

HISTORIC AND DESIGN REVIEW COMMISSION

June 1, 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 metal overhead garage door with decorative elements
2. expand existing concrete driveway from 10' wide to 17' wide by repouring slab and maintaining 12' approach
3. widen sidewalk next to curb

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 request was heard by the HDRC on May 18, 2016, at which the request was referred to the DRC. The applicant met with the committee members on May 25, 2016, at which members expressed concerns of the width of the apron and mentioned that the garage siding looked like an addition. Committee members agreed that the applicant should submit a site plan with the agreed upon driveway width of 17' and new elevation drawing of the garage façade to match architecture style of existing door.
- b. The applicant is requesting to replace existing 8' x 6'-6" wooden swinging garage door with an 8' x 8' overhead metal garage door with decorative elements and trim, and to paint to match existing color. Staff finds the door appropriate in size and architecturally detailing, but finds the material inconsistent with the Guidelines. The Guidelines for Exterior Maintenance and Alteration 6.B. state that doors should be replaced with in-kind materials.
- c. The applicant is proposing to tear up existing 10' concrete driveway and repour a 17' wide concrete driveway and maintain the 12' apron, 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's historically found in the district. Staff made a site visit on May 6, 2016, and found that driveways in Olmos Park Terrace Historic District historically are 10' wide. The Guidelines for Site Elements 5.B.i. also states that pervious paving surfaces may be considered when replacement is necessary. Staff recommends that the applicant maintain the historic driveway configuration and width and consider using a pervious material such as decomposed granite.
- d. The applicant is proposing to widen the sidewalk near the curb. The applicant has not yet provided staff with specific dimensions. Guidelines for the Site Elements 5.A.iii. state that historic alignment, configuration, and width of sidewalks and walkways should be followed. Staff finds the proposal inconsistent with the Guidelines.
- e. A Certificate of Appropriateness was already issued to repair and replace stone on the left façade and to replace existing front walkway in-kind.
- f. 283 W Mariposa is located in Olmos Park Terrace Phase II, which was designated January 27, 2008.

RECOMMENDATION:

Staff recommends denial of item #1, #2 and #3 based on findings a through d. Staff recommends that the door be replaced with in-kind materials, the applicant maintain the linear dimension and width of the driveway, and consider widening with permeable material.

CASE MANAGER:

Lauren Sage

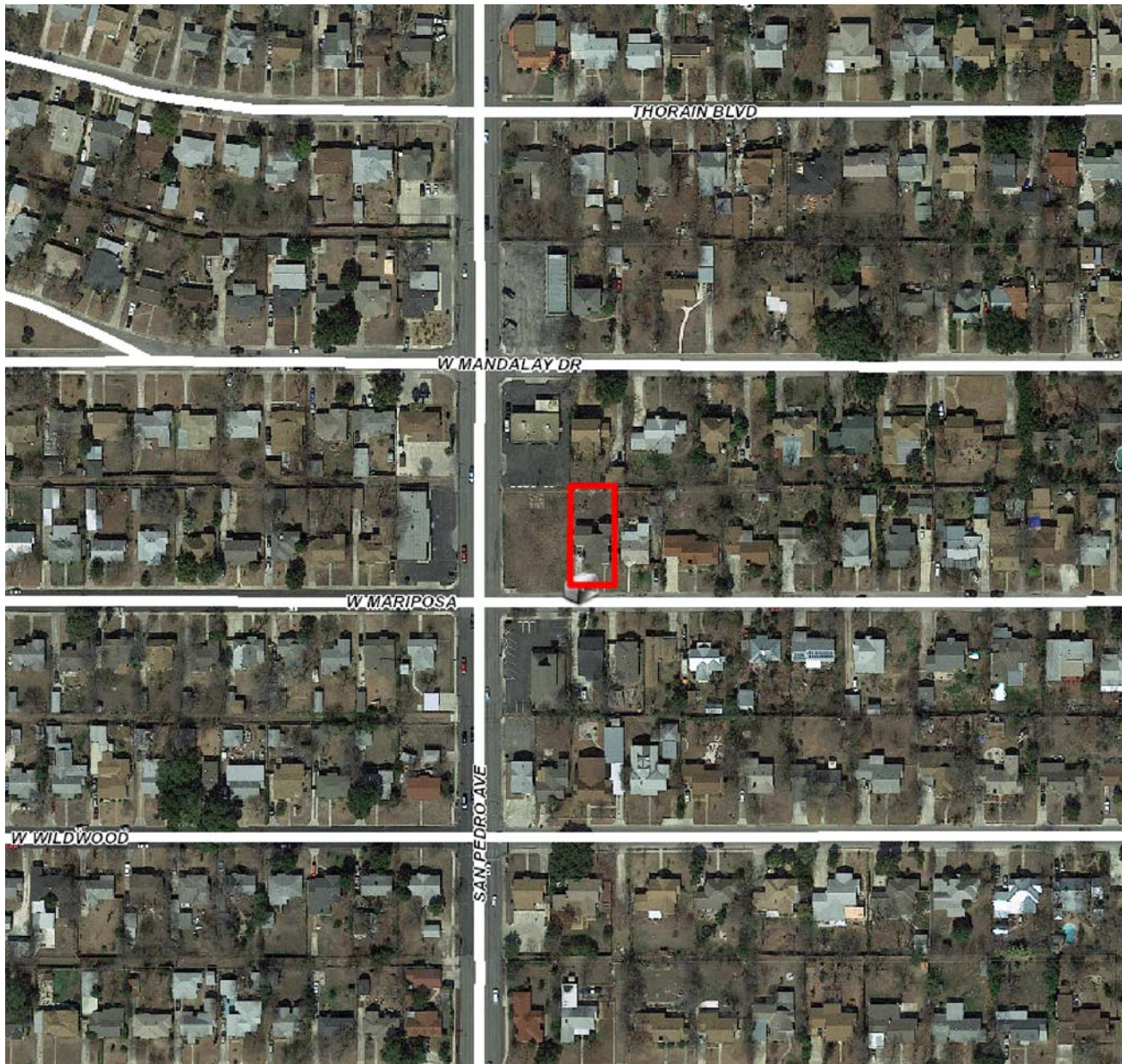
CASE COMMENTS:

A door hangar was issued for doing stone work prior to receiving approval. The application for the stone work was submitted and an administratively Certificate of Appropriateness was issued. A stop work order was issued for driveway done prior to approval. The HDRC application was submitted and post-work application fee was paid.

Transportation and Capital Improvements performed street repair and apron replacement.

HDRC: 5/18/16

DRC: 5/25/16



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 HEARING MEETINGS TAKE PLACE AT THE ALAMO











BEWARE
of DOG



CATSIFAS RESIDENCE
283 W. MARIPOSA
DRAWING NOT TO SCALE

ABOVE DOOR - REMOVE EXISTING
MATERIAL AS NEEDED AND REPLACE WITH
VERTICAL SIDING WITH DETAILS TO MATCH
EXISTING UNDER GABLES AS SHOWN

TRIM TO
FINISH
EDGES

SCALLOPED / CHIMNEY
DETAIL TO BE
REPLICATED
(SEE PHOTO)

ALL SIDING, TRIM,
FASCIA, AND ANY
OTHER ELEMENTS
TO BE PAINTED
TO MATCH
EXISTING.

INSTALL NEW METAL
PANEL-TYPE ROLL-UP DOOR
WITH RAISED (FAUX) DETAIL
TO ACHIEVE "CARRIAGE"
STYLE APPEARANCE. SELECTION
TO BE MADE FROM ULGOR
CATALOGUE TO BE OBTAINED

THIS DETAIL FOR
REFERENCE ONLY

STONE RE-INSTALLED
(REPAIR)

HEADER HEIGHT @

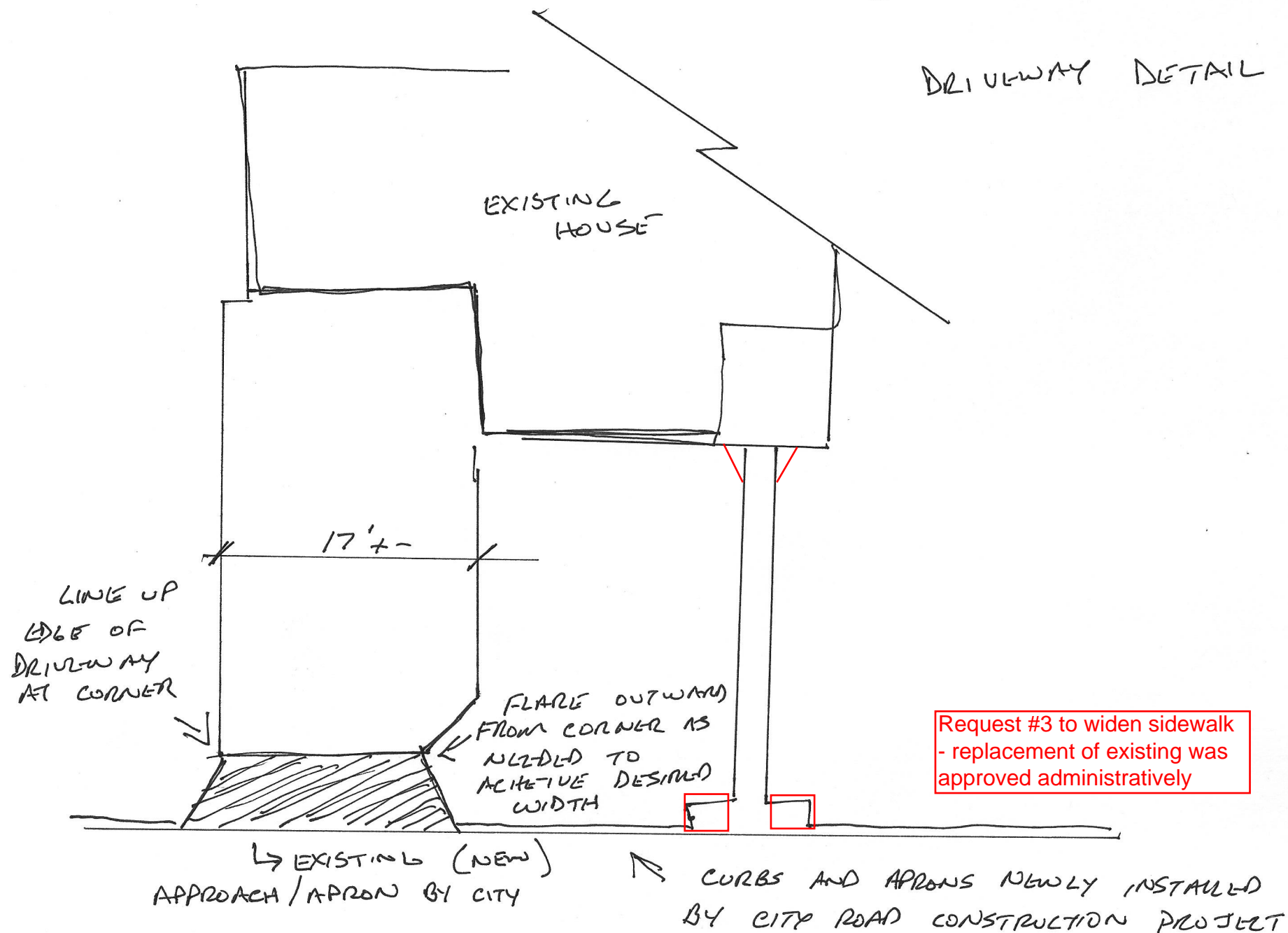
8' 0"

EXISTING WIDTH TO REMAIN

EXISTING
DOOR

283 WEST MARIPOSA

DRIVEWAY DETAIL





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

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 5-25-16 HDRC Case# 2016-4985

ADDRESS: 283 W Mariposa Meeting Location: LOVE STAR

APPLICANT: Edward Pape

DRC Members present: EDWARD GARZA, TIM CONE

Staff present: Lauren Sage

Others present: ~~replaza garage door~~ Christine Catsifas
property owner

REQUEST: replace garage

COMMENTS/CONCERNS: TC: Is there any siding
on house currently. Include trim on a sketch
w photo of front gable - made suggestions
for how to resemble carriage style existing
door. EG: It's an addition

TC: Needs more than just standard raised panels

TC: What's the apron dimension? concerns ~~the~~ with
flare. Flare to left. Suggested to look at Kings Hwy.
Flare should be linear.

COMMITTEE RECOMMENDATION: **APPROVE** [☒] **DISAPPROVE** [☐]
APPROVE WITH COMMENTS/STIPULATIONS:

Edw C Garza
Committee Chair Signature (or representative)

5/27/16
Date

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.

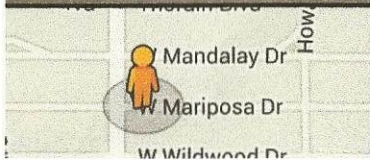
Thank you for your consideration.


Edward Pape

4/18

SOUTH (STREET) FACADE

EXISTING



SOUTH (STREET) FALMEX (DETAIL)



6/18

WEST FACADE

8/12

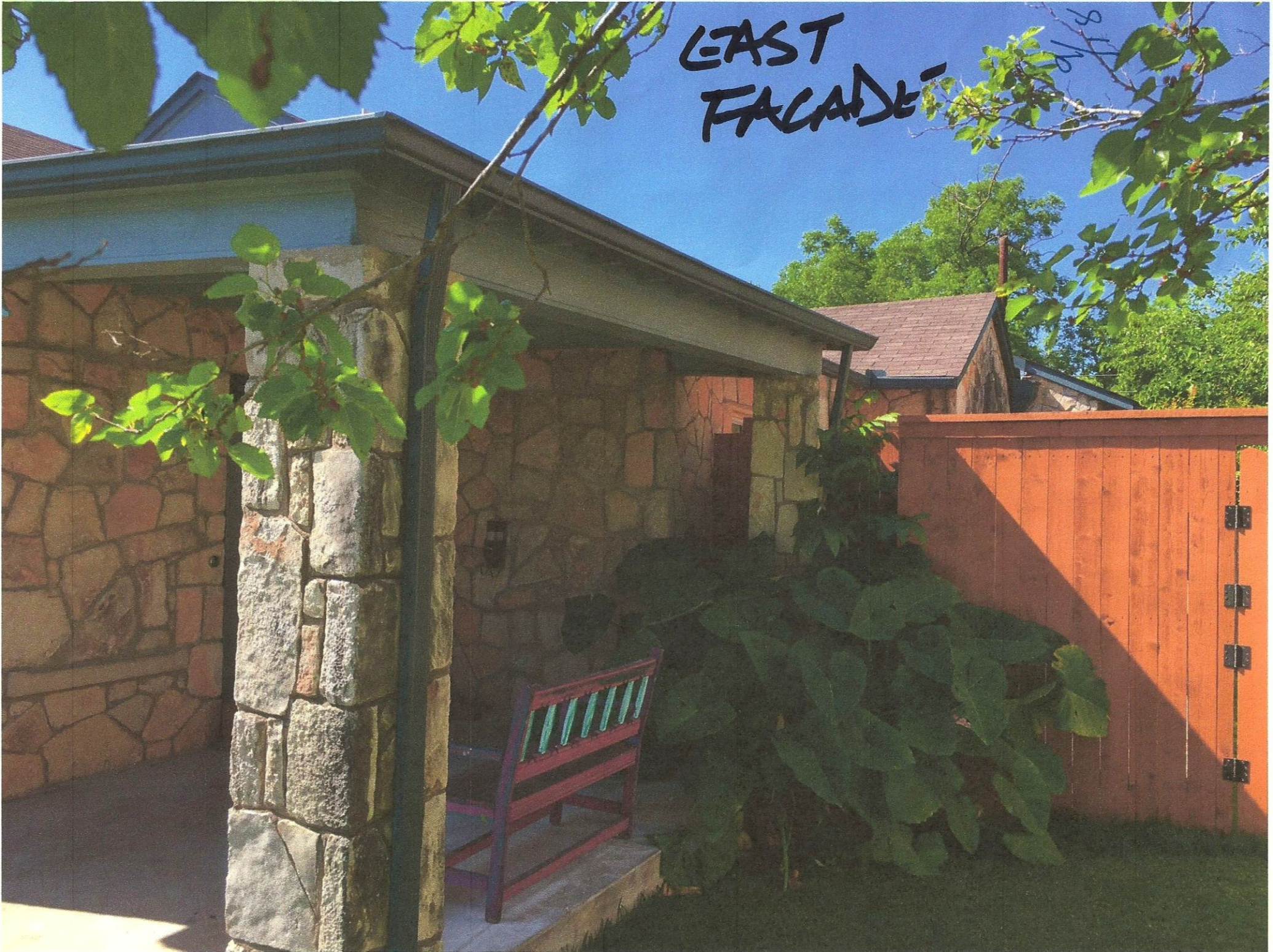


NORTH FACADE

8/1/8



LEAST
FACADE

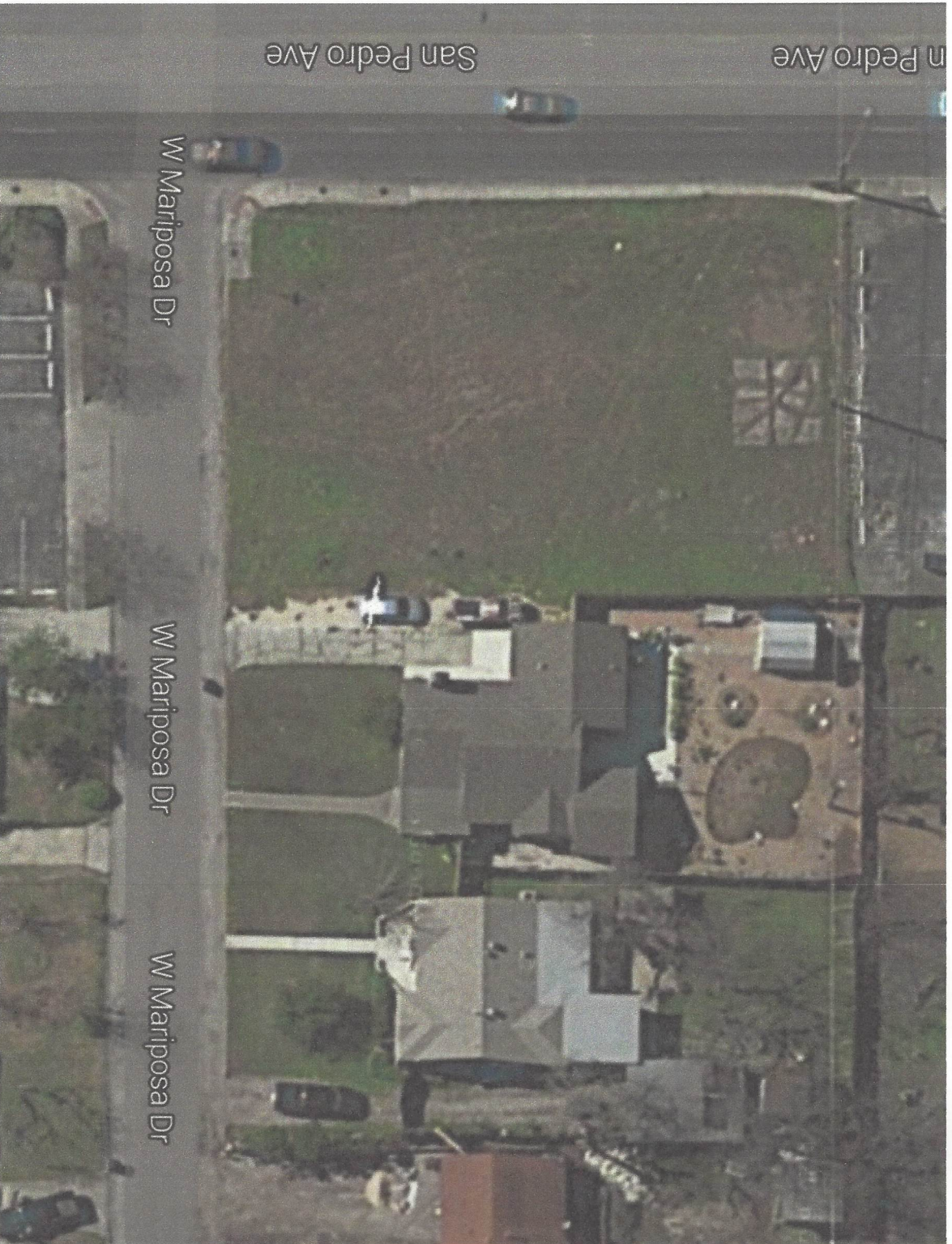




283 W. MARIPOSA

8/10/01

11/18



283 W. MARIPOSA

PLOT PLAN

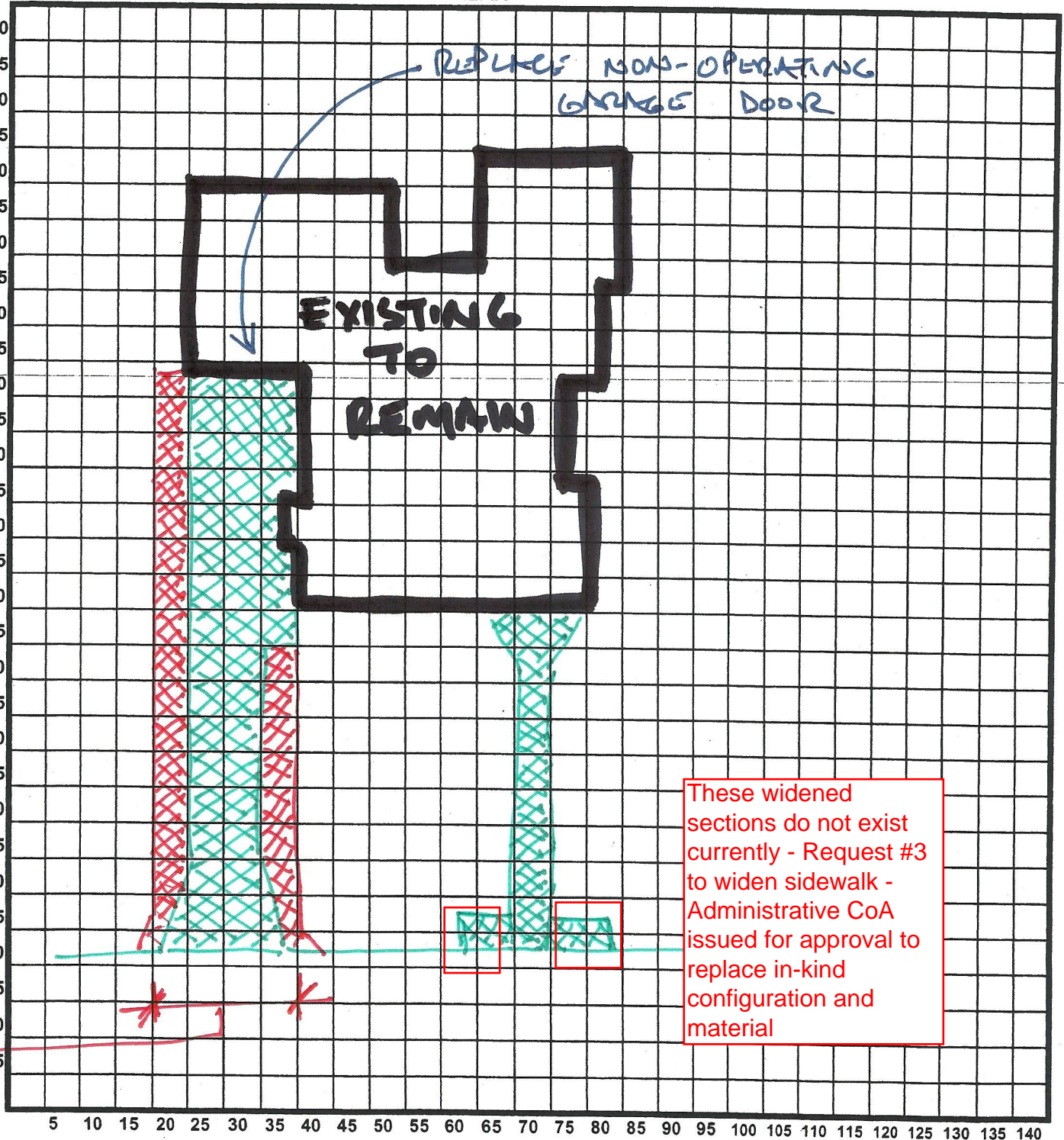
FOR
BLDG PERMITS

Address 283 W. MARIPOSA

Lot 89, 90, AND
W 12.5 OF 88
REAR

Block 6

NCB 9012



These widened sections do not exist currently - Request #3 to widen sidewalk - Administrative CoA issued for approval to replace in-kind configuration and material

