

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2025

HDRC CASE NO: 2025-003
ADDRESS: 1303 S MAIN AVE
LEGAL DESCRIPTION: NCB 2564 BLK F LOT W 75 FT OF 7 & 8
ZONING: MF-33 S, H
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
APPLICANT: Ashley Durbin/LK Design Group
OWNER: Martin Garcia/LORENZO ENTERPRISES LP
TYPE OF WORK: ADA ramp installation
APPLICATION RECEIVED: January 06, 2025
60-DAY REVIEW: March 07, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install an ADA ramp at the NE corner of the structure around the front porch.
2. Install new handrails and balusters along the first and second floors of the existing front porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

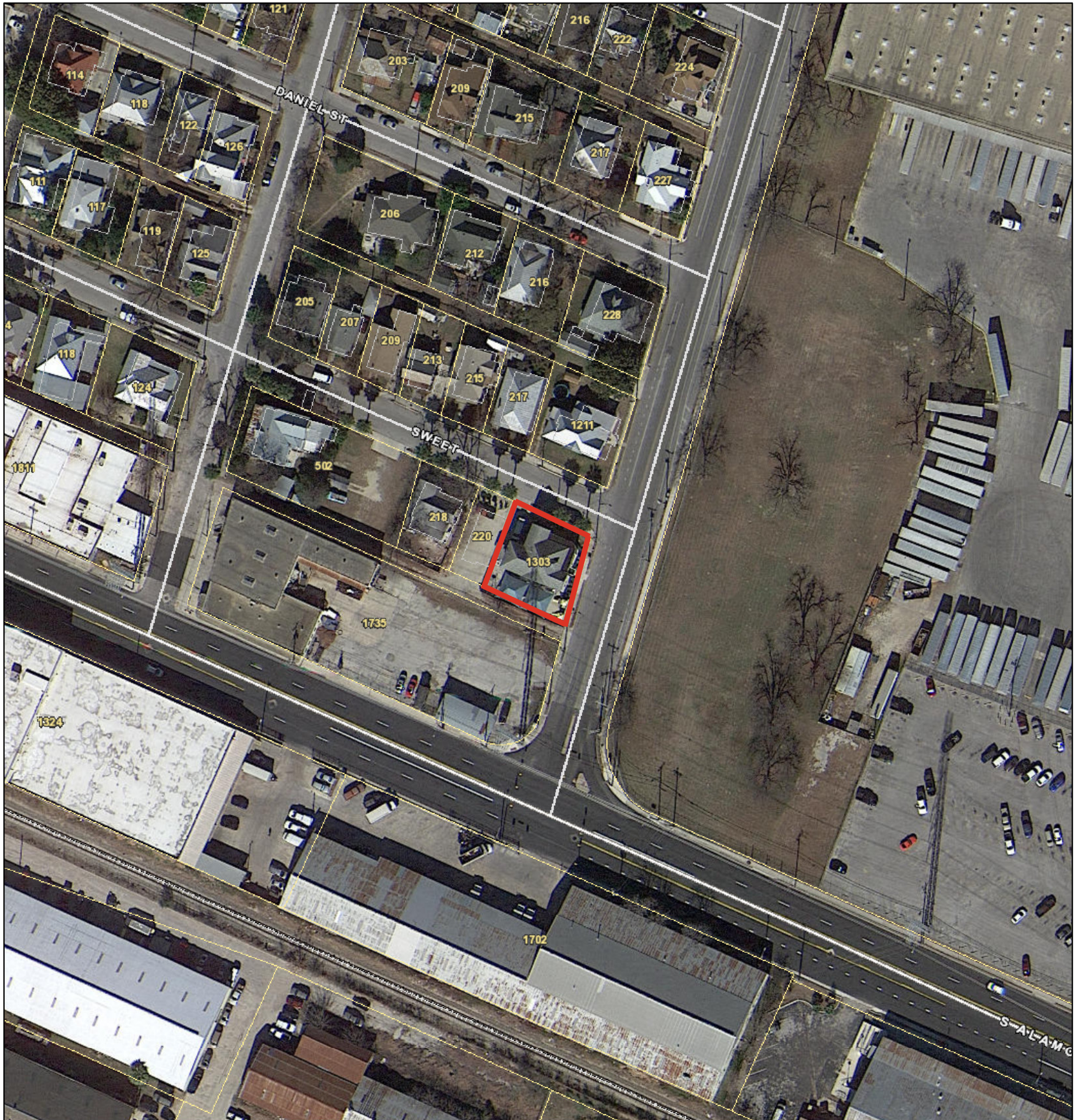
FINDINGS:

- a. The primary structure located at 1303 S Main is a 2-story, single-family structure built in the Folk Victorian style. The structure was moved across the street from where it originally stood at 1114 S Main (formerly 402 Frasch) sometime after 1983 when the property (Lot 5 NCB 2565) was conveyed to CH Guenther & Sons (Pioneer Flour Company). The structure at 402 Frasch (1114 S Main) first appears on the 1912 Sanborn map. The structure features a front gable and wing configuration, a 2-story wraparound porch, a shingled hipped primary roof form with a central dormer and fish scale siding at the front gable. The property is contributing to the Nathan Historic District.
- b. ADA RAMP INSTALLATION – The applicant has proposed to install a ramp at the NE corner of the structure surrounding the existing wraparound porch. The applicant has proposed to construct the ramp from wood posts, trim, joists, top and base rails, wooden handrails, balusters, skirting and decking. The ramp will be accessed at the Eastern and Northern sides of the front porch. Section 8 of the Guidelines for Site Elements states that applicants should minimize the damage to the historic character and materials of the building while complying with all aspects of accessibility requirements, that the preferred location of new ramps is at the side or rear of the building when convenient for the user, and that ramps should be designed to complement 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. The ramp will be visible from the public right-of-way; however, the applicant has proposed to install handrails in keeping with the existing railing design and will paint the ramp to complement the existing structure. Staff finds that the proposed ramp consistent with the Guidelines.
- c. ARCHITECTURAL FEATURES (RAILING & BALUSTERS) – The applicant has proposed to replace the first and second floor handrails and balusters that match existing in design and material. The Guidelines for Exterior Maintenance and Alterations 7.a.ii states that balusters should be replaced in-kind and that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing. Staff finds the proposed railing appropriate.

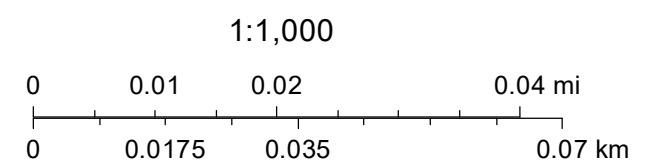
RECOMMENDATION:

Staff recommends approval to install an ADA ramp at the NE corner of the structure as well as replacement of the railings and balusters of the first and second floors of the existing porch based on findings a through c.

City of San Antonio One Stop



January 30, 2025



State: Texas

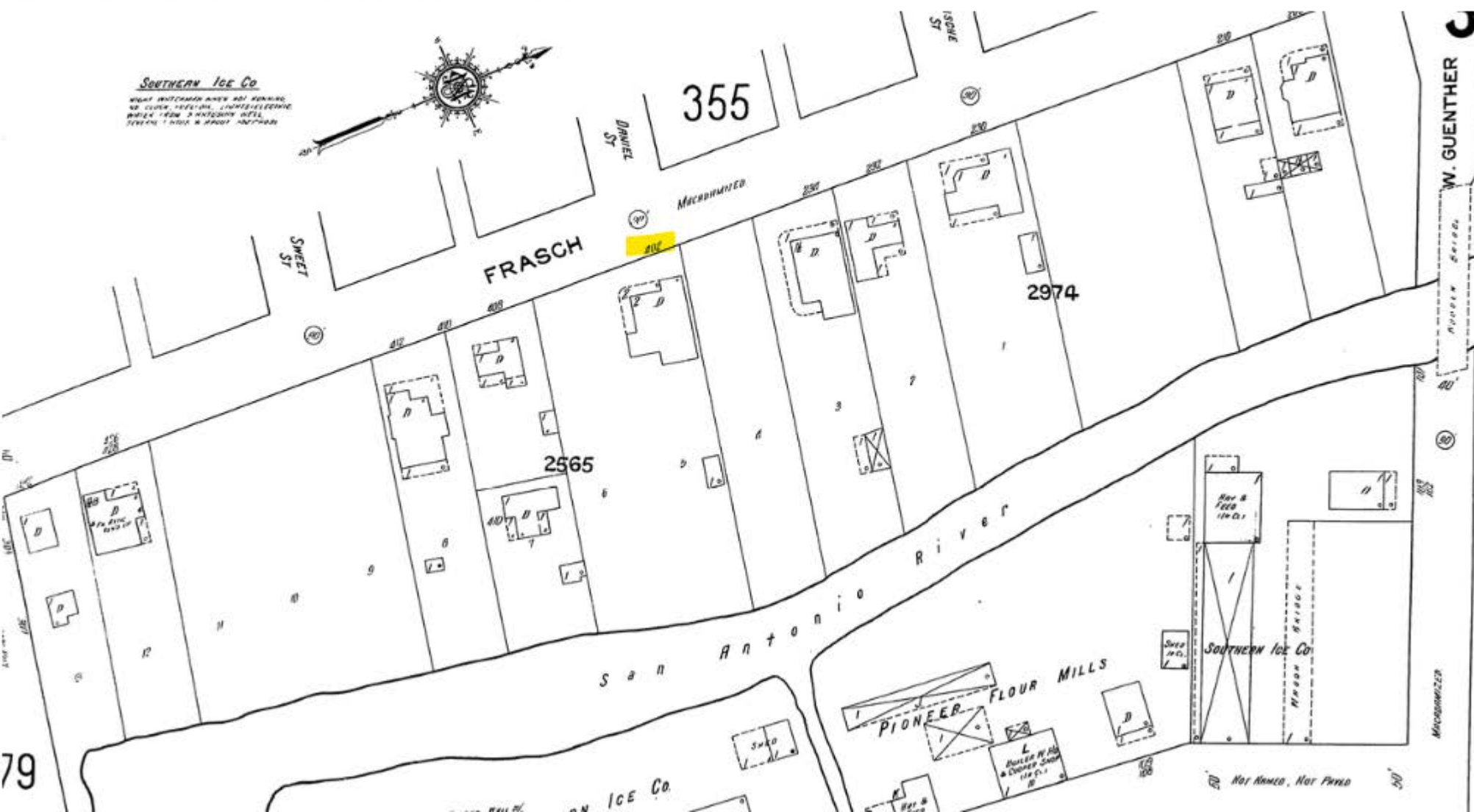
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Date: 1911-1924

