HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO: 2021-034

ADDRESS: 511 VILLITA ST

LEGAL DESCRIPTION: NCB 142 BLK LOT 12

ZONING: D, H, RIO-3

CITY COUNCIL DIST.: 1

DISTRICT: La Villita Historic District

LANDMARK: Dashiell House **APPLICANT:** Sam Panchevre

OWNER: Vincent Michael/San Antonio Conservation Society
TYPE OF WORK: Leveling patio, adding ADA access ramp and lift

APPLICATION RECEIVED: December 28, 2020

60-DAY REVIEW: Not applicable due to City Council Emergency Orders

CASE MANAGER: Edward Hall

REOUEST:

The applicant is requesting a Certificate of Appropriateness for approval to level the existing, outdoor patio while installing an ADA lift within an existing stair, installing an ADA ramp, and relocating an existing site fence to be adjacent to the public right of way. The proposed scope of work will not take place at the river level and will not impact historic River Walk elements.

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:

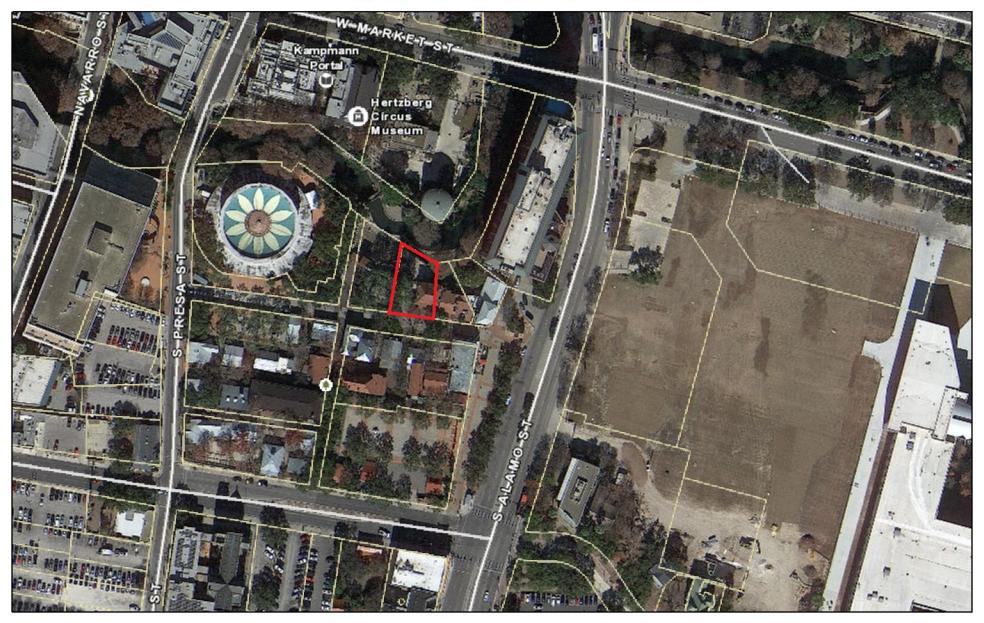
- a. The historic structure at 511 Villita, commonly known as the Jeremiah Dashiell House was constructed circa 1850. The structure is contributing to the La Villita Historic District. At this time, the applicant is requesting a Certificate of Appropriateness for approval to level the existing, outdoor patio while installing an ADA lift within an existing stair, installing an ADA ramp, and relocating an existing site fence to be adjacent to the public right of way. The proposed scope of work will not take place at the river level and will not impact historic River Walk elements.
- b. ADA Lift The applicant has proposed to install an ADA lift within an existing stair, on site. The existing stair and stone work were installed circa 2005. Staff finds the proposed lift installation to be appropriate.
- c. RAMP The applicant has proposed to install an ADA ramp. The applicant has noted that the ramp can be constructed of concrete and be clad in stone. Staff finds the installation of the ramp to be appropriate provided that concrete and stone are used in place of an aluminum ramp.
- d. FENCE RELOCATION The applicant has proposed to relocate an existing, wrought iron fence to be adjacent to the right of way from its current location, approximately fifteen (15) feet within the property line. Staff finds this relocation to be appropriate.
- e. ARCHAEOLOGY The project area is located within a River Improvement Overlay District, the San Antonio Downtown and River Walk Historic District National Register of Historic Places District, La Villita National Register of Historic Places District, La Villita Local Historic District, and is a designated Local Historic Landmark. In addition, the property is in close proximity to previously recorded archaeological site 41BX917. Furthermore, a review of historic archival documents identifies buildings near to the property as early as 1767. The project area is also within the reported general location of the second site of Mission San Antonio de Valero (The Alamo). Therefore, archaeological investigations should occur if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the stipulation that the proposed ADA ramp feature concrete construction and features sides that are clad in stone, comparable to the existing stone on site.

