

HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 12

HDRC CASE NO: 2016-422
ADDRESS: 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: Sue Ann Pemberton/Mainstreet Architects Inc.
OWNER: City of San Antonio
TYPE OF WORK: Installation of primary entrance steps at building #2
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install primary entrance steps on the existing porch at building #2.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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.

FINDINGS:

- a. The applicant has proposed to construct primary entrance steps and a landing on the porch of Building #2 at La Villita. The applicant has proposed for the new steps and landing to be a total of 9' – 4 ¼' in length and a total of 3' – 9 ½" in width. The total width of the historic porch is 4' – 4 ½". The total height of the proposed steps and landing is 1' 1 ½" with a total guardrail height of 4' – 2" above grade. The applicant has proposed 2x6 inch porch decking and 2x2 guardrail posts.
- b. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iv., new elements such as stairs should be designed to be simple as to not distract from the historic character of the building. The applicant has proposed that the landing, steps and guard rail to be oriented in a manner that is parallel with the front façade of the historic structure. Staff finds that the front entry landing, steps and guardrail are currently proposed in a manner that is not consistent with the Guidelines. Staff finds that the proposed orientation distracts from the design of the original porch.
- c. **ARCHAEOLOGY-** The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

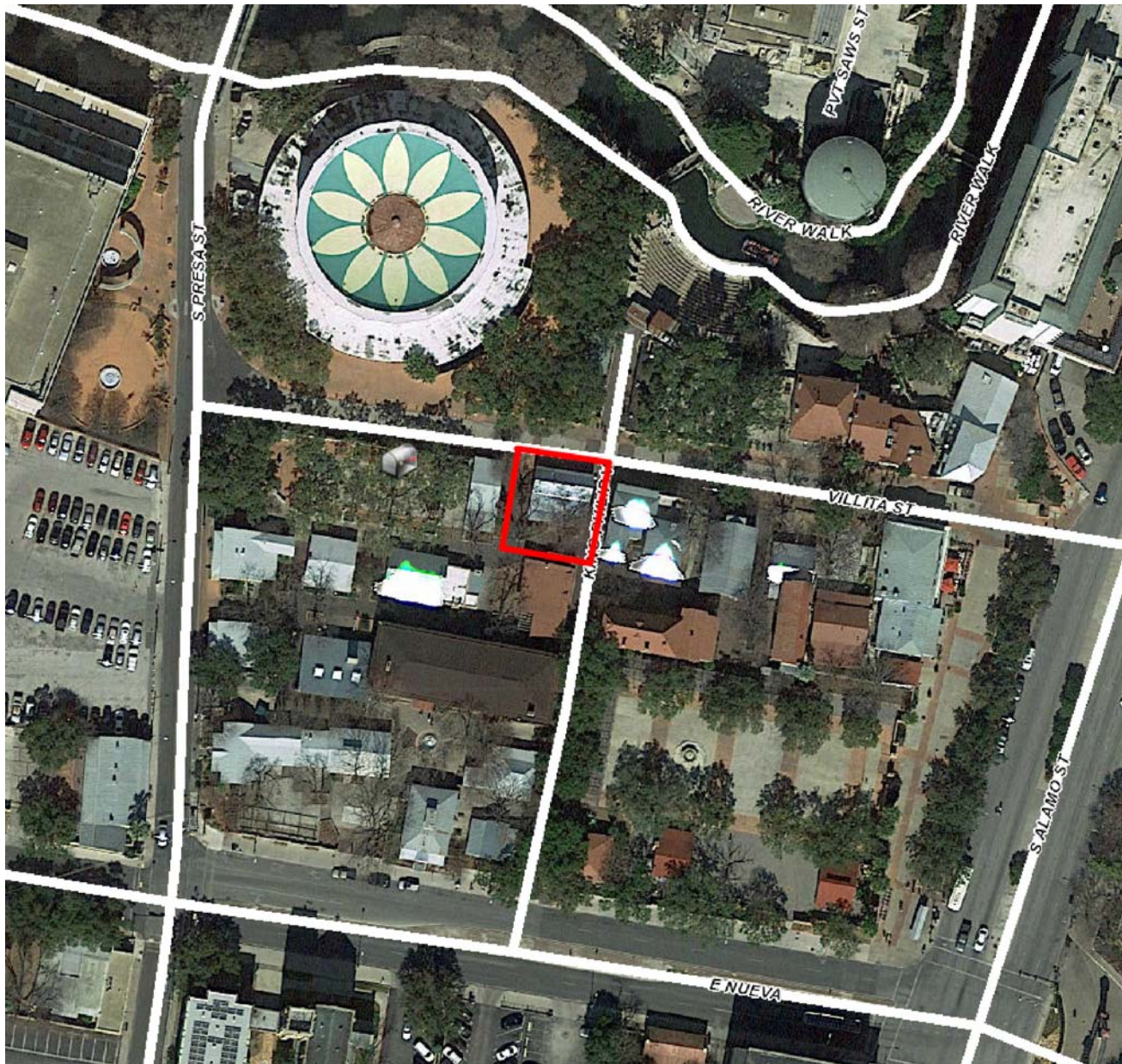
Staff does not recommend approval based on finding b. Staff recommends the applicant redesign the front porch in a manner that does not include the construction of steps and a landing that span approximately 9 feet of the historic façade. Staff finds that the front entry landing, steps and guardrail are currently proposed in a manner that is not consistent with the Guidelines.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 24, 2016

