HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 17

HDRC CASE NO:	**2017-032**
ADDRESS:	604 S ST MARYS
LEGAL DESCRIPTION:	NCB 904 BLK LOT A40 & NW IRR 14.17 OF A38 ***MASTER FILE & COMMON ELEMENTS*** FARMERS BUILDING RESIDENTIAL CONDO
ZONING:	D, H, RIO-3
CITY COUNCIL DIST.:	1
DISTRICT:	La Villita Historic District
APPLICANT:	Paul Philippus
OWNER:	Paul Philippus
TYPE OF WORK:	Awning installation

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install awnings on the west side of the second floor.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations
7. Architectural Features: Porches, Balconies, and Porte-Cocheres
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.
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:

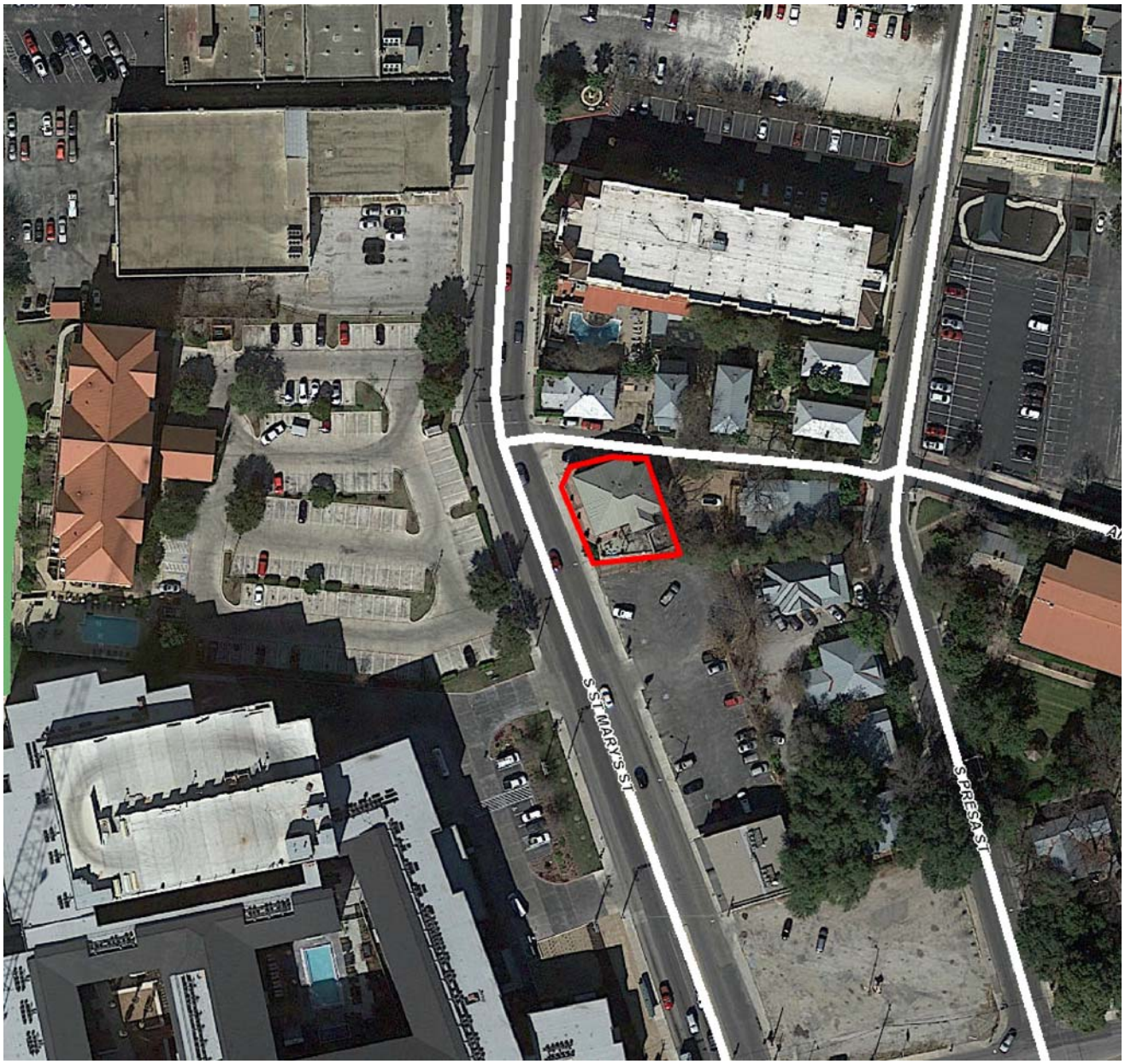
a. The property is a two-story structure with Spanish Eclectic and Italianate influences. It is a contributing structure located in the La Villita Historic District.
b. The footprint seen on the 1904 Sanborn map shows an alternate and smaller building footprint the present day footprint. The building footprint is found on the 1951 Sanborn map and persists in the present day.
c. There is an existing covered front porch and an exposed second story porch. The proposed awning would be on the second story porch, made of aluminum with a fabric cover. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iv., new elements should be simple and not distract from the historic character of the building. Staff made a site visit on January 20, 2017, and found the second story porch is deep and the second story is setback from the primary façade. However, staff finds that the proposed awning structure is appropriate for secondary or rear areas like the rear yard or a commercial structure. Staff finds the awning is not appropriate and is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on findings a through c.

