

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO: 2019-350
ADDRESS: 742 DENVER BLVD
LEGAL DESCRIPTION: NCB 1633 BLK 35 LOT N 89.5 FT OF 1-2-3 & N 89.5 FT OF E 12.5 FT OF 4
ZONING: RM-4,HL
CITY COUNCIL DIST.: 2
LANDMARK: Church
APPLICANT: Jose Juarez
OWNER: EL SALVADOR ASSEMBLY OF GOD
TYPE OF WORK: Construction of an ADA ramp
APPLICATION RECEIVED: June 10, 2019
60-DAY REVIEW: August 09, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an ADA ramp on the side of the front entrance of the church.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

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

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:

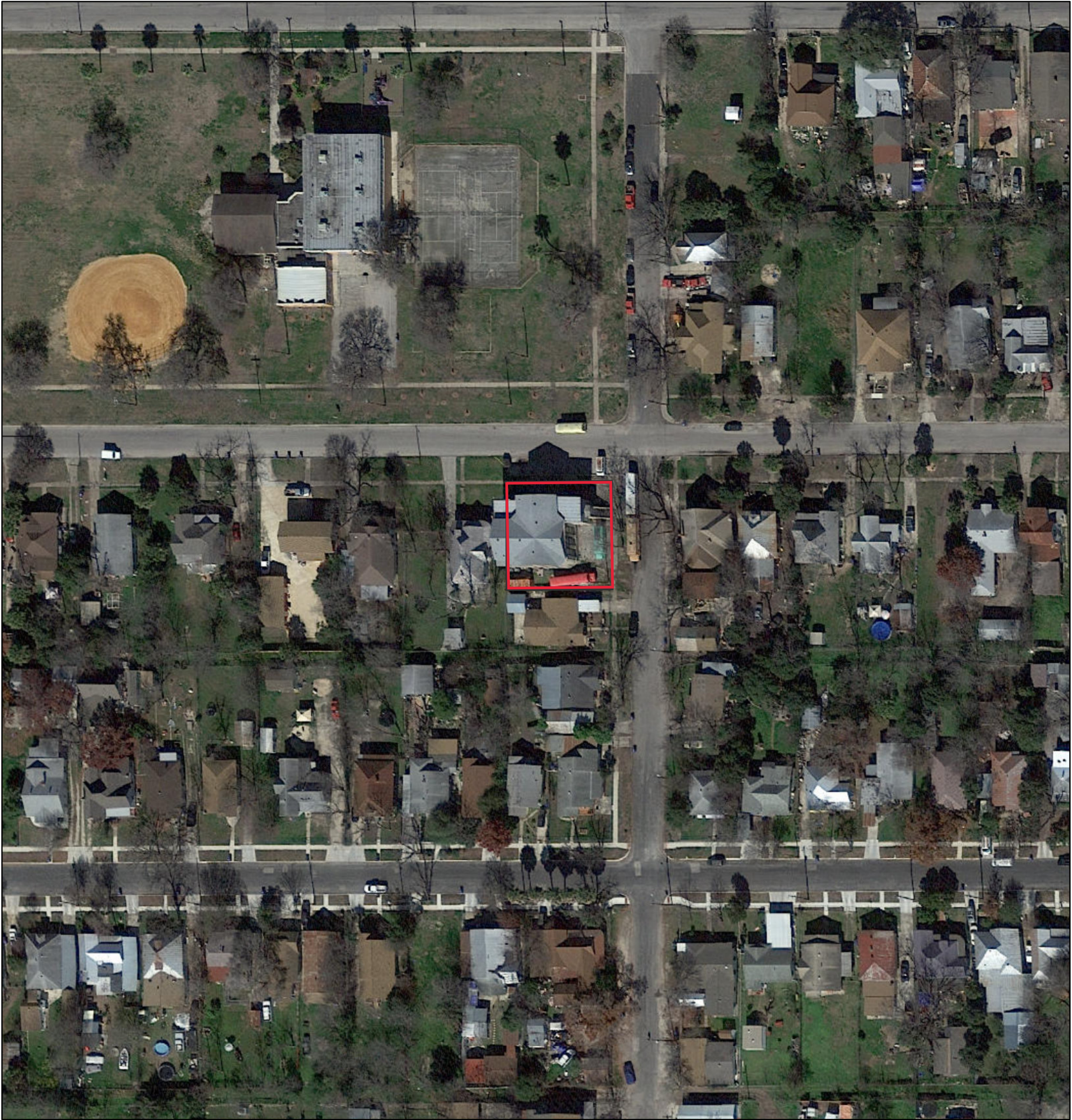
- a. The primary structure located at 742 Denver Blvd is a 2-story church constructed in 1917 in the Classical Revival style. The central bay of the façade fronting Denver Blvd is the original structure, and two, 2-story additions were added that now function as main entrances on the west and east ends. The structure features several elements from the Classical Revival style, including pilasters, arched windows, and a dominant pediment. The structure is an individually listed landmark, designated on January 18, 2018.
- b. ADA RAMP – The applicant has proposed to construct an ADA ramp to the south of the main entrance. The main entrance is located on the east façade along St Anthony Ave, which is not the primary façade fronting Denver Blvd. The entrance is inset from the eastern wing addition and obscured from view along Denver Blvd. The ramp will feature several switchbacks and landings and will be constructed primarily of wood. According to the Historic Design Guidelines for Site Elements, new ramps should be designed to complement the historic character of the building and be visually unobtrusive to minimize impact, especially if visible from the public right-of-way. ADA elements should be screened with appropriate landscaping materials. Staff finds that while the scale of the ramp is visually large due to the height of the door and the switchbacks and landing requirements, the location of the ramp does not detract from the structure, especially the primary façade along Denver Blvd. Staff finds that the ramp should be screened with landscaping from the public right-of-way along St Anthony Ave to further comply with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the proposed ADA ramp based on findings a through b with the following stipulations:

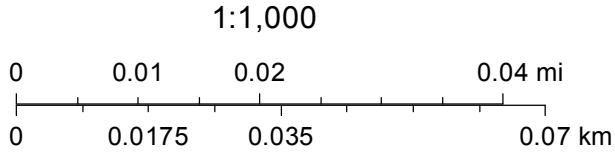
- i. That the applicant screens the ramp from St Anthony Ave with landscaping. The applicant is required to provide a landscaping plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



July 12, 2019

— User drawn lines



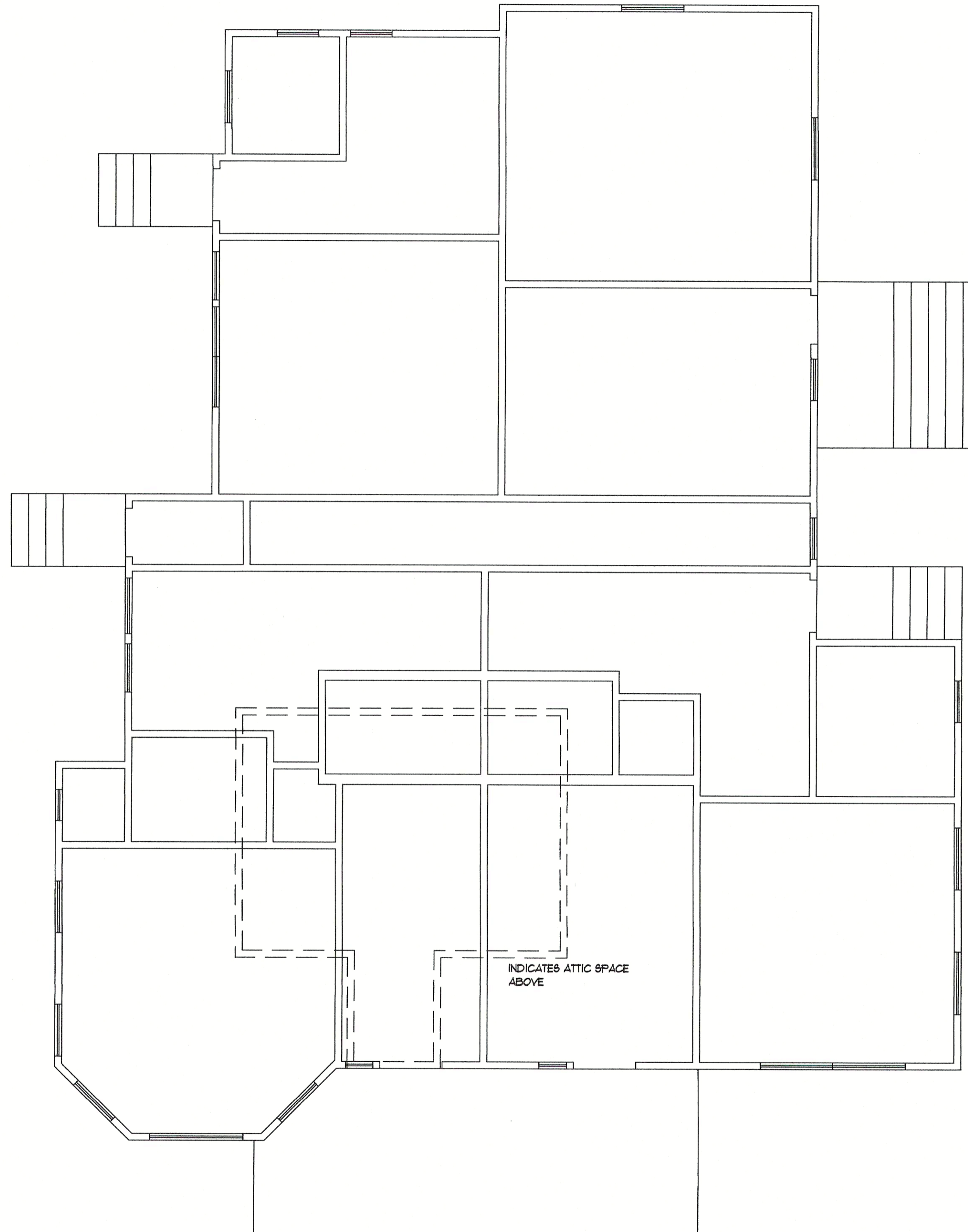




St Anthony







EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"