

# HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

**HDRC CASE NO:** 2021-034  
**ADDRESS:** 511 VILLITA ST  
**LEGAL DESCRIPTION:** NCB 142 BLK LOT 12  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** La Villita Historic District  
**LANDMARK:** Dashiell House  
**APPLICANT:** Sam Panchevre  
**OWNER:** Vincent Michael/San Antonio Conservation Society  
**TYPE OF WORK:** Leveling patio, adding ADA access ramp and lift  
**APPLICATION RECEIVED:** December 28, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to level the existing, outdoor patio while installing an ADA lift within an existing stair, installing an ADA ramp, and relocating an existing site fence to be adjacent to the public right of way. The proposed scope of work will not take place at the river level and will not impact historic River Walk elements.

## APPLICABLE CITATIONS:

*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 historic structure at 511 Villita, commonly known as the Jeremiah Dashiell House was constructed circa 1850. The structure is contributing to the La Villita Historic District. At this time, the applicant is requesting a Certificate of Appropriateness for approval to level the existing, outdoor patio while installing an ADA lift within an existing stair, installing an ADA ramp, and relocating an existing site fence to be adjacent to the public right of way. The proposed scope of work will not take place at the river level and will not impact historic River Walk elements.
- b. ADA Lift – The applicant has proposed to install an ADA lift within an existing stair, on site. The existing stair and stone work were installed circa 2005. Staff finds the proposed lift installation to be appropriate.
- c. RAMP – The applicant has proposed to install an ADA ramp. The applicant has noted that the ramp can be constructed of concrete and be clad in stone. Staff finds the installation of the ramp to be appropriate provided that concrete and stone are used in place of an aluminum ramp.
- d. FENCE RELOCATION – The applicant has proposed to relocate an existing, wrought iron fence to be adjacent to the right of way from its current location, approximately fifteen (15) feet within the property line. Staff finds this relocation to be appropriate.
- e. ARCHAEOLOGY – The project area is located within a River Improvement Overlay District, the San Antonio Downtown and River Walk Historic District National Register of Historic Places District, La Villita National Register of Historic Places District, La Villita Local Historic District, and is a designated Local Historic Landmark. In addition, the property is in close proximity to previously recorded archaeological site 41BX917. Furthermore, a review of historic archival documents identifies buildings near to the property as early as 1767. The project area is also within the reported general location of the second site of Mission San Antonio de Valero (The Alamo). Therefore, archaeological investigations should occur if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