ARCHAEOLOGY – Archaeological investigations should occur if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



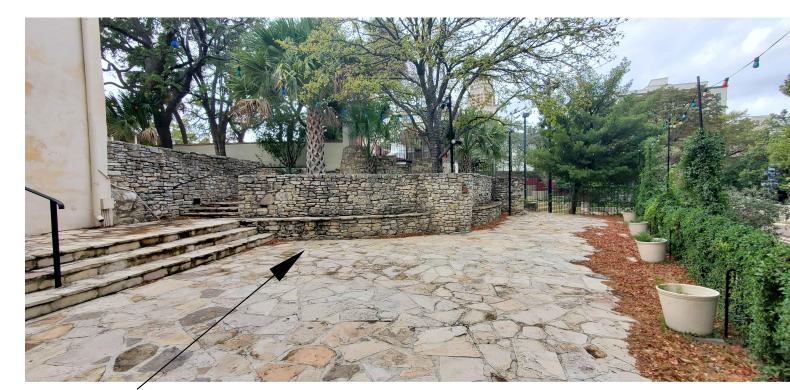
January 29, 2021



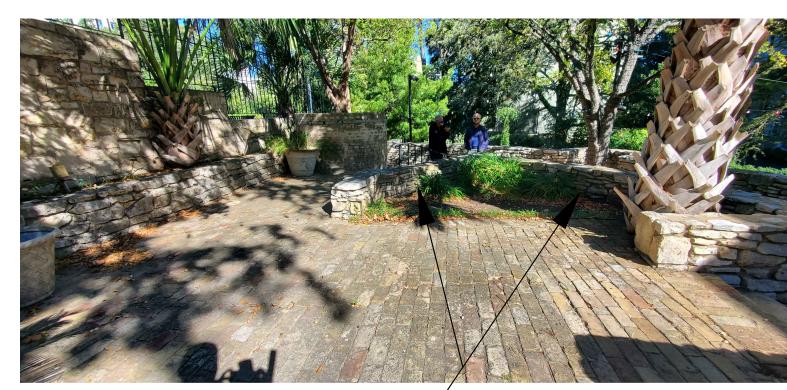
SOUTH & WEST SIDE (#1 - No Demo)



