

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 12

HDRC CASE NO: 2015-154
COMMON NAME: Maverick Park
ADDRESS: 345 S ALAMO / 418 VILLITA ST
LEGAL DESCRIPTION: NCB 130 ALL OF BLK
ZONING: D H HS RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: La Villita Historic District
LANDMARK: Weaving Building / Bolivar Hall
APPLICANT: Michael Beaty
OWNER: City of San Antonio Transportation and Capital Improvements Department
TYPE OF WORK: Maverick Park improvements
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Remove an existing four (4) foot wide gate at the south wall (near the east end).
2. Enlarge the existing opening in the masonry wall to twelve (12) feet wide.
3. Install a pair of existing gates salvaged from the east wall demolition.
4. Install twelve (12) foot wide sloped interlocking pavers to match those of the south side of the plaza for accessible entry.

APPLICABLE CITATIONS:

UDC Sec. 35-643. - Alteration, Restoration and Rehabilitation.

In considering an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure the historic and design review commission shall be guided by the following general standards of the Secretary of the Interior's Standards for Rehabilitation in addition to any specific design guidelines included in this article:

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting, high pressure washes and other cleaning methods that will damage the historic building's materials shall not be undertaken.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(j)Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

- a. These improvements, in addition to those approved by the HDRC on May 6, 2015, are to improve the accessibility at Maverick Plaza's south entry from Nueva Street.
- b. The present day wall which runs along both South Alamo and Nueva was constructed circa 1970 and is a non-contributing element to the La Villita Historic District. The proposed alterations and partial removal of this wall will enhance the pedestrian experience while not negatively impacting the integrity and architectural character of the district. This is consistent with the UDC Section 35-643(i).
- c. In addition to the alteration of the non contributing south wall, the applicant has also proposed to remove an existing palm tree, approximately 15 feet in height. Staff recommends that the applicant plant a replacement tree in the vicinity if possible.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

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View from Interior Courtyard



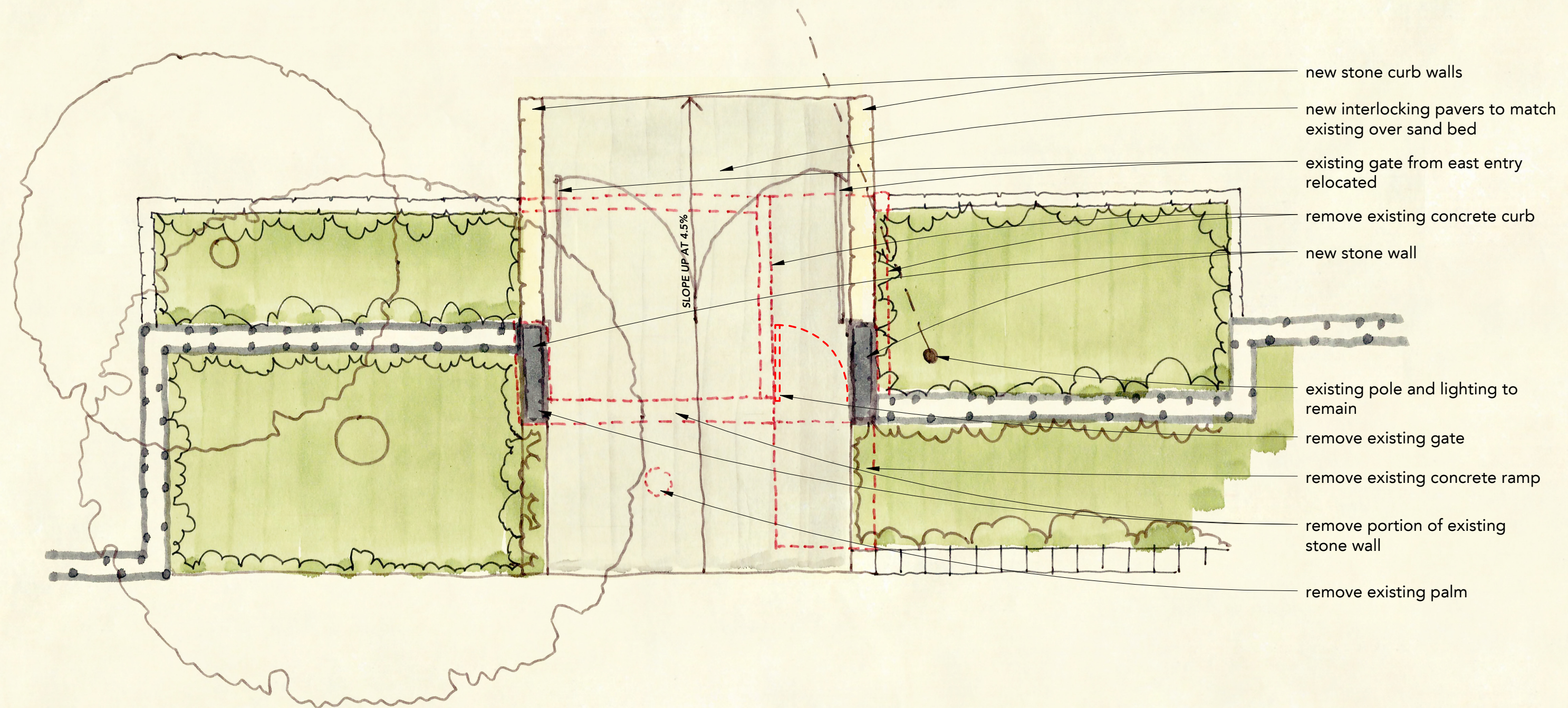
View from Nueva Street



View from Interior Courtyard



View from Exterior



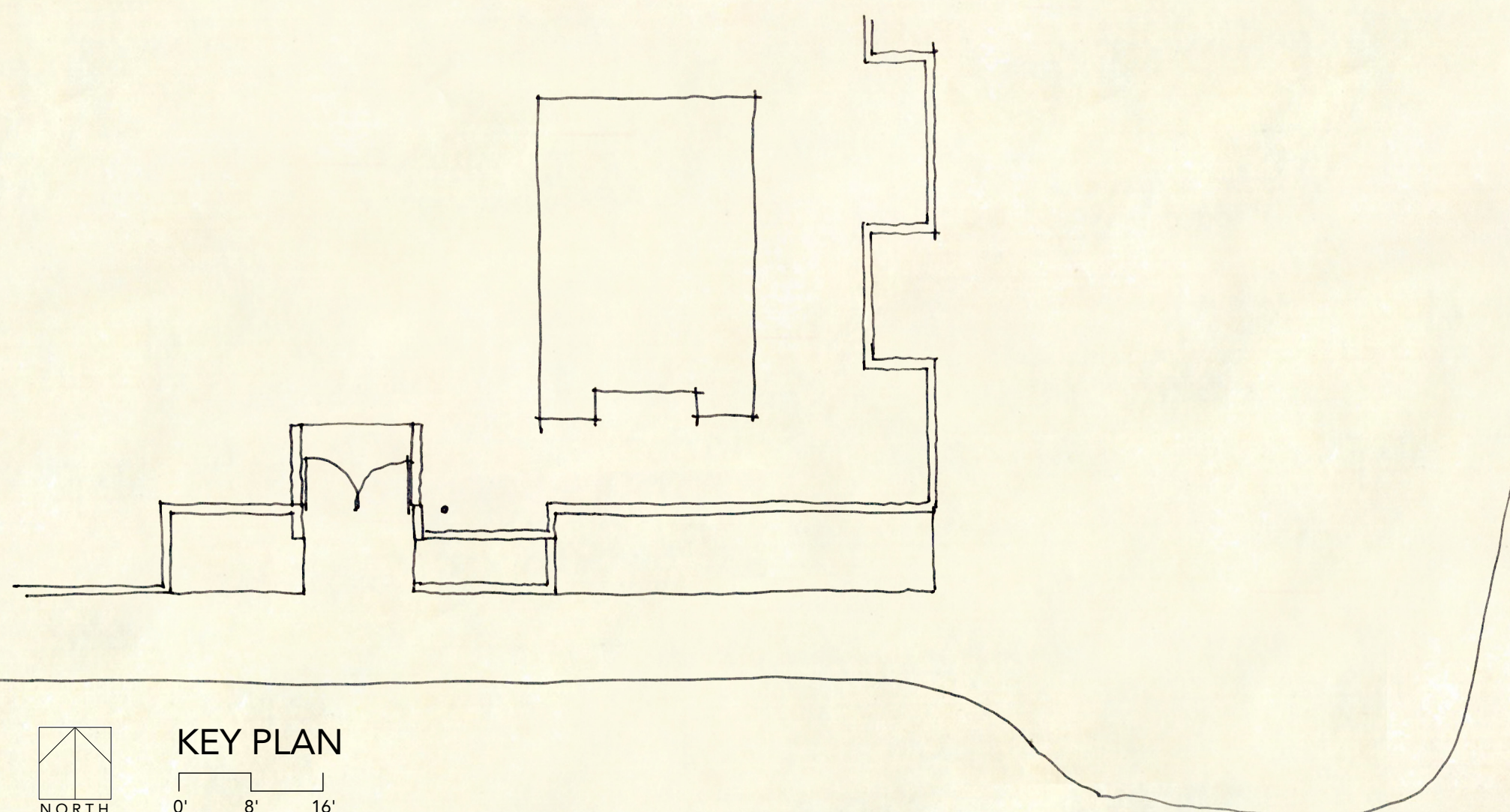
- new stone curb walls
- new interlocking pavers to match existing over sand bed
- existing gate from east entry relocated
- remove existing concrete curb
- new stone wall
- existing pole and lighting to remain
- remove existing gate
- remove existing concrete ramp
- remove portion of existing stone wall
- remove existing palm

NUEVA STREET



PARTIAL SITE PLAN

0' 2' 4' 8'



KEY PLAN

0' 8' 16'

Maverick Plaza

south entry

05.19.15

1504A

BEATY PALMER ARCHITECTS