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La Villita Cafe

La Villita

Juarez Plaza

Monte Wade Fine Arts

The Village Gallery

Kig Philip

Villita St

Villita St

Villita Assembly Building

Villita St

Fig Tree

Villita St

Little Rhein Steakhous

Arneson River Theatre

Public Restrooms LA Villita

The San Antonio Cloggers' Showcase



Angelita
New

SALE

CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 1000 W. ALAMO
REQUEST: RECONSTRUCTION of historic stone house
HEARING DATE: NOV 2 2014
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
347-14574
ALL HDRC MEETINGS TAKE PLACE AT 191 S. ALAMO

FRONT VIEW



REAR VIEW





2

angelita's

OPEN DAILY
8AM - 6PM

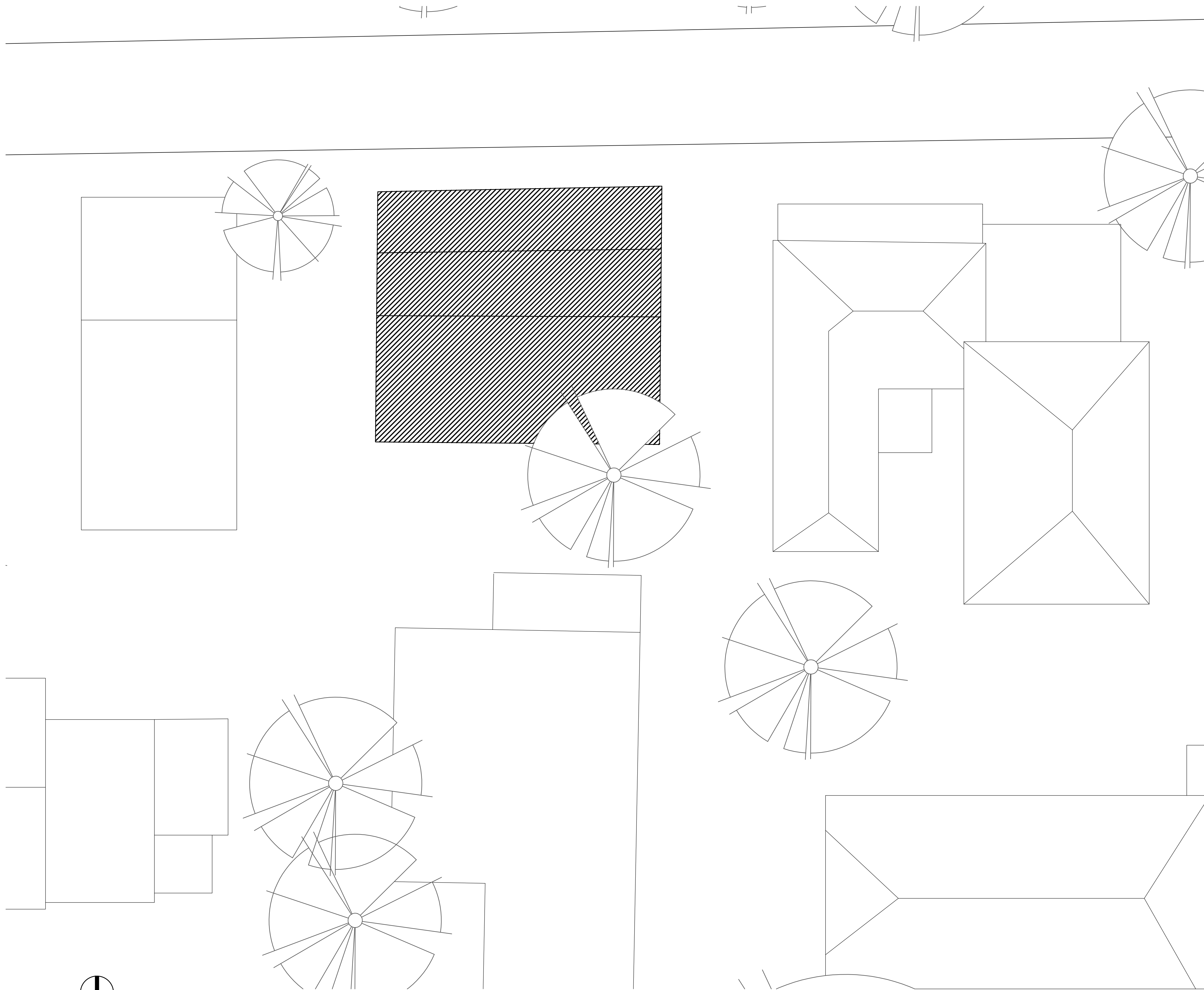