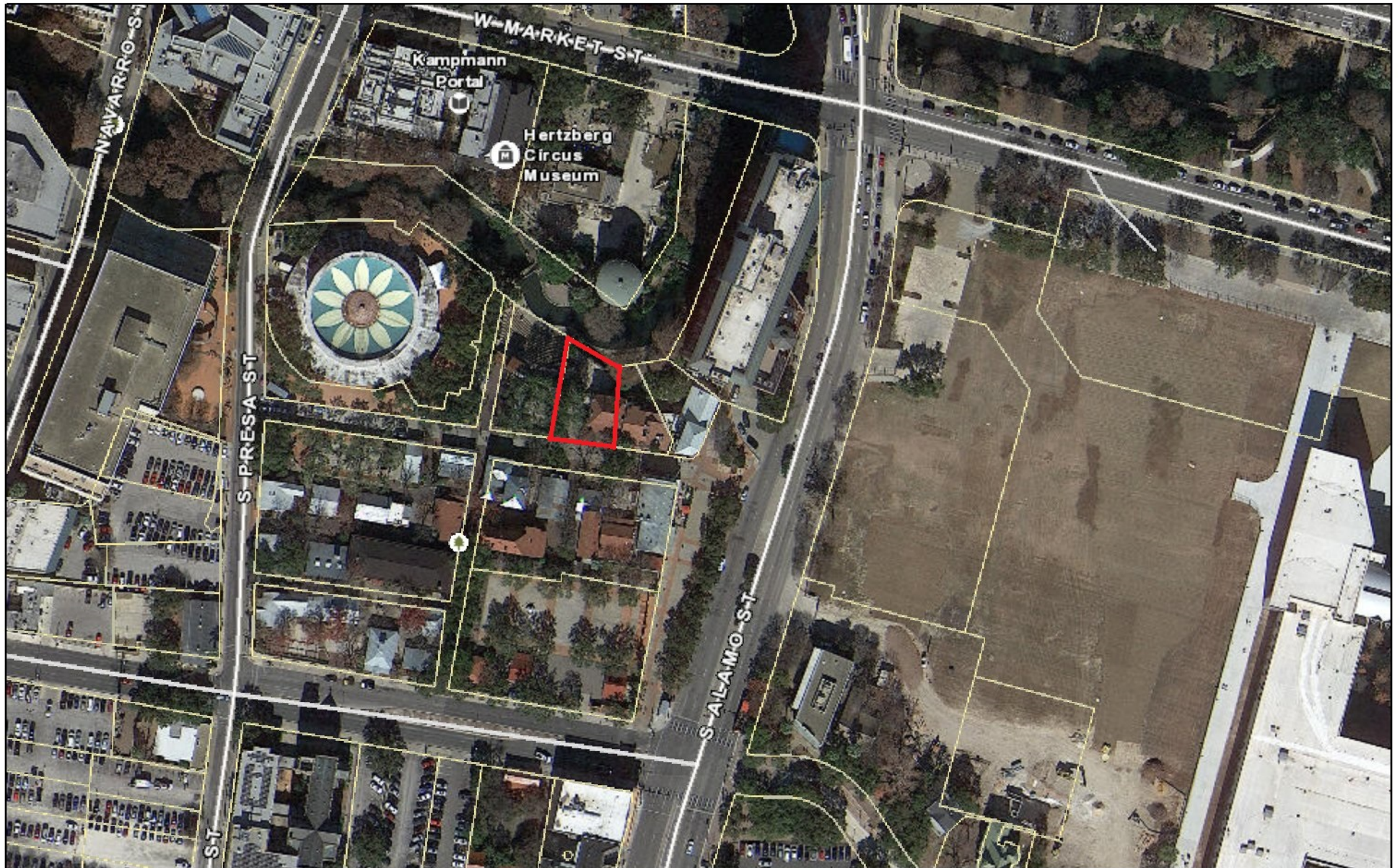
## **RECOMMENDATION:**

Staff recommends approval based on findings a through d with the stipulation that the proposed ADA ramp feature concrete construction and features sides that are clad in stone, comparable to the existing stone on site.

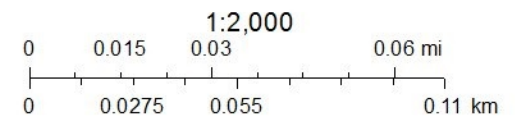
