

## HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

**HDRC CASE NO:** 2017-647  
**ADDRESS:** 114 CAMARGO  
**LEGAL DESCRIPTION:** NCB 923 BLK 4 LOT W 5.6 FT OF 3 & E 28 FT OF 2  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Grace Boudewyns  
**OWNER:** Elizabeth Longoria  
**TYPE OF WORK:** Rehabilitation including fenestration changes  
**APPLICATION RECEIVED:** December 01, 2017  
**60-DAY REVIEW:** February 01, 2018

### REQUEST:

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

1. Restore façade and elevations to their historic configuration including the replacement of non-historic windows.
2. Replace existing front awning with steel frame awning and standing seam metal roof.
3. Remove faux shutters and decorations.
4. Replace existing stucco skirting with wood skirting.
5. Replace existing wrought iron railing on front stone wall with planters.
6. Demolish stone wall between front yard and driveway.
7. Demolish rear lean-to.

### APPLICABLE CITATIONS:

2. Guidelines for 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.

## 11. Canopies and Awnings

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

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

## 5. Guidelines for Site Elements

### 2. Fences and Walls

#### A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

#### B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link *fencing*.

## 8. Architectural Features: Foundations

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

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

## FINDINGS:

- a. The structure at 114 Camargo was constructed circa 1915 and first appears on a 1951 Sanborn map. The one-story residential structure original featured a Folk Victorian configuration with a front porch and standing seam metal roof. The porch has since been enclosed and currently features a centered front door with an composition shingle shed roof, flanked by two windows on the left and one window on the right.
- b. WINDOWS/DOOR – The applicant has proposed to restore all facades to their original configuration. This request items include: (1) removing the double windows on the left of the front façade to install a window that matches the existing right side window, (2) removing three side doors and relocating three windows on the east elevation, (3) removing rear window to install double door to rear steps, (4) removing three non-historic square windows and reinstalling rear window to east elevation. All proposed window changes will feature salvaged windows relocated from the property or double-hung wood windows with a matching profile. Staff finds the proposed fenestration changes are consistent with the Guidelines for Maintenance and Preservation of Architectural Features 6.A.i through 6.B.x., provided that the following specifications are met: the proposed windows should feature meeting rails that are 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 which will allow for the installation of an appropriate wood screen. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- c. FRONT AWNING – The applicant has proposed to remove the existing non-historic awning over the front door to replace it with a metal framed awning with a low pitched standing seam metal roof. Per the Guidelines for Canopies and Awnings 11.B.ii, new awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade. Staff finds the proposed awning generally appropriate if the awning featured wood framing rather than metal.
- d. SHUTTERS/DECORATION – The applicant has proposed to remove front decorative shutters. Given that the shutters were added when the front porch was enclosed, staff finds the removal of front shutters appropriate.

- e. **SKIRTING** – The applicant has proposed to remove the existing stucco skirting to install wood skirting that matches the existing historic structure and is typical to the architectural style. Per the Guidelines for Foundations 8.B.i, replacement skirting should consist of durable, proven materials, and should either match existing siding or be applied to have minimal visual impact. Staff finds the proposed skirting modifications appropriate.
- f. **SITE ELEMENTS** – The applicant has proposed to remove the existing railing on the front stone wall to install planters. Staff finds the removal of the wrought iron railing is appropriate given that they are not original to the structure. However, per the Guidelines for Fences and Walls 2.B.iii, front yard walls are limited to four feet in height. Staff finds that the installation of planters would create a solid wall that exceeds four feet and therefore is not consistent with the Guidelines.
- g. **STONE WALL** – The applicant has proposed to demolish the side stone wall between the front yard and the driveway. Staff finds that the stone wall is not historic and its removal does not negatively impact the historic structure.

#### **RECOMMENDATION:**

- i. Staff recommends approval of the façade and elevation restoration including the installation of new wood windows and the relocation of salvaged windows from the structure with the stipulation that they are consistent with Guideline’s specifications noted in finding b: the proposed windows should feature meeting rails that are 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 which will allow for the installation of an appropriate wood screen. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. Staff recommends approval of the front porch awning replacement with the stipulation that the framing material feature wood framing rather than metal.
- iii. Staff recommends approval of the removal of non-historic shutters.
- iv. Staff recommends the replacement of stucco skirting with wood.
- v. Staff recommends approval to remove the wrought iron railing. Staff does not recommend the installation of planters.
- vi. Staff recommends the removal of the stone wall between the front yard and the driveway.

#### **CASE MANAGER:**

Huy Pham



114 Camargo

Powered by ArcGIS Server

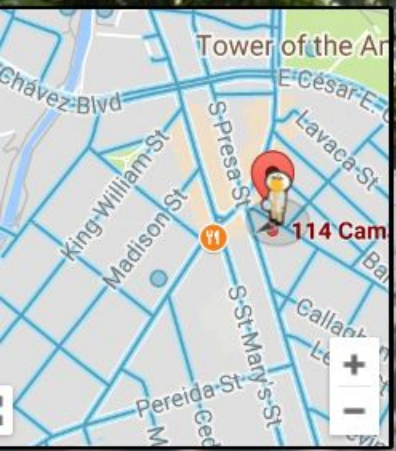
Printed: Dec 14, 2017

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Señor Veggie

Home Nursing &  
Therapy Services



## **HDRC APPLICATION**

114 Camargo St.  
San Antonio, TX 78210

PAUL & KRISTAL RODRIGUEZ  
SAN ANTONIO, TX 78210

## SCOPE OF WORK:

Located in the Lavaca Neighborhood of San Antonio, 114 Camargo is an existing bugalow built circa 1910-1920. We are proposing to rehabilitate and restore both the exterior and interior of the house. To do so, we are proposing the exterior improvements listed below. Many of the proposed improvements to the street facade are in an effort to improve the overall historic character of the house and reinstate a historically appropriate symmetry.

- Remove all burglar bars.
- Replace the existing standing seam metal roof with a galvalume standing seam metal roof: 1 1/2" Seams @ 18" O.C. with hand crimped ridges.
- Repair and restore all damaged rafter tails.
- Restore the existing windows.
- Remove the windows that are not in character with the original structure.
- Reinstall historically appropriate new windows at key locations to match both the original intent of the building, and the existing windows.
- Repair and restore all exterior siding and trim.
- Replace the existing front awning with a new steel framed awning with standing seam metal roof.
- Remove front facade faux shutters and decorations.

