

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO: 2018-039
ADDRESS: 150 CROFTON
LEGAL DESCRIPTION: NCB 940 BLK 3 LOT 14
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Mills House
APPLICANT: Laura Alfaro, Nate Manfred/French & Michigan
OWNER: Laura Alfaro
TYPE OF WORK: Front ADA Ramp
APPLICATION RECEIVED: January 18, 2018
60-DAY REVIEW: March 3, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front ADA ramp.

APPLICABLE CITATIONS:

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

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 historic structure at 150 Crofton was constructed circa 1895 in the Folk Victorian style and is found on the 1904 Sanborn Map. At this time, the applicant has proposed to construct an ADA ramp on the front façade of the historic structure. Staff performed a site visit on February 5, 2018, and found that porch elements could be

removed in whole sections to accommodate the ramp.

- b. **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. The applicant has noted that the section of front porch railing that is to be removed will be hung beneath the front porch to be kept dry and above the ground to minimize damage.
- c. **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. The applicant has noted that due to site constraints, including driveway location and rear yard space, the front yard is the most feasible location for a ramp. The applicant has also noted this location to ease access into the structure from vehicles.
- d. **DESIGN** – The applicant has noted materials that are to be complementary of the historic structure, including wood balusters. Additionally, the ramp will be painted to match the primary historic structure. Staff finds the proposed materials to be appropriate and consistent with the Guidelines.
- e. **SCREENING** – The front yard currently features landscaping materials that include small ornamental plants and some shrubbery. Staff finds that the installation of additional landscaping items would further screen the proposed ramp.
- f. **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 recommends approval as submitted based on findings a through f with the stipulation that the ramp be removed and the front porch returned to its original configuration when no longer needed by the current residents.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 14, 2018