ARCHAEOLOGY – Archaeological investigations should occur if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.



# City of San Antonio One Stop



January 29, 2021





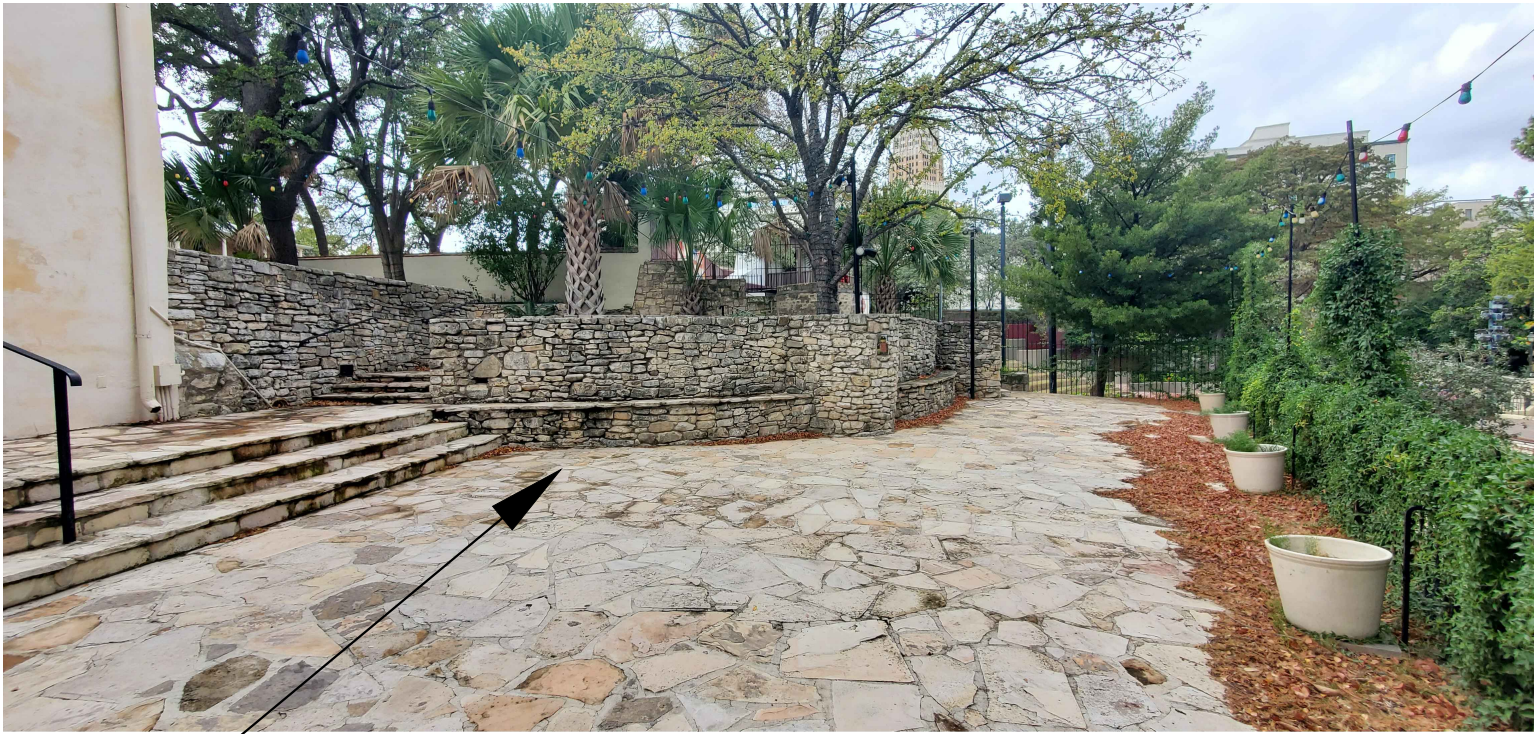
NOTE:  
MODIFICATIONS TO THE PLAN AND ELEVATIONS  
ARE SOMETIMES NECESSARY DUE TO JOB SITE  
CONDITIONS AND OWNER PREFERENCES.