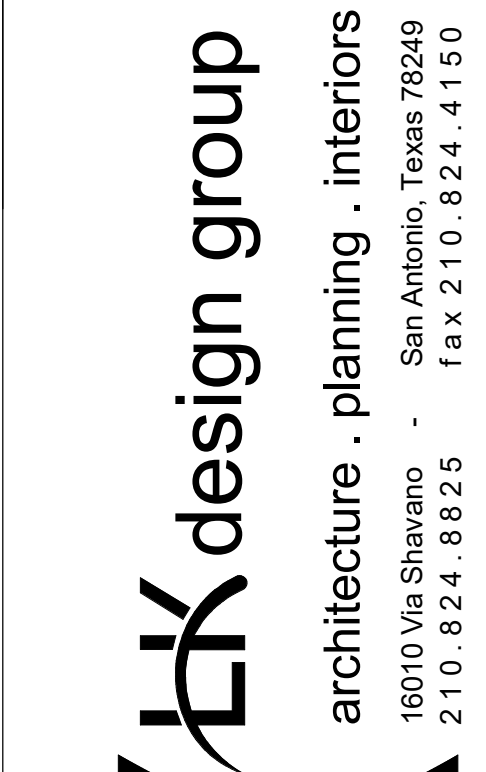
Volume: vol. 4, 1912



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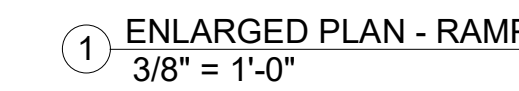
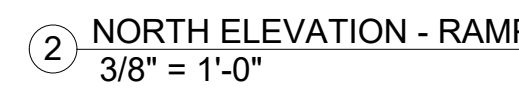
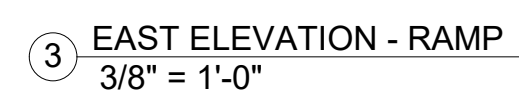




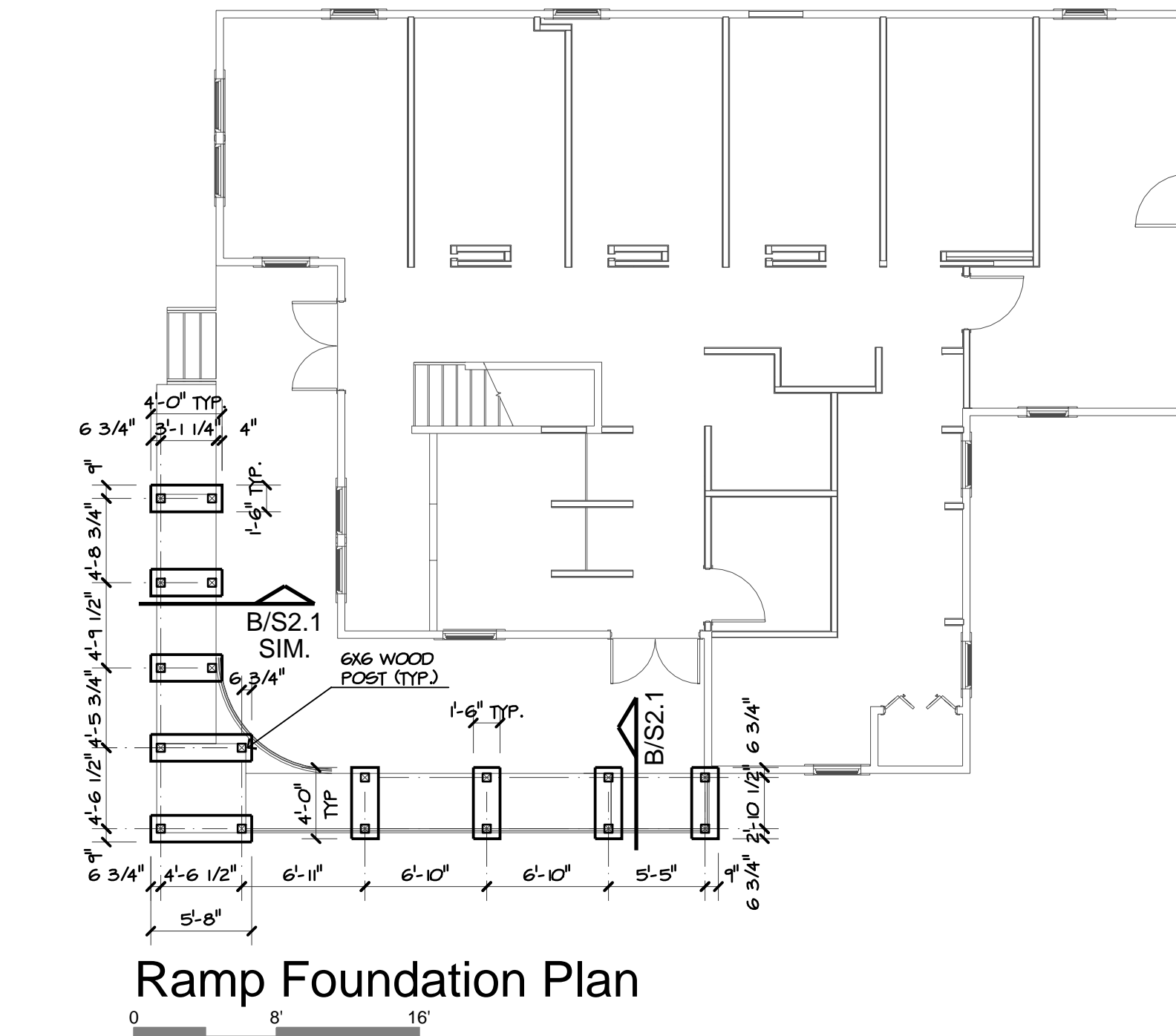
**Dental Offices of
Dr. Garcia**
1303 South Main Avenue
San Antonio, TX 78204

PROJECT NO.:	24
PROJECT MGR:	/
ASSISTED BY:	'
DATE:	01/23/20

A3.2



A



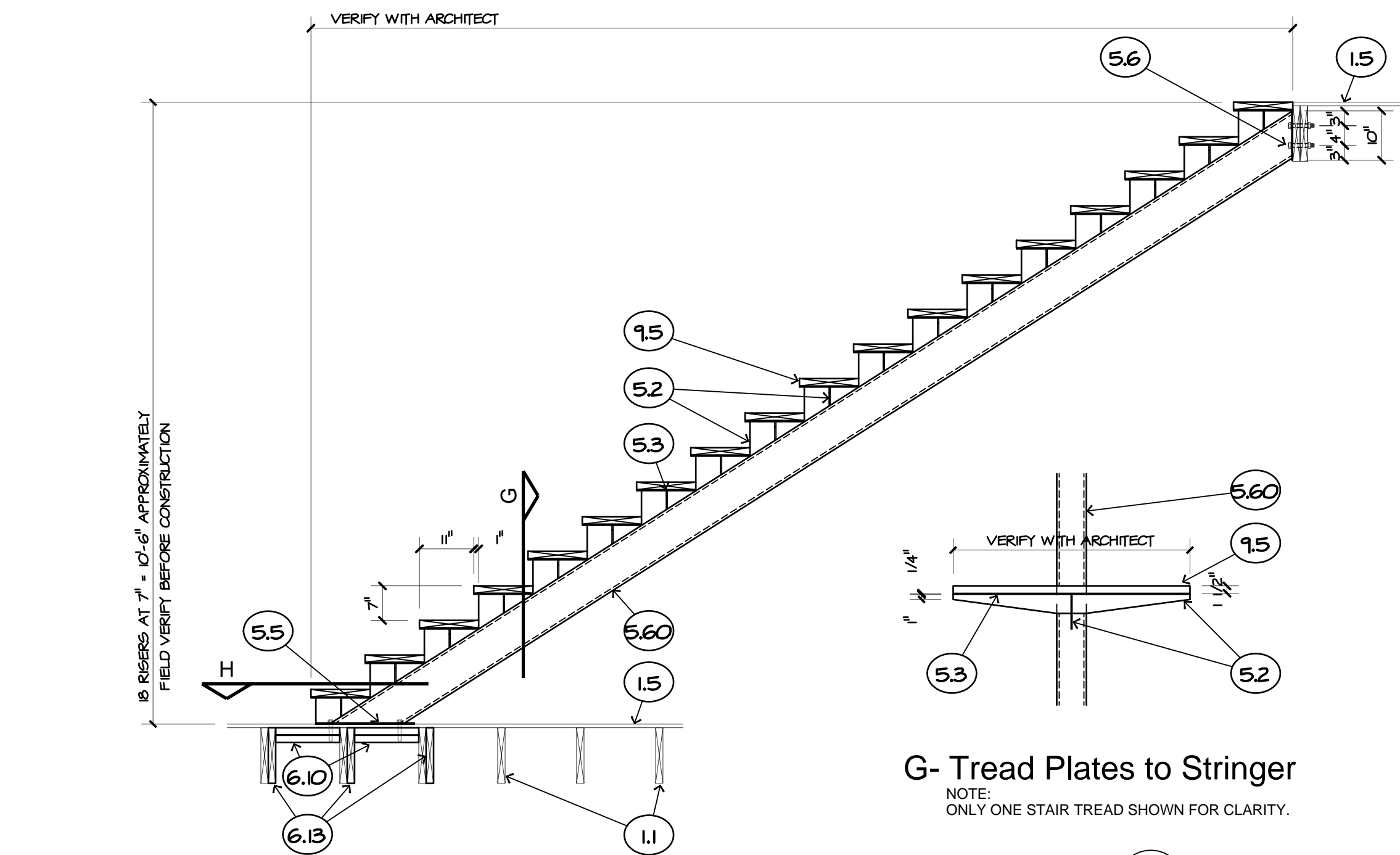
<div>Ramp Foundation & Framing Plans</div>		<div>SCALE: AS INDICATED</div>	
<div>DR. GARCIA OFFICE RENOVATION</div>		<div>PROJECT NO: 24399-0</div>	
<div>1303 S. MAIN AVENUE SAN ANTONIO, TEXAS 78204</div>		<div>DATE: 12.11.2024</div>	
<div>SHEET NO:</div>		<div>S1.2</div>	

D

C

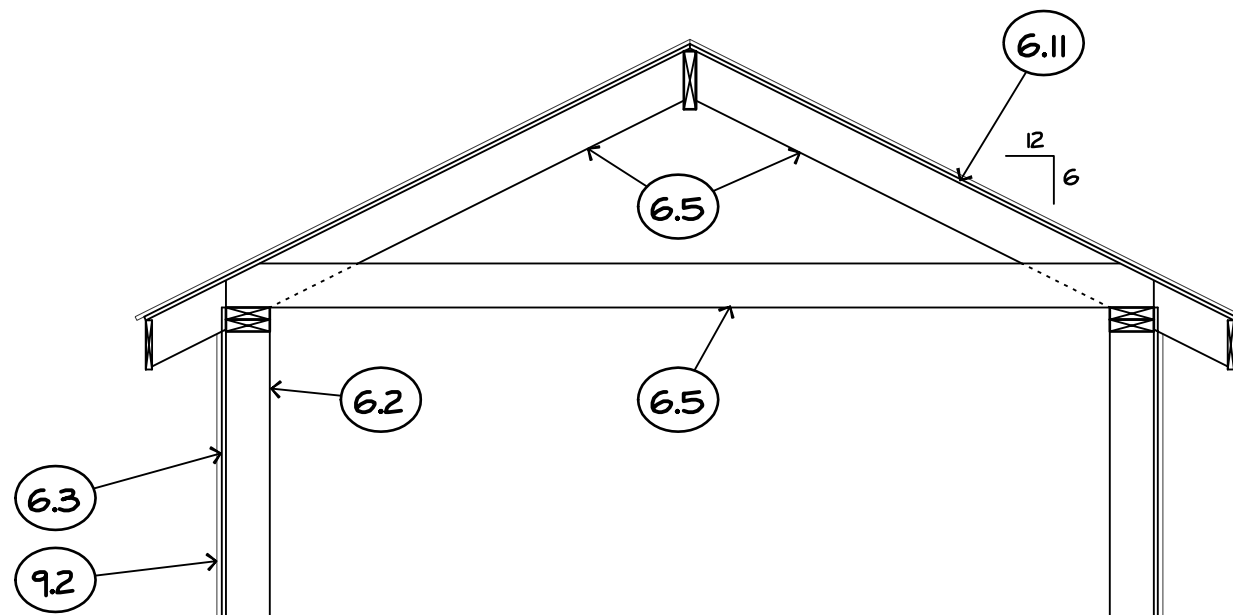
B

A

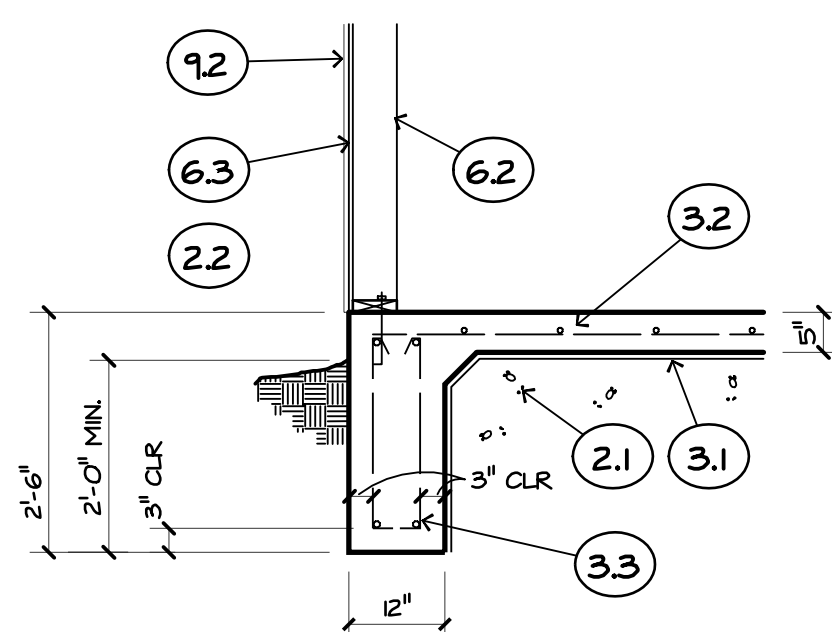


F- Stair Stringer to Existing Floor

NOTE:
DETAIL SHOWN FOR ILLUSTRATION PURPOSES ONLY.
FIELD VERIFY ALL DIMENSIONS.
FLOOR ELEVATIONS SHALL BE FIELD VERIFIED
BEFORE CONSTRUCTION.



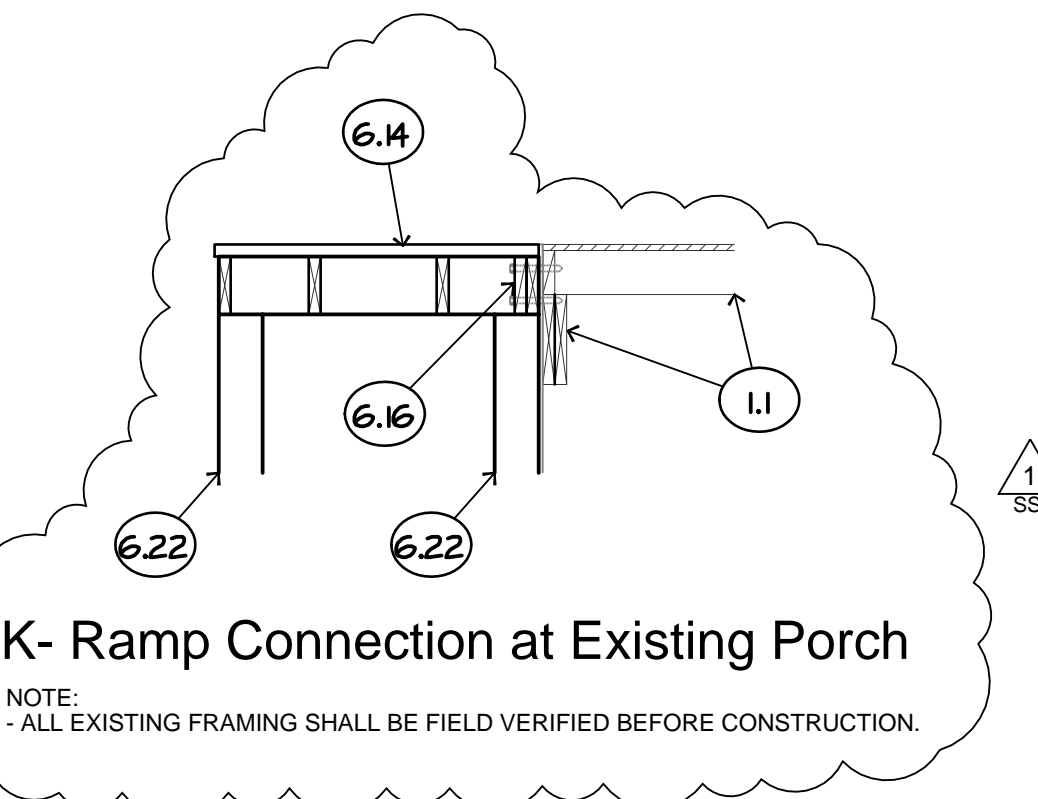
C- Framing at Mechanical Room



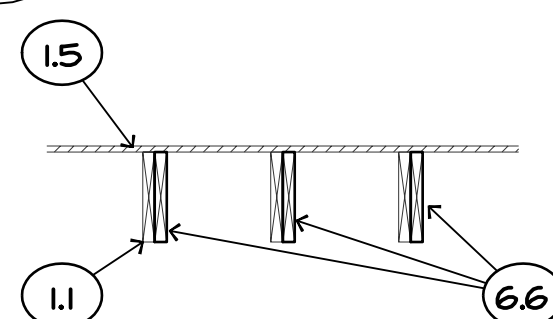
A- Wall to Foundation

G- Tread Plates to Stringer

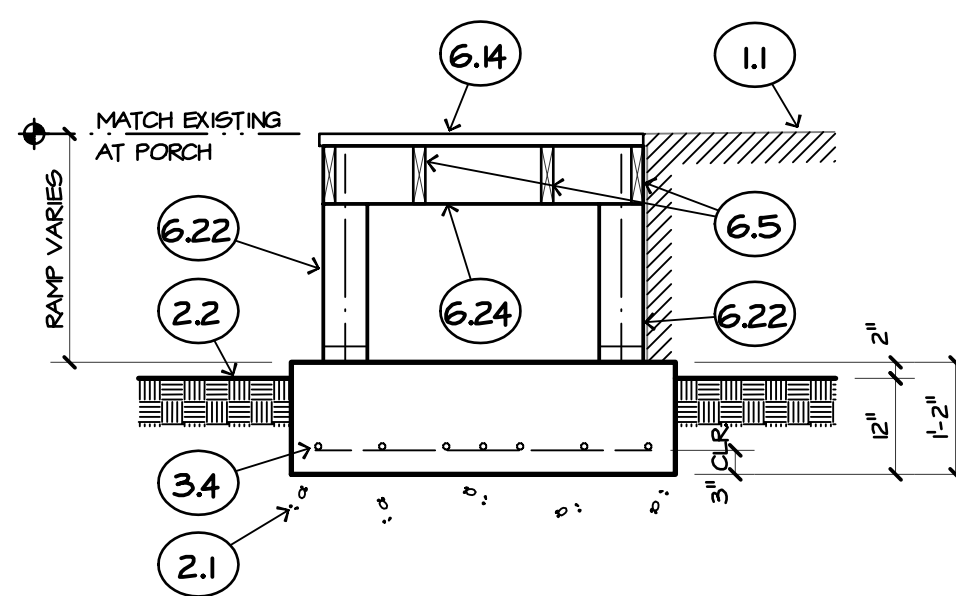
NOTE:
ONLY ONE STAIR TREAD SHOWN FOR CLARITY.



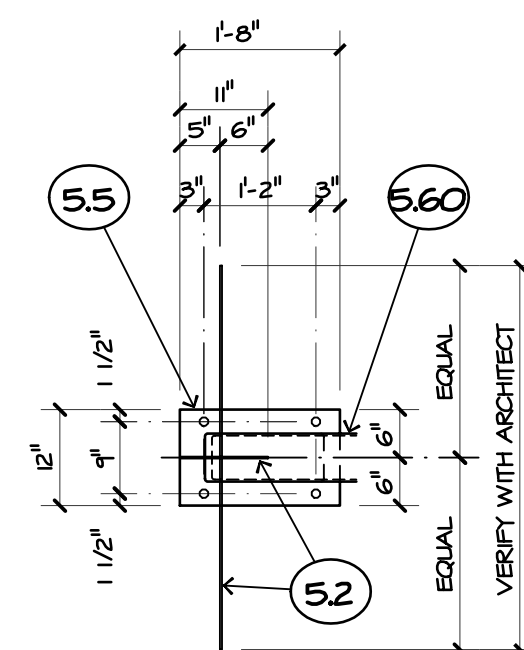
D- Reinforcing at Existing Joists



E- Header to Existing Joists



B- Ramp at Existing Porch



H- Stringer to Base Plate

NOTE:
TREAD PLATE NOT SHOWN FOR CLARITY.

Keynotes:

- 1.1) Existing 2x floor joist/beam framing to remain.
- 1.2) Existing 2x roof/ceiling framing to remain.
- 1.5) Existing plywood floor/roof deck to remain.
- 2.1) Select structural compacted fill.
- 2.2) Final drainage of surface water from under floor and landscaped areas shall be constructed in a manner as to direct water shed away from the foundation.
- 3.1) 15 mil thick polyolefin vapor barrier, type recommended to be in contact with the soil or fill under a concrete slab, listed in ASTM 1745 Class A with a permeance less than 0.01 before and after mandatory conditioning test per ASTM E1745 Section 7 (7.1.1-7.1.5) as determined by ASTM E96 or F1249. Polyethylene is not acceptable. Install vapor barrier solidly within and below slab surface with joints lapped at least 6 inches and taped continuously with recommended pressure-sensitive tape. Extend vapor barrier down the sides of the beam trenches and terminate so that it does not extend across the trench bottom. Contractor and Architect (not structural engineer) shall verify with manufacturer's representative that vapor barrier selected is installed in accordance with ASTM E1643-18a. Acceptable manufacturers include Siego, Reef Industries, and Fortifiber only with no alternative submittals permitted.