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Wings Press

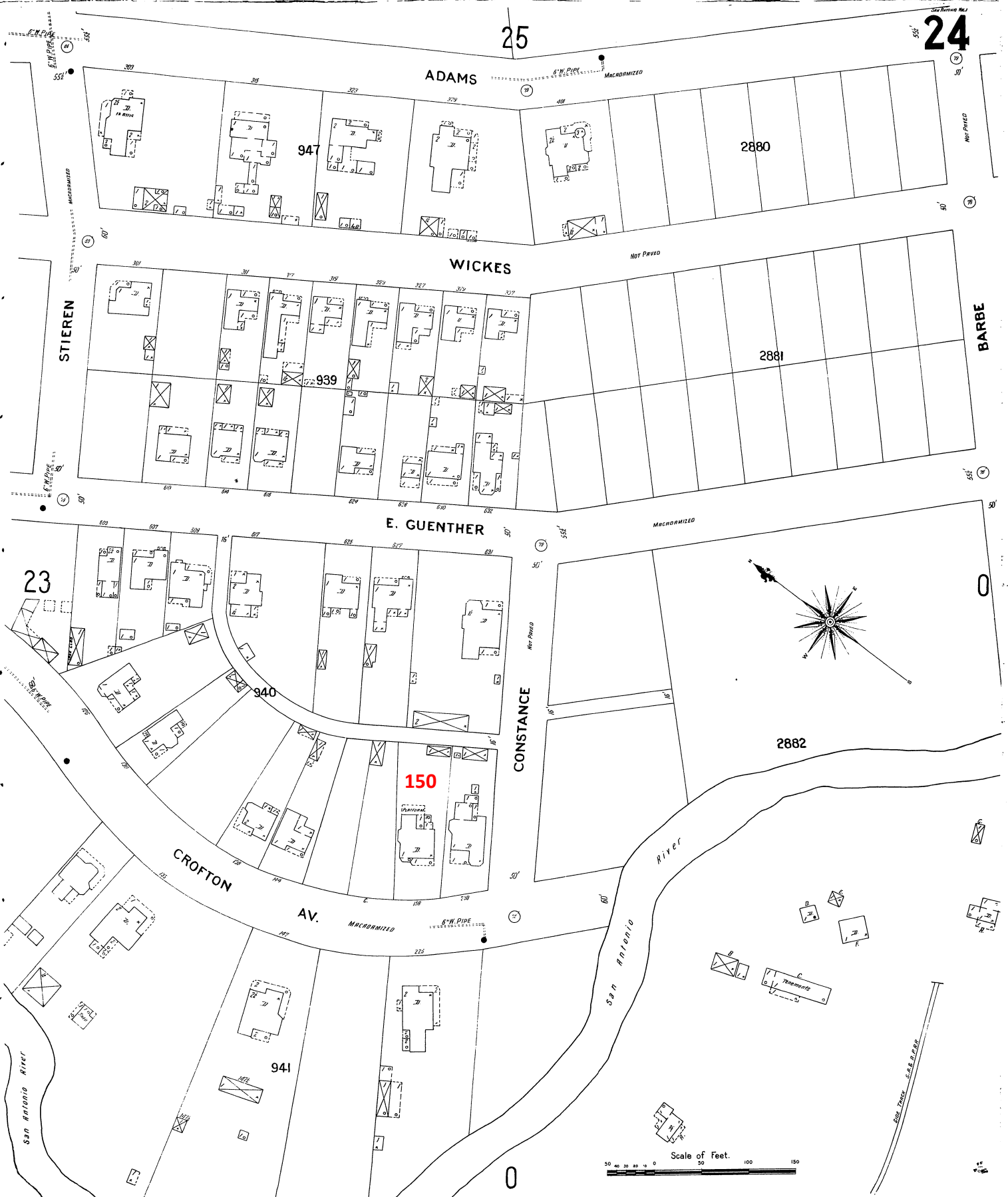
150 Crofton Avenue

Crofton Ave

Crofton St

Columbus St

San Antonio River

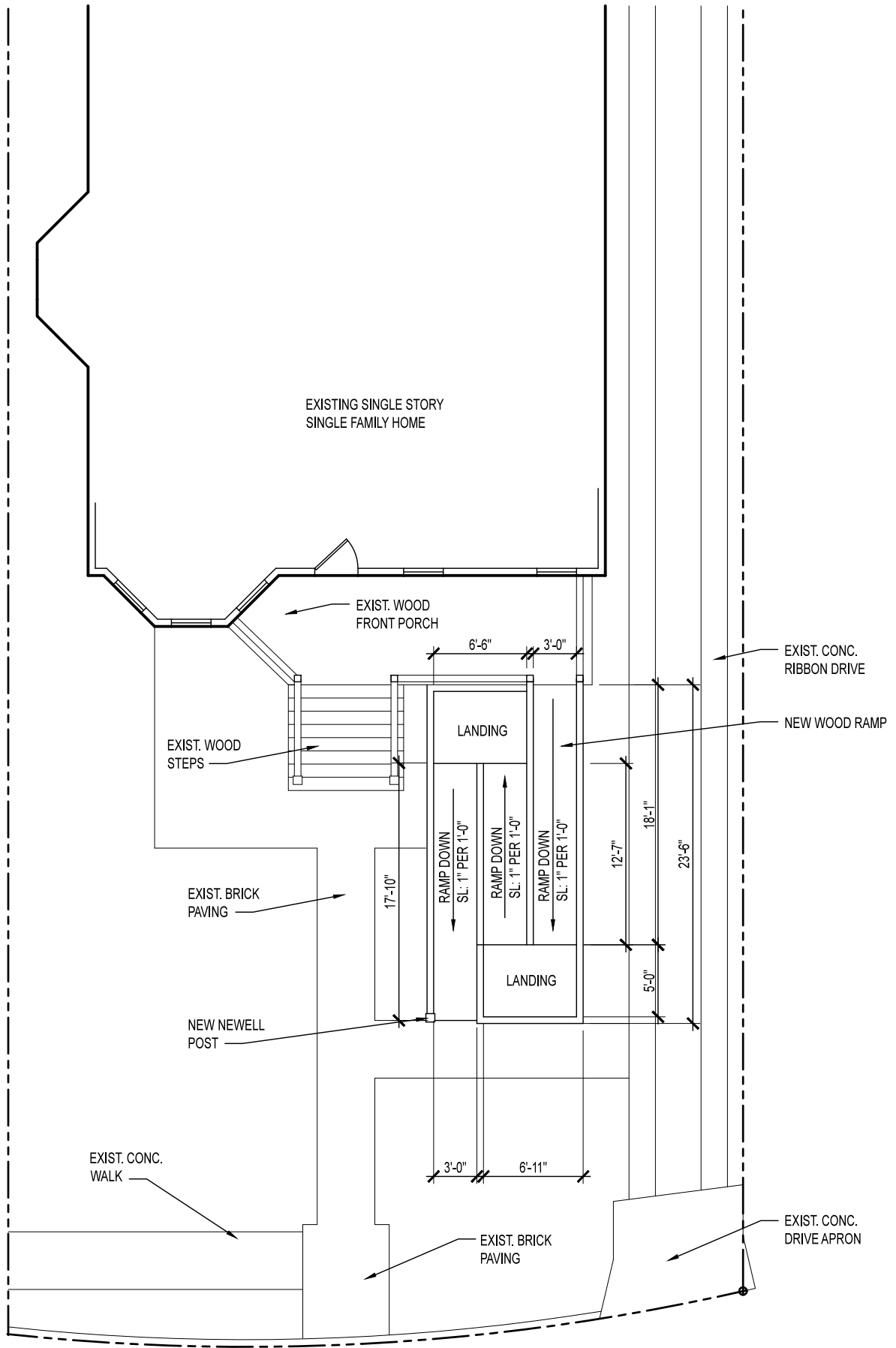