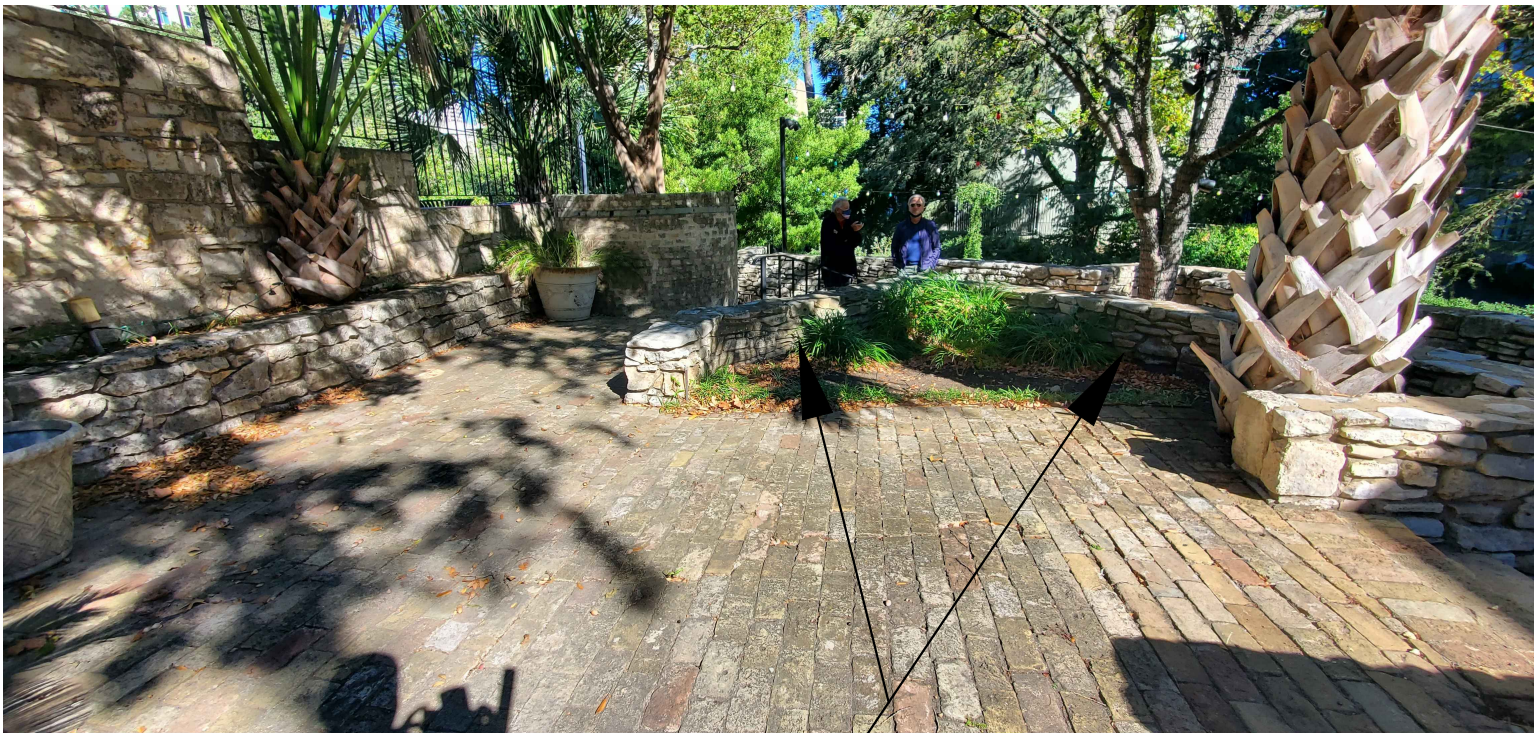
SOUTH & WEST SIDE (#1 - No Demo)