- 3.2) #4 at 16 inches on center each way, located within the upper 1/3 of concrete slab thickness, but below sawcut. Extend slab reinforcing to top / outside perimeter beam bar. Start slab steel spacing not more than 6 inches from top inside beam bar. Add 3-#4 diagonal bars x 4' long above typical slab reinforcing at all slab interior corners. Add #4 1/2" bars at 12 inches on center where slab steps down greater than 3 inches.
- 3.3) 2-#6 continuous beam reinforcing bars top and bottom with #3 stirrups at 18" on center. Start stirrup spacing at ends of horizontal beam bars. Lap #6 1/2" bars to horizontal bars where beam steps down greater than 3". Lap 2-#6 corner bars top and 2-#6 corner bars bottom to horizontal beam bars at all beam corners and dead end beam intersections. For beams with depth exceeding 3'-0", add #4 continuous mid-height horizontal bars at each beam face at 12" on center.
- 3.4) Footing reinforcing shall be #6 bars at 8" on center both ways 3' clear from bottom of footing.
- 5.2) 1/4" steel bracing plates welded to stair spine and tread plate - verify dimensions.
- 5.3) 1/4" steel tread plate welded to stringer and bracing plates. Tread plate to have the same dimensional size at wood stair tread. Verify dimensions.
- 5.5) 12" x 1'-8" x 1/4" thick steel stringer base plate welded to stringer and attached to floor framing with 4- 5/8" diameter lag bolts. Lag bolts to penetrate new 2x double blocking (keynote 6.10). Verify length.
- 5.6) 12" x 10" x 1/4" thick steel plate welded to stringer and attached to existing floor beam with 4- 3/4" diameter through bolts.
- 5.60) HSS 8" x 6" x 1/4" stair stringer miter cut and shop welded.
- 6.2) Wood stud walls shall be framed with 2x6 at 16" on center.

Install double and/or triple studs at all beam bearing points. In addition, studs shall be doubled at all angles, corners, and around all openings. Not less than 3 studs shall be installed at each wall corner. Block between corner studs and nail along full height of stud with 16d nails at least at 24" on center.

Provide a continuous sole plate at the bottom of all stud walls. Wall sole plates shall be galvanized. Place anchors at a maximum of 32" on center spacing unless otherwise noted and within 12" from ends of discontinuous plates. Toenail each stud to sole plate with at least 4- 8d nails or end nail with at least 2- 6d nails. Face nail sole plates in upper level walls with 16d nails at least at 16" on center.

Provide a continuous double plate at the top of all wall studs. End joints in double top plates shall be offset at least 48 inches. Corner joints in double top plates shall be lapped and face nailed with at least 2- 16d nails. End nail top plate to each stud with at least 2- 16d nails. Face nail top plates with 16d nails at least at 16" on center.
- 6.3) Plywood wall sheathing shall be 7/16" APA rated sheathing, exposure 1.

Attachment shall be with 10d nails spaced at 6 inches on center at edges and 12 inches on center at intermediate supports.

Staples shall NOT be used in place of nails.
- 6.4) Header - see plan.

At headers less than 4 feet wide, provide a single cripple stud below each end of header nailed to a single full height stud. Toenail header at each end on each side to studs with 1- 16d nail per 2" nominal depth of header.

At headers 4 feet wide and wider, provide double cripple studs below each end of header nailed to double full height studs. Toenail header at each end on each side to studs with 1- 16d nail per 2" nominal depth of header.
- 6.5) 2x wood joist - see plan.

Joists shall be installed upright (crowns up) and held in a straight line. Joists shall be full bearing over entire plate width. Toenail joist to each support with at least 3- 8d nails. Provide solid full depth blocking in all conventionally framed spans over 8'-0". Maximum distance between blocking and bearing shall be 8'-0". Provide solid blocking at all supports.

Bored holes required in joists shall be limited to 1/5 the joist depth and shall be no closer than 2" from the top or bottom of the joist or no closer than 24" from a support.
- 6.6) 3- 2x12 reinforcing member nailed to each existing floor joist at each dental chair location. Reinforcing to be full length (no splices allowed) and have full bearing over existing wall plates.
- 6.10) Double 2x12 blocking as shown in detail. Toenail with at least 4- 10d nails at each end.
- 6.11) Plywood Roof Deck shall be 7/16" APA rated deck, 48/24 Exposure 1.

Place plywood roof sheathing with required joint spaces between sheets and with end joints staggered. Plywood grain shall be perpendicular to framing. Secure sheets over firm bearing. Provide solid blocking at all plywood edges. Provide plywood sheathing clips (referred to as H clips or PSC clips) at unsupported plywood roof edges, spaced one between each support. Provide edge blocking at all roof openings. Nail to framing members at plywood edges at 6" on center and at intermediate supports at 12" on center. Nail with at least 8d common nails.
- 6.12) Simpson Strong-Tie LU6 joist hangers. Install as recommended by manufacturer.
- 6.13) 2x12 reinforcing members as shown in detail nailed to each existing floor joist. Reinforcing to be full length (no splices allowed) and have full bearing over existing wall plates.
- 6.14) Galvanized 2 x 6 ramp deck.
- 6.16) 2x6 wood continuous blocking at ramp to existing connection. Attach to existing porch framing with 2- 5/8" diameter x 6" long lag bolts spaced at 12" on center along length of landing.
- 6.22) Wood column - see plan.
- 6.24) Wood beam - see plan. Connect to column with Simpson beam post connector.
- 9.2) Exterior finish - refer to architectural.
- 9.5) Wood stair tread - refer to architectural.

Typical Structural Sections

0 2' 4'