

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-207
ADDRESS: 126 CAMARGO
LEGAL DESCRIPTION: NCB 923 BLK 4 LOT 5 & W 27.8FT OF 6
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Robert Alvarado/South Antonio Builders
OWNER: Kathryn Ruckman/BEANVILLE BUNGALOWS LLC
TYPE OF WORK: Exterior alterations, site modifications
APPLICATION RECEIVED: May 15, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

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

1. Construct a new front porch, including columns, rails, stairs, balustrade, and brackets.
2. Construct a rear covered porch.
3. Construct new historic wood skirting.
4. Construct a new sidewalk and driveway approach out of concrete.
5. Build a new brick lined driveway with decomposed granite.
6. Construct a new brick chimney on the side of the home.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The primary structure located at 126 Camargo is a 1-story single family structure constructed circa 1890 in the Folk Victorian style. The structure features a side gable configuration, full-width front porch, woodlap siding, and metal roof. The structure is contributing to the Lavaca Historic District and was recently relocated to its current siting from 12 feet to the east.
- b. **PORCH** - The applicant has proposed to construct a new front porch, including columns, rails, balustrade, and brackets. The existing porch materials are largely nonoriginal. The porch will feature square columns with a simple traditional base and the proposed railing will feature turned balustrades, which are common of the Folk Victorian style. The proposed porch design features decorative bracketing in a fishhook design. According to the Historic Design Guidelines, porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, should be replaced in-kind when such features are deteriorated beyond repair or missing. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Staff finds the overall porch form, massing, railings, stairs, skirting, and square columns generally consistent with the Guidelines, but finds that the decorative bracketing should be simplified or removed. This house is an example of workforce housing in the Lavaca neighborhood and likely did not feature highly decorative detailing when constructed.
- c. **REAR PORCH AND STAIRCASE** – The applicant has proposed to construct an covered wooden porch and staircase on the rear elevation. The roof will be a sloping shed underneath the primary roofline. A non-original addition previously occupied this space. Staff finds the proposal appropriate for the structure in design and location.
- d. **SKIRTING** – The applicant has proposed to install woodlap skirting on the structure. The previous skirting was a concrete stucco mixture, and presently, no skirting exists. The skirting profile, material, and dimensions are historically appropriate for the structure.
- e. **WALKWAY** – The applicant has proposed to install a poured concrete walkway and curb from the street leading up to the new proposed staircase. According to the Historic Design Guidelines, the historic alignment, configuration, and width of sidewalks and walkways should be followed. Staff finds the proposal consistent with the Guidelines.
- f. **DRIVEWAY** – The applicant has proposed to install a new rear driveway. The driveway will measure 10 feet in width and will be constructed decomposed granite with brick lining the perimeter. The apron will be poured concrete. According to the Guidelines, a similar driveway configuration—materials, width, and design—to that historically found on the site should be incorporated. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff generally finds the proposal appropriate, but requires a material specification and dimension for the brick.
- g. **CHIMNEY** – Based on the submitted elevations, the applicant has proposed to construct a new side brick chimney. The chimney is not indicated on the site plan, and only two elevations have been provided. The front elevation indicates that the chimney will be located on the east elevation, however the submitted east elevation indicates that the chimney will be on the west. The drawings also show a discrepancy in both form and height of

the chimney, and reveal that existing opening modifications may need to be altered or removed to accommodate the chimney. While staff finds that a new chimney may be appropriate for the structure, staff finds that not enough information has been provided at this time to make a determination or recommendation.

RECOMMENDATION:

Item 1, Staff recommends approval of the proposed porch design based on finding b with the following stipulations:

- i. That the columns be no wider than 6x6” with a simple base and chamfered corners.
- ii. That the applicant removes the proposed decorative bracketing from the porch design as noted in finding b. The applicant is required to submit updated drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, Staff recommends approval of the proposed rear porch based on finding c.

Item 3, Staff recommends approval of the wood skirting installation based on finding d with the stipulation that the applicant submits a final material specification to staff for review and approval.

