

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-008
ADDRESS: 228 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 2953 BLK 2 LOT 24
ZONING: R-4
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: RASA SILENAS/SILENAS RASA S &
OWNER: RASA SILENAS/SILENAS RASA S &
TYPE OF WORK: ADA ramp
APPLICATION RECEIVED: December 17, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a free-standing ADA ramp on the side of the main house beneath the porte-cochere.

APPLICABLE CITATIONS:

Historic Design 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 228 W Huisache is a two-story residential home with Craftsman architectural features including brick siding, a cross gable roof, open porches, and wood windows. It is contributing to the

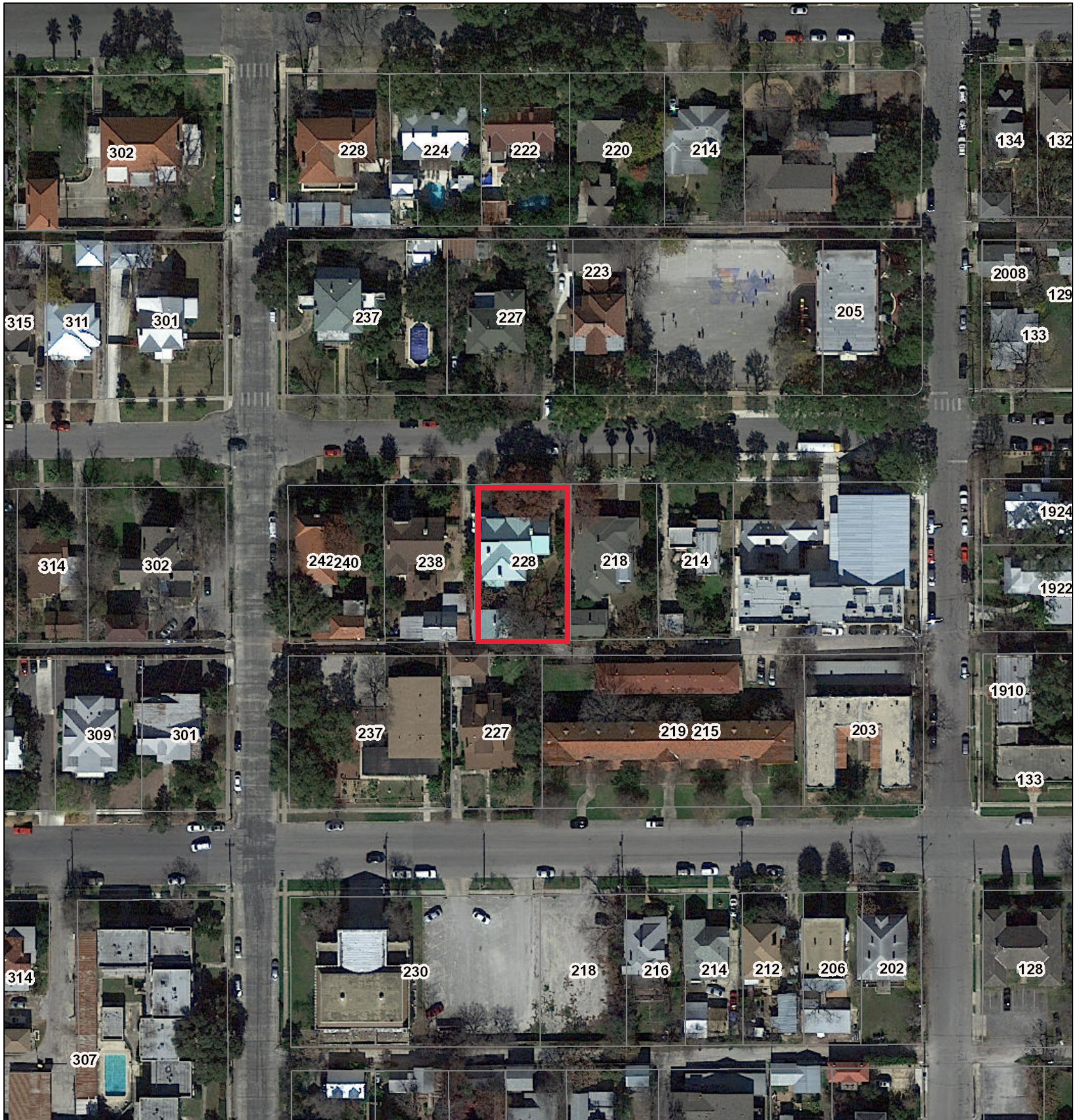
Monte Vista Historic District.

- b. RAMP LOCATION – The applicant is proposing to place the free-standing ADA ramp beneath the existing porte-cochere, which is located on the west side of the primary structure. According to the Historic Design Guidelines for Site Elements, the preferred location of new ramps is at the side or rear of the building when convenient for the user. Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements. Staff finds that the location will have a minimal impact to the overall historic character of the building and is consistent with the Guidelines.
- c. DESIGN – The applicant is proposing to construct the ADA ramp out of wood with composite decking on the horizontal surfaces. Posts and railings that will be visible from the street/right of way will feature moldings, trim and architectural details similar to those found on the primary structure.
- d. REVERSIBILITY – The applicant has indicated in their application that the ramp will be constructed in modules that can be easily disassembled and removed when no longer necessary. This is consistent with the design guidelines.

RECOMMENDATION:

Staff recommends approval as submitted.

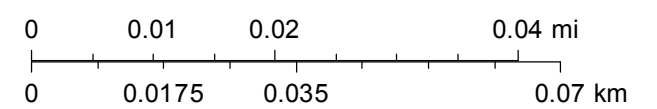
City of San Antonio One Stop



January 14, 2022

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels



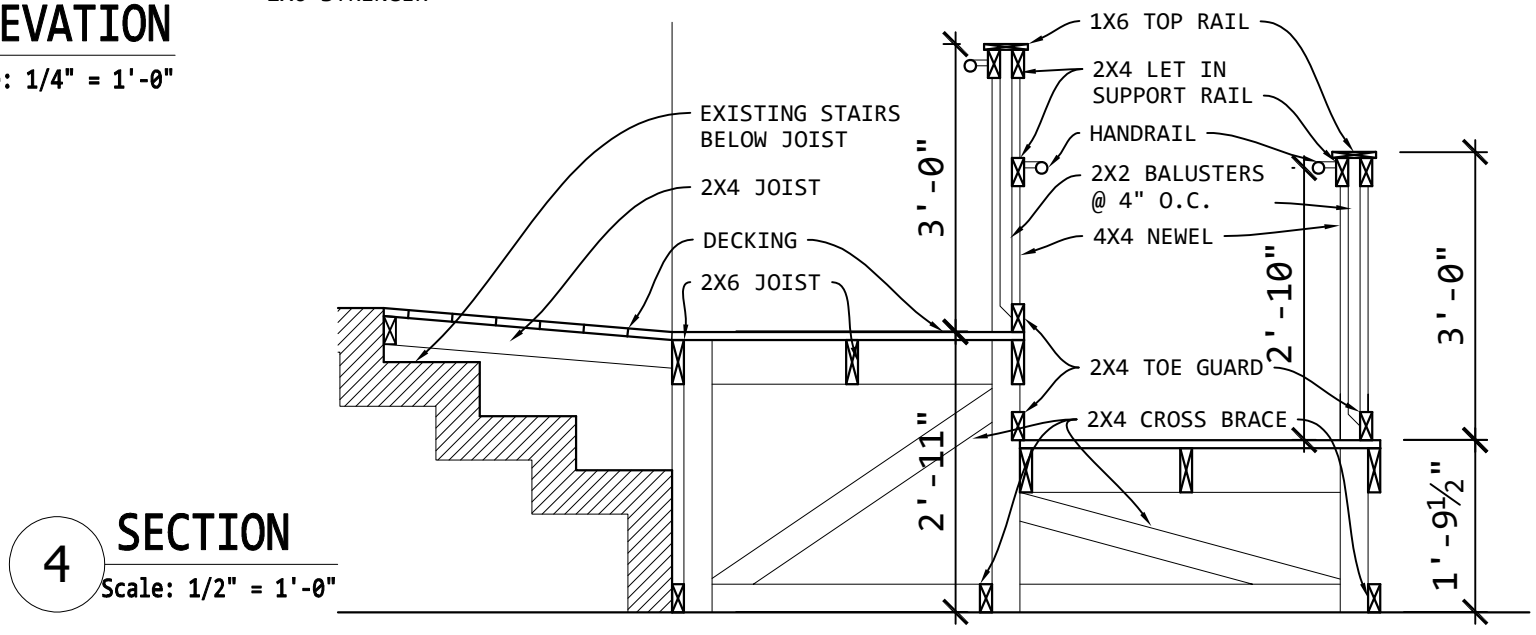
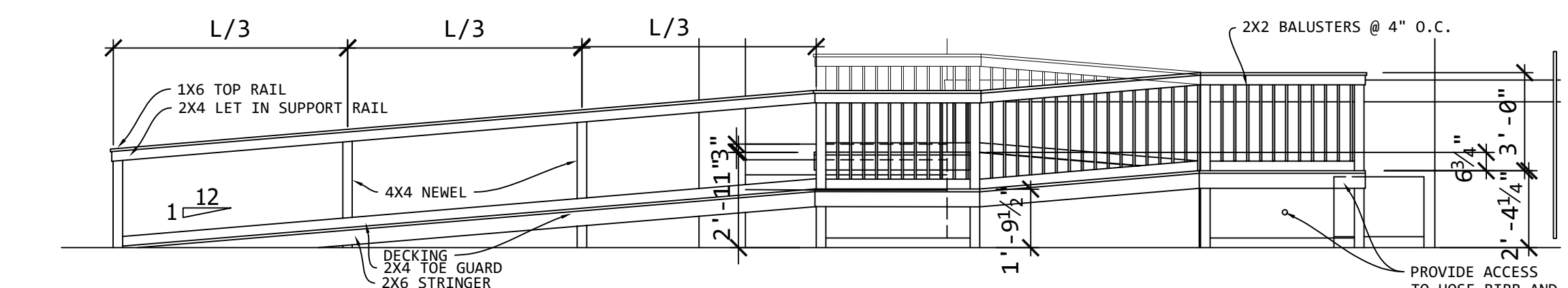
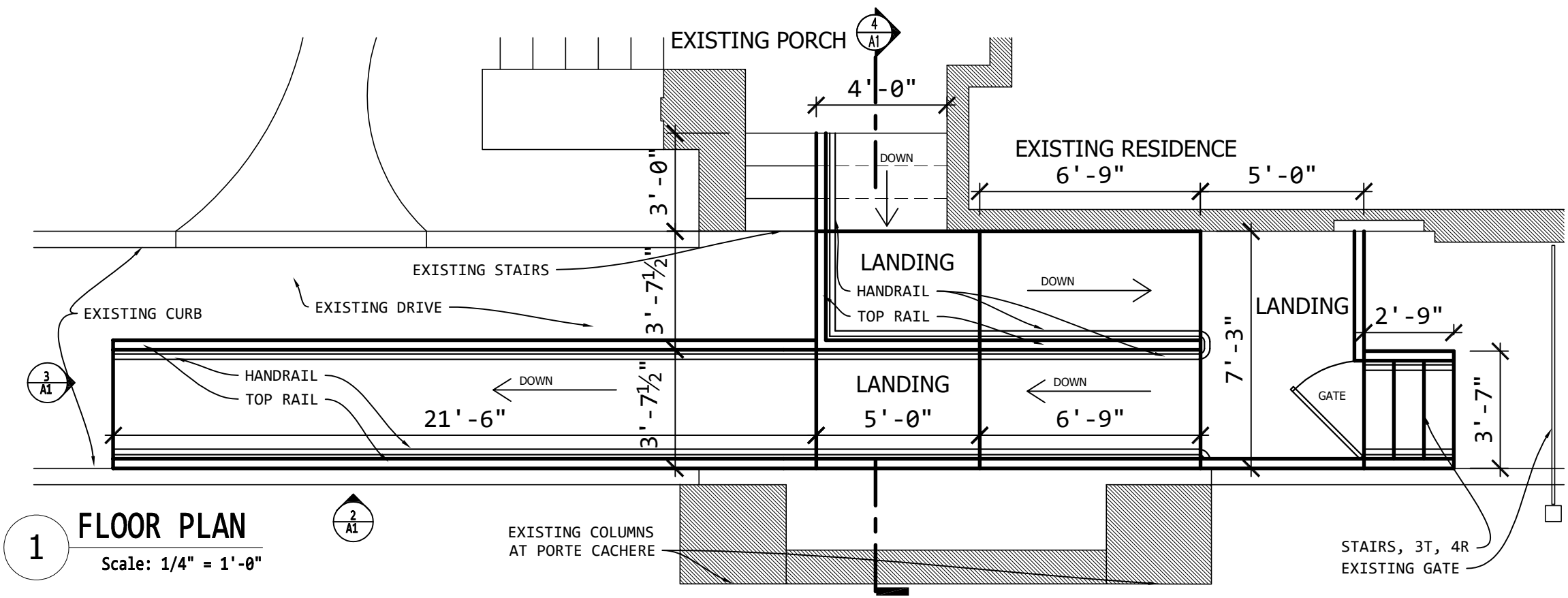




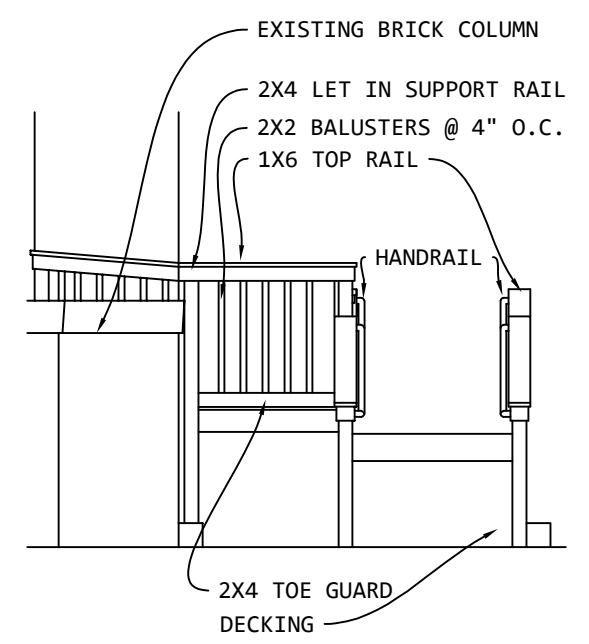








- NOTES:
1. ALL RAMPS TO BE 1" RISE IN 12" RUN
 2. ALL RAMPS AND LANDINGS TO BE COMPOSITE DECKING
 3. STRUCTURAL MEMBERS TO BE TREATED DIMENSIONAL LUMBER



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REMODEL FOR
SILENAS/WHITE

ADDRESS
228 W HUISACHE AVE
SAN ANTONIO, TX 78212

REVISION	
#	DESCRIPTION
1	

RELEASE DATE

PROJECT 2021-11-02

DRAWN BY CDB

DESCRIPTION
FLOOR PLAN

SHEET

AI

1 OF 1