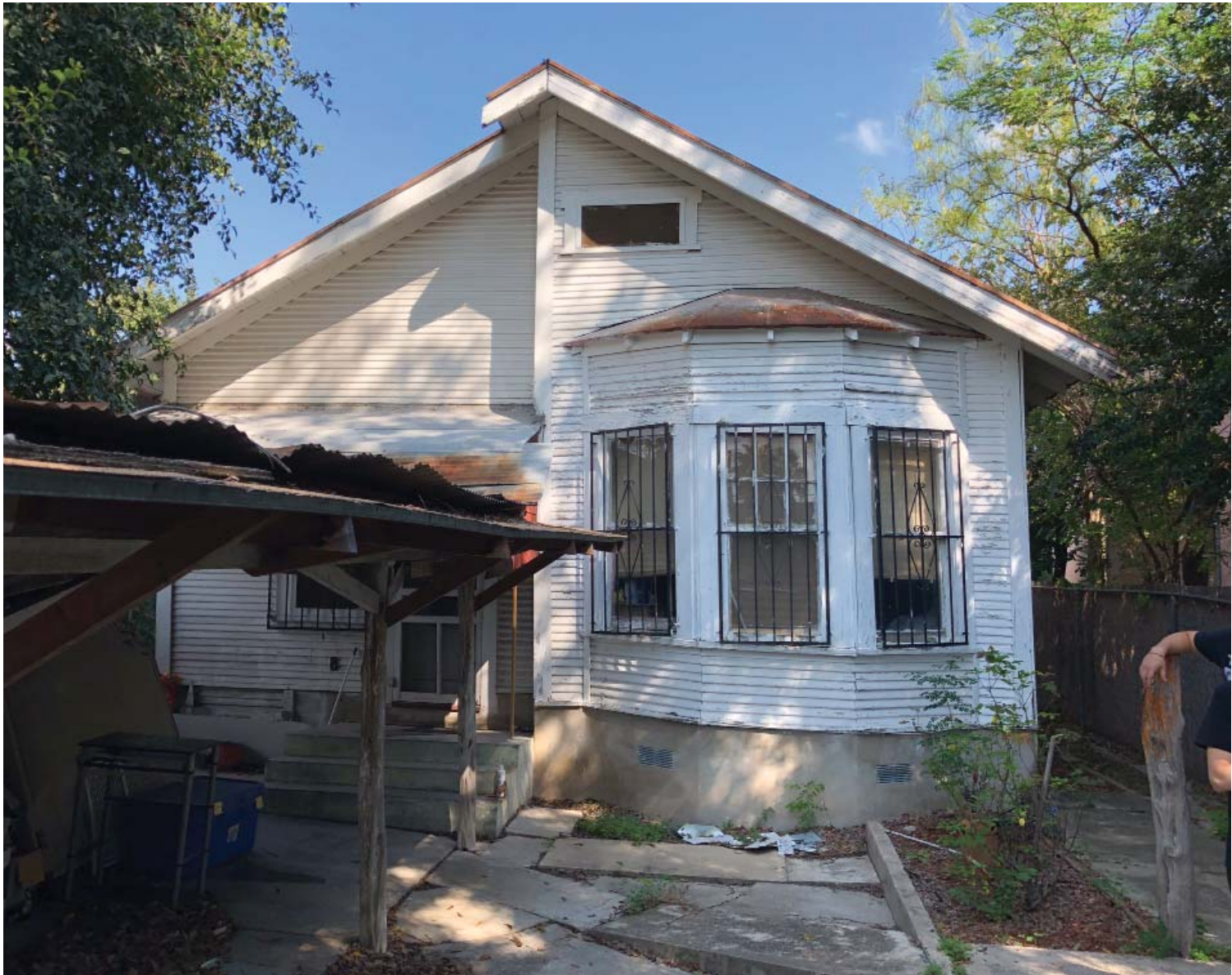


SITE MAP

EXISTING PHOTOGRAPHS



NORTH ELEVATION (CAMARGO ST.)



SOUTH ELEVATION (BACK YARD)

EXISTING PHOTOGRAPHS



WEST ELEVATION



EAST ELEVATION

EXISTING PHOTOGRAPHS  
Details



CLOSED IN PORCH:

The misalignment of the front door and gate leads me to believe that the existing facade was not original to the building. The gate is centered on the facade, which in turn leads me to believe that the original front door was also centered in the facade. As illustrated the current front door is offset from the center of the facade, indicating that it may have been when the porch was enclosed or reconfigured.



In addition, there is significant evidence that the front facade is not original due to the changes in siding material and the interior slope of the floor.

EXISTING PHOTOGRAPHS  
Details



Door rot at an east elevation exterior door. Door and concrete steps are proposed to be removed given they were not part of the original design intent.



Window sill rot at existing window. Window is proposed to be replaced.



Atypical existing window in a non-historic back addition. Window is proposed to be removed.



Existing exterior door to be removed. Door is meant for interior use, and is not in keeping with the original character of the house.

EXISTING PHOTOGRAPHS  
Details



Photos of backyard lean-to to and concrete slabs that are proposed to be demolished. Lean-to is not structurally sound, and not original to the primary structure.



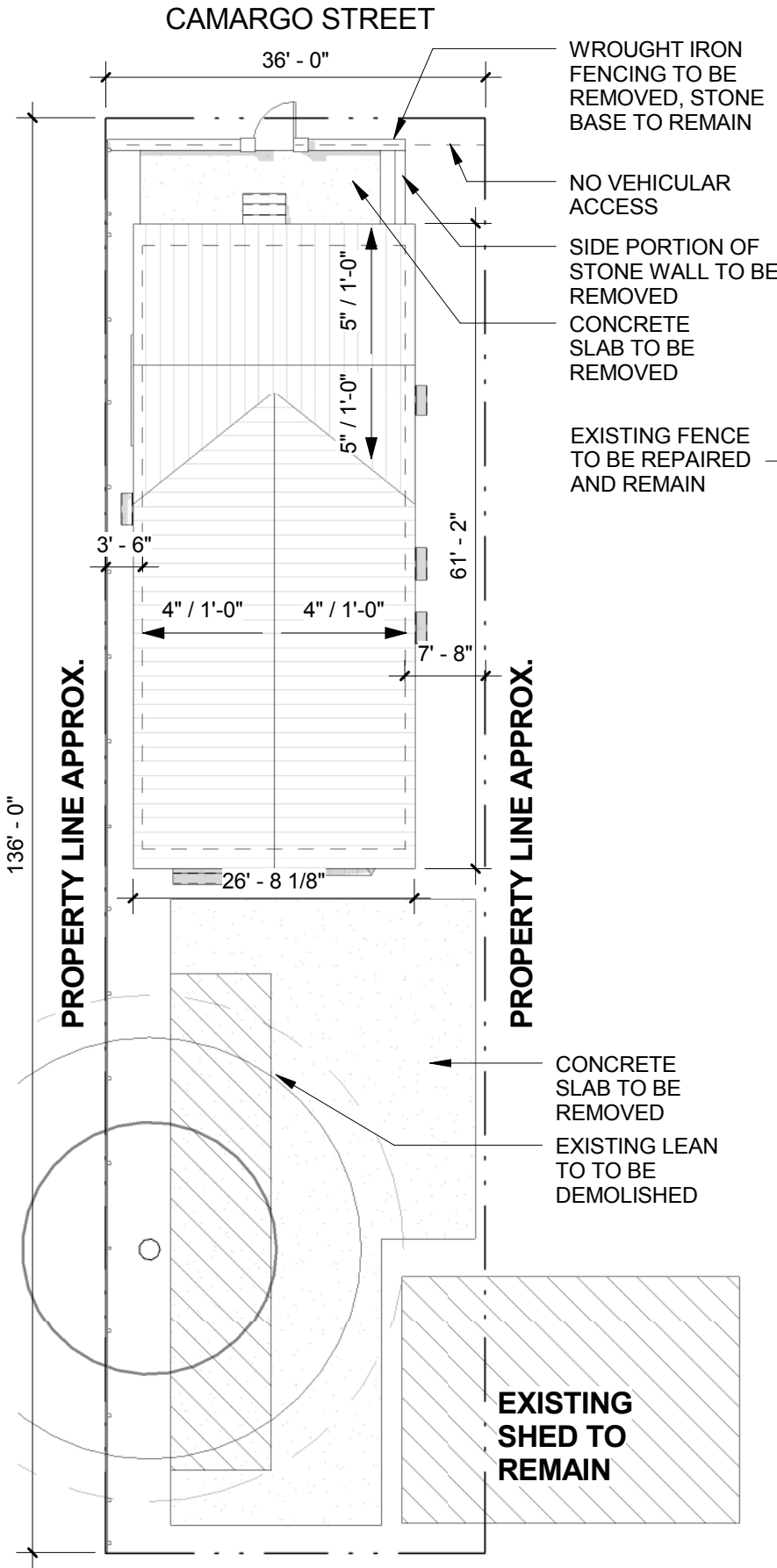
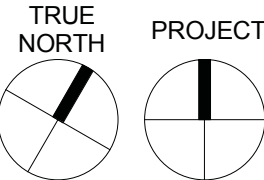
# EXISTING STREET ELEV.

