

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2022

HDRC CASE NO: 2022-543
ADDRESS: 1146 S ALAMO ST
LEGAL DESCRIPTION: NCB 931 BLK 1 LOT 20 THRU 22
ZONING: C-2, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Courand House
APPLICANT: Vince Michael/San Antonio Conservation Society
OWNER: San Antonio Conservation Society
TYPE OF WORK: ADA ramp
APPLICATION RECEIVED: October 20, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an ADA ramp on the south elevation of the structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel be prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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 1146 S Alamo is a 2-story commercial structure that was originally constructed as a Neoclassical Revival style residence in 1906. The structure is commonly known as the Courand House and features a flat roof, brick cladding, a 2-story wraparound front porch with classical Corinthian columns, one-over-one windows, and a porte-cochere on the south elevation. The structure is contributing to the King William Historic District.
- b. **ADA RAMP INSTALLATION** – The applicant has proposed to install a ramp on the south elevation and will be located east of the existing porte-cochere to improve accessibility. The applicant has proposed to construct the ramp from wood posts, trim, joists, top and base rails, and post caps, metal handrails with metal brackets, and composite Trex decking. The ramp will be installed next to the existing pilaster and will feature two switchbacks. The ramp will be located on the existing parking lot at the south of the property and will provide

access to the side entry door. The applicant has expressed that the existing side entry configuration is likely not original to the structure. 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.

Furthermore, Guideline 8.C.ii states that ramps should be screened using appropriate landscape materials. The ramp will be visible from the public right-of-way; however, the applicant has proposed to paint the ramp and the ramp will be set behind front yard landscaping, including trees lining the parking lot and shrubbery installed outside of the existing front yard fencing. Staff finds that the proposed ramp will not damage historic resources, is fully reversible, and is consistent with the Guidelines.

RECOMMENDATION:

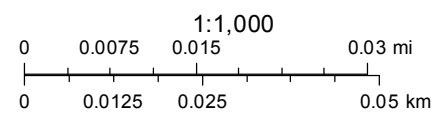
Staff recommends approval of the ADA ramp installation based on findings a through b.

City of San Antonio One Stop



November 10, 2022

— User drawn lines



GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, AND CENTERLINE OF DOOR/WINDOW OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL, UNLESS NOTED AS "w/-"
2. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING
3. ARCHITECTURAL ELEVATION - 100'-0"
4. ALL WOOD MEMBERS TO BE PRIMED AND PAINTED. PAINT TO BE SELECTED BY OWNER
5. DECORATIVE WOOD POST CAPS TO BE SELECTED BY OWNER
6. PROVIDE CONCEALED FASTENERS WHEN POSSIBLE.

KEYNOTES

- 01 DEMO GUARDRAIL AS NEEDED TO ACCOMMODATE NEW RAMP
LANDING
- 02 REMOVE EXISTING DOOR. PROVIDE NEW DOOR WITH OPPOSITE
SWING TO REPLACE EXISTING DOOR HARDWARE. COORDINATE
KEYING WITH OWNER
- 03 PROTECT EXISTING COLUMNS DURING CONSTRUCTION
- 04 PROTECT EXISTING WINDOWS DURING CONSTRUCTION
- 05 FLOOR CAP: RAMP STRUCTURE TO TAKE TO ACCOUNT DIP OF
FLOOR PANEL
- 06 EXISTING STAIR TO REMAIN; PROTECT DURING CONSTRUCTION
- 07 EXISTING PARKING LINE
- 08 6x6 DECORATIVE WOOD POST CAP. PRIME AND PAINT.
- 09 2x4 WOOD TOP RAIL. PRIME AND PAINT.
- 10 TREX HENGE 1X6 COMPOSITE DECKING. COLOR TO BE
SELECTED BY OWNER.
- 11 1-1/2" METAL HANDRAIL WITH BRACKETS FASTENED TO POSTS.
PAINT.

GENERAL CONDITIONS

1. THE GENERAL AND SUBCONTRACTOR(S) MUST COMPLY WITH ALL RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, STATE, AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES.
 2. CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS SET FORTH BY THE MANAGEMENT OF THIS BUILDING.
 3. THE CONTRACTOR SHALL ENSURE THAT CAUTION IS TAKEN TO PROTECT THE BUILDING, AND ADJACENT FINISHED AREAS FROM BECOMING DAMAGED. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S COST.
 4. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL KEEP WORK AREA IN A CLEAN AND ORDERLY MANNER, REMOVING DEBRIS ON A DAILY BASIS.
 5. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WORK.
 6. ALL DIMENSIONS AND CONDITIONS TYPED INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE ACCURATE. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS AND BEFORE PROCEEDING WITH ANY WORK. ANY DISCREPANCIES, OR ERRORS WITH EXISTING OR NEW CONDITIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING ANY WORK.
 7. VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
- REGULATIONS & PERMITS:
1. ALL WORK MUST BE PERMITTED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ASSOCIATED IMPROVEMENTS.
- CONTRACTOR REVIEW:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE, AS SHOWN, BEFORE SUBMITTING FINAL PRICING AND PROCEEDING WITH CONSTRUCTION.
 2. FAILURE TO REPORT A CONFLICT IN THE CONTRACT DOCUMENTS SHALL BE DEEMED EVIDENCE THAT THE CONTRACTOR HAS ELECTED TO PROCEED IN THE MORE EXPENSIVE MANNER.
 3. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
- DEMOLITION:
1. PROTECT EXISTING STRUCTURES, WALLS, ETC. AS REQUIRED DURING DEMOLITION. ANY DAMAGE TO THESE AREAS SHALL BE REPAIRED IMMEDIATELY TO THE ARCHITECT AND REPAIRED OR REPERMANENTED AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR.
 2. PATCH ALL SURFACES AND AREAS AFFECTED BY DEMOLITION AND PREPARE FOR NEW CONSTRUCTION.

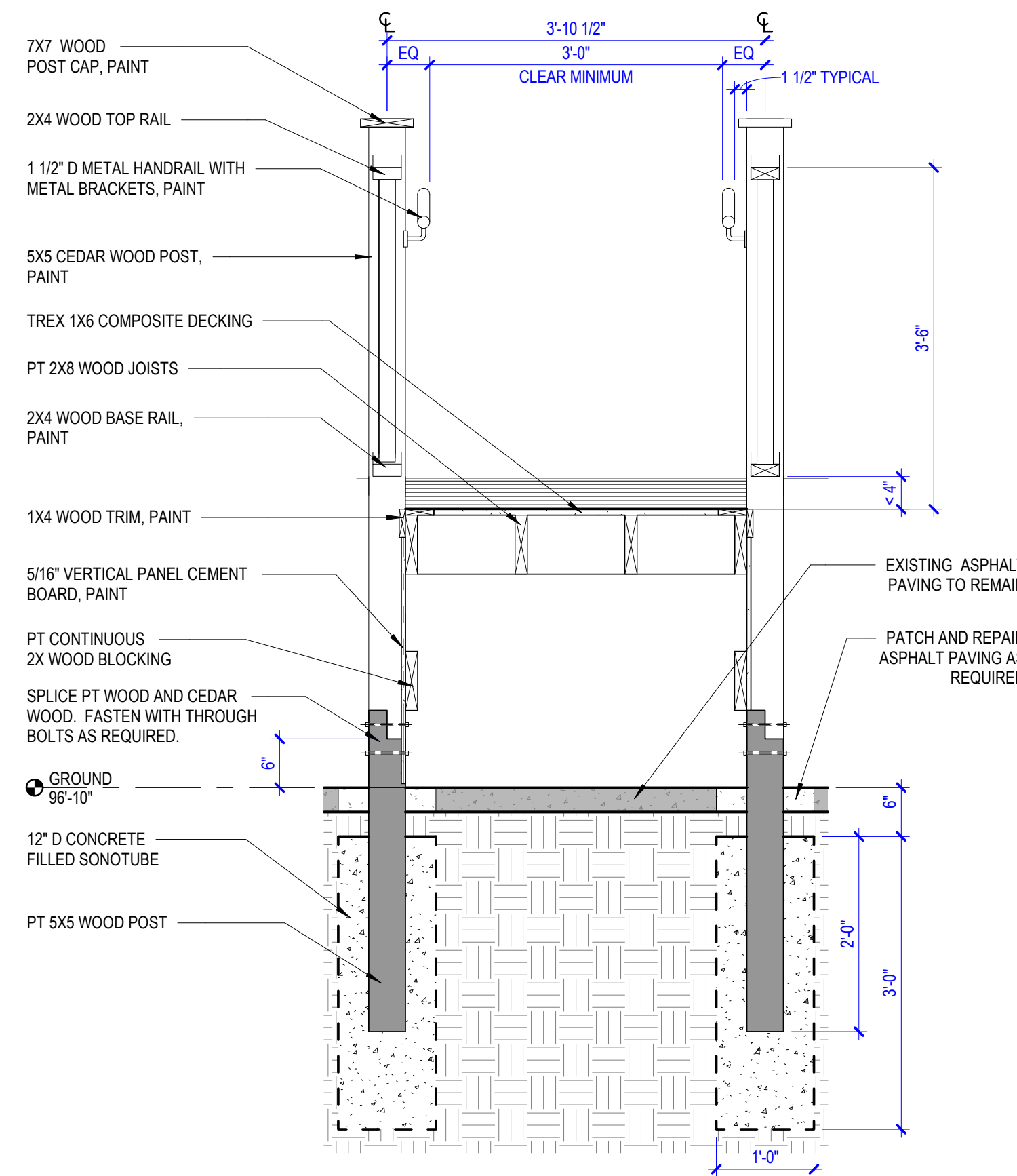
PROJECT:
CONSERVATION SOCIETY OF SAN ANTONIO

SHEET TITLE:
PLANS AND DETAILS

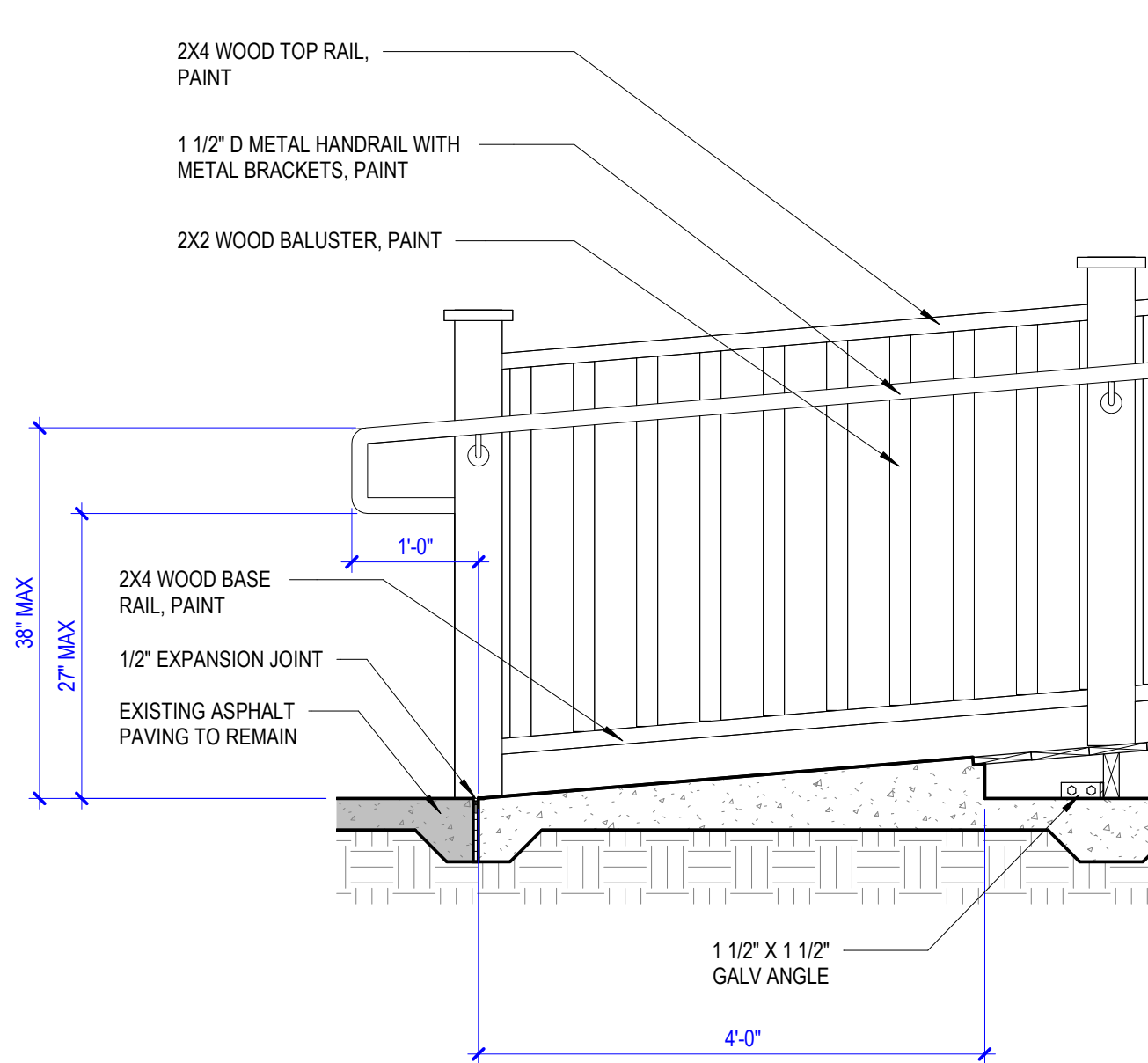
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△	REVISIONS	DATE
4	FOR REVIEW	9/30/22

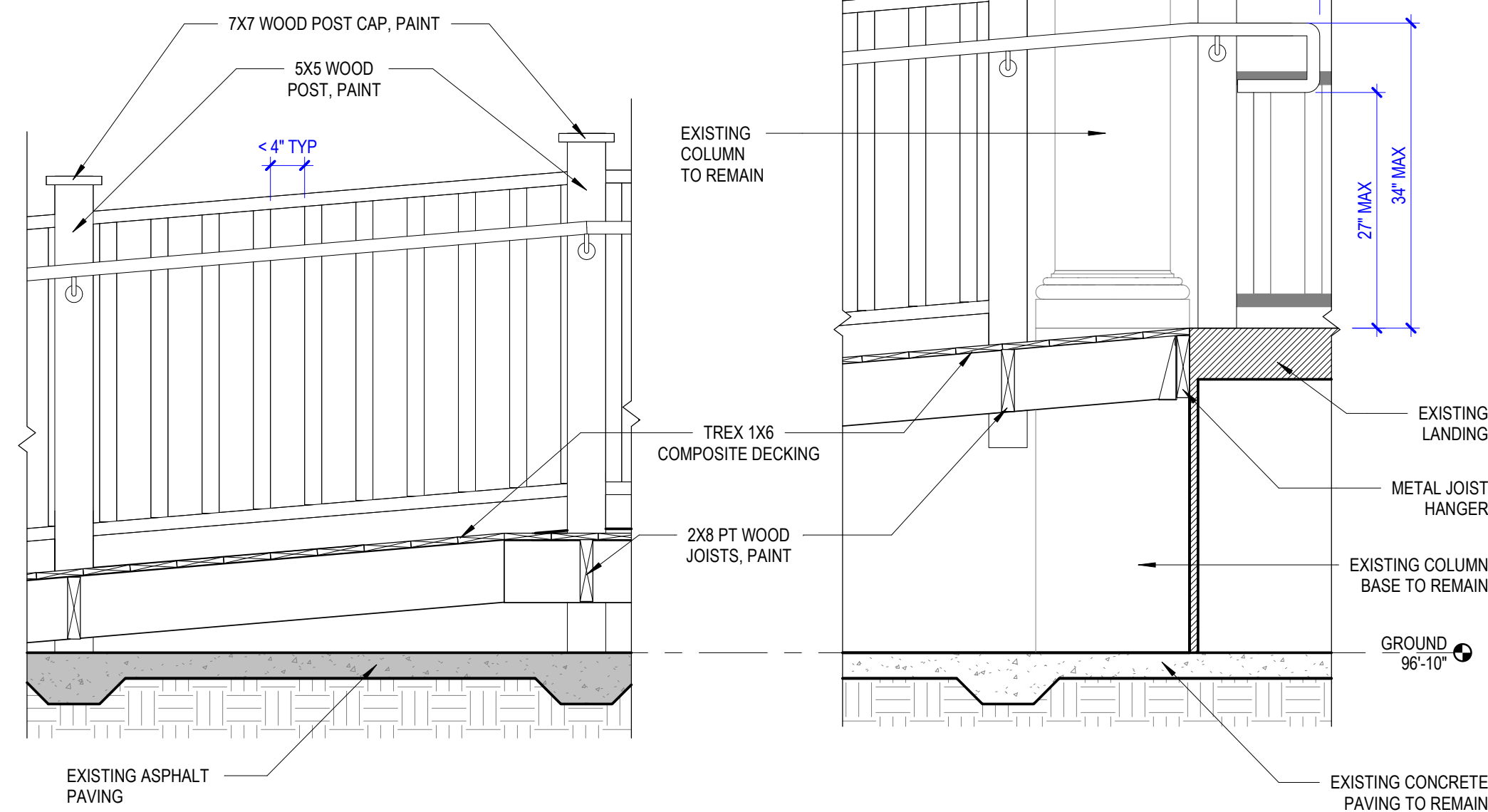
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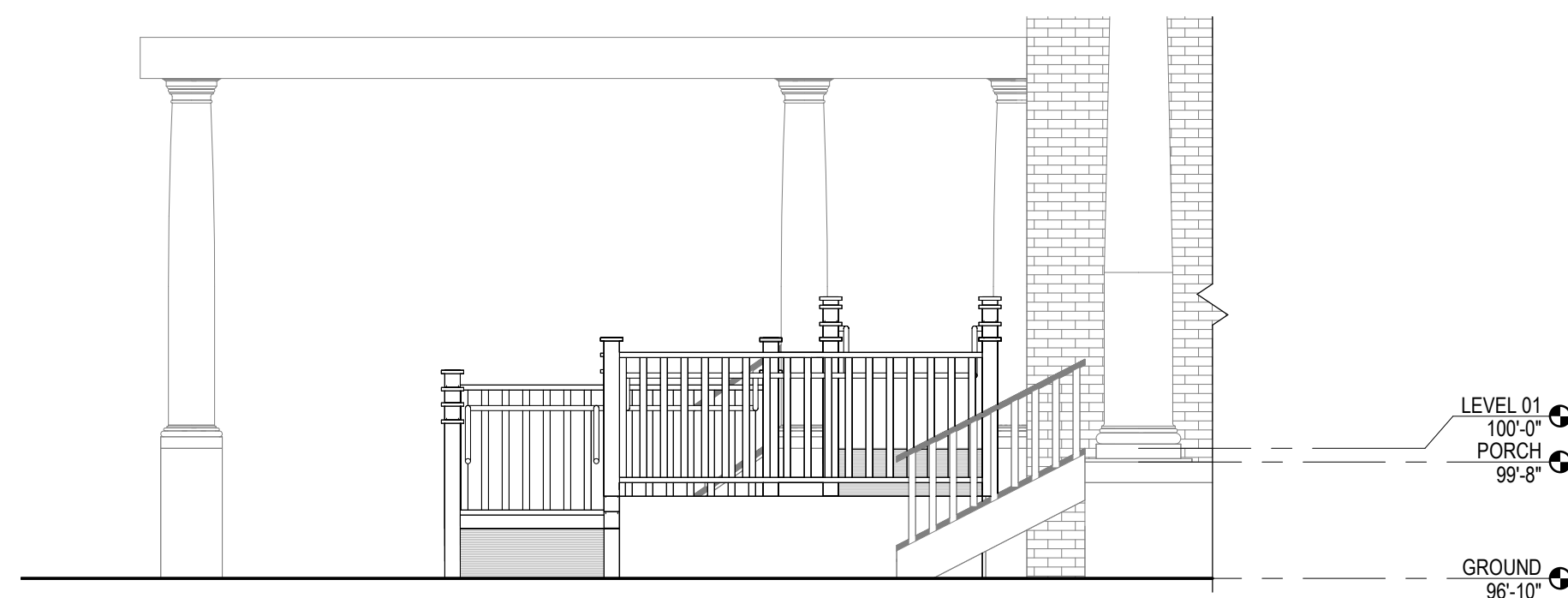
5 SECTION DETAIL
3/4" = 1'-0"



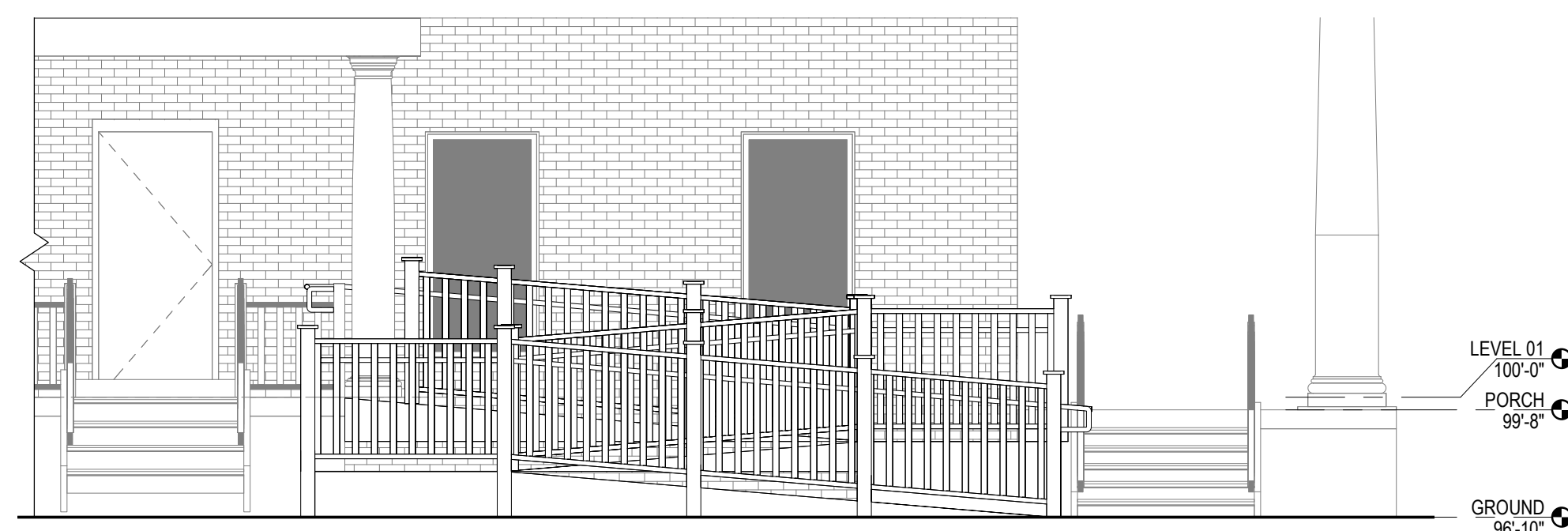
6 SECTION DETAIL
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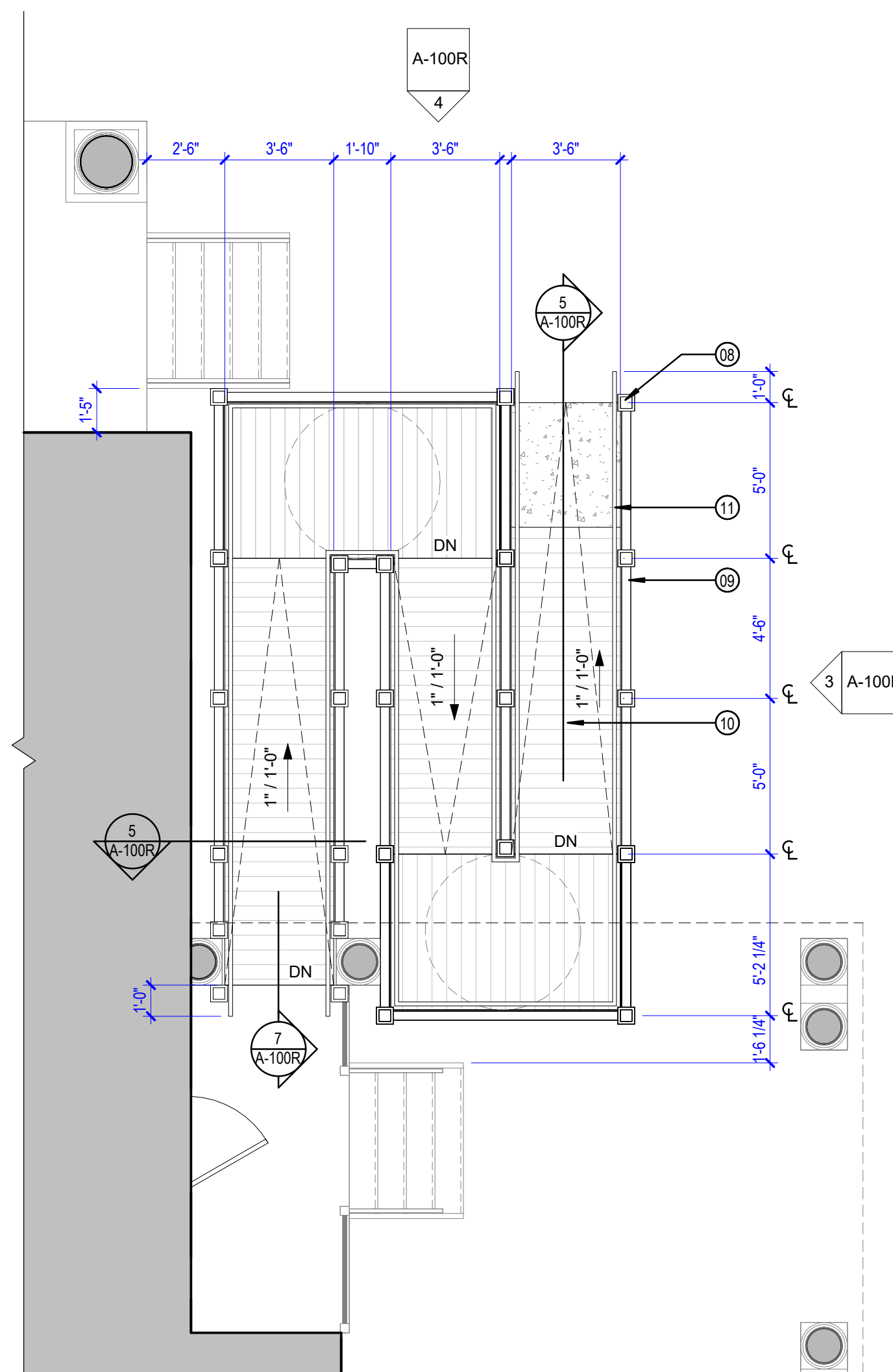
7 SECTION DETAIL
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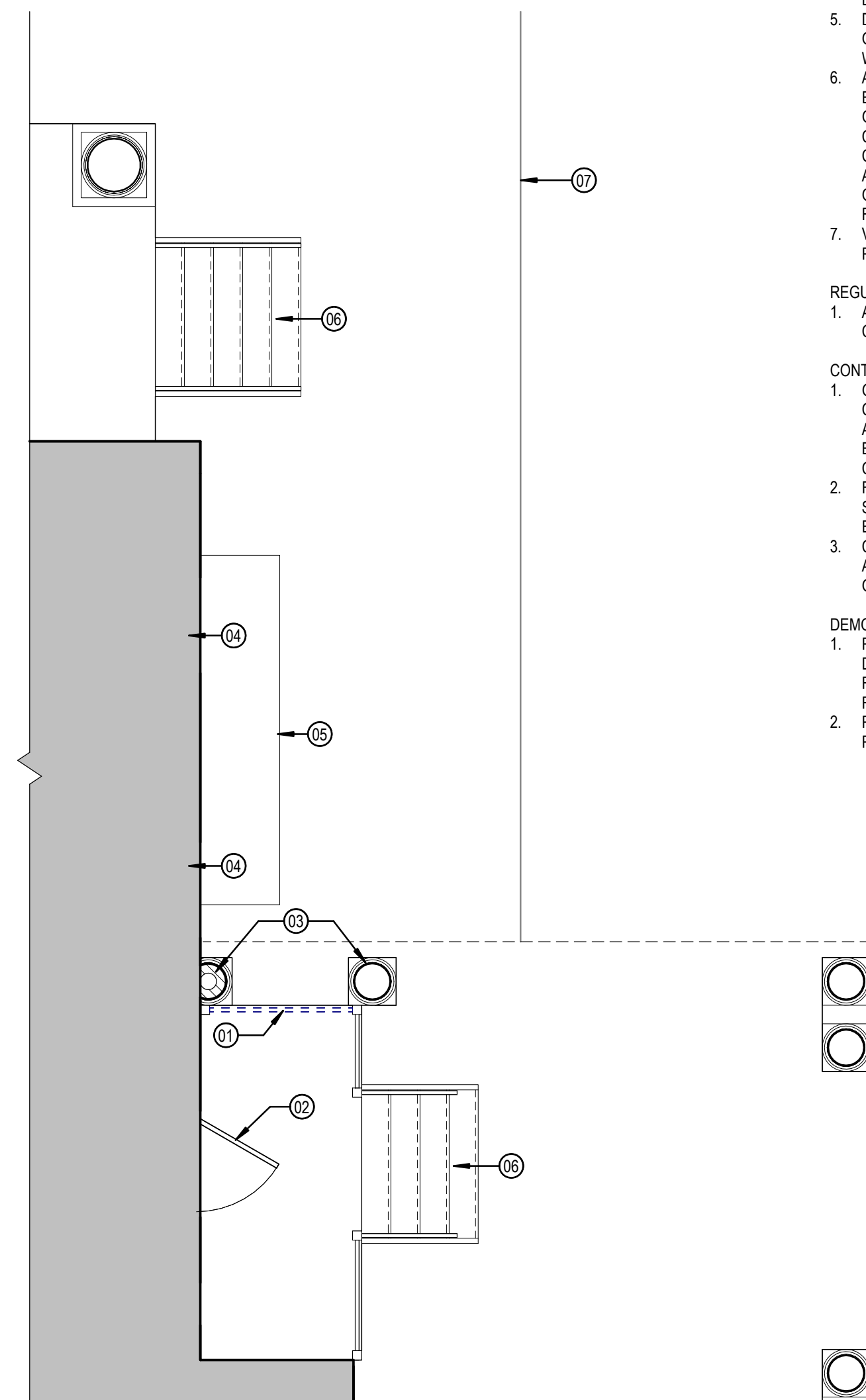
4 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



2 FLOOR PLAN - RAMP
1/4" = 1'-0"



1 DEMOLITION PLAN
1/4" = 1'-0"



← Pereida
400

↑ S Alamo
1150

CONTEMPORARY

S Alamo





TEXAS
PRD-6568

Proposed ramp location