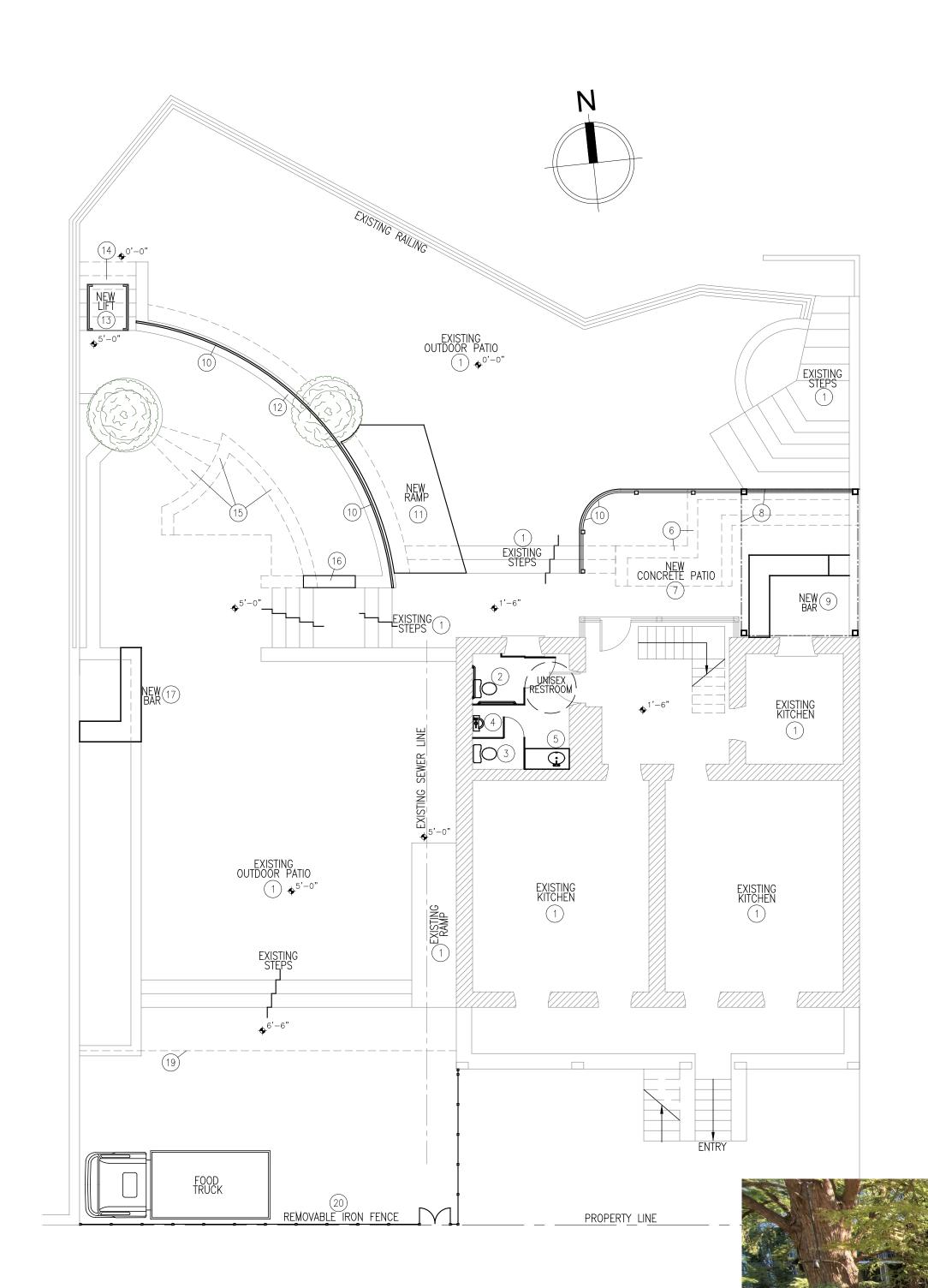
EXISTING OUTDOOR PATIO & RAMP (#1 - No Demo)



#11 - NEW CONCRETE HANDICAP RAMP



#15 - DEMO EXISTING STONE PLANTERS/STEPS



EXISTING CONDITIONS - DEMO PLAN

#16 - EXTEND EXISTING RETENTION STONE WALL





#13 - NEW MECHANICAL LIFT #14 - DEMO EXISTING CONCRETE STEPS

<u>DEMO NOTES:</u>

EXISTING STONE PLANTERS REMODELING

NOTES: #6, #7, #8, #9, #10

- NEW HANDICAP TOILET W/ STALL.
 NEW STALL.
 NEW URINAL.
 NEW SINGLE VANITY.

- DEMO EXISTING STONE PLANTERS/STEPS. BUILD NEW CONCRETE PATIO PLATFORM.
- 8. BUILD NEW LIGHT CONCRETE PLATFORM W/
 Ø6"" STL. AND STL. BEAMS, EXISTING AC
 EQUIPMENT TO BE RELOCATED ON TOP OF
 THIS PLATFORM.
 9. NEW OUTSIDE BAR UNDER WOOD PLATFORM.
- 10. NEW RAILING. 11. NEW CONCRETE HANDICAP RAMP.

