

# HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 22

**HDRC CASE NO:** 2015-112  
**ADDRESS:** 268 W MARIPOSA - Detached garage  
**LEGAL DESCRIPTION:** NCB 9013 BLK 7 LOT 11 12 AND 13  
**ZONING:** R4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Jose Cueva  
**OWNER:** Janet Vasquez  
**TYPE OF WORK:** Demolish existing garage and construct small cottage  
**REQUEST:**

The applicant is requesting conceptual approval to:

1. Demolish existing garage
2. Construct a 700 sq. ft. one bedroom cottage. The proposed cottage will have a composition gable roof, cedar and hardi plank siding, and multi-light windows.
3. Construct a concrete walkway to connect the rear door of the main house to the new cottage.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

*Unified Development Code, Sec. 35-614 Demolition*

(a) **Applicability.** The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) **Property Located in Historic District and Contributing to District Although Not Designated a Landmark.** No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is

subsection (c)(3) in order to receive a certificate for demolition of the property.

## **FINDINGS:**

- a. The house at 268 W. Mariposa was built in 1938 according to the Olmos Park Terrace survey. The existing garage was likely built around the same time as the main house. The existing garage is contributing to the historic district.
- b. According to UDC Sec. 35-614, demolition of contributing structures within a historic district should not be approved unless the applicant demonstrates clear and convincing evidence supporting an economic hardship. If economic hardship cannot be proven, the applicant might provide additional information regarding loss of significance. No information on economic hardship has been presented by the applicant.
- c. The Demolition and Designation Committee visited the property on April 8, 2015. At that time the committee agreed that demolition would be an option if materials were salvaged and original details such as vertical battens at the gable were incorporated into the new design. The committee also noted that the garage structure is set on the ground and the existing slab was poured around it sometime after it was constructed.
- d. Demolition of a historic structure should only be used as a method of last resort when all other options have been exhausted. The existing structure appears to be sound and its rehabilitation and conversion into a living unit should be explored prior to demolition being approved.
- e. Consistent with the Guidelines for New Construction, outbuildings should be visually subordinate to the main structure, should not be larger than 40% of the footprint of the main structure, and should relate to the main structure through the use of complementary materials and details. The proposed cottage is consistent with the guidelines in form, mass and size.
- f. According to the Guidelines for New Construction, historic setback patterns should be followed for new outbuildings. The proposed cottage will match the side setback on the existing structure and expand the rear wall to meet the rear setback. The proposed setbacks are consistent with the guidelines. However, the new structure might encroach on the side setback which may require a variance.
- g. The Guidelines for New Construction recommend new outbuildings to have window and door openings similar to those found on the principle structure in terms of spacing and proportions. The proposed windows are consistent in proportions to the main house. However, the proposed nine over nine aluminum windows will not match the six over six true divided lite windows on the house which should be avoided. In addition, the proposed doors are not a typically found door type in historic districts and does not relate to the historic home.
- h. New construction in historic districts should be complementary to historic structures found throughout the district. The applicant's proposal exhibits various details that are not consistent with the primary structure on the lot and therefore are not consistent with the Guidelines for New Construction which includes issues with the eave and rafter details and the design of the attic vents.