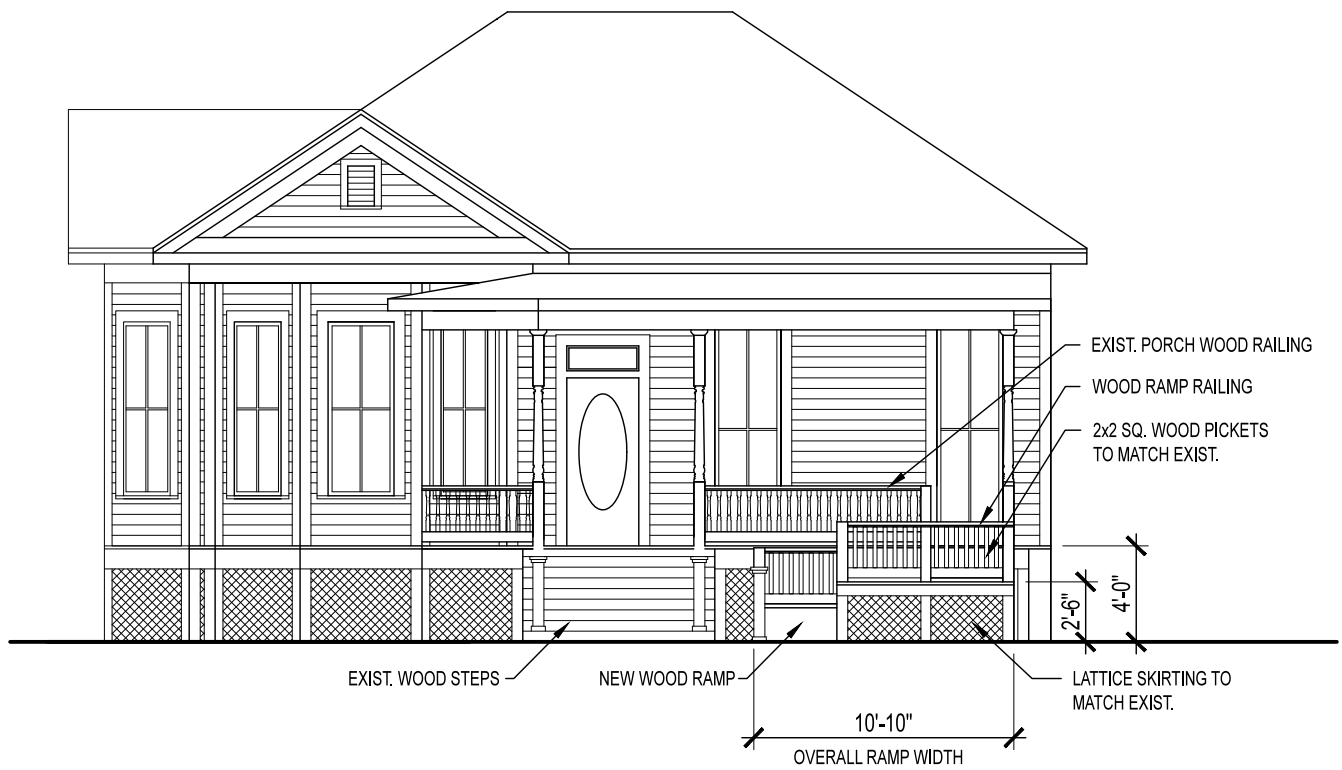


1

PARTIAL SITE PLAN

SCALE: 1" = 10'-0"