- NEW CONCRETE HANDICAP RAMP.
 EXISTING RETENTION WALL (NO DEMO).
 NEW MECHANICAL LIFT.
 DEMO EXISTING CONCRETE STEPS.
 DEMO EXISTING STONE PLANTERS/STEPS.
 EXTEND EXISTING RETENTION STONE WALL.
 NEW OUTDOOR BAR.
 DEMO PARTIAL STEPS TO BUILD NEW CONCRETE RAMP.
 REMOVE EXISTING IRON FENCE.
 INSTALL NEW REMOVABLE IRON FENCE/GATE ON THE PROPERTY LINE.

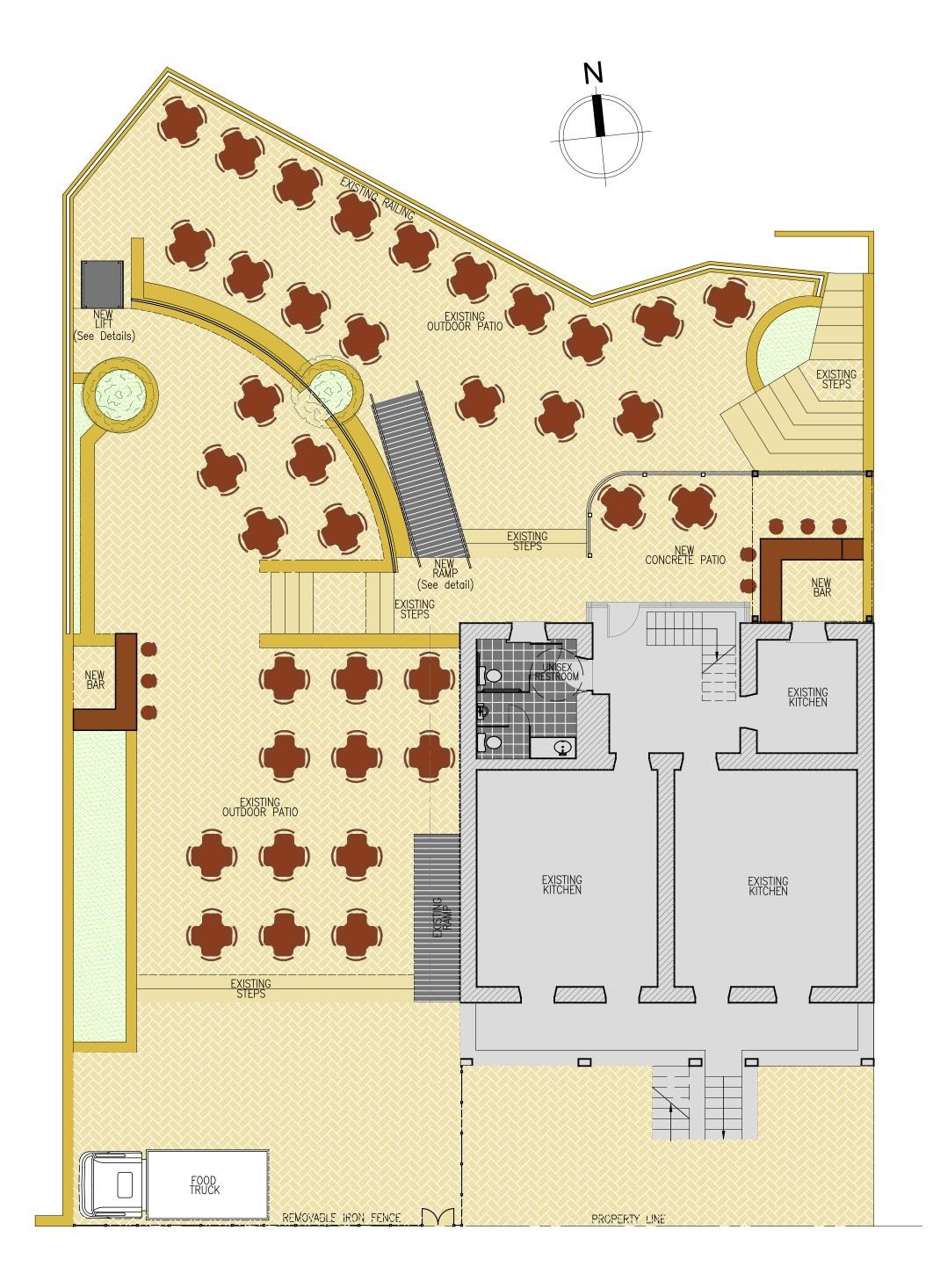


EXISTING RESTROOM REMODELING NOTES: #2, #3, #4, #5

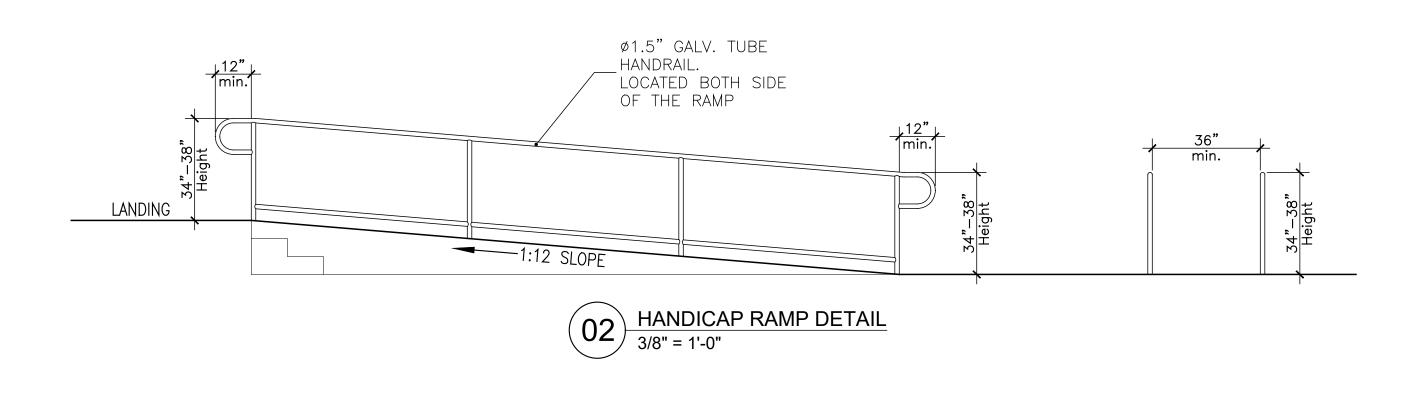
REMODELING CONDITIONS REET (78205 RESTAUR, EXISTING

> ARCHITECTURAL DESIGN ASSOCIATES, INC. 1123 Babcock Rd. Ste. 2 San Antonio, TX 78201 210.734.3400 ahmartada@aol.com

DRAWN BY: WalCAD 01/06/2021 CHECK BY: AM PROJ. #: NN SCALE: AS SHOWN SHEET #:



01 NEW SITE PLAN
1/8" = 1'-0"



HERCULES Vertical Platform Lift