## **RECOMMENDATION:**

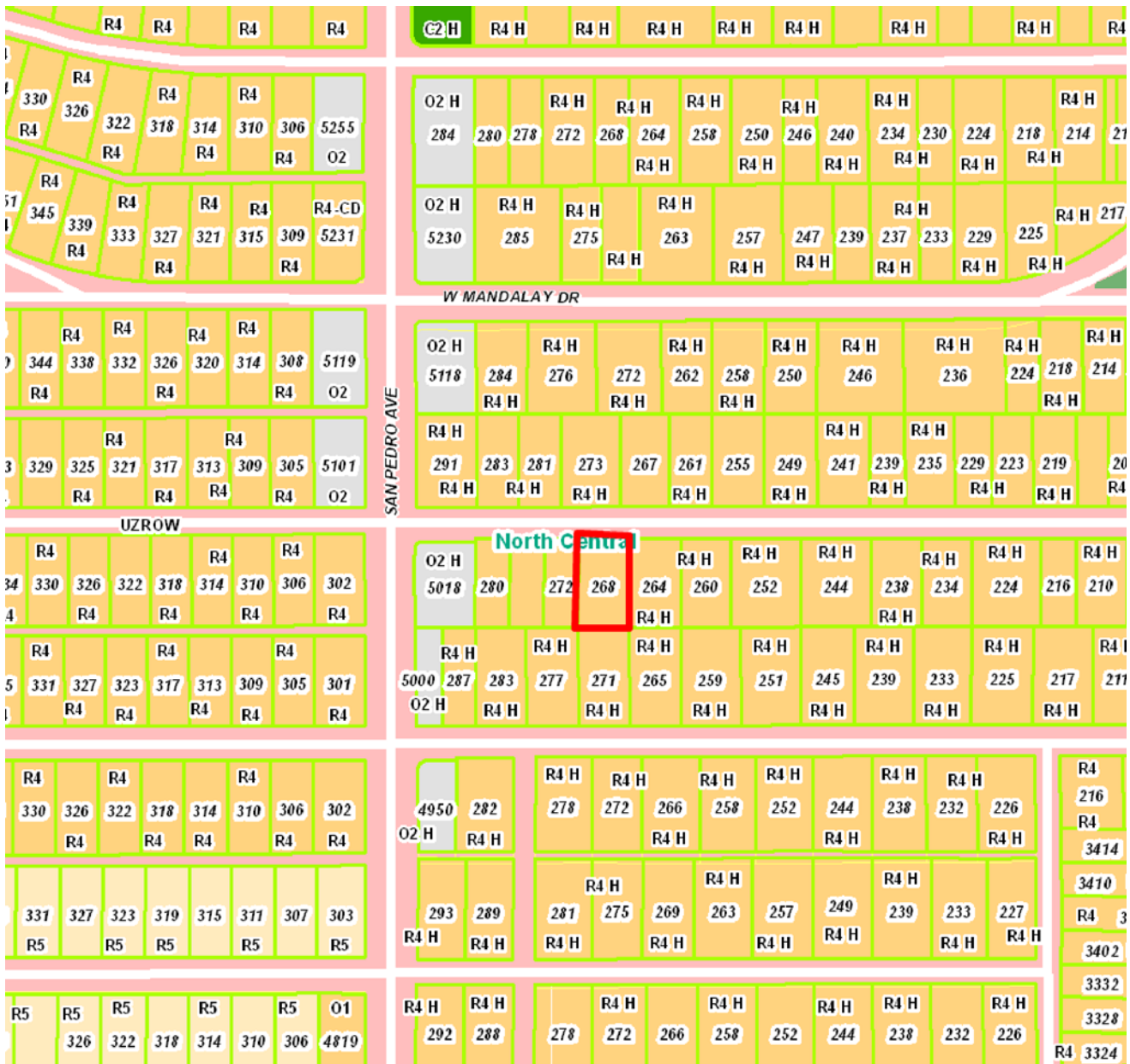
Staff does not recommend approval as submitted based on findings a-c. Staff recommends the existing structure is rehabilitated to accommodate the new use.

If demolition is approved, staff recommends that the new construction is referred to the Design Review Committee to address issues with the design including::

- a. A door type that is consistent with those found in historic districts is used
- b. If windows with divided lites are used, they should match the windows on the main house and use true divided glass.
- c. Eave and rafter detailing and appropriate attic vents.