BREAKFAST & LUNCH
BEVERAGES & COFFEE BAR
DESSERTS & ICE CREAM
KIDS MEALS

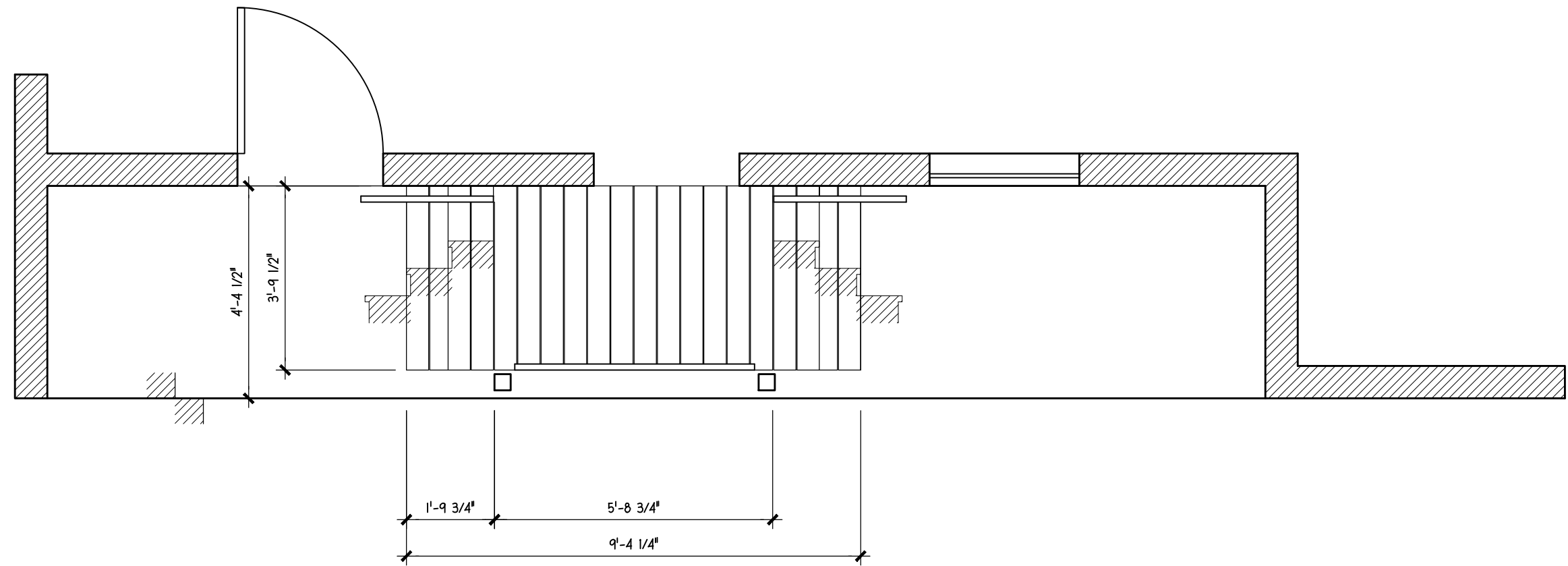
418 Villita

Construct steps leading to the primary entrance of house #2 in the La Villita Historic District. Steps are intended to be reversible.

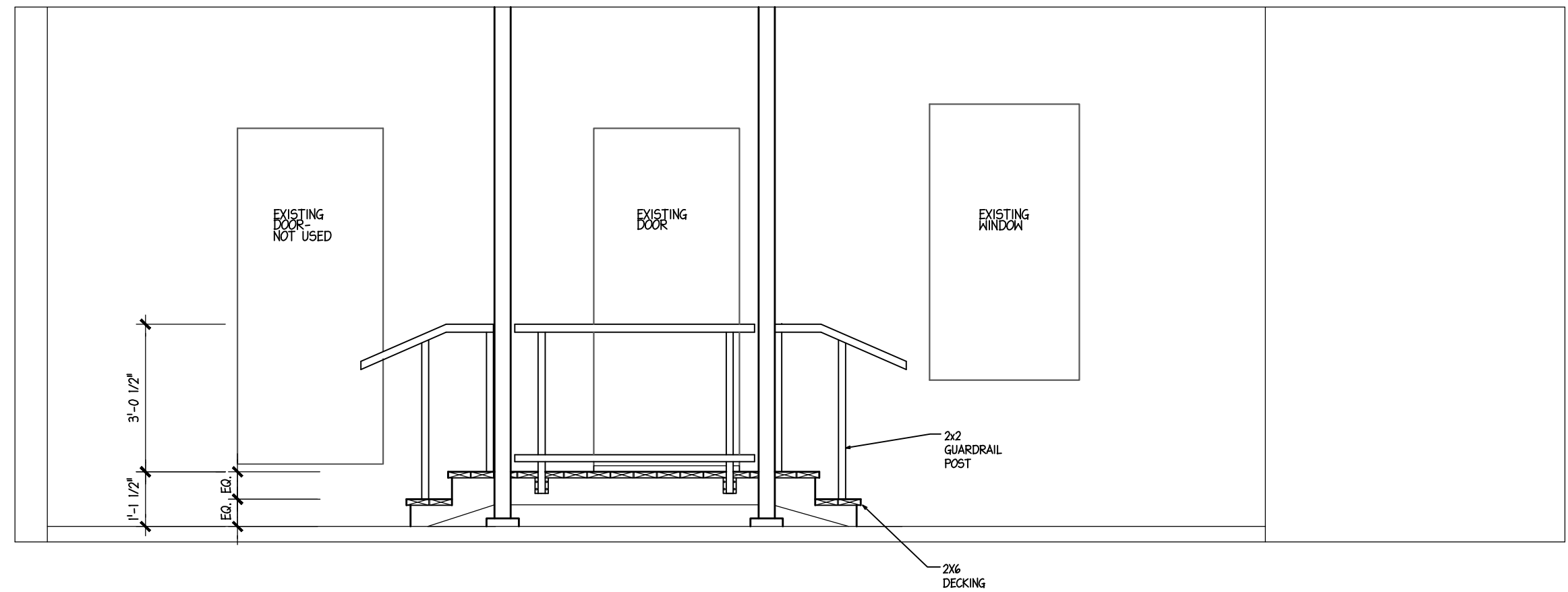
Steps to be wood frame with 2 x 6 members, horizontal wood decking.



