

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 12

HDRC CASE NO: 2016-326
ADDRESS: 1801 N PALMETTO
LEGAL DESCRIPTION: NCB 993 BLK 3 LOT E 90.17 FT OF 22
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Robert Reyna
OWNER: Mary Figueroa
TYPE OF WORK: Install ramp
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a ramp on the front entrance.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Element

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 proposed ramp has been installed without prior approvals. The applicant has submitted the documentation required.
- b. The home is located in the Government Hill Historic District, which was designated on 4/11/2002.
- c. The existing home is on a corner lot. It is a folk Victorian home with wood siding, a cross-gabled roof with composition shingles, a front porch and two wrought iron columns, and a front and side yard fenced in with a 4' chain link fence. The applicant is proposing to install a wooden ramp on the side of the historic structure along E Carson, accessing the rear porch entrance. According to the Guidelines for Site Elements 8.B., new ramps should be installed on the side or rear and should not damage historic materials or openings. Staff made a site visit on August 8, 2016, and found the ramp is set back from the primary façade and does not distract from the historic structure. Staff finds the proposal is consistent with the Guidelines.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

Work was done without approval and the applicant has submitted all required items.

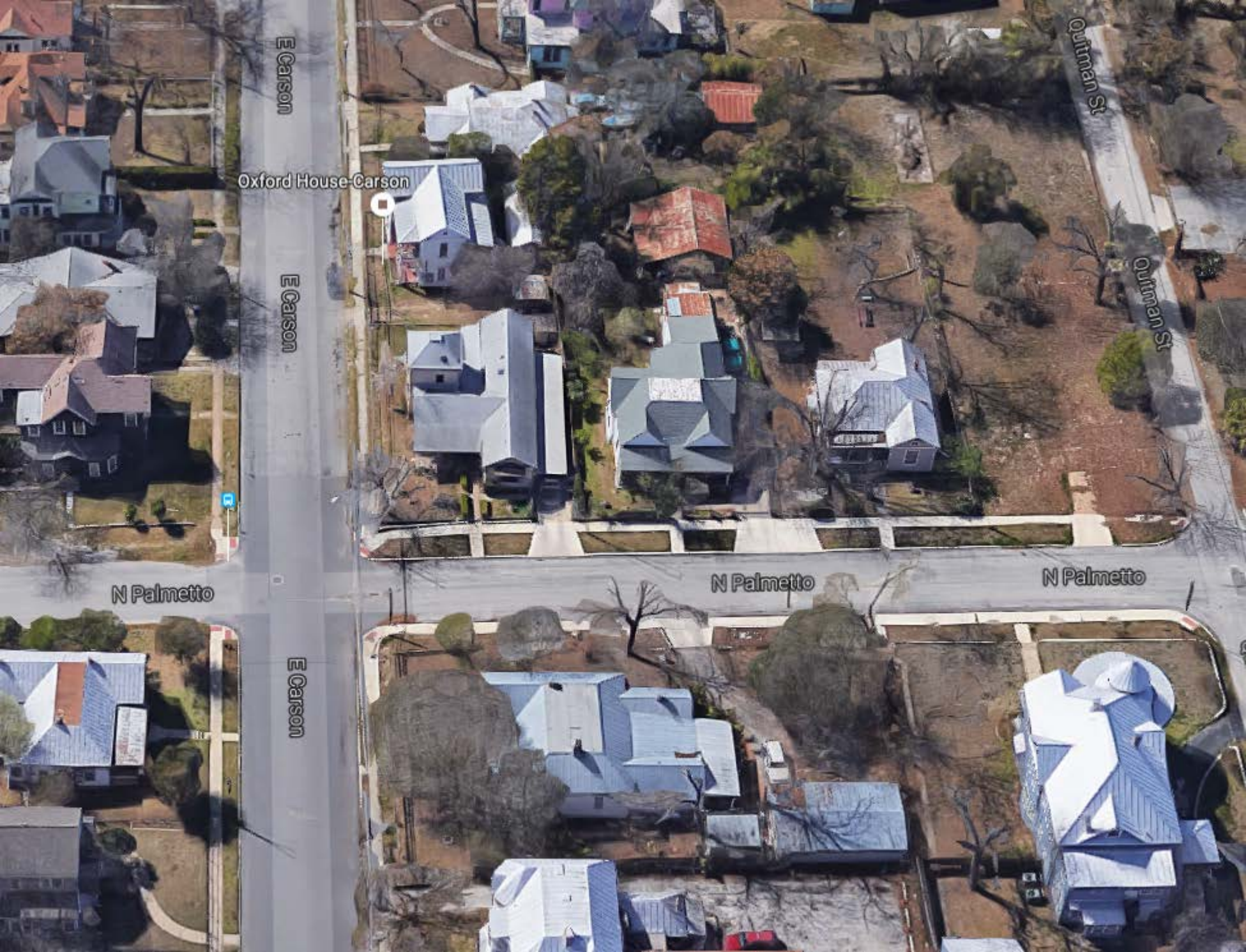












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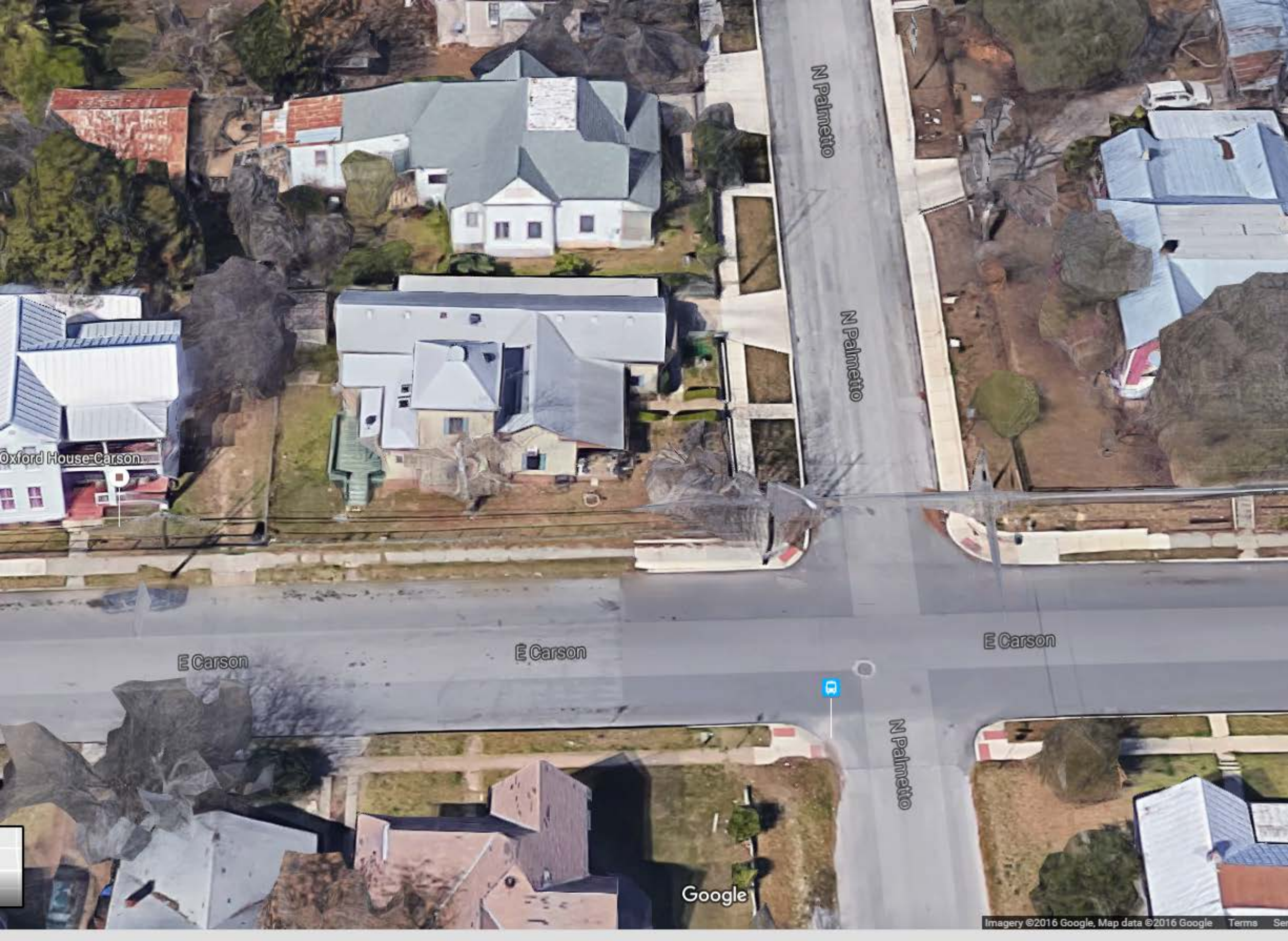
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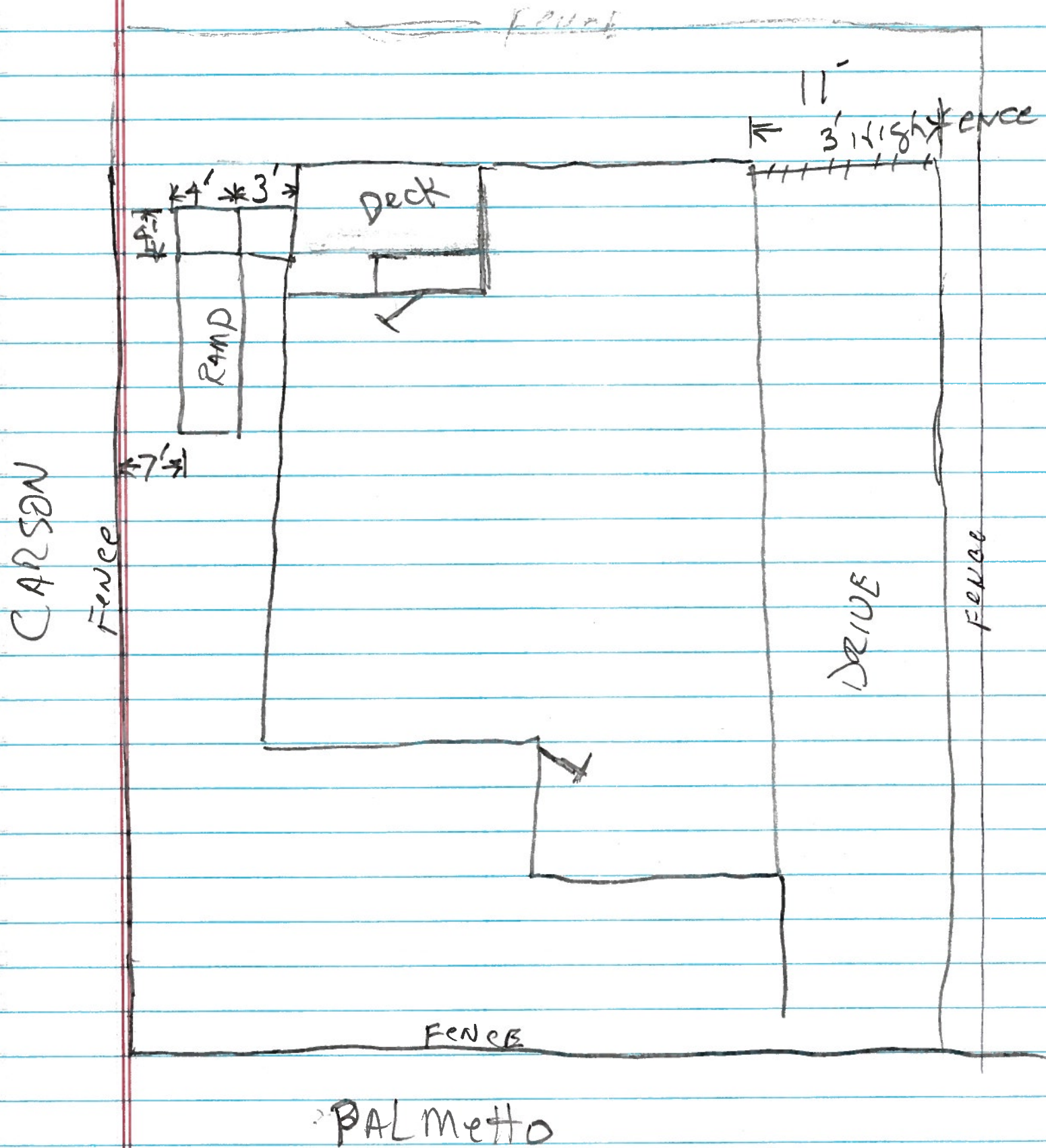
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