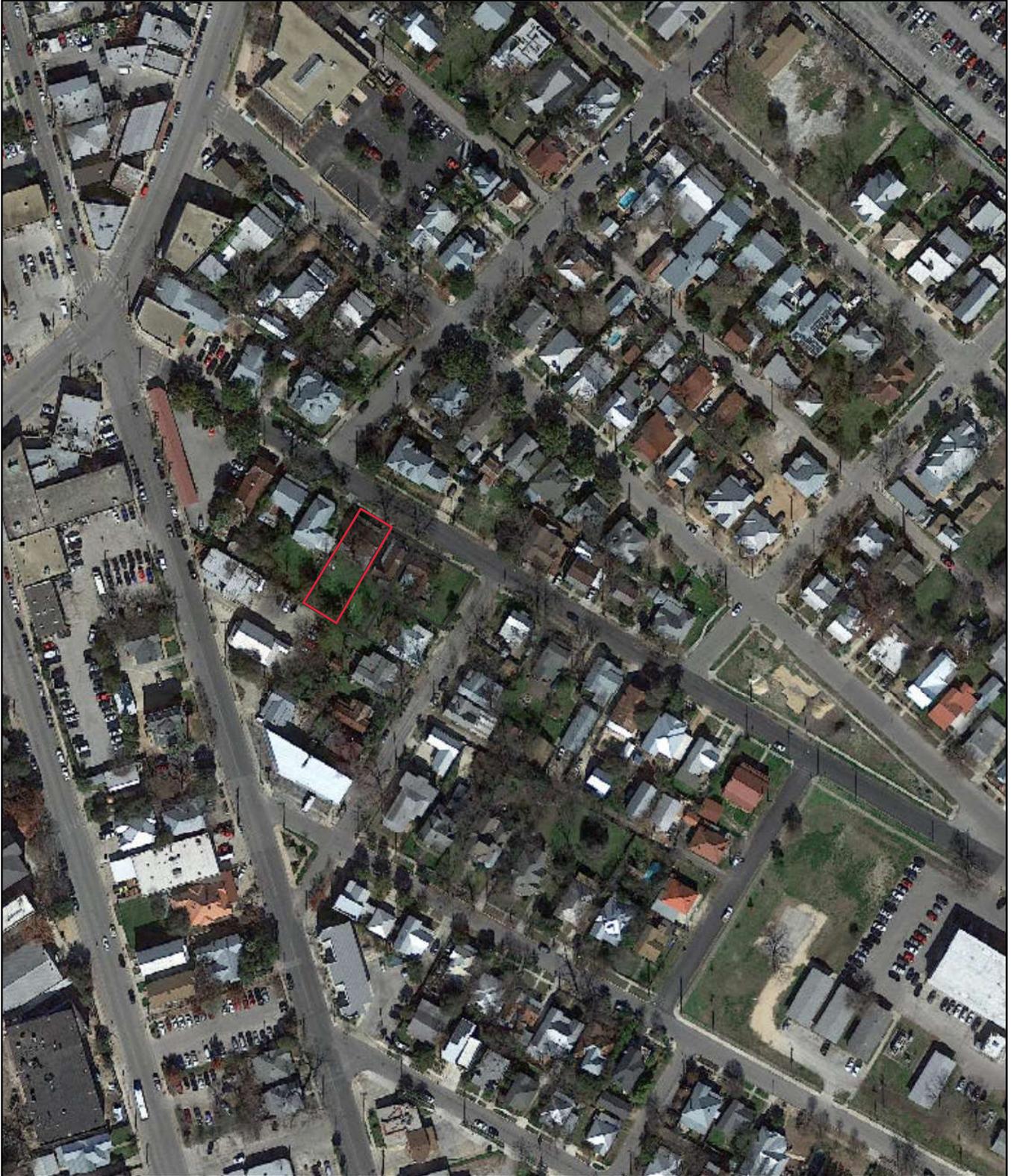
Item 4, Staff recommends approval of the new walkway based on finding e with the stipulation that the walkway be no wider than 4 feet.

Item 5, Staff recommends approval of the proposed driveway based on finding f with the following stipulations:

- i. That the driveway be no wider than 10 feet and that the approach flare to no wider than 12 feet at its widest point. The applicant is required to submit a material specification and dimension for the brick. Staff finds a brick that closely matches the color of the decomposed granite to be most appropriate.

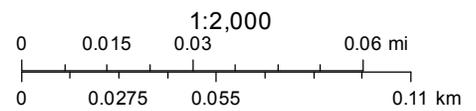
Item 6, Staff does not recommend approval of the chimney at this time based on finding g.

City of San Antonio One Stop



May 28, 2020

 User drawn lines







KEEP OUT



KEEP OUT









4

126 CAMARGO - EAST ELEVATION

SCALE: 1/8" = 1'-0"

05/11/2020



1 126 CAMARGO - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

05/11/2020