## **CASE MANAGER:**

Adriana Ziga



**268 W Mariposa**

**Powered by ArcGIS Server**

Printed: Mar 16, 2015

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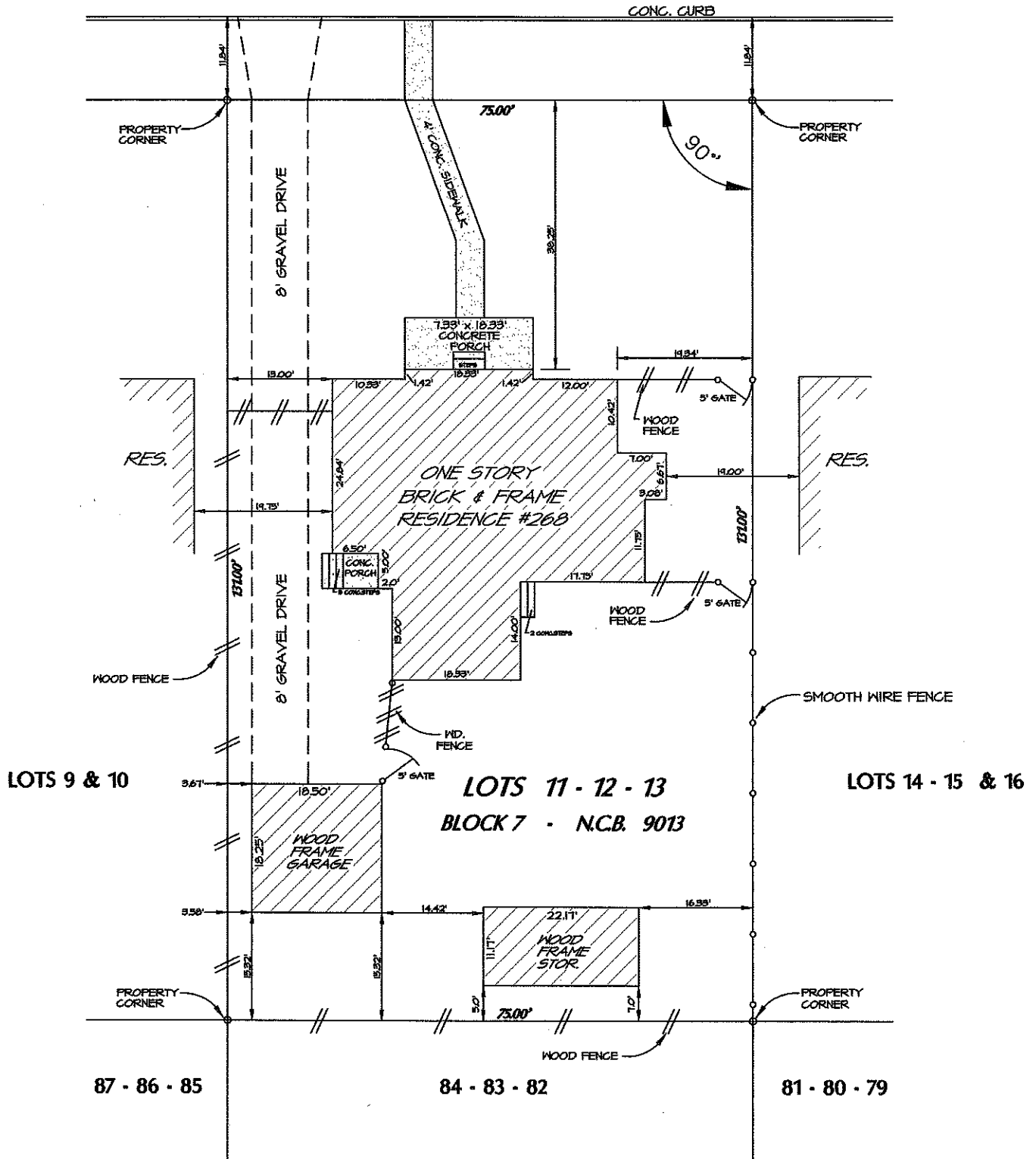