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

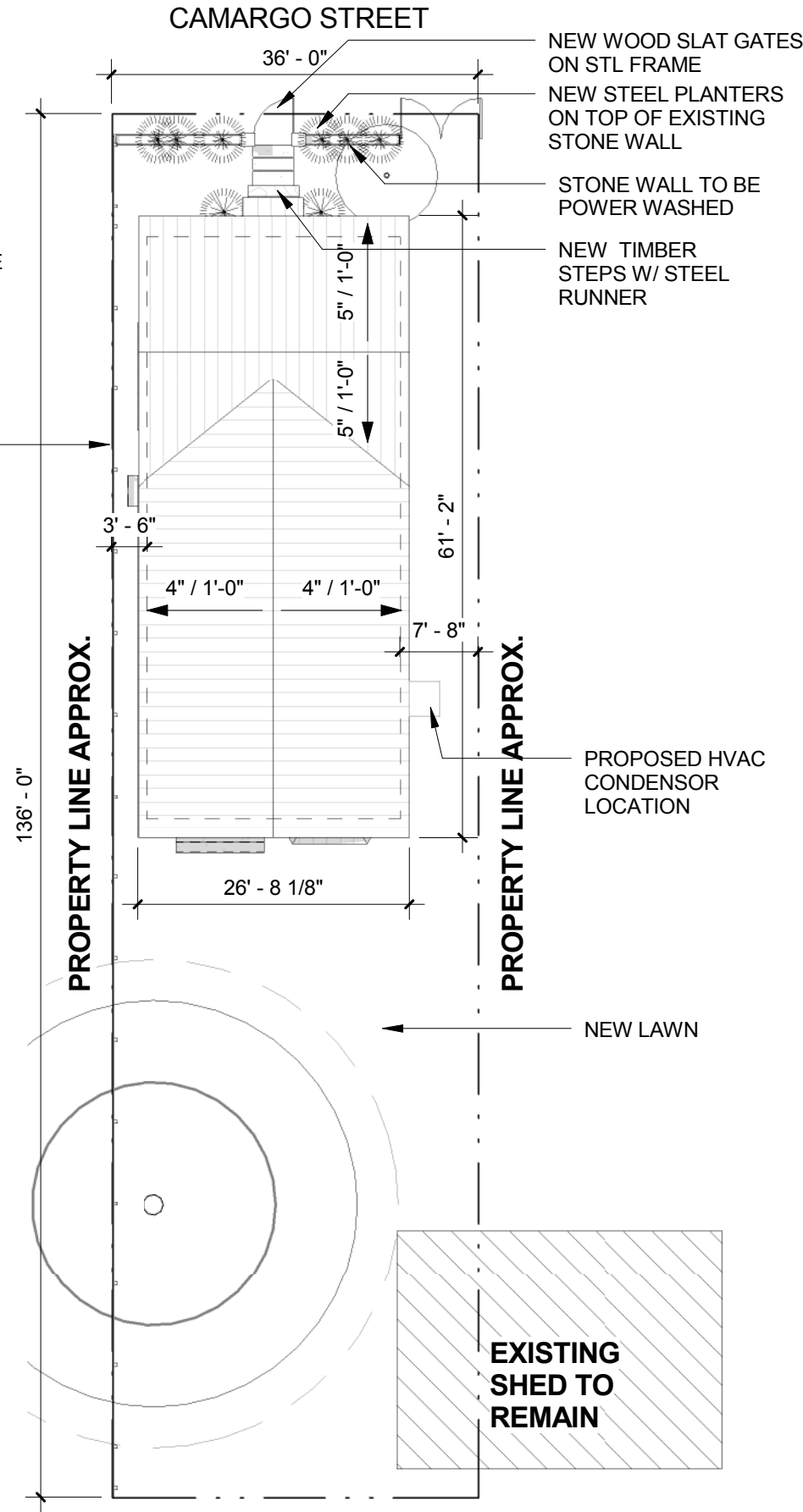


# PROPOSED STREET ELEV.

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



**2** EXISTING SITE PLAN  
SCALE: 1/16" = 1'-0"



**1** PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"

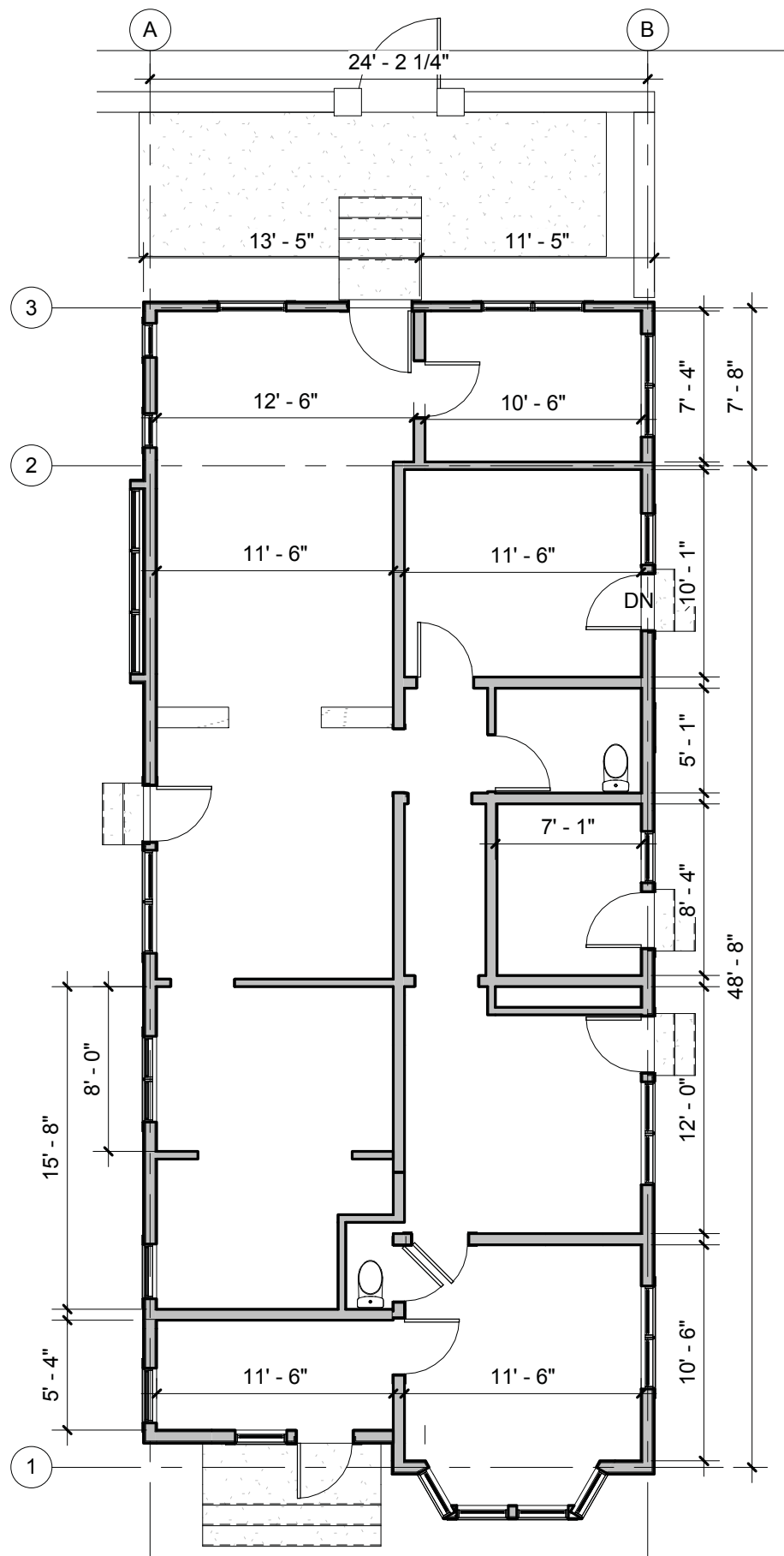
## CAMARGO

PAUL & KRISTAL  
RODRIGUEZ  
SAN ANTONIO, TX  
78205

DESCRIPTION: SITE PLAN  
REFERENCE SHEET(S):  
PROJECT NO. ---  
PROJECT ARCHITECT: BOUDEWYNS  
DRAWN BY: BOUDEWYNS

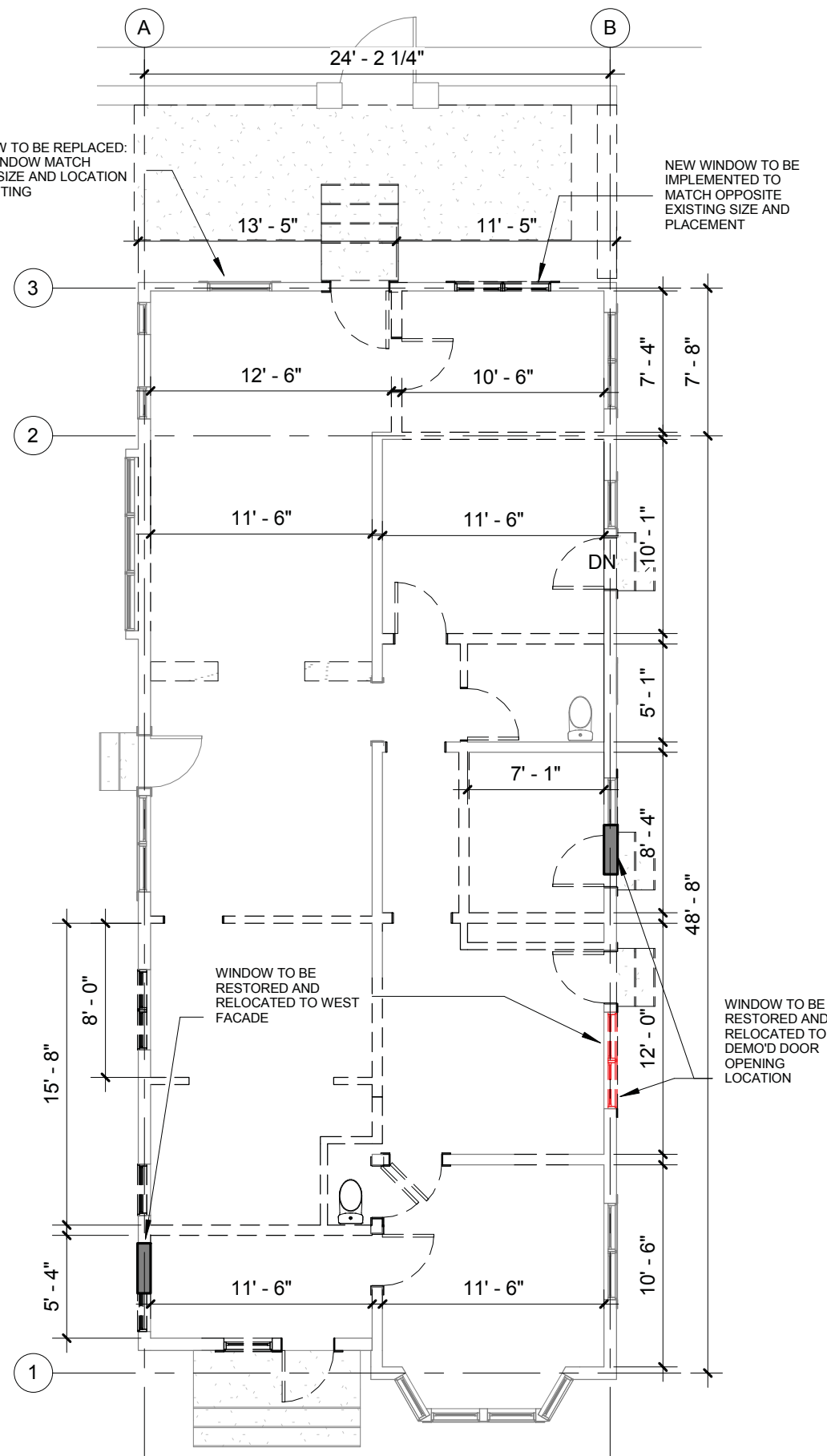
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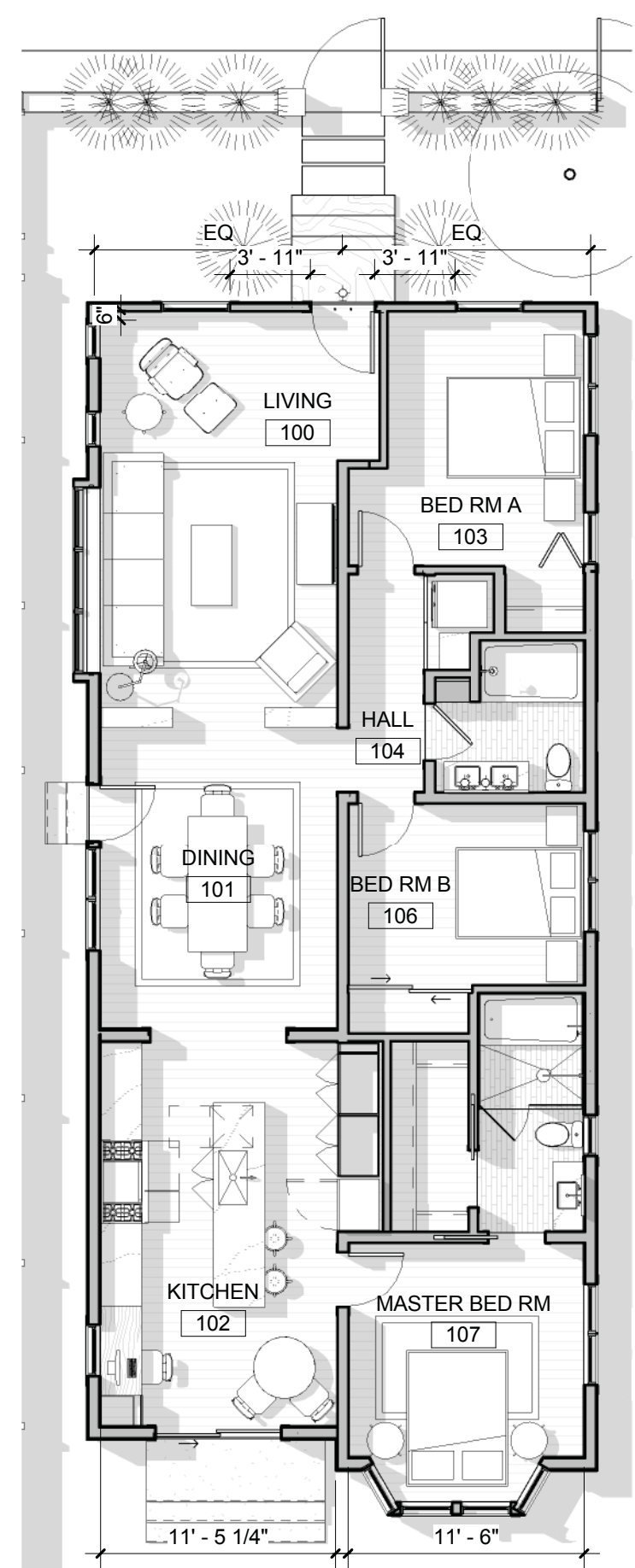
## HDRC - EXISTING

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



## HDRC - DEMO

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



## HDRC COMPLETE

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

### CAMARGO

PAUL & KRISTAL  
RODRIGUEZ  
SAN ANTONIO, TX  
78205

DESCRIPTION: FLOOR PLANS  
REFERENCE SHEET(S): -  
PROJECT NO. ---  
PROJECT ARCHITECT: BOUDEWYNS  
DRAWN BY: BOUDEWYNS

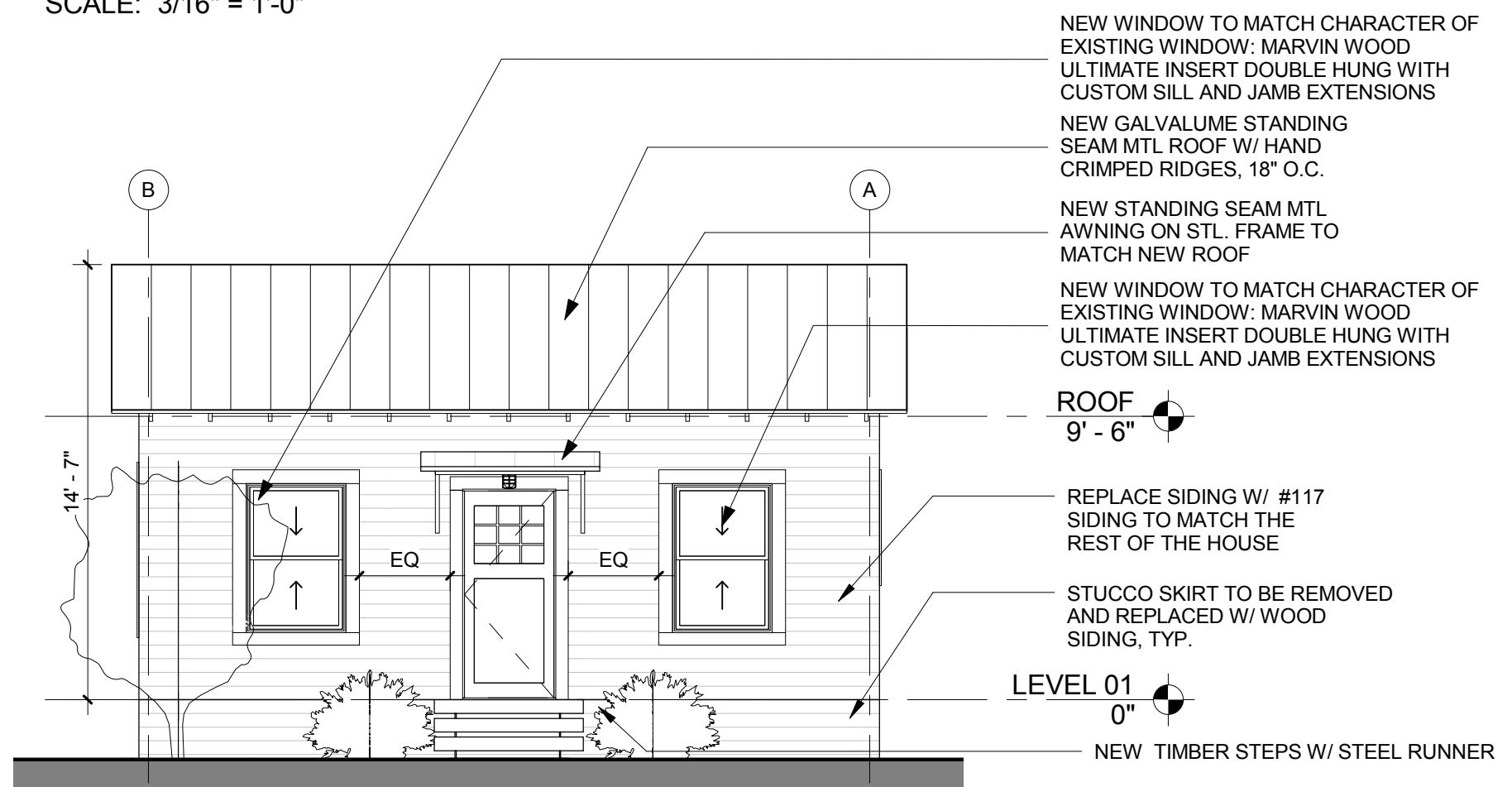
12/01/2017

## HDRC - PLANS



## EXISTING ELEV. - NORTH

SCALE: 3/16" = 1'-0"



## PROPOSED ELEV. - NORTH

SCALE: 3/16" = 1'-0"

CAMARGO

PAUL & KRISTAL  
RODRIGUEZ  
SAN ANTONIO, TX  
78205

DESCRIPTION: HDRC ELEVATIONS

REFERENCE SHEET(S):

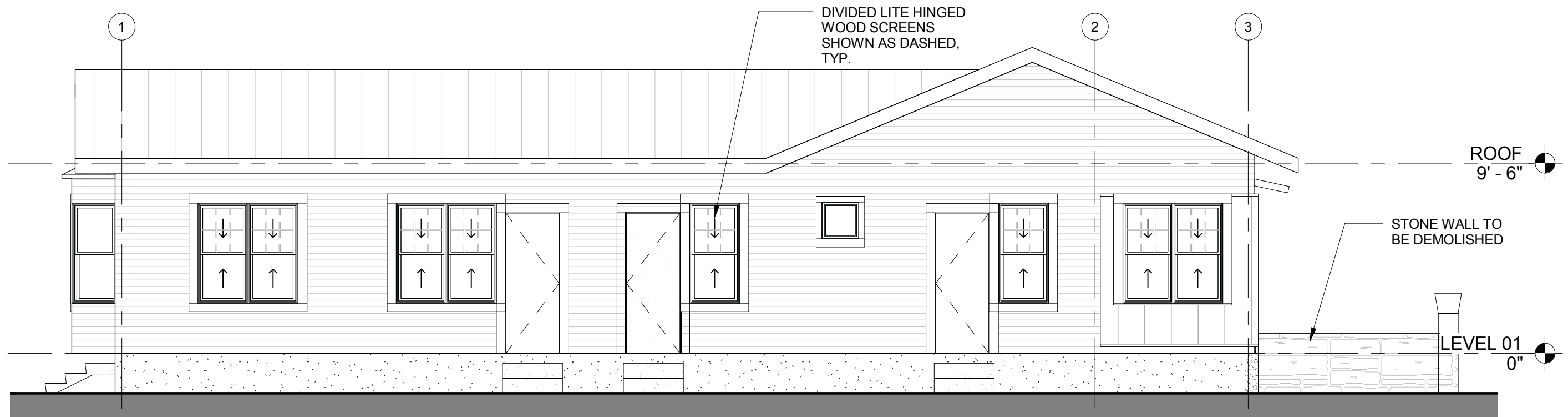
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PROJECT ARCHITECT:

DRAWN BY: Author

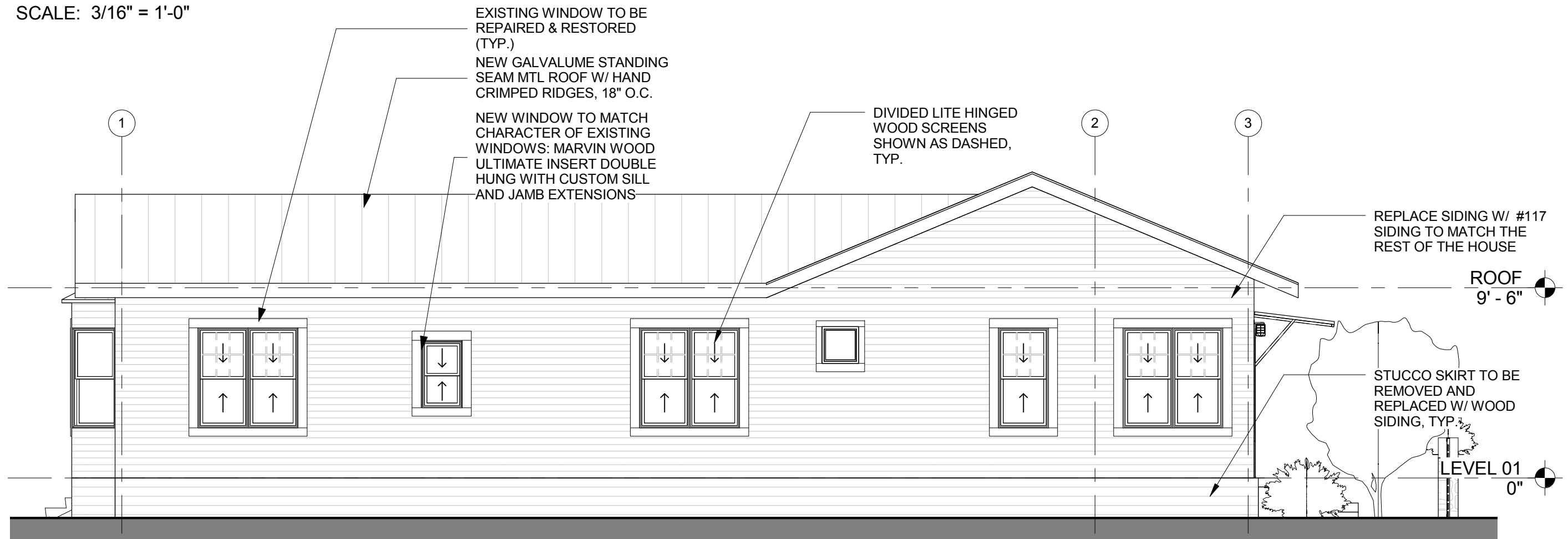
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## EXISTING ELEV. - EAST

SCALE: 3/16" = 1'-0"



## PROPOSED ELEV. - EAST

SCALE: 3/16" = 1'-0"

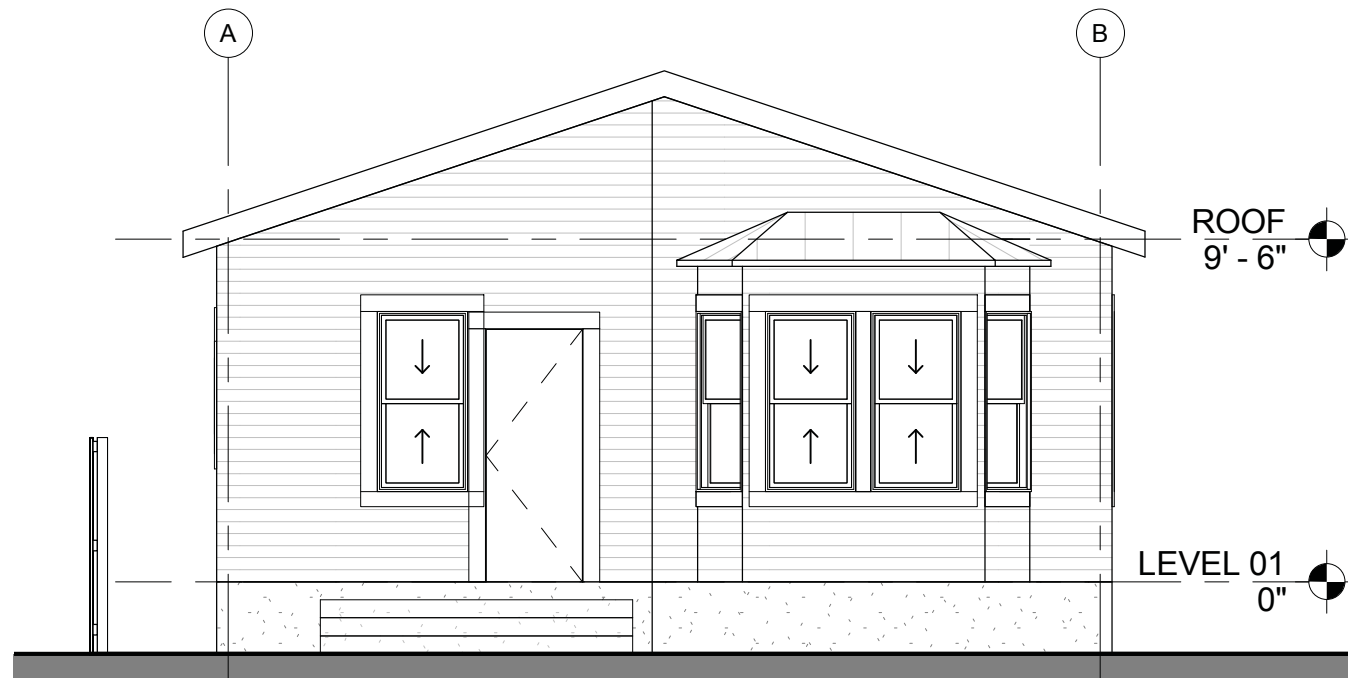
CAMARGO

PAUL & KRISTAL  
RODRIGUEZ  
SAN ANTONIO, TX  
78205

DESCRIPTION: HDRC ELEVATIONS  
REFERENCE SHEET(S):  
PROJECT NO. ---  
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12/01/2017

A402



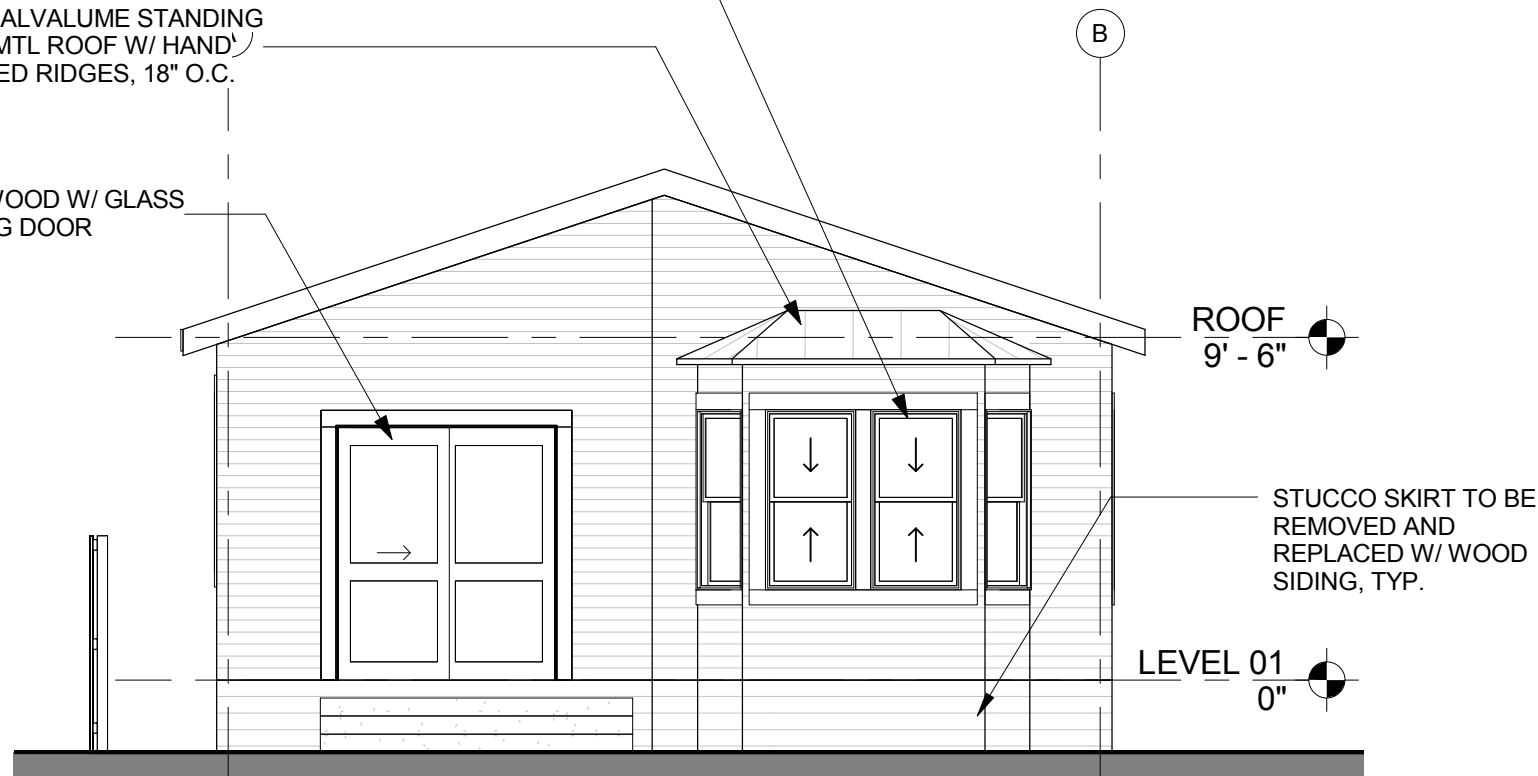
## EXISTING ELEV. - SOUTH

SCALE: 3/16" = 1'-0"

EXISTING WINDOW TO BE  
REPAIRED & RESTORED  
(TYP.)

NEW GALVALUME STANDING  
SEAM MTL ROOF W/ HAND  
CRIMPED RIDGES, 18" O.C.

NEW WOOD W/ GLASS  
SLIDING DOOR



## PROPOSED ELEV. - SOUTH

SCALE: 3/16" = 1'-0"

CAMARGO

PAUL & KRISTAL  
RODRIGUEZ  
SAN ANTONIO, TX  
78205

DESCRIPTION: HDRC ELEVATIONS

REFERENCE SHEET(S):

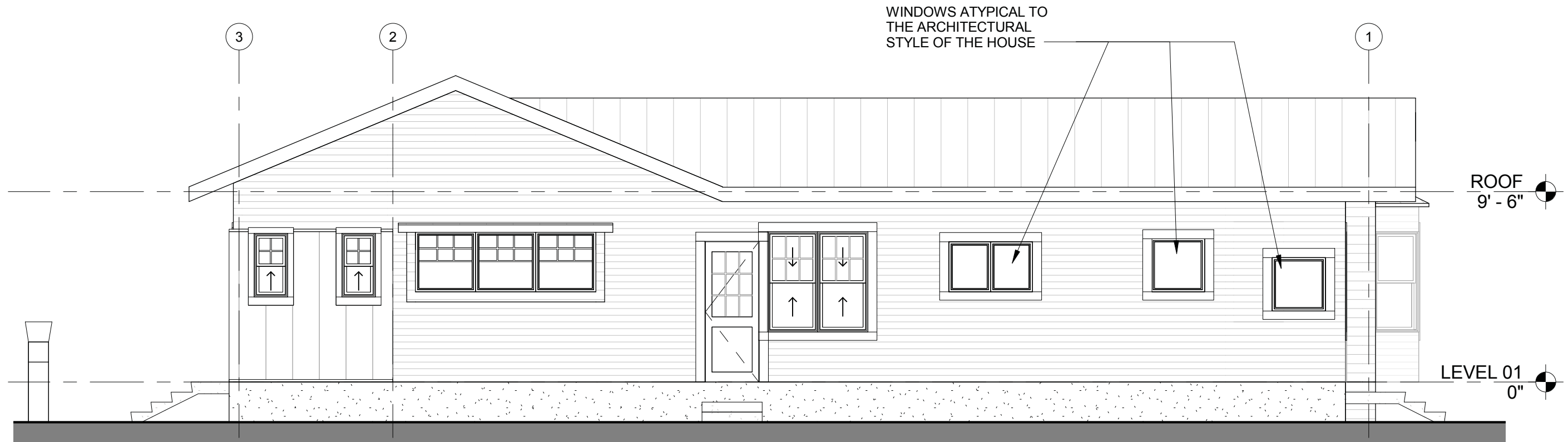
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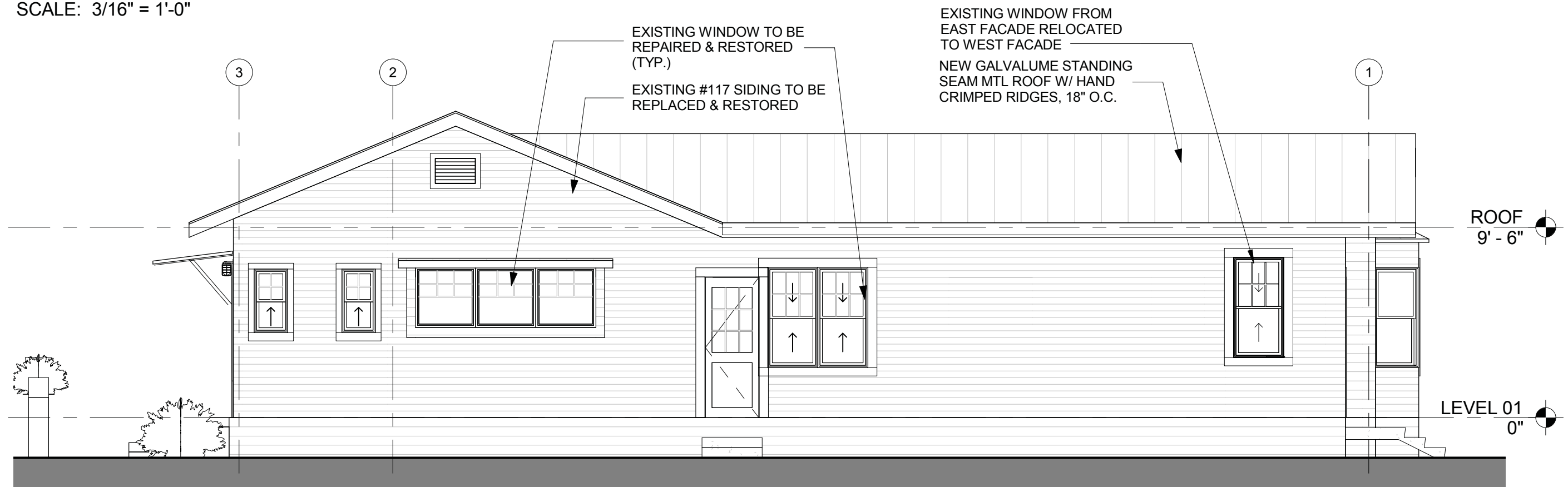
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A403



## EXISTING ELEV. - WEST

SCALE: 3/16" = 1'-0"



## PROPOSED ELEV. - WEST

SCALE: 3/16" = 1'-0"

CAMARGO

PAUL & KRISTAL  
RODRIGUEZ  
SAN ANTONIO, TX  
78205

DESCRIPTION: HDRC ELEVATIONS

REFERENCE SHEET(S):

PROJECT NO. ---

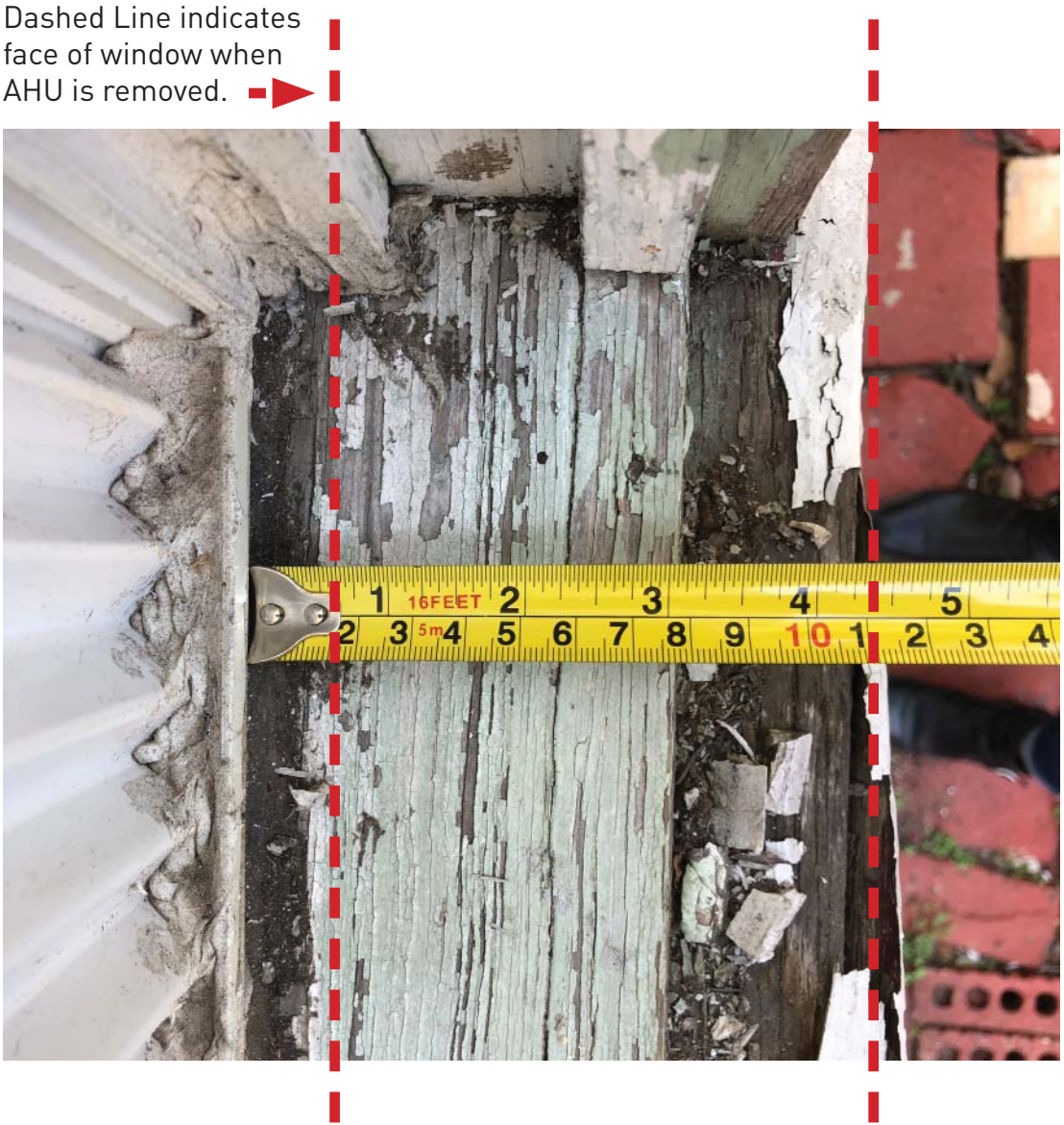
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12/01/2017

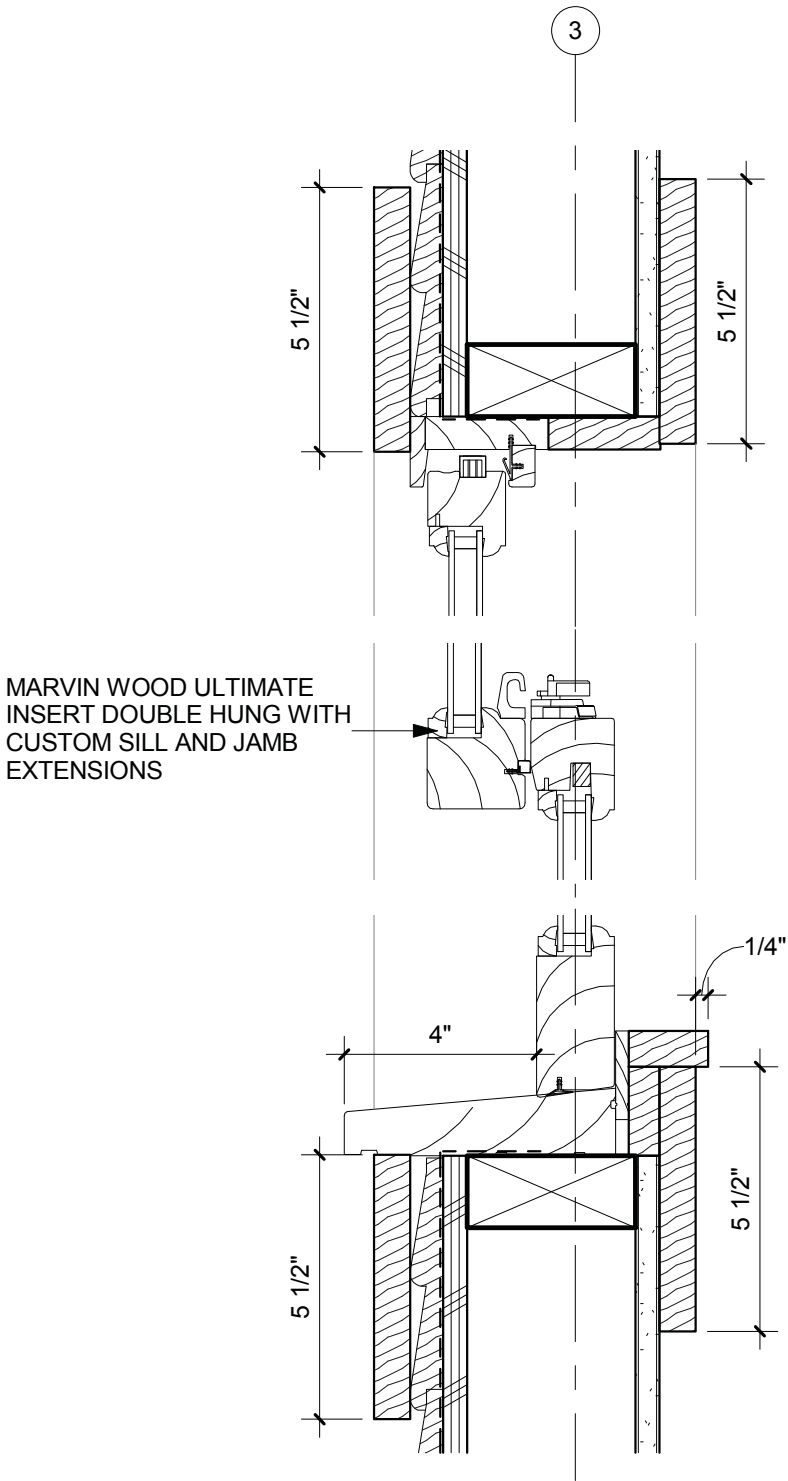
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WINDOW DETAILS



PLAN VIEW OF EXISTING WINDOW SILL:

Sill depth from face of window to exterior face of sill is approximately 0' - 4"



SECTION DETAIL OF NEW WINDOW:  
3" = 1'-0"

New windows are proposed to match the original character of the house with a 0' - 4" sill depth.

SPECIFIED WINDOW:  
MARVIN WOOD ULTIMATE INSERT DOUBLE HUNG WITH CUSTOM SILL AND JAMB EXTENSIONS



NORTH EAST  
CORNER



BACK YARD SHED



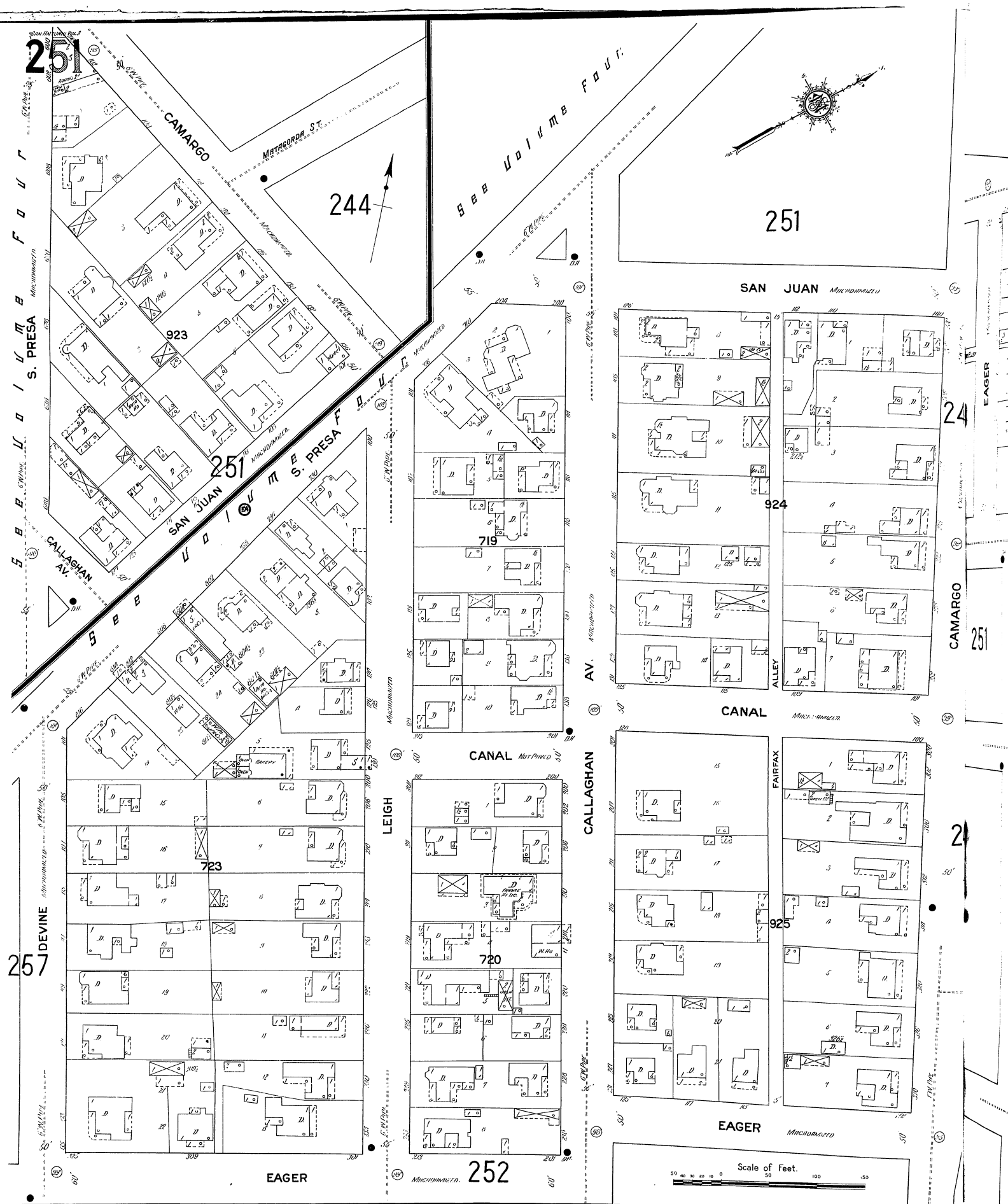
INTERIOR OF FRONT  
DOOR



NORTH -  
NORTHWEST  
CORNER



NORTH -  
NORTHWEST  
CORNER



251

244

251

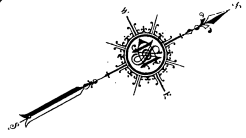
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252

S B B U O I U M B F O U R  
S. PRESA  
IDEVINE

SEE VOLUME FOUR



SAN JUAN MICHIGANIZED

CAMARGO

CANAL MICHIGANIZED

ESPERANZA (PAIFAK)

EAGER MICHIGANIZED

Scale of Feet.