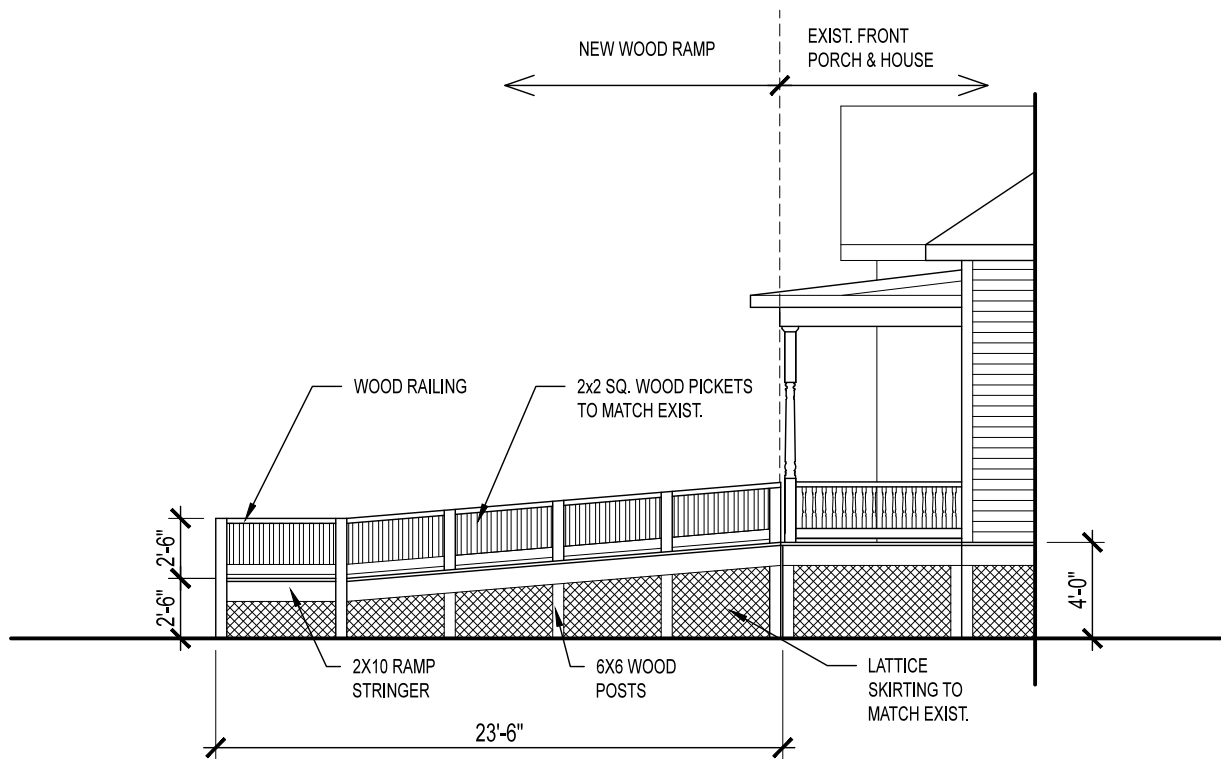




2

FRONT (WEST) ELEVATION

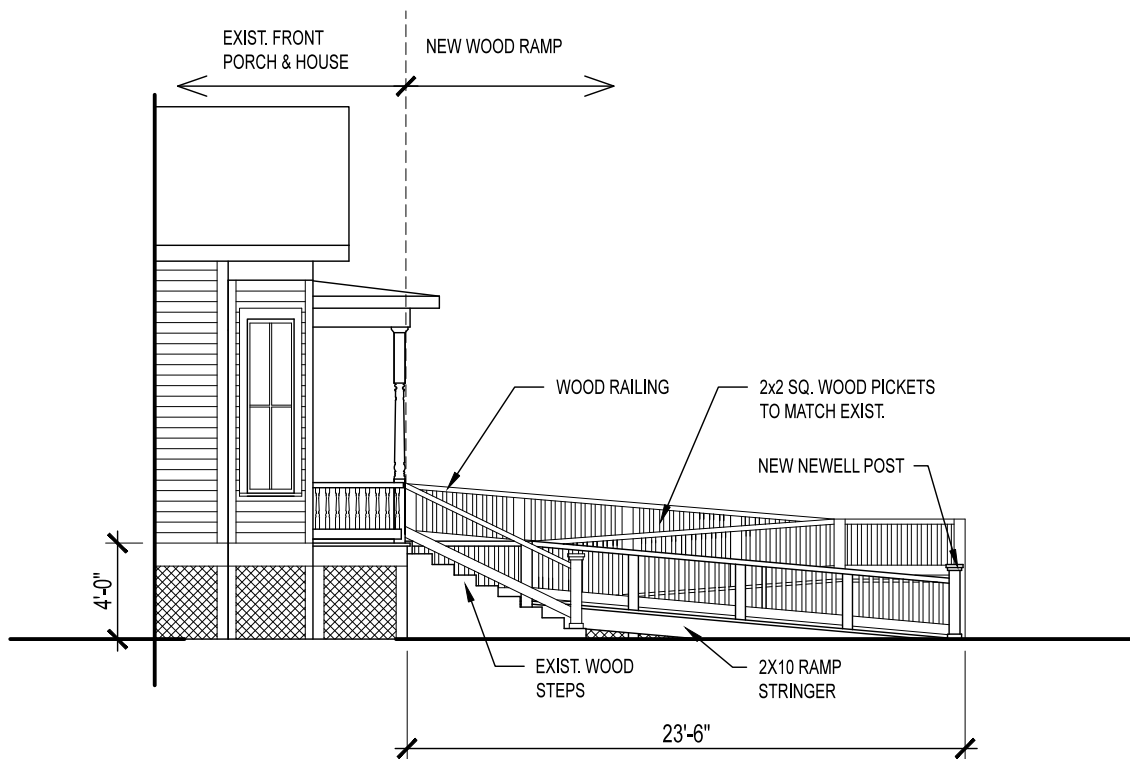
SCALE: 1/8" = 1'-0"



3

PARTIAL SIDE (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



3

PARTIAL SIDE (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"