

# HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

**HDRC CASE NO:** 2020-109  
**ADDRESS:** 407 KENDALL ST  
**LEGAL DESCRIPTION:** NCB 1744 BLK 12 LOT 11 (KENDALL URBAN SUBD)  
**ZONING:** IDZ,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Lesa Rathjen /RATHJEN LESA B  
**OWNER:** Lesa Rathjen /RATHJEN LESA B  
**TYPE OF WORK:** Construction of an ADA ramp  
**APPLICATION RECEIVED:** February 20, 2020  
**60-DAY REVIEW:** April 20, 2020  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct an ADA ramp off the front porch.

## 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

- 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 407 Kendall St is a 2-story single family home constructed circa 2016. The structure is non-contributing to the Tobin Hill Historic District.
- b. RAMP – The applicant has proposed to construct a permanent ADA ramp from the existing front porch. Presently, a temporary wooden ramp exists and the proposed new ramp would be installed in the same location. The ramp would extend from the front porch to the front yard and would be visible from the public right-of-way. The final materials have not been specified. Staff finds that the ramp would be minimally impactful to the structure and the public right-of-way and finds it appropriate with the stipulations listed in the recommendation.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through b with the following stipulations:

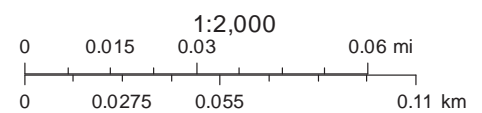
- i. That the applicant submits a site drawing and elevation drawings of the proposed ramp with dimensions indicated for staff review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits final material specifications for staff review and approval prior to the issuance of a Certificate of Appropriateness.

# City of San Antonio One Stop



March 11, 2020

— User drawn lines





front  
entry

Covered  
Front  
porch

8'

Landing

front of house

4'

4'

11 1/2'

Ramp Down  
SL: 1 1/4" Per 1'-0"

12'

16'5"

Grass

34"

Grass

Rob Iron fence

Exist.  
sidewalk





407

409

WELCOME