The AmeriGlide Hercules Platform Lift is a compact and powerful wheelchair lift that is designed for the harsh North American climates. Equiped with a Direct Acme Screw Drive, the HERCULES offers smooth acceleration and deceleration while cutting cabin noise and vibration.

The HERCULES Vertical Platform Lift provides the user a seamless and safe experience. A series of safety features including; emergency stop button, emergency lowering hand-wheel and obstacle detection offer the peace of mind when operating the lift.

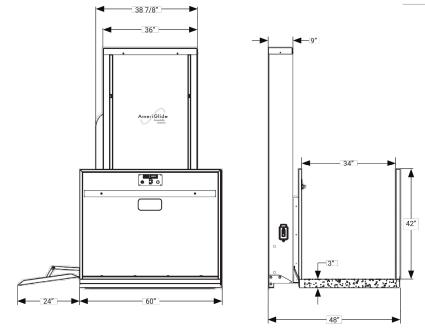
PERFORMANCE SPECIFICATIONS

Use	Residential & Commercial
Power Supply	110VAC & 24VDC
Drive System	Direct Acme Screw Drive
Motor	1 HP, 24VDC
Maximum Capacity	750lbs (340 kg) or 1000lbs (454 kg)
Maximum Travel	Up to 160 inches (406.4 cm)
Travel Speed	12 feet per minute (0.06 m/s)