CONC. CURB

W. MARIPOSA  
( 50' R.O.W. - 26.33' PVMNT. )

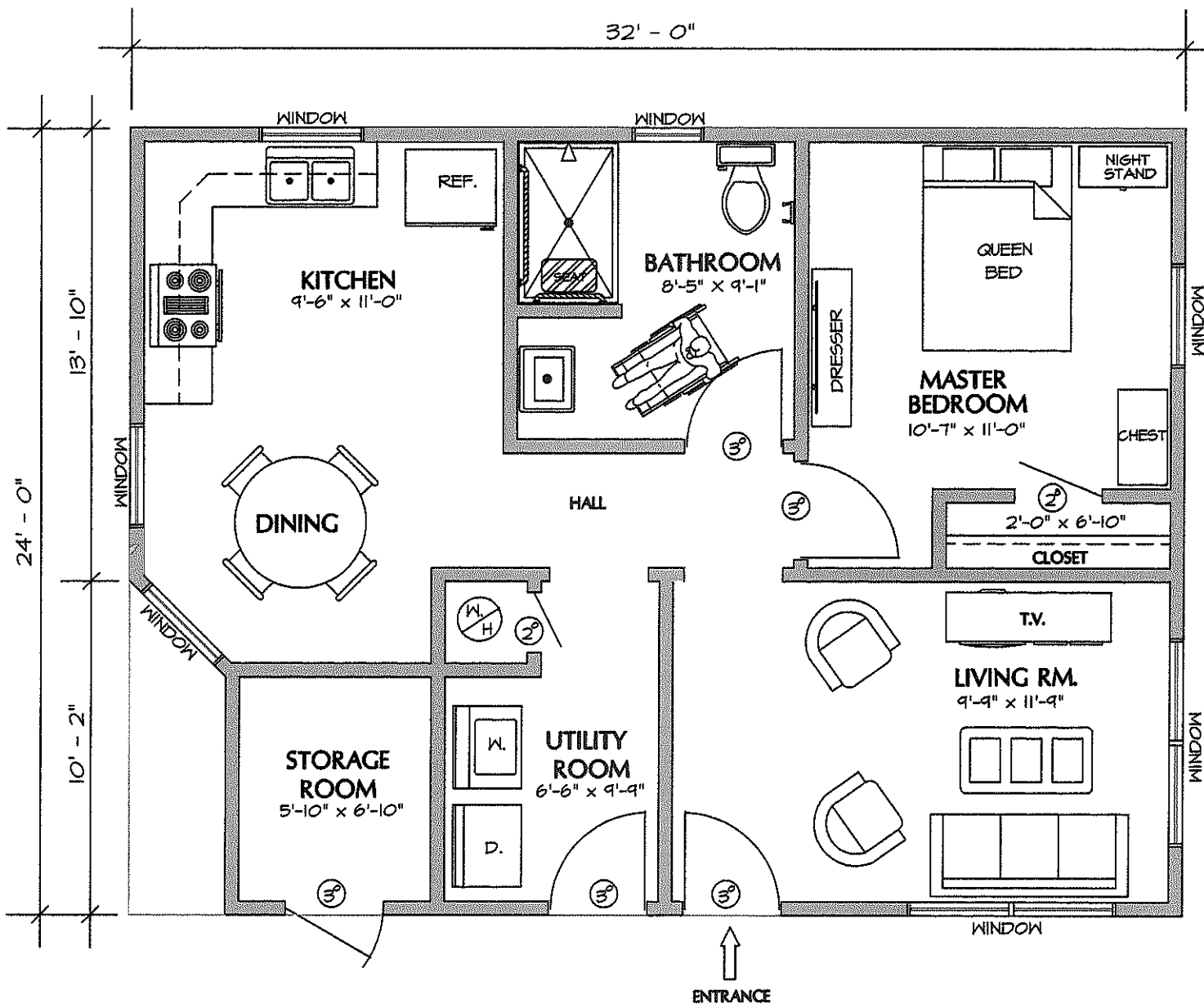
CONC. CURB



EXISTING SITE PLAN

\_\_\_\_\_ **W. MARIPOSA** \_\_\_\_\_  
( 50' R.O.W. - 26.33' PVMNT. ) \_\_\_\_\_

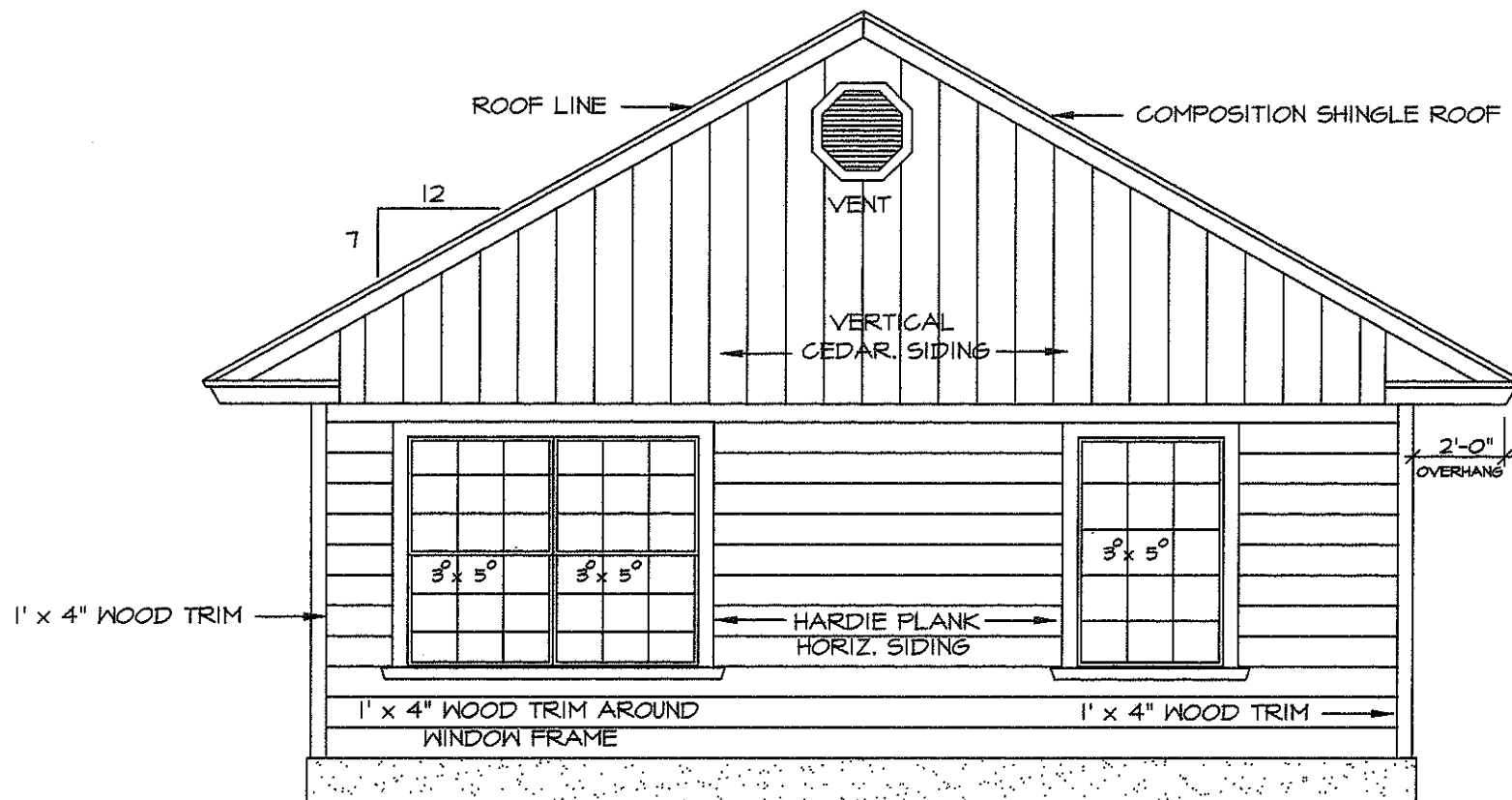




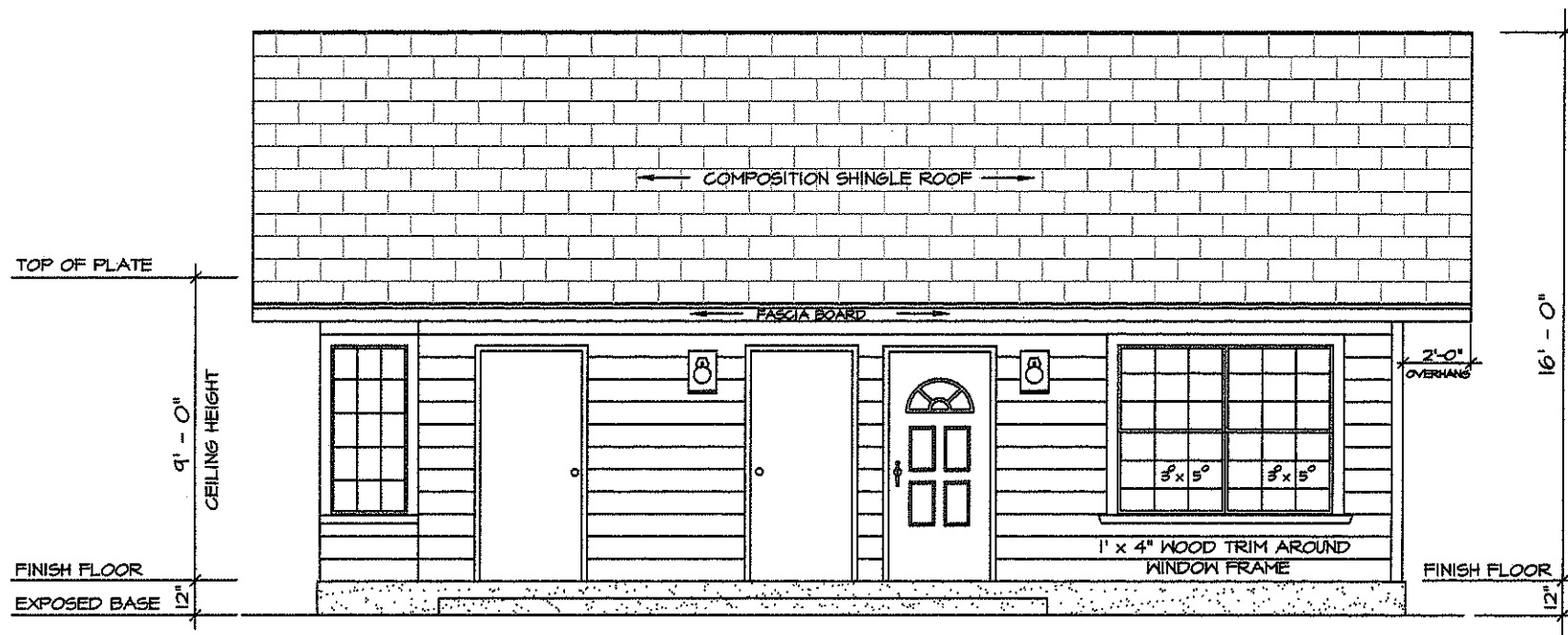
## FLOOR PLAN

1/4" = 1' - 0"

742 SQ. FT.

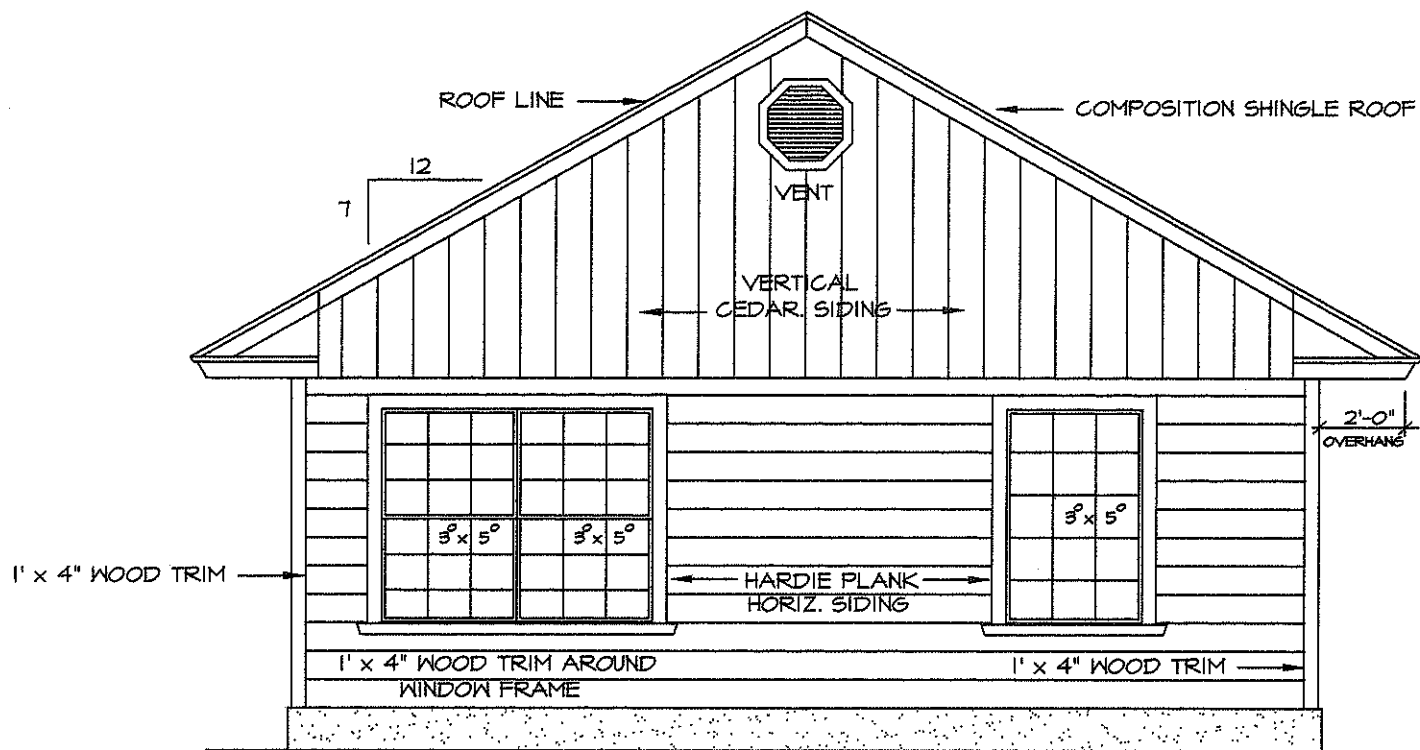


NORTH ELEVATION

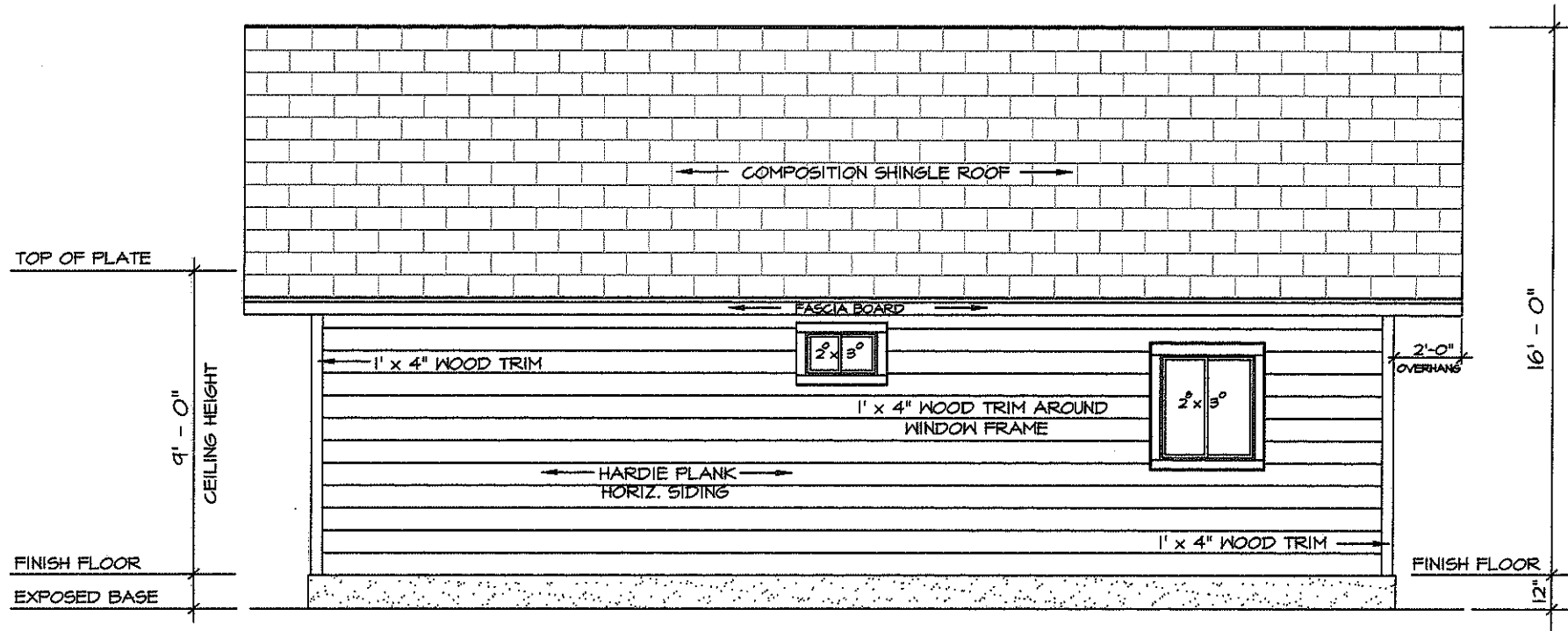


EAST ELEVATION





**SOUTH ELEVATION**



WEST ELEVATION



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Demolition and Designation Committee**

DATE: 4/8/15 HDRC Case# 215-1247  
ADDRESS: 268 W. Mariposa Meeting Location: 268 W. Mariposa  
APPLICANT: Jose Cueva  
DDC Members present: Jack Judson / Victor Salas  
Staff present: Adriana Ziga  
Others present: \_\_\_\_\_  
REQUEST: Demolish garage.

COMMENTS/CONCERNS: JC: floating slab. is cracked.

JS: slab doesn't bother me, walls are the most important. A lot of bones that could be used. Just needs to be jacked up, pour a new slab, replace the wall plates & you got a nice place.

JC: get rid of eyesore & build something new. JS:

JS: Make it match the district. JS: you got some plumbing & electricity in there already, can you get material

COMMITTEE RECOMMENDATION: APPROVE ☒ DISAPPROVE ☐  
APPROVE WITH COMMENTS/STIPULATIONS:

approve demo w/ all salvageable materials are reused & new bldg matches original details on gatehouse.

[Signature]  
Committee Chair Signature (or representative)

4-8-2015  
Date

to material existing? JC: new overview, same shape.  
will reuse as much as we can & salvage. JS: whatever  
you come back with ~~new~~ should incorporate  
material in details. Maintain enough character from  
front. OK with demo if details match to retain  
appearance.