

## HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2016

### Agenda Item No: 15

**HDRC CASE NO:** 2016-172  
**ADDRESS:** 283 W MARIPOSA  
**LEGAL DESCRIPTION:** NCB 9012 BLK 6 LOT 89 90 AND W 12.50 FT OF 88  
**ZONING:** R4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Edward Pape  
**OWNER:** Christine Catsifas  
**TYPE OF WORK:** Expand driveway, replace garage door  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. replace existing wooden swinging garage door with a steel overhead garage door
2. expand existing concrete driveway from 10' wide to 17' wide by repouring slab

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alteration*

#### 6. Architectural Features: Doors, Windows, and Screens

##### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when

the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

#### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

### **FINDINGS:**

- a. The applicant is requesting to replace existing wooden swinging garage door with an overhead paneled steel garage door painted to match existing door and trim. This is not consistent with the Guidelines for Exterior Maintenance and Alteration 6.B., which states that doors should be replaced with in-kind materials.
- b. The applicant is proposing to tear up existing 10' concrete driveway and repour a 17' wide concrete driveway, which is not consistent with the Guidelines for Site elements. The Guidelines state that historic driveways are typically no wider than 10' and that new driveway configurations should be similar to what is found in the district. Staff made a site visit on May 6, 2016, and found that driveways in Olmos Park Terrace Historic District typically are 10' to 15' wide. Staff recommends that the applicant not expand the driveway to the corner of the house, but towards to left property line.

### **RECOMMENDATION:**

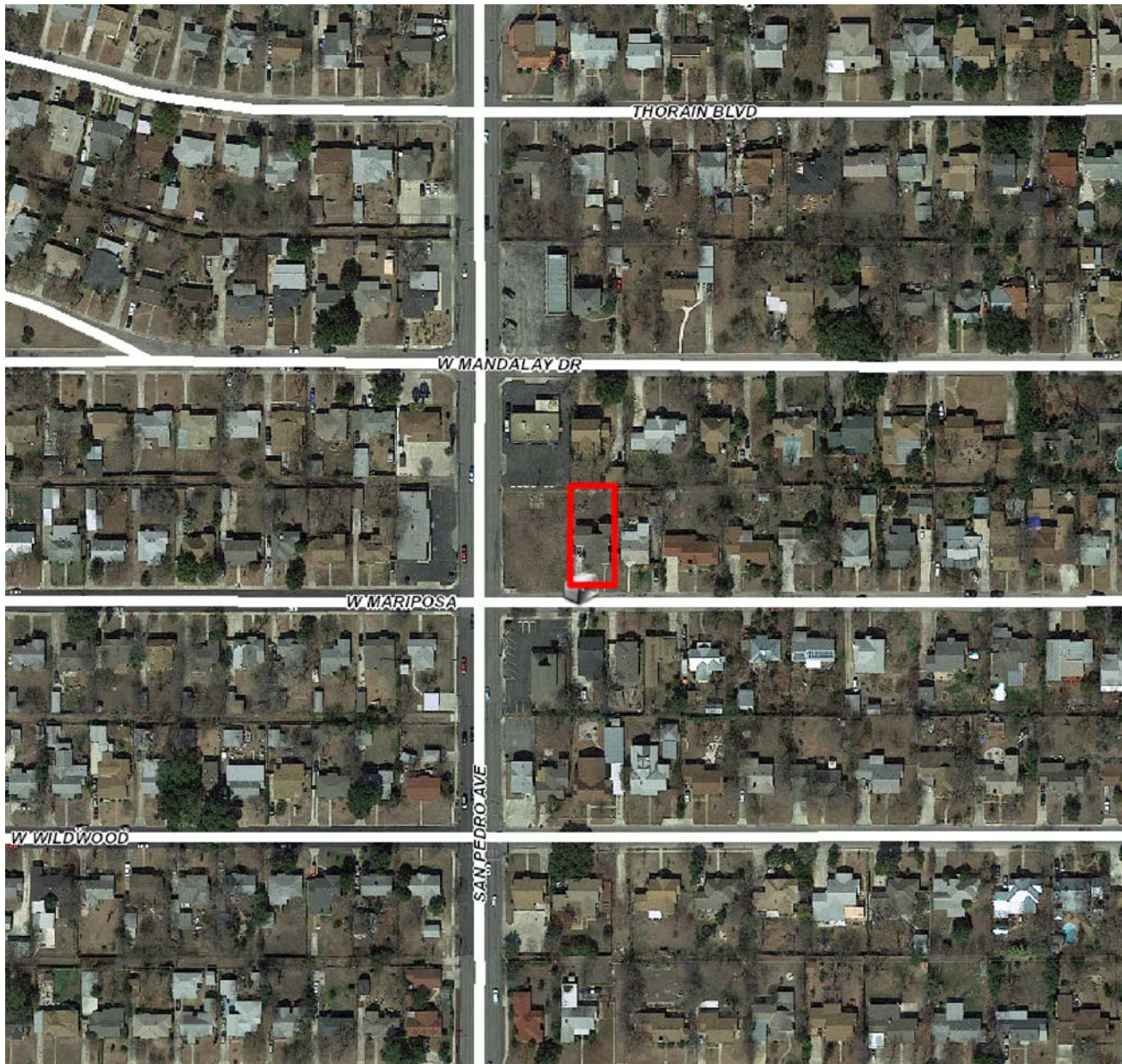
Staff does not recommend approval of item #1 or #2 based on findings a through b.

### **CASE MANAGER:**

Lauren Sage

### **CASE COMMENT:**

A stop work order was issued for doing stone work prior to receiving approval. The application for the stone work along with the post-work application fee was submitted and an administratively Certificate of Appropriateness was issued.



## Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2016

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W Mandalay Dr W Mandalay Dr W Mandalay Dr W Mandalay Dr W Mandalay Dr W Mandalay Dr



W Mariposa Dr W Mariposa Dr W Mariposa Dr W Mariposa Dr W Mariposa Dr W Mariposa Dr



W Wildwood Dr W Wildwood Dr W Wildwood Dr W Wildwood Dr W Wildwood Dr



CITY OF SAN ANTONIO  
NOTICE OF HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: [redacted]  
REQUEST: [redacted]  
HEARING DATE: [redacted]  
TIME: 3:00 P.M.  
FOR MORE INFORMATION CONTACT  
[redacted]  
ALL HEARINGS TAKE PLACE AT THE ALAMO



















BEWARE  
of DOG







## 283 West Mariposa Contents List by Page Number

- 1) Application
- 2) Application (signature page)
- 3) Table of Contents for document package
- 4) Project Narrative
- 5) Photo showing South façade (Street View)
- 6) Photo showing South (Detail of affected area)
- 7) Photo showing West façade
- 8) Photo Showing North Façade (Unaffected)
- 9) Photo showing East Façade (Unaffected)
- 10) Photo for location reference
- 11) Photo for location reference (enlarged)
- 12) Survey
- 13) Sketch of proposed plot plan
- 14) Photo illustrating proposed driveway expansion
- 15) Sketch of elevation showing door to be replaced
- 16) Door Product Specification literature (1 of 2)
- 17) Door Product Specification literature (2 of 2)
- 18) Copy of current Administrative Certificate (for stone repairs)

City of San Antonio  
Historic Design and Review Commission  
1901 South Alamo  
San Antonio, TX 78204

283 West Mariposa  
San Antonio TX

The homeowner wishes to make the following repairs and upgrades and requests a certificate of appropriateness.

- 1) Replace non-working garage doors with new overhead door for garage access. The new door and trimwork will be painted to match the rest of the woodwork on the house. The door width will not change.
- 2) Replace the existing 4' wide foot path (sidewalk) extending from the street to the curb. The existing sidewalk had failed over time and presents a trip hazard. The termination of the sidewalk at the street was removed by the street contractor in order to accommodate the ongoing curb and street repairs.
- 3) Replace the existing single car driveway and expand the width to approximately 17' to accommodate 2 vehicles. The homeowner has previously been parking on a gravel extension of the driveway. The original driveway had numerous cracks and failures due to time.

Other relevant information.

- The west façade of the home is currently undergoing repair to the exterior stone veneer under an administrative certificate of appropriateness. (Copy attached)
- The neighborhood is currently undergoing a street and curb/approach replacement project. The homeowner would like to coordinate their repairs to be completed at the same time if possible. The original application for driveway permit was deemed unnecessary by Mr. Johnny Aguilar Sr. Sr. Engineering Technician with Development Services due to the replacement of the approach being incorporated into the street repair project.
- Numerous homes on the street have previously expanded their driveways in varying widths and designs to also accommodate 2 vehicles including 267, 263, 260, 249, 244, 235, 238, 234, 224, 218, 167, 131, 128, 124, 108, and 106 Mariposa.

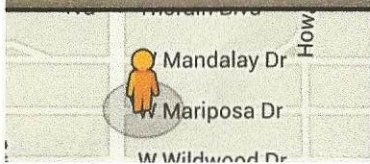
Thank you for your consideration.

  
Edward Pape

4/18



# SOUTH (STREET) FACADE





# SOUTH (STREET) FALMEX (DETAIL)



6/18



WEST FACADE

8/12





NORTH FACADE

8/1/8





8/1/8  
EAST  
FACADE





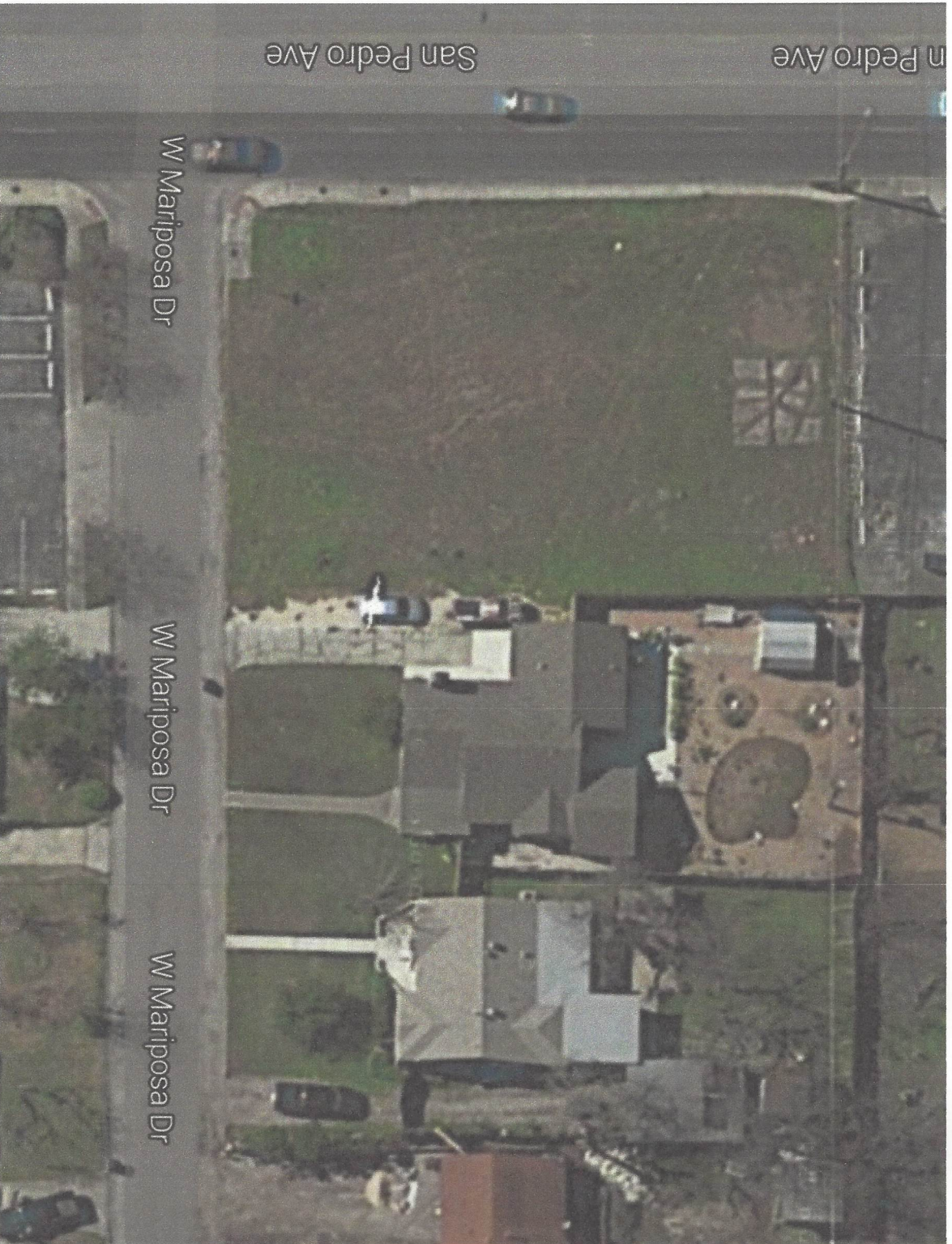


283 W. MARIPOSA

8/10/01



11/18



283 W. MARIPOSA







# PLOT PLAN

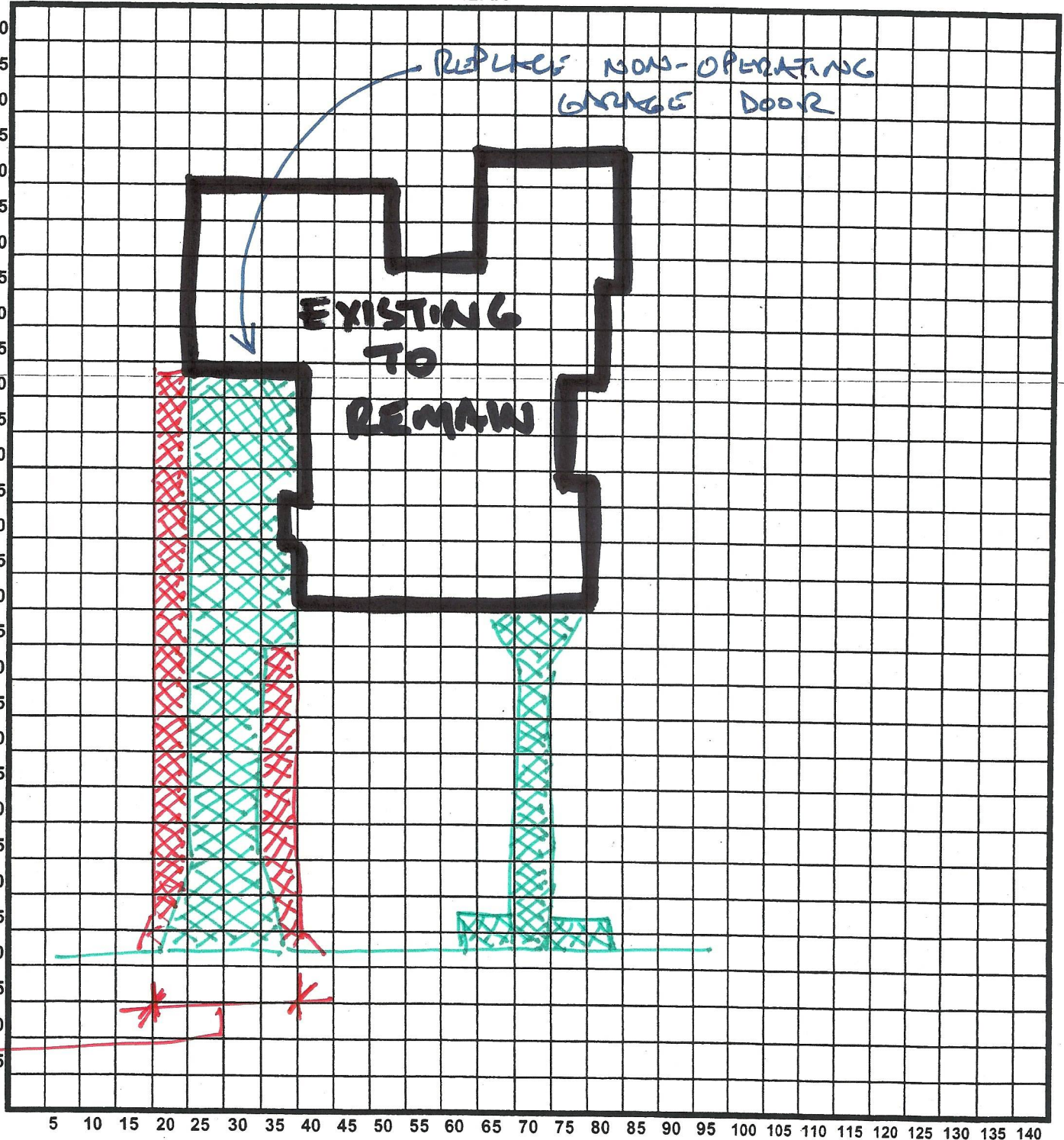
FOR  
BLDG PERMITS

Address 283 W. MARIPOSA

Lot 89, 10, AND  
W 12.5 OF 88  
REAR

Block 6

NCB 9012



EXISTING  
CONCRETE  
TO BE REPLACED

FRONT



PROPOSED NEW LIMITS  
OF DRIVEWAY

13/18



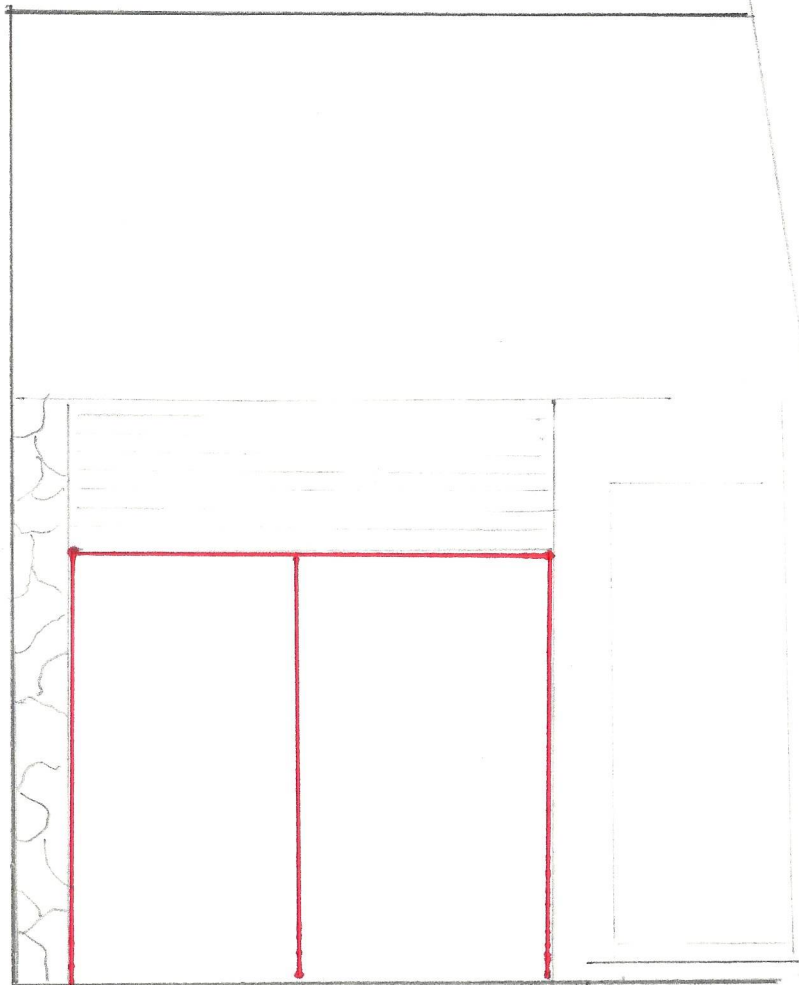




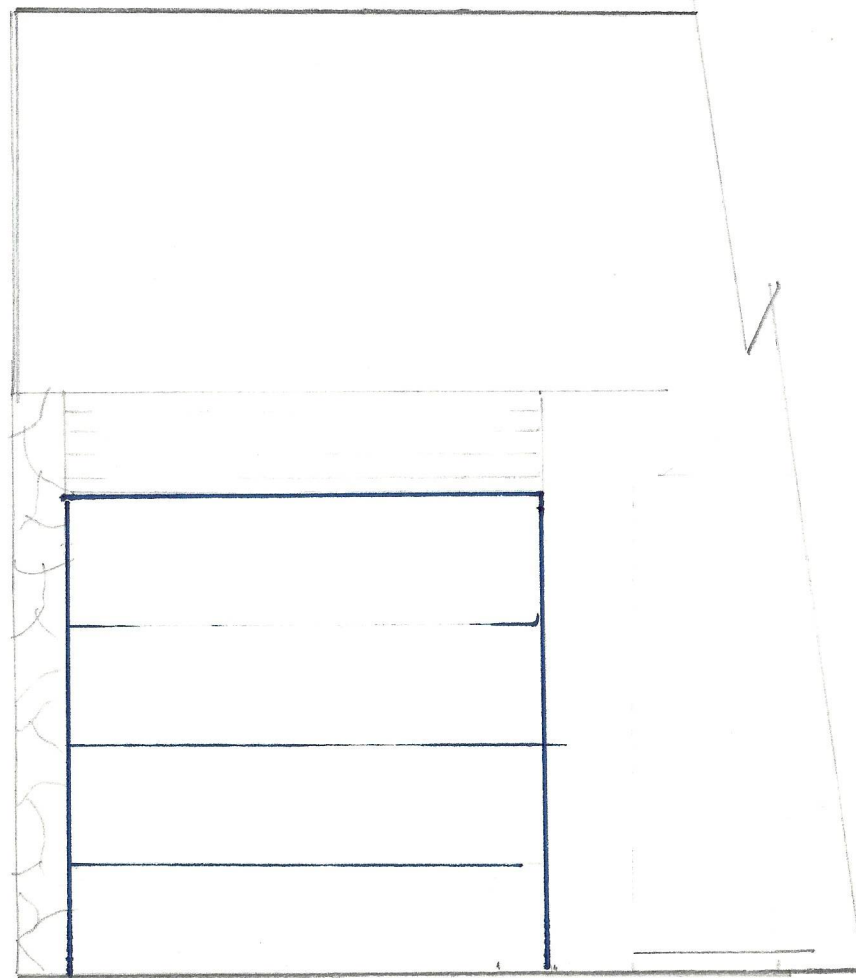
283 W. MARIPOSA

GARAGE DOOR REPLACEMENT (PROPOSED)

15/18



REMOVE EXISTING (INOPERABLE)  
GARAGE SWINGING DOORS



INSTALL OVERHEAD  
PANEL TYPE DOOR FOR  
GARAGE ACCESS

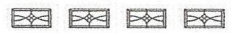




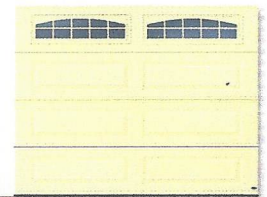
Short Panel design in Golden Oak†

**Time-honored style.** The Stratford Collection offers four traditional designs, 11 color choices, and 21 decorative window options. This durable low-maintenance collection provides section interfaces designed to reduce serious finger and hand injuries. The Stratford Collection. A statement of style.

Short Panel with  
Mission DecraGlass (SP71)



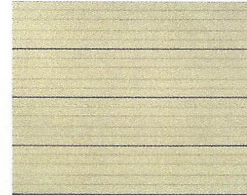
Long Panel with  
Cascade DecraTrim (LP23)



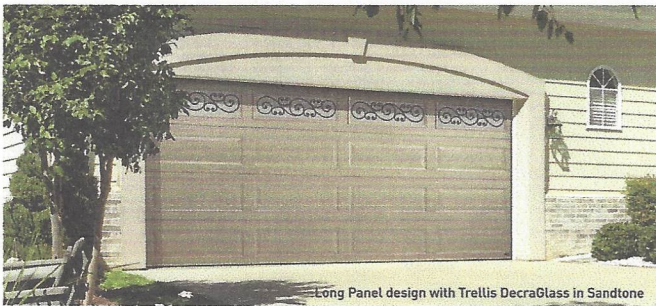
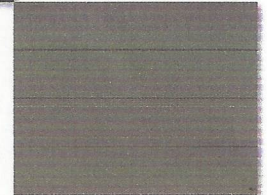
Short Panel  
with Sunray DecraTrim (SP27)†



Ribbed Panel (RP)



Flush Panel (FP)

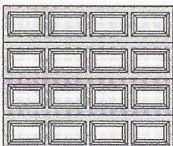


Long Panel design with Trellis DecraGlass in Sandtone

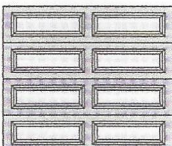
† Color only available in Stratford 3000

## PANEL DESIGNS

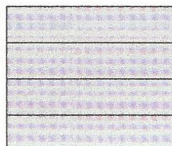
SP • SHORT PANEL



LP • LONG PANEL



FP • FLUSH PANEL\*



RP • RIBBED PANEL\*



\*Available on 3000 model only

16/18

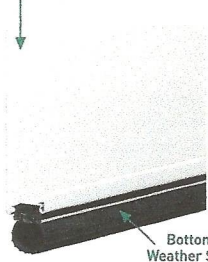




## Construction



Steel Exterior



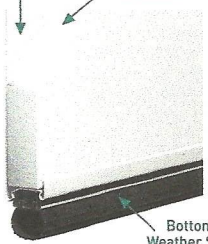
## STEEL 1000

### Single-Layer: Steel

Get value and durability with a Stratford 1000 single-layer steel door. These heavy-duty steel doors are durable, reliable, and low maintenance.

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance

Steel Exterior Vinyl-Coated Polystyrene Insulation



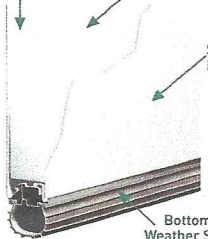
## 2000

### Double-Layer: Steel + Insulation

A Stratford 2000 double-layer door provides durable, low maintenance features, plus a layer of vinyl-coated insulation for increased thermal properties and quieter operation.

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation

Steel Exterior Polystyrene Insulation Steel Interior



## 3000

### Triple-Layer: Steel + Insulation + Steel

For the toughest, most energy-efficient steel door, a Stratford 3000 triple-layer door includes the ultimate in thermal properties, plus a layer of steel for a finished interior look and added durability.

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation

## Specifications

	STRATFORD 1000	STRATFORD 2000	STRATFORD 3000
<b>PANEL DESIGNS</b>			
Short	•	•	•
Long	•	•	•
Flush			•
Ribbed			•
<b>INSULATION<sup>1</sup></b>		Polystyrene	Polystyrene
<b>R-VALUE<sup>2</sup></b>		6.64	6.48
<b>DOOR THICKNESS</b>	2" [5.1cm]	2" [5.1cm]	1-3/8" [3.5cm]
<b>STEEL THICKNESS</b>	25 ga	25 ga	27/27 ga
<b>WINDOW GLASS OPTIONS</b>			
3/32" Single Strength	•	•	•
Insulated Glass			•
Obscure	•	•	•
<b>WIND LOAD<sup>3</sup> AVAILABLE</b>	•	•	•
<b>PAINT FINISH WARRANTY<sup>4</sup></b>	15 Years	25 Years	Lifetime
<b>WORKMANSHIP/HARDWARE WARRANTY<sup>4</sup></b>	1 Year	2 Years	3 Years

<sup>1</sup> Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

<sup>2</sup> Calculated door section R-value is in accordance with DASMA TDS-163.

<sup>3</sup> It is your responsibility to make sure your garage door meets local building codes.

<sup>4</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

Entrematic reserves the right to change specifications and designs without notice and without incurring obligations.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

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## DecraTrim Window Inserts

### SHORT PANEL

CLEAR [C]



OBSCURE [O]



STOCKTON [20]



PRAIRIE [21]



CATHEDRAL [22]



CASCADE [23]



WATERFORD [25]



WAGON WHEEL [26]



SUNRAY [27]



FULL SUNRAY [28]



FIVE PIECE SUNRAY for 10' Door [29]\*



\*Available True White Only.

### LONG PANEL

CLEAR [C]



OBSCURE [O]



STOCKTON [20]



PRAIRIE [21]



CATHEDRAL [22]



CASCADE [23]



MOONLITE [24]



WATERFORD [25]



WAGON WHEEL [26]



SUNRAY [27]



THAMES [30]



ARCHED THAMES [31]



FULL SUNRAY [28]



## DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs.

### SHORT PANEL

VICTORIAN [54]



RIVIERA [55]\*



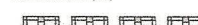
CHALET [56]



AMERICANA [57]



HEARTLAND [70]



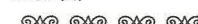
MISSION [71]



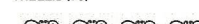
PRAIRIE [72]†



JARDIN [75]



TRELLIS [76]



### LONG PANEL

VICTORIAN [54]



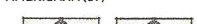
RIVIERA [55]\*



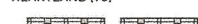
CHALET [56]



AMERICANA [57]



HEARTLAND [70]



MISSION [71]



PRAIRIE [72]†



JARDIN [75]



TRELLIS [76]



## Colors

\* Clear glass with printed frost pattern.  
† Obscure glass with v-groove.

Amarr steel doors arrive pre-painted; for custom colors, exterior latex paint must be used. Visit [amarr.com](http://amarr.com) for instructions on painting. Actual paint colors may vary from samples shown.



† Only available in Stratford 3000.  
\* Price upcharge applies.

Amarr

165 Carriage

CALL

EN



**AMERICAN  
OVERHEAD DOOR CO.**  
SALES • SERVICE • INSTALLATION  
[www.aodsa.com](http://www.aodsa.com)  
(210) 633-0533

for service

17/18





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

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS**

April 19, 2016

**ADDRESS:** 283 W MARIPOSA  
**LEGAL DESCRIPTION:** NCB 9012 BLK 6 LOT 89 90 AND W 12.50 FT OF 88  
**HISTORIC DISTRICT:** Olmos Park Terrace  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Edward Pape - PO Box 6391  
**OWNER:** Christine Catsifas - 283 W Mariposa  
**TYPE OF WORK:** Repair and Maintenance

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove and replace the existing stones on the facade of the garage.

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

**DATE:** 4/19/2016 4:16:28 PM

**ADMINISTRATIVE APPROVAL TO:** remove and replace the existing stones on the facade of the garage. Existing stones will be re-used on the exterior of the garage.

**APPROVED BY:** Katie Totman

For:

Shanon Shea Miller  
Historic Preservation Officer

18/18