PLATFORM & CABIN SPECIFICATIONS

Tower Configuration	Left & Right Tower Configuration
Platform Configuration	0°, 90° & 180°
Platform Dimension	34" X 54" (864 mm x 1372 mm)
	34" X 60" (864 mm x 1524 mm)
	36" X 54" (915 mm x 1372 mm)
	36" X 60" (915 mm x 1372 mm)
	Custom: 30" to 42" W & 46" to 66" L
Cabin Height	42" Standard Cab
	80" Outdoor Full Cab

Platform Canopy



IERC-44	Travel 44 inches with 72" Tower
HERC-64	Travel 64 inches with 92" Tower
HERC-78	Travel 78 inches with 108" Tower
HERC-98	Travel 98 inches with 126" Tower
IERC-115	Travel 115 inches with 158" Tower
IERC-130	Travel 130 inches with 158" Tower
HERC-160	Travel 160 inches with 190" Tower

COMPLIANCE INFORMATION Certifications CSA B613, B355, ASME 17.1, ASME 18.1

AmeriGlide Accessibility Solutions

AMERIGLIDE.COM

Design your **HERCULES**

DOOR AND GATES

34" or 36" X 42" Gate

36" X 80" - Lexan Door

38" X 80" - Lexan Door

32", 38", 40" or 42" X 42" Gate

36" X 80" - Exterior Flush Door

38" X 80" - Interior Wooden Flush Door

36" X 80" - Steel Fire-Rated 1.5 Hours

38" X 80" - Steel Fire-Rated 1.5 Hours

POWER SUPPLY 110VAC, 60Hz, 20A GFCI OUTLET

24VDC, 2 x U1 12V Batteries LOAD CAPACITY 750 LBS 1000 LBS

TRAVEL HEIGHT 44" 64" 78" 98" 115" 130" 160"

CABIN HEIGHT 42" Standard Cabin 80" Outdoor Full Cabin Cabin Canopy

180° Degree

PLATFORM CONFIGURATION 0° Degree 90° Degree

34" X 54" (864 mm x 1372 mm)

34" X 60" (864 mm x 1524 mm) 36" X 54" (915 mm x 1372 mm) 36" X 60" (915 mm x 1372 mm) Custom: 30" to 42" W & 46" to 66" L

CALL STATIONS Flush Mounted Surface Mounted Call Post Top Gate Frame Mounted No Key

Type 455

PAINT Standard Color Atlas Grey Type 2252 (Included in Commercial Kit) Custom Color (RAL Universal Chart) Stainless Steel

STANDARD EQUIPTMENT Lower & Upper Landing Orientation Safety Underpan Emergency Alarm Galvanized Steel Platform 42" H **Emergency Lowering Device** 36" X 80" - Interior Wooden Flush Door Automatic Folding Ramp Key Lock Switches

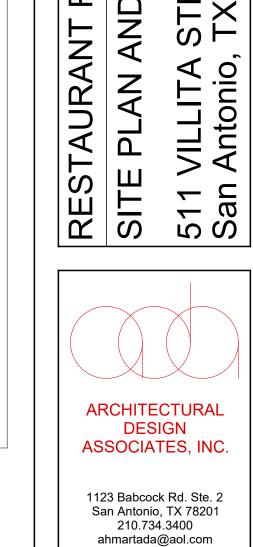
Pit Switches Continuous Pressure Rocker Switches For pricing and ordering

Visit an AmeriGlide showroom Online at www.ameriglide.com By phone: 800-990-8268

✓ AmeriGlide Accessibility Solutions

AMERIGLIDE.COM





REMODELING ID DETAILS

AND DETAIL

VILLITA Antonio,

DRAWN BY: WalCAD 01/06/2021 CHECK BY: AM PROJ. #: NN SCALE: AS SHOWN SHEET #:

