

# HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

**HDRC CASE NO:** 2020-010  
**ADDRESS:** 901 CAMDEN ST  
**LEGAL DESCRIPTION:** NCB 855 BLK 21 S 117.9 FT OF 6 ARB A6  
**ZONING:** FBZ T4-1  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC  
**OWNER:** MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC  
**TYPE OF WORK:** Construction of a 2-story rear addition  
**APPLICATION RECEIVED:** January 02, 2020  
**60-DAY REVIEW:** March 02, 2020  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

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

1. Demolish existing rear accessory structure,
2. Construct a 2-story rear addition,
3. Replace the roof on the primary structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 9. Outbuildings, Including Garages

#### A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

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

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### 5. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

#### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### 6. Designing for Energy Efficiency

#### A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

#### B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

#### C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar

collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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

##### *OHP Window Policy Document*

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

#### **FINDINGS:**

- a. The primary structure at 901 Camden was constructed circa 1900 in the Folk Victorian style and first appears on the Sanborn Maps in 1904. The structure is a 1-story, single-family residence. The house features a composition side gable roof with a front gable projection with gable end returns, a covered front porch, wood cladding, and divided lite windows. The property at 901 Camden is an individual landmark.
- b. **DEMOLITION** – The applicant has proposed to demolish the existing 124 square foot rear accessory structure. A rear accessory structure of roughly the same footprint appears on the 1904 and 1911 Sanborn Maps. However, a rear accessory structure was not extant between 2007 and 2016 according to Google Street View. Guideline 9.B.iii stipulates that outbuildings should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. As the existing rear accessory structure is of recent construction and its reconstruction was not based on accurate evidence of the original or on the architectural style of the primary building and historic patterns and the presence of rear accessory structures on the block was historically inconsistent according to the 1904 and 1911 Sanborn Maps, staff finds the proposal consistent with the Guidelines.
- c. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a 2-story rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located to the side or rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. The primary structure is approximately 1,750 square feet and the proposed addition is approximately 1,200 square feet. The addition will not double the size of the primary structure. Staff finds the proposal consistent with the Guidelines.
- d. **HISTORIC CONTEXT** – The applicant has proposed to construct a 2-story rear addition to the primary structure. Guideline 1.A.ii. for Additions stipulates that new residential additions should be in keeping with the existing, historic context of the block and that large, 2-story additions on a block comprised of single-story homes would not be appropriate. While Camden Street predominantly features single-story homes, 901 Camden is adjacent to a historic 2-story residence and other 2-story residences are located on the block. Staff finds the proposal consistent with the Guidelines.
- e. **ROOF** – The proposed addition is 2-stories in height and will not be subordinate to the existing roofline of the primary structure. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, overhang, and orientation as the principal structure. The applicant has proposed a roof on the rear addition that matches the existing roof in pitch, form, overhang, and orientation. Staff finds the proposal consistent with the Guidelines.
- f. **ROOF MATERIAL** – The existing roof material on the primary structure is composition shingles. The applicant has proposed to replace the existing composition shingle roof with a galvalume standing seam metal roof and install a galvalume standing seam metal roof on the 2-story rear addition. Guideline 3.B.vi for Exterior

Maintenance and Alterations stipulates that metal roofs should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1904 Sanborn Map shows that the primary structure at 901 Camden originally featured a metal roof. Staff finds the proposal consistent with the Guidelines.

- g. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install four-over-four windows in keeping with the size and proportion of existing windows on the primary structure. The applicant has proposed to install full-lite doors on the first and second floor of the proposed rear addition. Guideline 4.A.iii for Additions states that contemporary interpretations of traditional designs and details should be considered. Additionally, Guideline 7.A.ii stipulates that architectural details should be simple in design and compliment the character of the original structure. Staff finds the proposal generally consistent with the Guidelines.
- h. **NEW WINDOWS AND DOORS: MATERIALS** – The applicant is proposing to install aluminum bronze Ply-Gem windows. The OHP Window Policy Document for New Construction stipulates that windows used in new construction should maintain traditional dimensions and profile, be recessed within the window frame, feature traditional materials or appearance. Wood windows are the most appropriate. Staff finds the proposal inconsistent with the Guidelines.
- i. **MATERIALS: FAÇADE** – The applicant has proposed to install grade 105 yellow pine siding to match the existing siding on the historic structure as closely as possible. According to Guideline 2.A.v for Exterior Maintenance and Alterations, rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal consistent with the Guidelines.
- j. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition incorporates architectural details that reflect the Folk Victorian style of the historic structure, but are simplified. Staff finds the proposal consistent with the Guidelines.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the demolition of the rear accessory structure based on finding b with the following stipulation:

- i. That materials from the historic accessory structure, including salvageable wood siding, wood doors, and wood windows, be salvaged and stored for use on site in future construction.

Item 2, Staff recommends approval of the 2-story rear addition based on findings a through i with the following stipulations:

- i. That the applicant install fully wood windows to match the existing configuration as closely as possible. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.
- ii. That the woodlap siding on the addition feature a 4” reveal and installs a vertical trim piece where the addition meets the historic structure.

Item 3, Staff recommends approval of metal roof replacement based on findings e through f with the following stipulation:

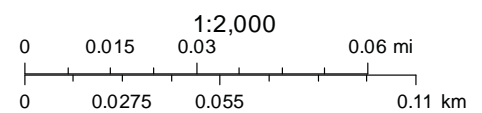
- i. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam, and a standard galvalume finish.

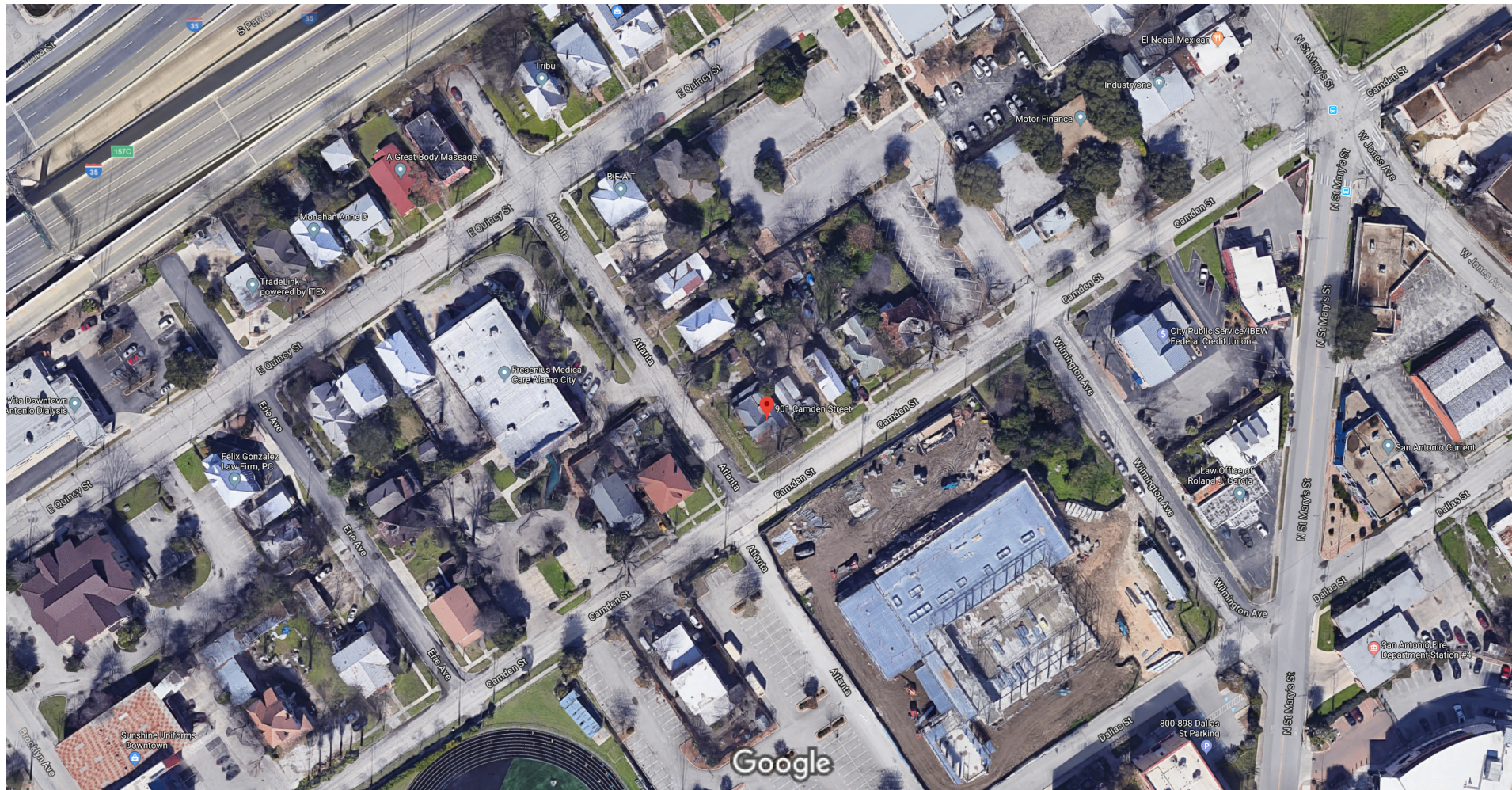
# City of San Antonio One Stop



January 22, 2020

— User drawn lines





Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

## Google Maps 901 Camden St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 901 Camden St



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 901 Camden St

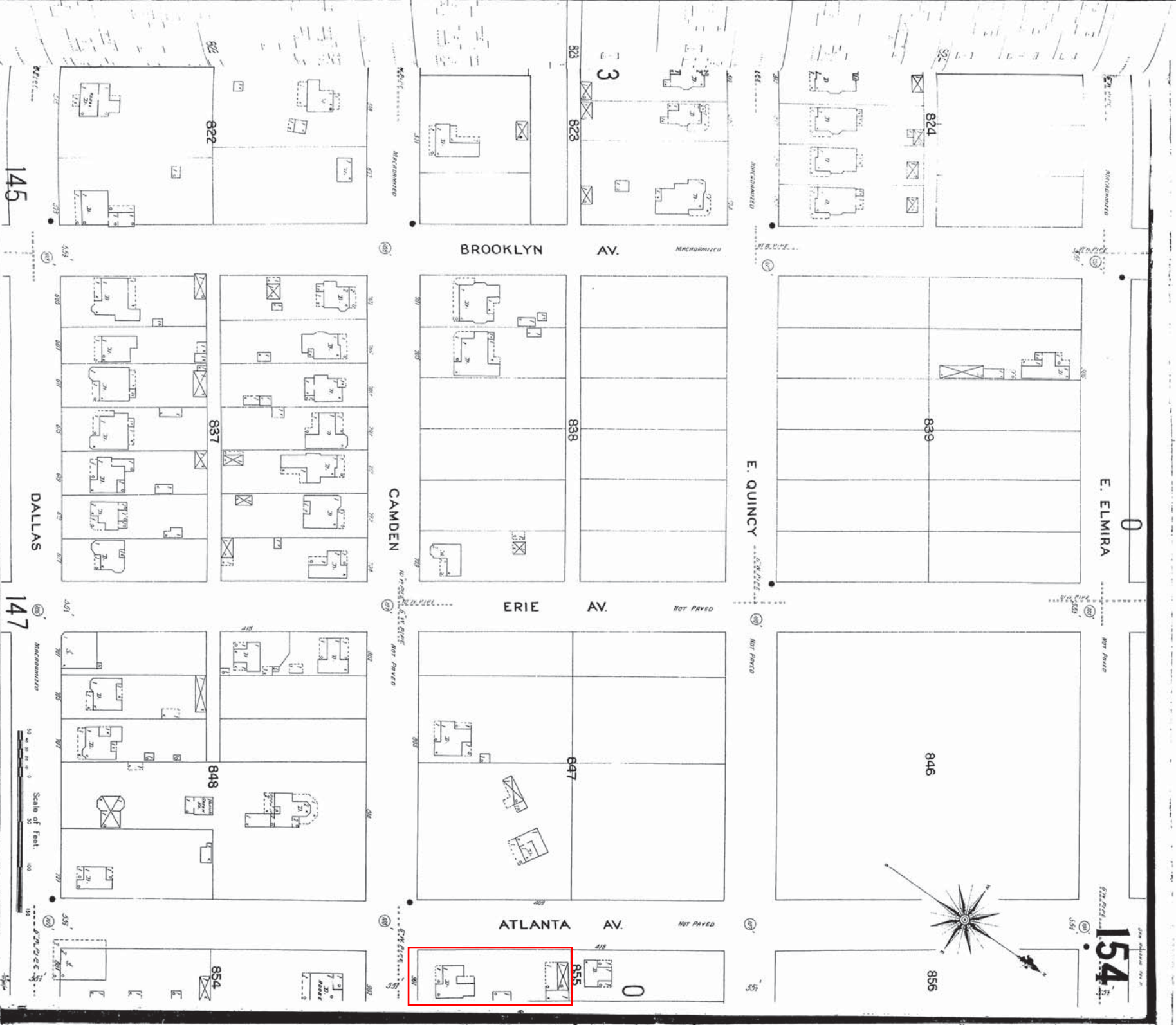


Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 901 Camden St



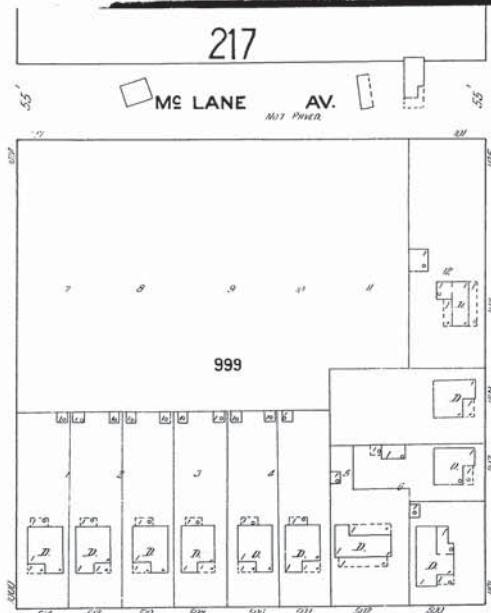
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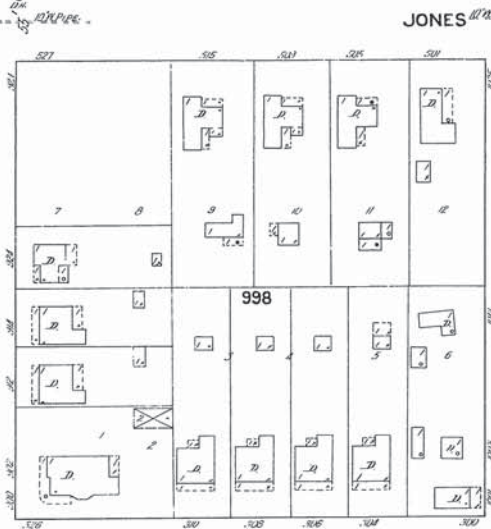
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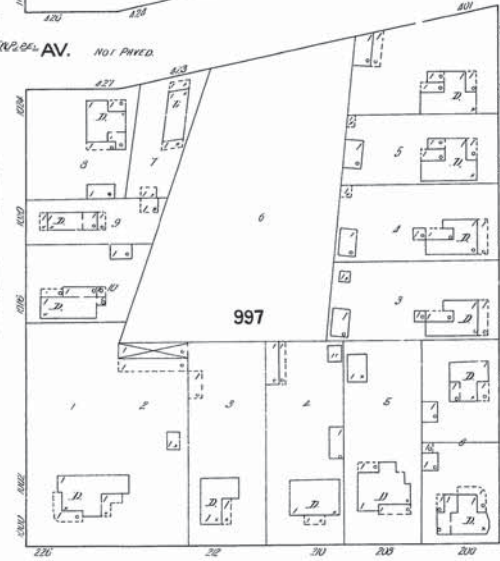
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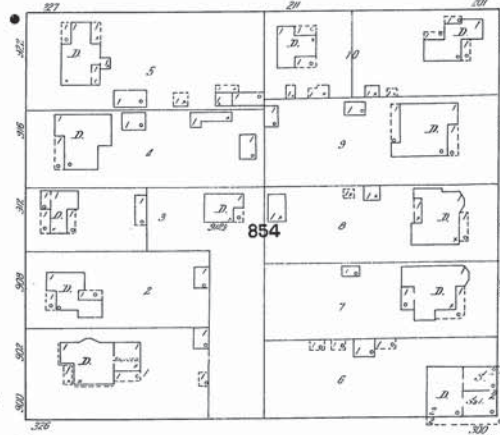
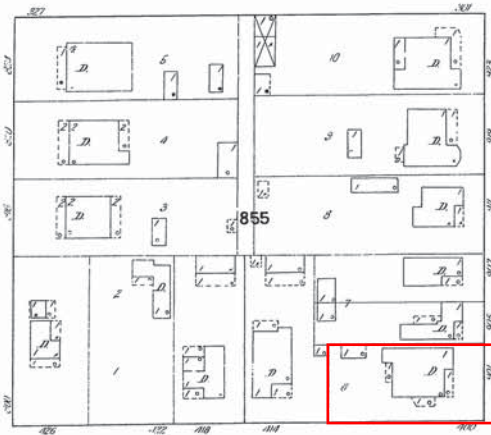


CAMDEN

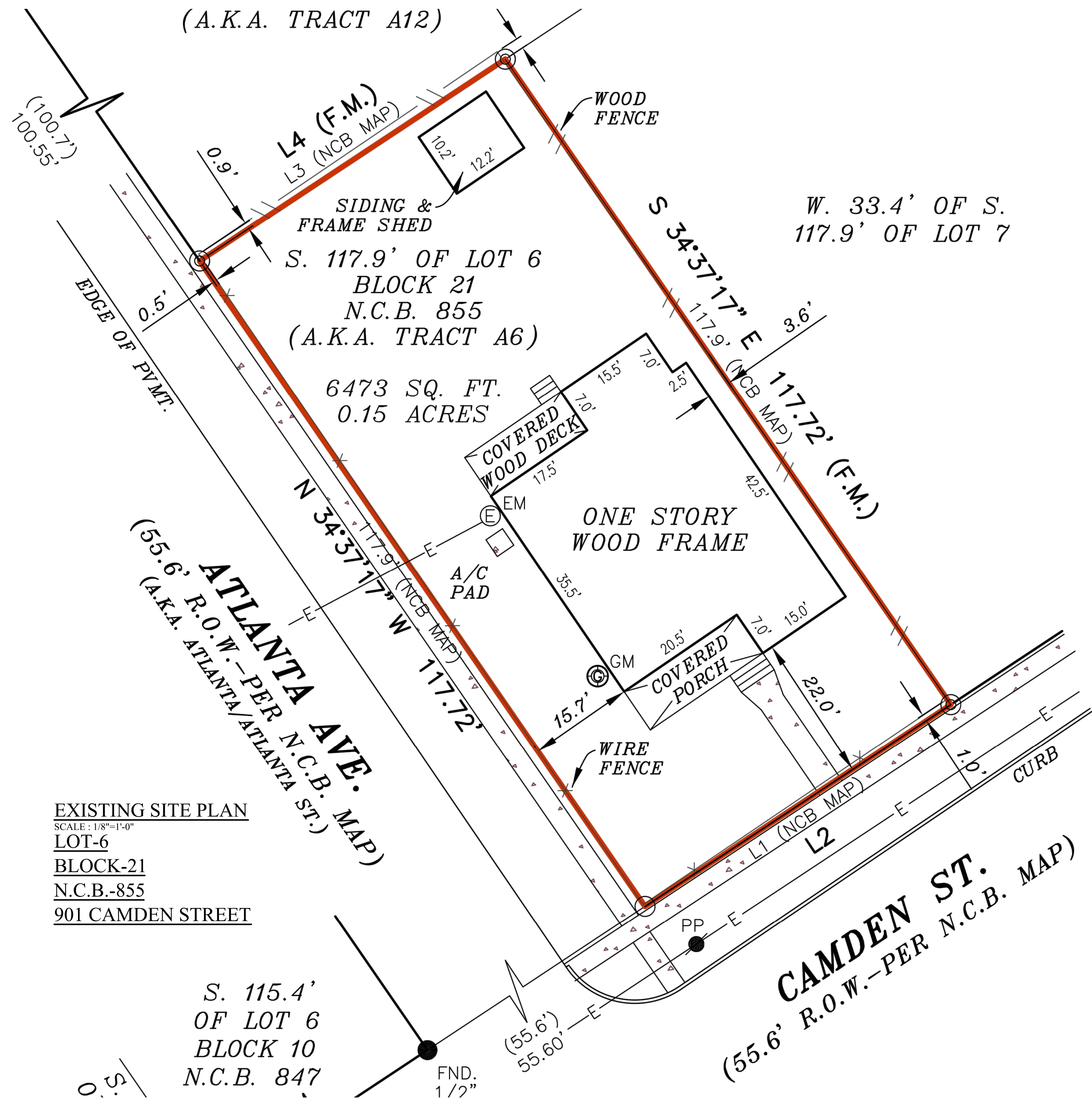


DALLAS

149



200



EXISTING SITE PLAN  
SCALE : 1/8"=1'-0"  
LOT-6  
BLOCK-21  
N.C.B.-855  
901 CAMDEN STREET

901 CAMDEN STREET

REVISIONS

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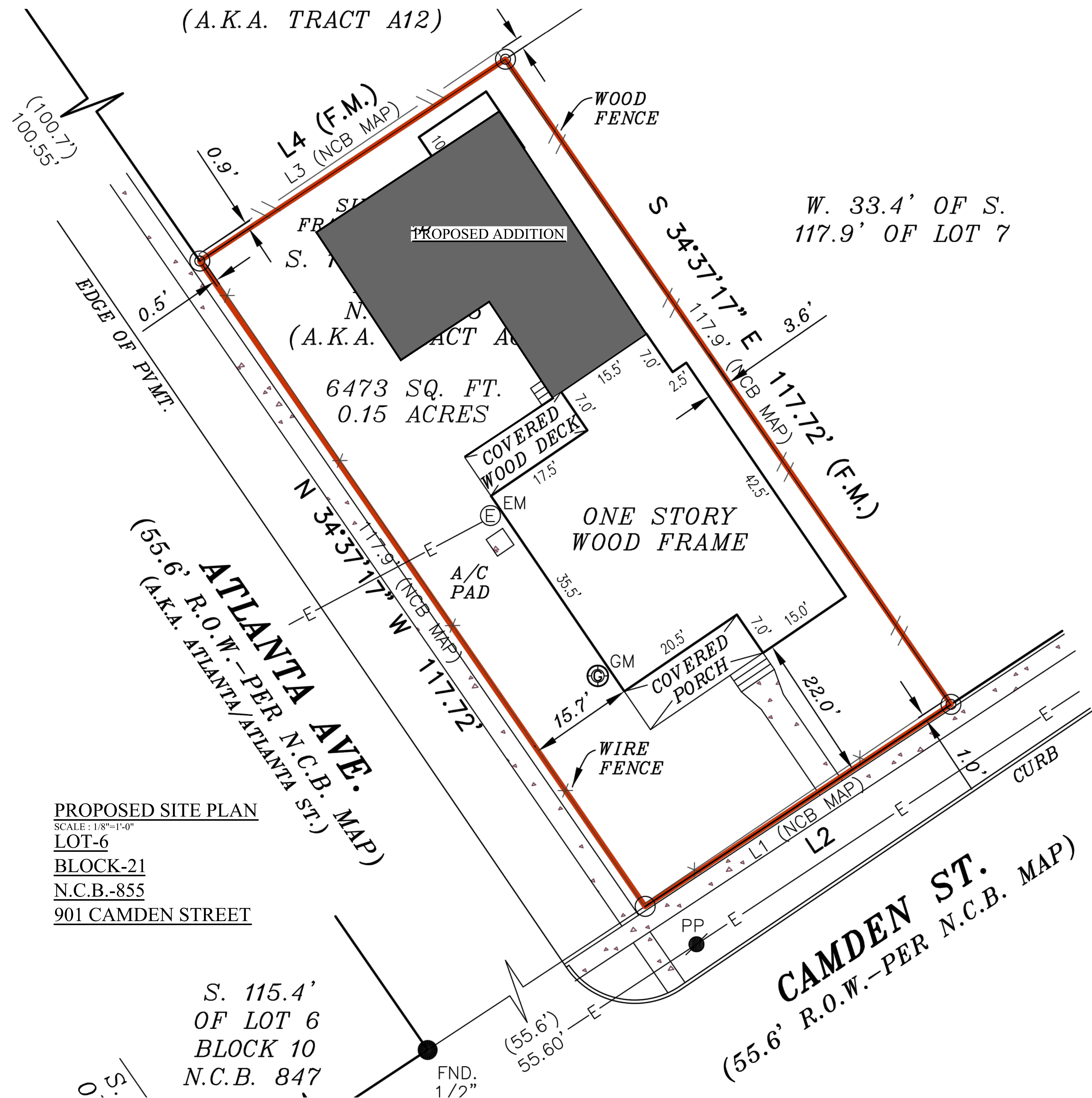
CAMDEN STREET PROJECT  
901 CAMDEN STREET, LOT-6, BLOCK-21, N.C.B.-855



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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN  
DECEMBER 19, 2019

SHEET  
A-1  
1 OF 9



PROPOSED SITE PLAN  
SCALE : 1/8"=1'-0"  
LOT-6  
BLOCK-21  
N.C.B.-855  
901 CAMDEN STREET

S. 115.4'  
OF LOT 6  
BLOCK 10  
N.C.B. 847

FND.  
1 1/2"

## REVISIONS

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CAMDEN STREET PROJECT  
901 CAMDEN STREET, LOT 6, BLOCK-21, N.C.B.-855

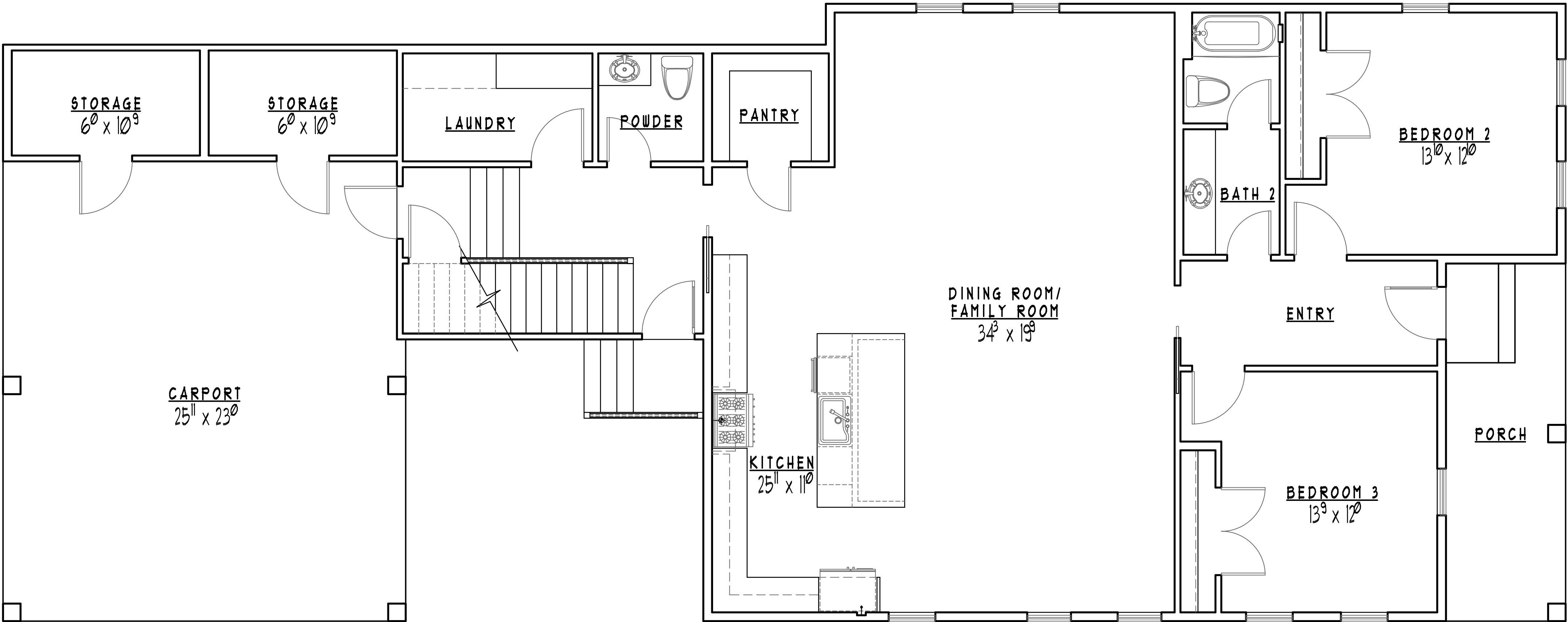


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DATE DRAWN  
DECEMBER 19, 2019

SHEET  
**A-2**  
2 OF 9

901 CAMDEN STREET



LOWER LEVEL FLOOR PLAN  
SCALE : 1/4"=1'-0"

SQUARE FOOTAGE CHART		
RENOVATION AREA		1580 SQ. FT.
LOWER LEVEL ADD'N.		295 SQ. FT.
UPPER LEVEL		849 SQ. FT.
TOTAL LIVING AREA		2724 SQ. FT.
CARPORT & STORAGE		749 SQ. FT.
PORCH		140 SQ. FT.
COVERED BALCONY		115 SQ. FT.
TOTAL BUILDING AREA		3728 SQ. FT.

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CAMDEN STREET PROJECT

901 CAMDEN STREET, LOT-6, BLOCK-21, N.C.B.-855



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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN  
DECEMBER 19, 2019

SHEET  
A-3  
3 OF 9


**CAMDEN STREET PROJECT**  
901 CAMDEN STREET, LOT-6, BLOCK-21, N.C.B.-855

1130 West Blanco, San Antonio, Texas. 78232

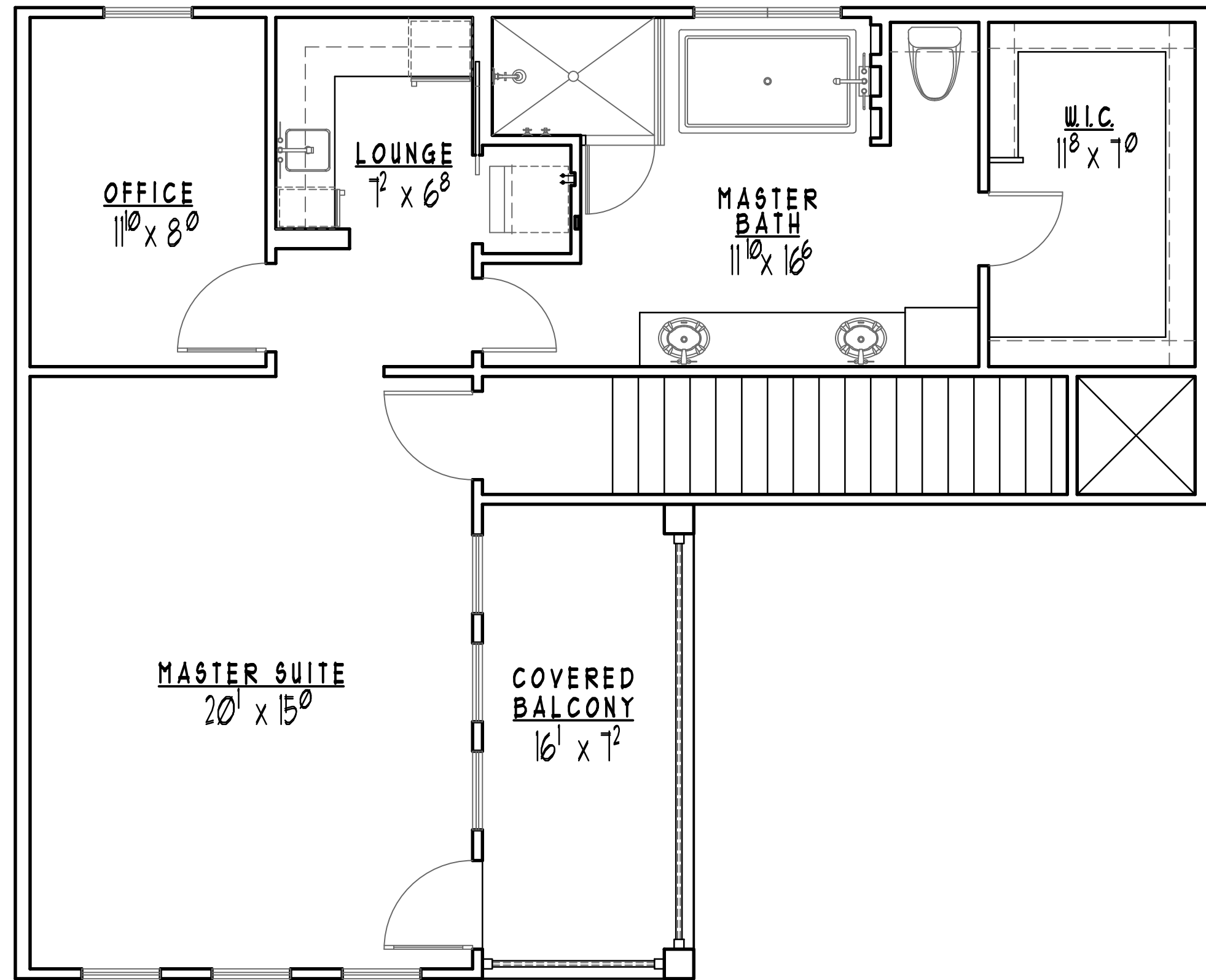
**Email:** [randy@randyherreradesigner.com](mailto:randy@randyherreradesigner.com)  
**Web:** [randyherreradesigner.com](http://randyherreradesigner.com)

## RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

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A-4

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SCALE : 1/4"=1'-0"

SQUARE FOOTAGE CHART		
RENOVATION AREA		1580 SQ. FT.
LOWER LEVEL ADD'N.		295 SQ. FT.
UPPER LEVEL		849 SQ. FT.
TOTAL LIVING AREA		2724 SQ. FT.
CARPORT & STORAGE		749 SQ. FT.
PORCH		140 SQ. FT.
COVERED BALCONY		115 SQ. FT.
TOTAL BUILDING AREA		3728 SQ. FT.

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**FRONT ELEVATION**  
SCALE : 1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE : 1/4"=1'-0"

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**CAMDEN STREET PROJECT**  
901 CAMDEN STREET, LOT-6, BLOCK-21, N.C.B.-855



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DECEMBER 19, 2019

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**REAR ELEVATION**  
SCALE : 1/4"=1'-0"



**LEFT SIDE ELEVATION**  
SCALE : 1/4"=1'-0"

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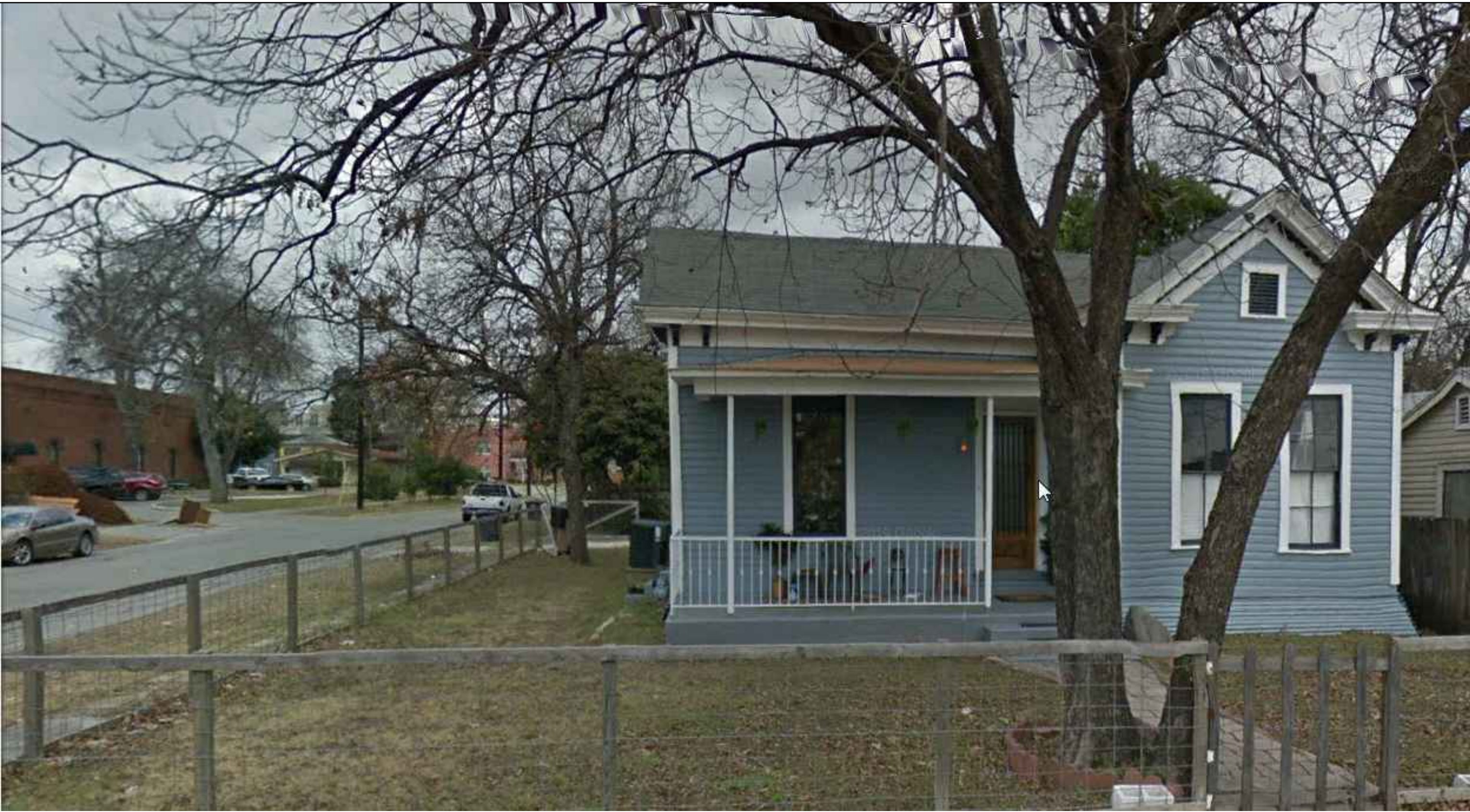


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901 CAMDEN STREET



EXISTING CAMDEN STREET VIEW



EXISTING ATLANTA AVE STREET VIEW

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PROPOSED ATLANTA AVE STREETSCAPE

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PROPOSED REAR VIEW FROM ATLANTA AVE TO CAMDEN STREET

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