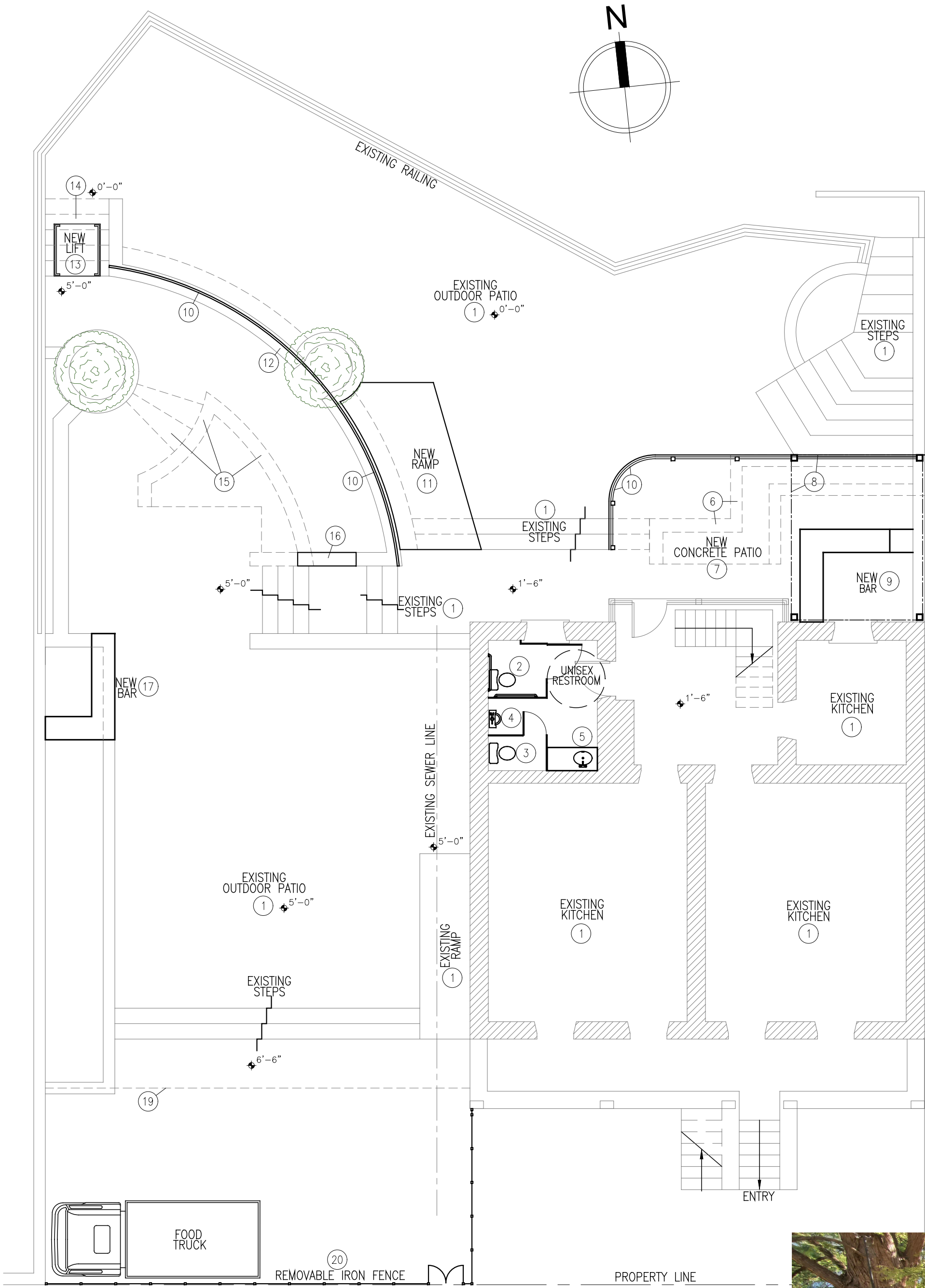
EXISTING OUTDOOR PATIO & RAMP (#1 - No Demo)



#11 - NEW CONCRETE HANDICAP RAMP



#15 - DEMO EXISTING STONE PLANTERS/STEPS



01 EXISTING CONDITIONS - DEMO PLAN  
1/8" = 1'-0"

#16 - EXTEND EXISTING RETENTION STONE WALL



#13 - NEW MECHANICAL LIFT  
#14 - DEMO EXISTING CONCRETE STEPS

- DEMO NOTES:
1. NO DEMO.
  2. NEW HANDICAP TOILET w/ STALL.
  3. NEW STALL.
  4. NEW URINAL.
  5. NEW SINGLE VANITY.
  6. DEMO EXISTING STONE PLANTERS/STEPS.
  7. BUILD NEW CONCRETE PATIO PLATFORM.
  8. BUILD NEW LIGHT CONCRETE PLATFORM w/ #6" STL. AND STL. BEAMS, EXISTING AC EQUIPMENT TO BE RELOCATED ON TOP OF THIS PLATFORM.
  9. NEW OUTSIDE BAR UNDER WOOD PLATFORM.
  10. NEW RAILING.
  11. NEW CONCRETE HANDICAP RAMP.
  12. EXISTING RETENTION WALL (NO DEMO).
  13. NEW MECHANICAL LIFT.
  14. DEMO EXISTING CONCRETE STEPS.
  15. DEMO EXISTING STONE PLANTERS/STEPS.
  16. EXTEND EXISTING RETENTION STONE WALL.
  17. NEW OUTDOOR BAR.
  18. DEMO PARTIAL STEPS TO BUILD NEW CONCRETE RAMP.
  19. REMOVE EXISTING IRON FENCE.
  20. INSTALL NEW REMOVABLE IRON FENCE/GATE ON THE PROPERTY LINE.



EXISTING STONE PLANTERS REMODELING  
NOTES: #6, #7, #8, #9, #10



EXISTING RESTROOM REMODELING  
NOTES: #2, #3, #4, #5

REVISIONS:

RESTAURANT REMODELING  
EXISTING CONDITIONS / DEMO PLAN  
511 VILLITA STREET  
San Antonio, TX 78205

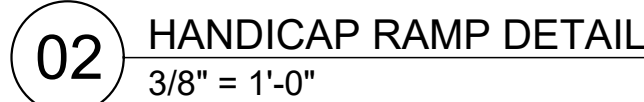
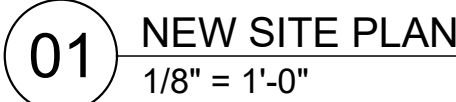


ARCHITECTURAL  
DESIGN  
ASSOCIATES, INC.

1123 Babcock Rd. Ste. 2  
San Antonio, TX 78201  
210.734.3400  
ahmartada@aol.com

DRAWN BY:	WalCAD
DATE:	01/06/2021
CHECK BY:	AM
PROJ. #:	NN
SCALE:	AS SHOWN
SHEET #:	A100



[illegible]

## 03 MECHANICAL LIFT SPECS



**ARCHITECTURAL  
DESIGN  
ASSOCIATES, INC.**

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ahmartada@aol.com

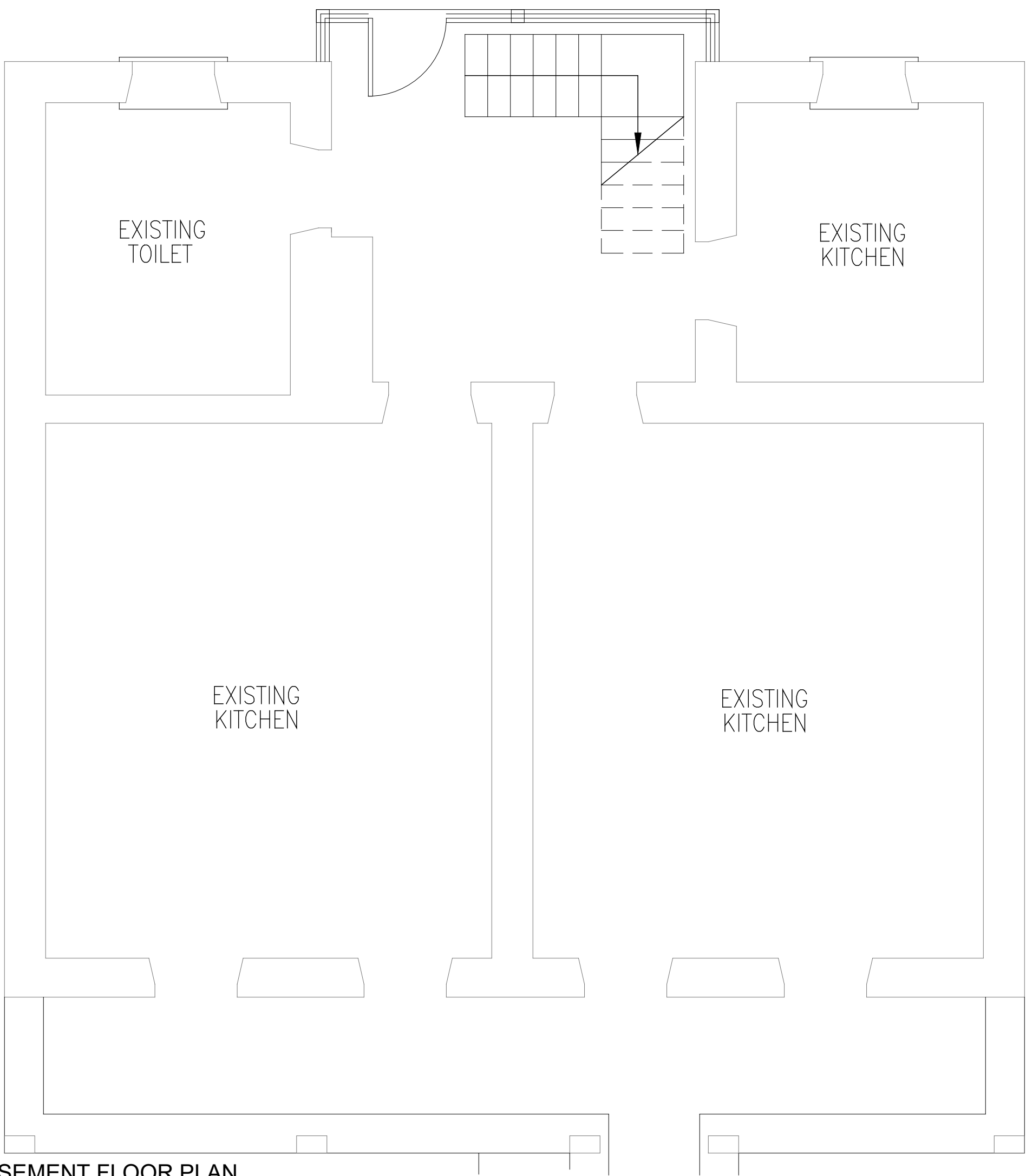
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A101

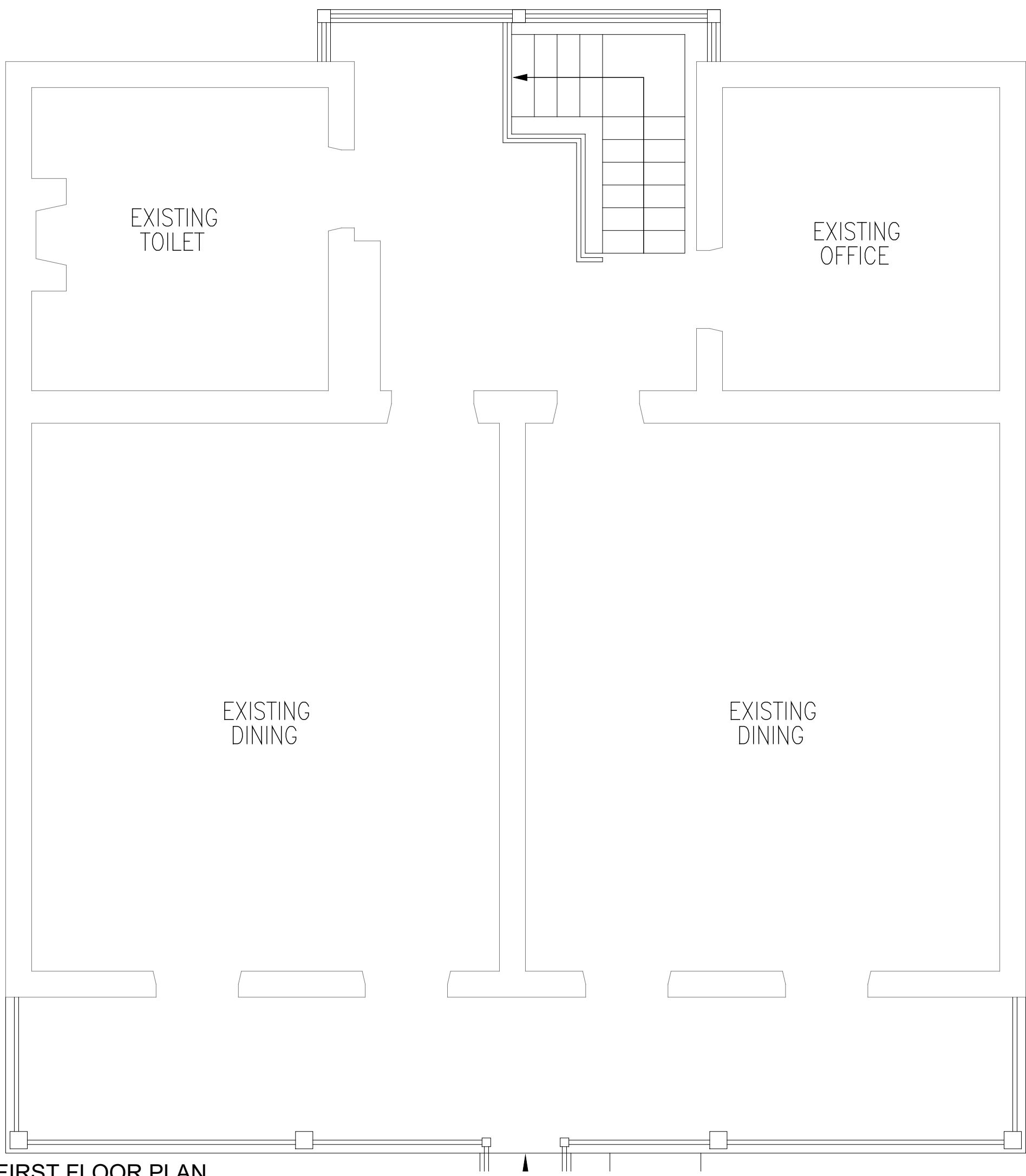
2021 ADA Inc.



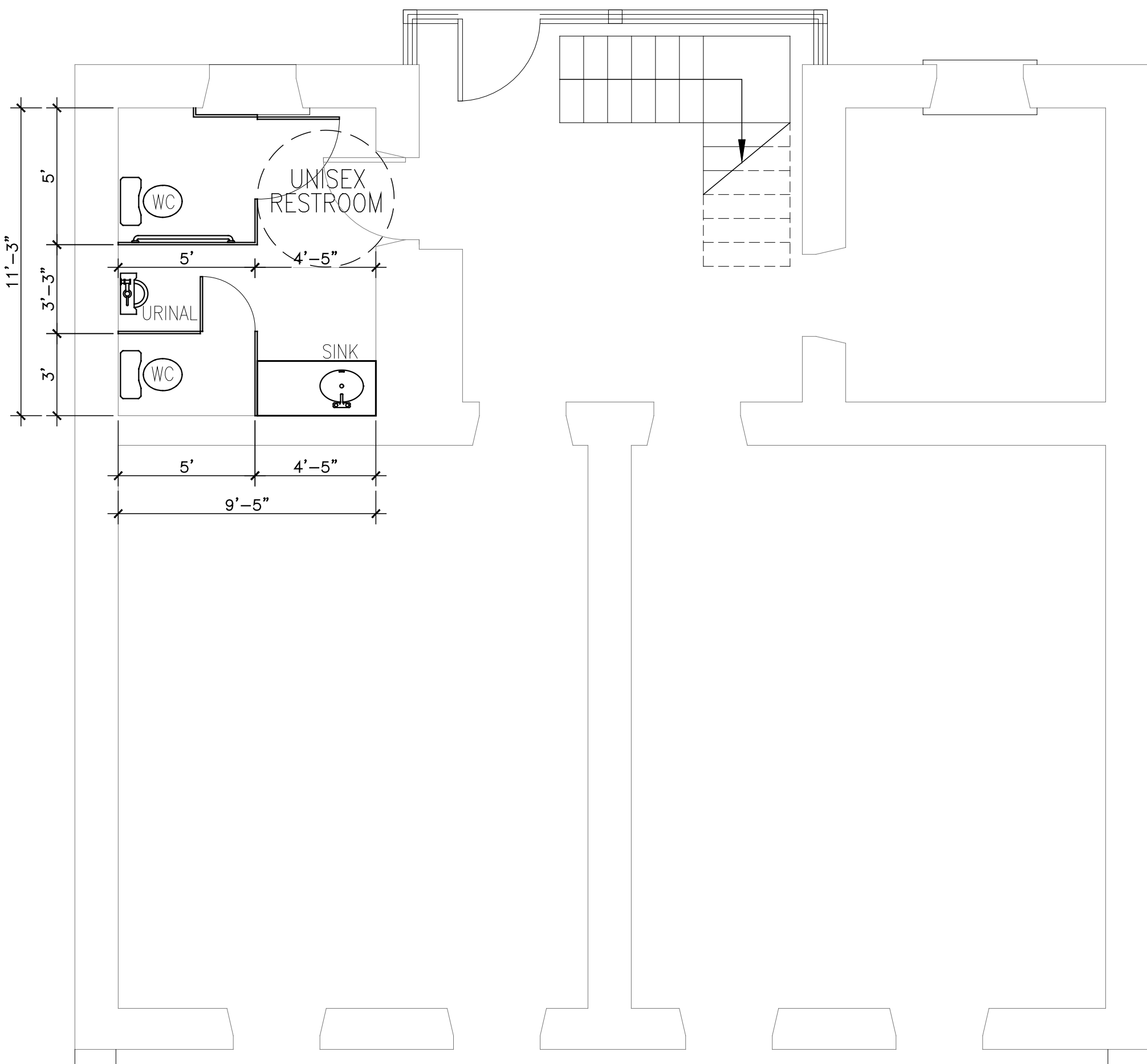
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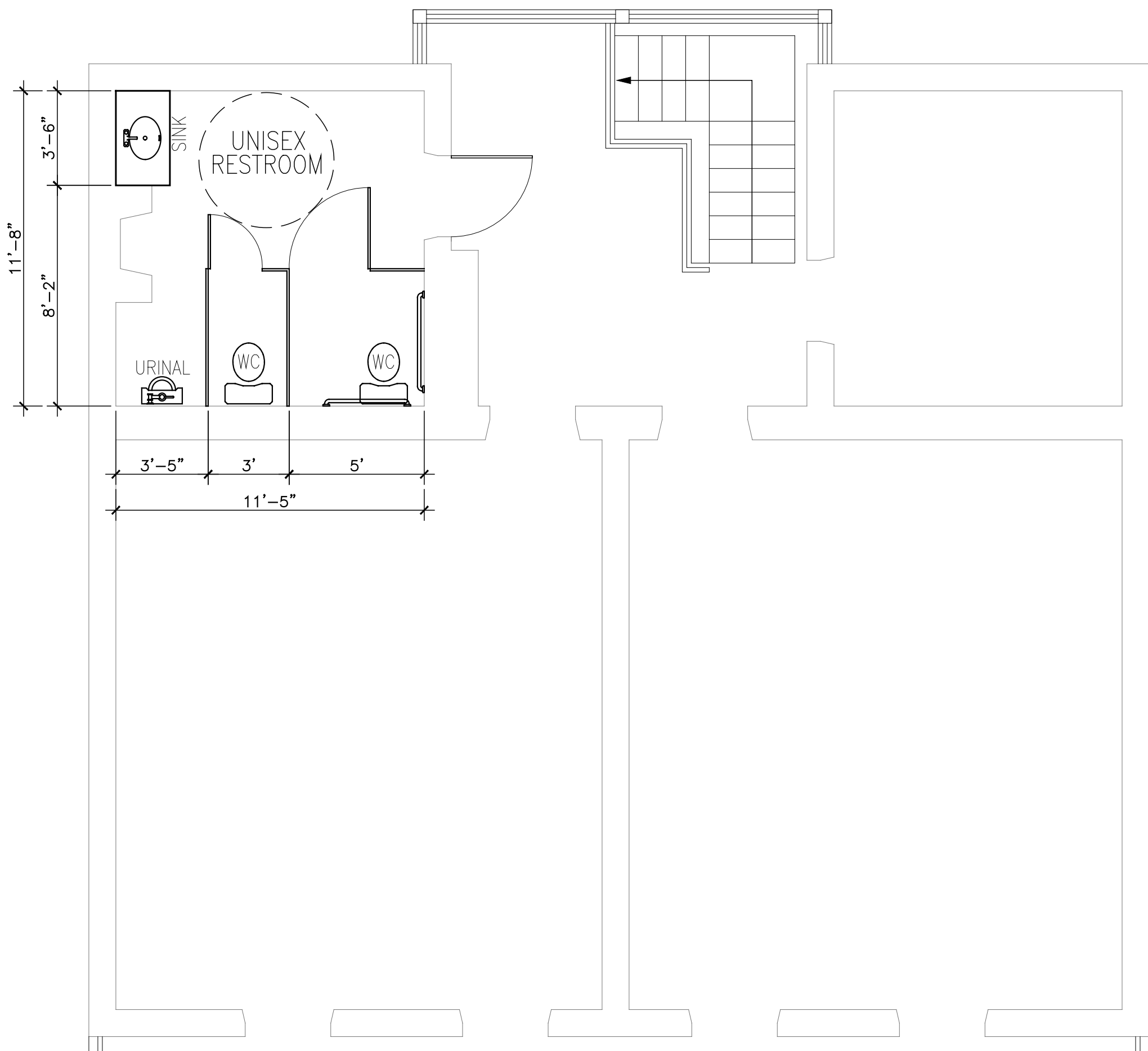
01 EXISTING BASEMENT FLOOR PLAN  
1/4" = 1'-0"



02 EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



03 BASEMENT FLOOR PLAN  
1/4" = 1'-0"



04 FIRST FLOOR PLAN  
1/4" = 1'-0"

REVISIONS:
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RESTAURANT REMODELING

FLOOR PLANS

511 VILLITA STREET  
San Antonio, TX 78205



ARCHITECTURAL  
DESIGN  
ASSOCIATES, INC.

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210.734.3400  
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SCALE:	AS SHOWN
SHEET #:	A102

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