CASE MANAGER:

Lauren Sage



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Printed:Jan 25, 2017

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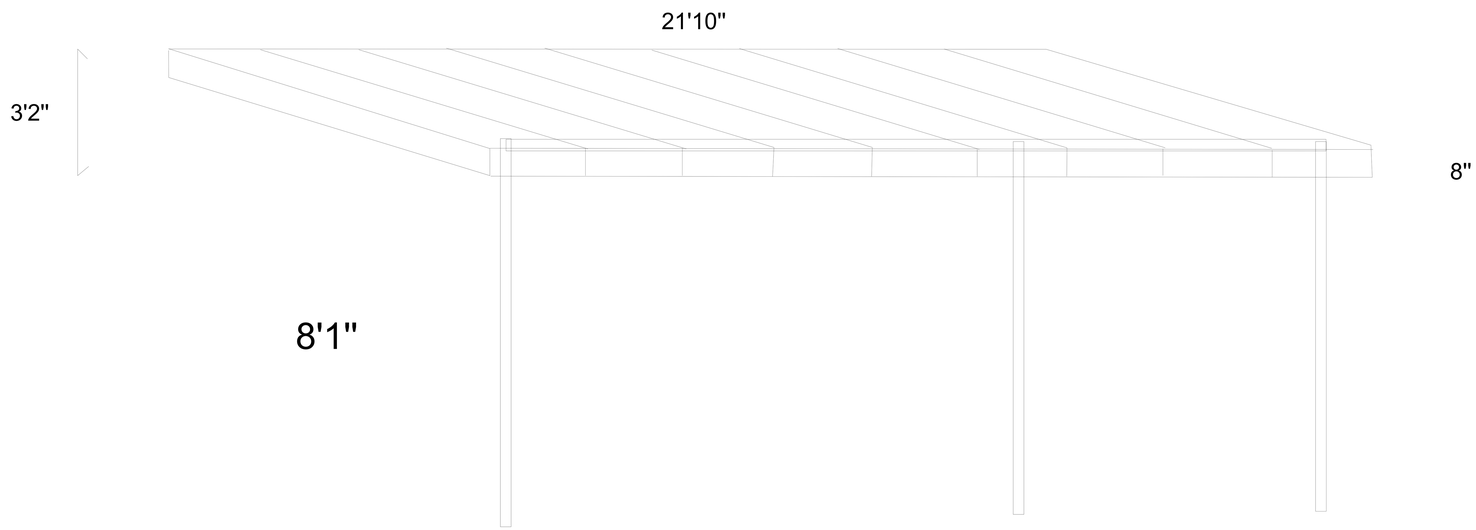
Ted and Carol Wratten
Lone Star Awning



Frame to be mill finish 1"x2" welded aluminum
Posts to be 3"x3" with a black finish
Header to be 2"x3" with a black finish.

Fabric to be Taupe Sunbrella.
Ends to be open

HYATT
PLACE