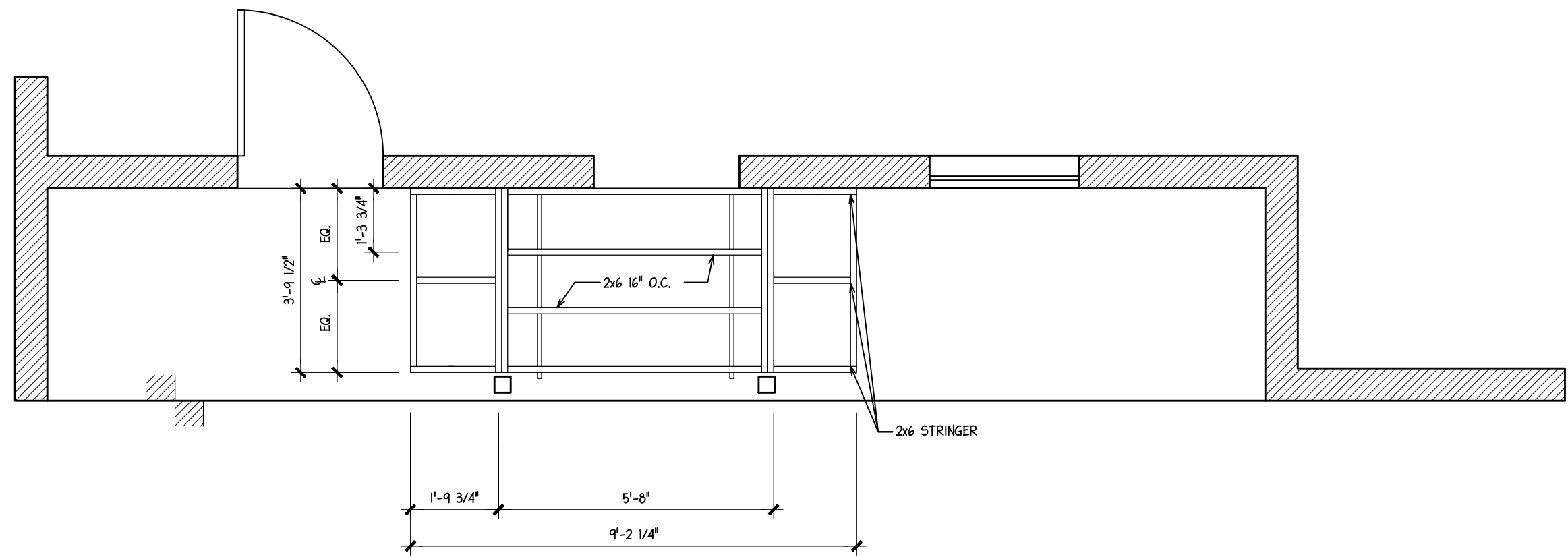
REVISIONS	B



2 STEPS PLAN
SCALE: 3/8" = 1'-0"



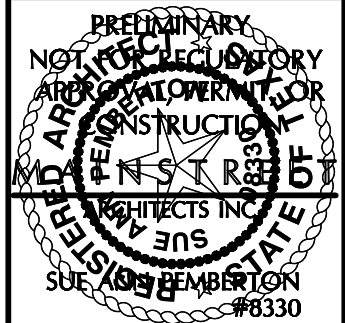
3 STEPS ELEVATION
SCALE: 3/8" = 1'-0"



4 STEPS FRAMING PLAN
SCALE: 3/8" = 1'-0"



NOTE: FIELD VERIFY ALL DIMENSIONS



MAIN STREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 210.732.9268

REVISIONS	BY

LA VILLITA BUILDING #2
418 Villita St, San Antonio, TX 78205

Date: 7/7/16
Scale:
Drawn by:
Job Number:
Sheet Number: