TX, 78215

Project	Sheet
Date 9/8/2015	A-2
Scale As Noted	



A3
1 HAND-RAIL AND RAMP ELEVATION DETAIL
SCALE : 1/2" = 1'-0"



A3
2 HAND-RAIL AND RAMP ELEVATION DETAIL
SCALE : 1/2" = 1'-0"

General Notes

No.	Revision/Issue	Date

First Name and Address
The Lifshutz Company
215 W Travis St.
San Antonio TX, 78205

Project Name and Address
ADA RAMP CADILLAC LOFTS
317 LEXINGTON AVE
SAN ANTONIO TX, 78215

Project	ADA RAMP
Date	9/8/2015
Scale	As Noted

Sheet
A-3