EXISTING CONCRETE TO BE REPLACED

FRONT



PROPOSED NEW LIMITS OF DRIVEWAY

13/18



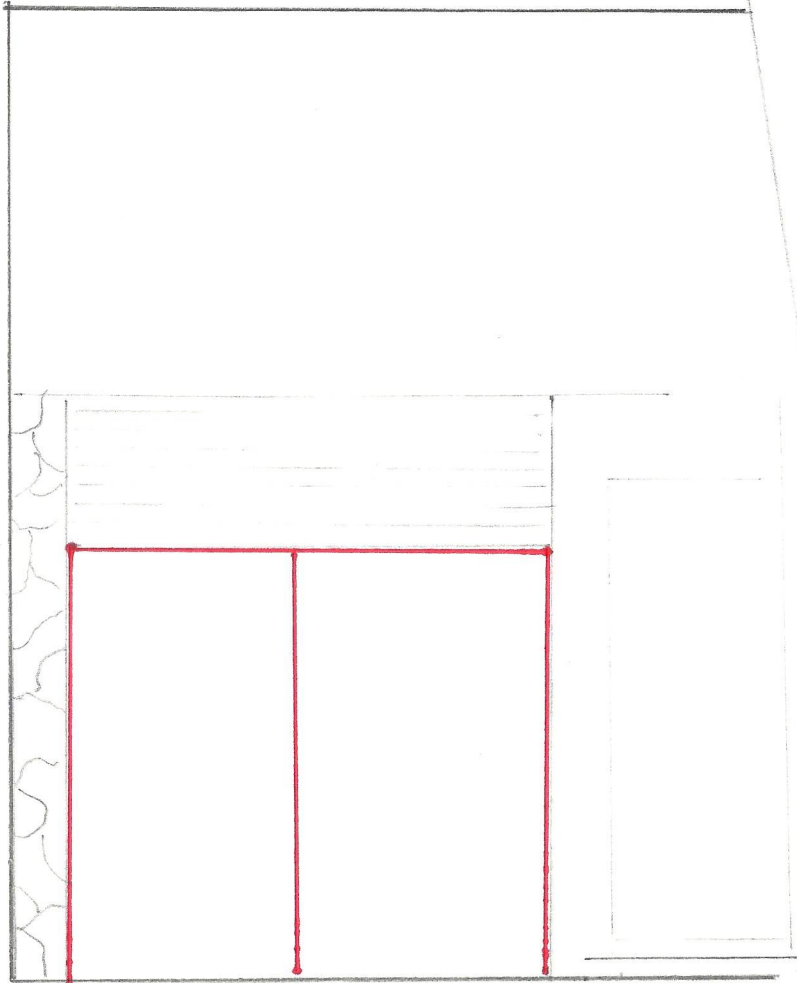
283 W. MARIPOSA

GARAGE DOOR REPLACEMENT

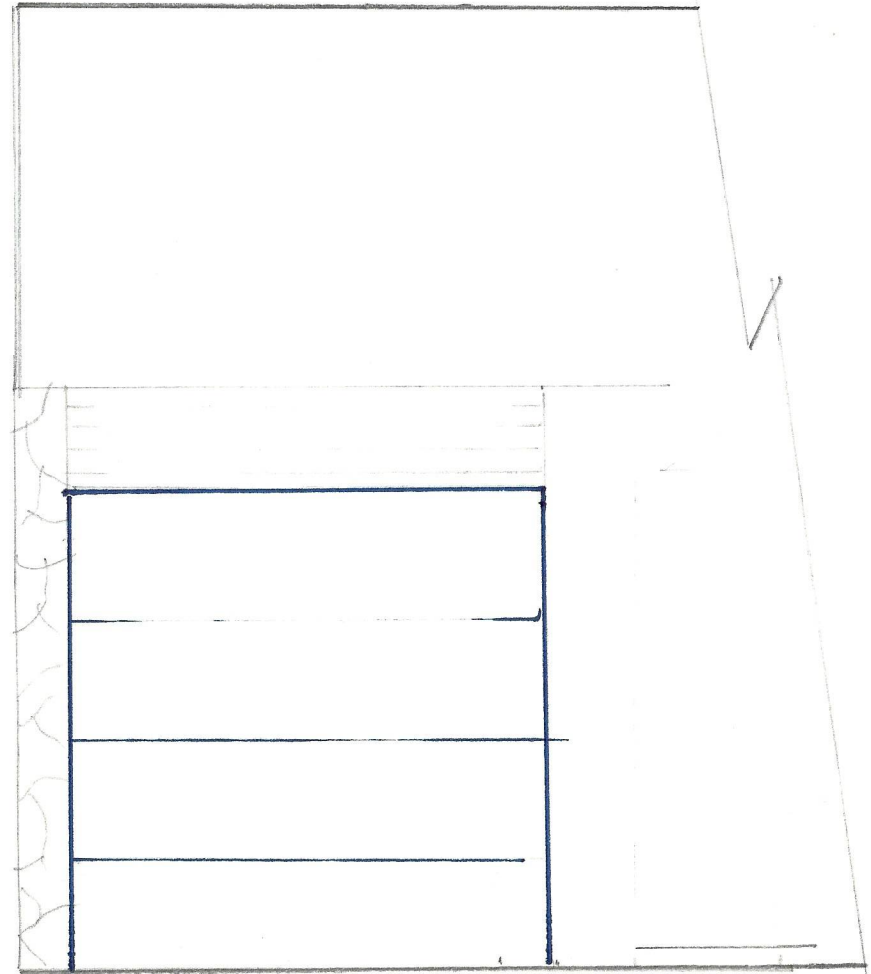
(PROPOSED)

SUBMITTED 4.29.16

15/18



REMOVE EXISTING (INOPERABLE)
GARAGE SWINGING DOORS



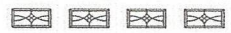
INSTALL OVERHEAD
PANEL TYPE DOOR FOR
GARAGE ACCESS



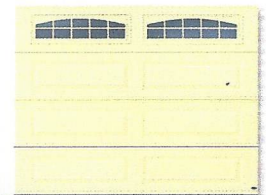
Short Panel design in Golden Oak†

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)



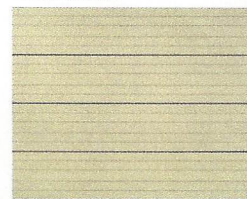
Long Panel with Cascade DecraTrim (LP23)



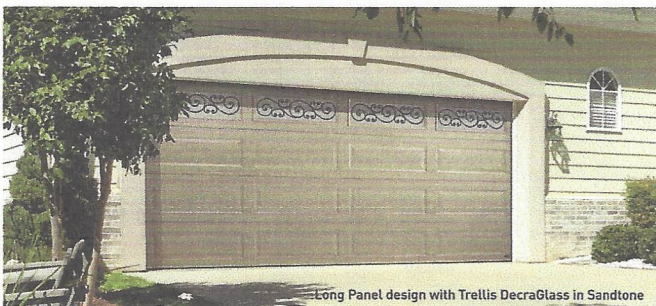
Short Panel with Sunray DecraTrim (SP27)†



Ribbed Panel (RP)



Flush Panel (FP)

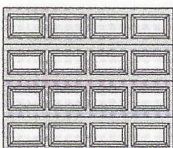


Long Panel design with Trellis DecraGlass in Sandtone

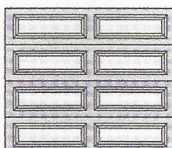
† Color only available in Stratford 3000

PANEL DESIGNS

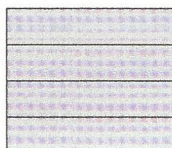
SP • SHORT PANEL



LP • LONG PANEL



FP • FLUSH PANEL*



RP • RIBBED PANEL*



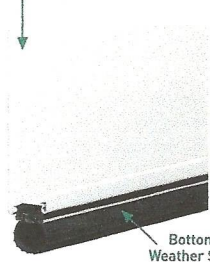
*Available on 3000 model only

16/18





Steel Exterior

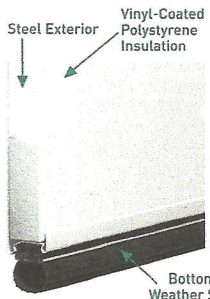


STEEL 1000

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

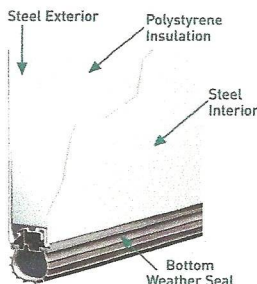


2000

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



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
PANEL DESIGNS			
Short	•	•	•
Long	•	•	•
Flush			•
Ribbed			•
INSULATION¹		Polystyrene	Polystyrene
R-VALUE²		6.64	6.48
DOOR THICKNESS	2" [5.1cm]	2" [5.1cm]	1-3/8" [3.5cm]
STEEL THICKNESS	25 ga	25 ga	27/27 ga
WINDOW GLASS OPTIONS			
3/32" Single Strength	•	•	•
Insulated Glass			•
Obscure	•	•	•
WIND LOAD³ AVAILABLE	•	•	•
PAINT FINISH WARRANTY⁴	15 Years	25 Years	Lifetime
WORKMANSHIP/HARDWARE WARRANTY⁴	1 Year	2 Years	3 Years

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

² Calculated door section R-value is in accordance with DASMA TDS-163.

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit 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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Printed in USA Form #6331114/75M/GVS

DecraTrim V

SUBMITTED 4.29.16

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

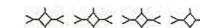
VICTORIAN [54]



RIVIERA [55]*



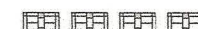
CHALET [56]



AMERICANA [57]



HEARTLAND [70]



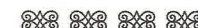
MISSION [71]



PRAIRIE [72]†



JARDIN [75]



TRELLIS [76]



LONG PANEL

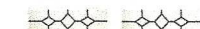
VICTORIAN [54]



RIVIERA [55]*



CHALET [56]



AMERICANA [57]



HEARTLAND [70]



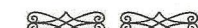
MISSION [71]



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 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
(210) 633-0533

17/18

for service



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