

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-580
ADDRESS: 206 CAMARGO
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT N 134 FT OF 2
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Michael Taritas
OWNER: Michael Taritas
TYPE OF WORK: Exterior modifications, rehabilitation, fenestration modifications, construction of a rear addition, fencing and driveway installation
APPLICATION RECEIVED: November 15, 2018
60-DAY REVIEW: January 16, 2019
REQUEST:

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

1. Demolish existing rear additions.
2. Demolish the original, rear facing gabled roof.
3. Construct a rear addition to feature 278 square feet at the rear of the primary historic structure.
4. Remove original wood windows and their openings.
5. Install front porch railing.
6. Install front yard pavers.
7. Replace both front doors on the primary historic structure.
8. Install a front yard fence and a side and rear yard privacy fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

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 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.

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.

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.

FINDINGS:

- a. The historic structure at 206 Camargo was constructed circa 1900 and is first found on the 1904 Sanborn Map. The structure features side gabled roofs with a rear gable as well as contributing additions that are found on both the 1912 and 1951 Sanborn Maps. The structure is contributing to the Lavaca Historic District.
- b. SITE VISIT – OHP conducted a site visit on November 28, 2018, where a stop work order was issued. OHP staff observed the unapproved removal of the existing, contributing rear additions and foundation and floor framing work in preparation for the construction of a rear addition.
- c. REMOVAL OF ADDITIONS – The applicant has proposed to remove a series of contributing rear additions, including a contributing addition to the rear of the original structure, found on the 1904 Sanborn Map; a contributing addition to the previously noted addition which is found on the 1912 Sanborn Map; and a contributing screened porch addition to the rear of the primary structure rear facing gable which is found on the 1951 Sanborn Map. Staff finds that each of these additions holds historic integrity and does not recommend approval.
- d. ROOF DEMOLITION – The applicant has noted the demolition of the original, rear facing gabled roof. The Guidelines for Exterior Maintenance and Alterations 3.B.ii. the original shape, line, pitch and overhangs of historic roofs should be preserved. The applicant's request is not consistent with the Guidelines.
- e. REAR ADDITION – Through the removal of the existing, contributing rear additions, the applicant has proposed to construct a rear addition to feature 278 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Per the applicant's construction documents, the addition will not feature differentiations in wall plane and will feature a new roof form that will drastically modify original roof elements. The proposed new roof, a centered, rear facing gable will feature a ridge height that matches that of the original structure. This is not consistent with the Guidelines.
- f. ARCHITECTURAL DETAILS (Addition) – The applicant has proposed a number of architectural details for the proposed addition, including window profiles and locations, window materials and façade materials (stucco) that are not consistent with the Guidelines. Wood windows that match the profile of those removed as well as wood siding and details that are comparable to those of the historic structure should be used. Additionally, window locations and sizes should be complementary of the historic structure and should not feature contemporary sizes.
- g. WINDOW REMOVAL – The applicant has proposed to remove two, side facing windows from the historic structure. This request does not include windows that have been subsequently removed through the removal of the rear additions. The Guidelines for Exterior Maintenance and Alterations 6.A. notes that historic windows and their openings should be preserved. The applicant's request is not consistent with the Guidelines.
- h. DOOR REPLACEMENT – The applicant has proposed to replace both, existing front doors. The Guidelines for Exterior Maintenance and Alterations 6.A.ii. notes that historic doors should be preserved. Per staff's site visit, the northern door appears to feature historic integrity. Staff recommends that this door be preserved. The southern door is a contemporary door and is eligible for replacement. The applicant is responsible for providing staff with a replacement door for review and approval.
- i. PORCH RAILING – The applicant has proposed to install front porch railing on the historic structure. While not original to the historic structure, front porch railings that are simple in detail and design may be appropriate. The applicant should provide staff with a railing detail for review to determine its appropriateness.
- j. FRONT YARD PAVERS – The front yard currently does not feature a front yard sidewalk leading to the sidewalk at the public right of way. The applicant has proposed to install front yard pavers to act as the front yard sidewalk. The Guidelines for Site Elements 5.A.i. notes that new sidewalks should follow the historic alignment, configuration and width of sidewalks. Additionally, deteriorated sidewalks should be replaced with a new walkway that matched the existing in material and color. Staff finds that a concrete walkway that matches what's existing on site in width and profile is appropriate and consistent with the Guidelines.
- k. FENCING – The applicant has proposed to install a front yard fence to feature three feet in height and a side and rear yard privacy fence to feature six feet in height. Per the site plan, the fence will turn at the driveway and not feature a gate that extends across the driveway at the sidewalk. This is appropriate. Additionally, the detail that the applicant has submitted is appropriate for the architectural style of the historic structure.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, the demolition of the existing, contributing rear additions based on finding c. Staff recommends that the demolished contributing additions be reconstructed as they previously existed.
2. Staff does not recommend approval of item #2, the demolition of the original, rear facing gabled roof based on finding d. The roof should be reconstructed as it previously existed.
3. Staff does not recommend approval of item #3, the construction of a rear addition based on findings e and f. Staff recommends that the applicant reconstruct the previously existing, contributing additions and utilize their footprints. If the Commission finds the removal of the contributing additions to be appropriate, staff recommends that the applicant revise the proposed addition's design to be consistent with the Guidelines for Additions.
4. Staff does not recommend approval of item #4, the removal of original windows and their openings based on finding g. Staff recommends that the applicant reinstall the original windows into their original locations.
5. Staff does not recommend approval of item #5, front porch railing at this time. Staff finds that a detailed drawing that included dimensions should be submitted to staff for review and approval.
6. Staff does not recommend approval of item #6, the installation of front yard pavers based on finding j. Staff recommends that a concrete walkway be installed to match what exists on site.
7. Staff recommends approval of item #7, front door replacement based on finding h with the following stipulation:
 - i. That the northern door be repaired and remain in place and that the replacement door for the southern door be submitted to staff for review and approval prior to purchase and installation.
8. Staff recommends approval of item #8, the installation of front and side yard fencing with the following stipulations:
 - i. That no portion of the front yard fence exceed four (4) feet in height and that no part of the rear privacy fence be constructed forward of the front façade. The privacy fence should not exceed six (6) feet in height.
 - ii. That the front yard fence turn and run parallel to the driveway rather than feature a driveway gate at the property line.

CASE MANAGER:

Edward Hall

CASE COMMENT:

OHP conducted a site visit on November 28, 2018, where a stop work order was issued. OHP staff observed the unapproved removal of the existing, contributing rear additions and foundation and floor framing work in preparation for the construction of a rear addition. Post work application fees have not been paid at this time.



Flex Viewer

Powered by ArcGIS Server

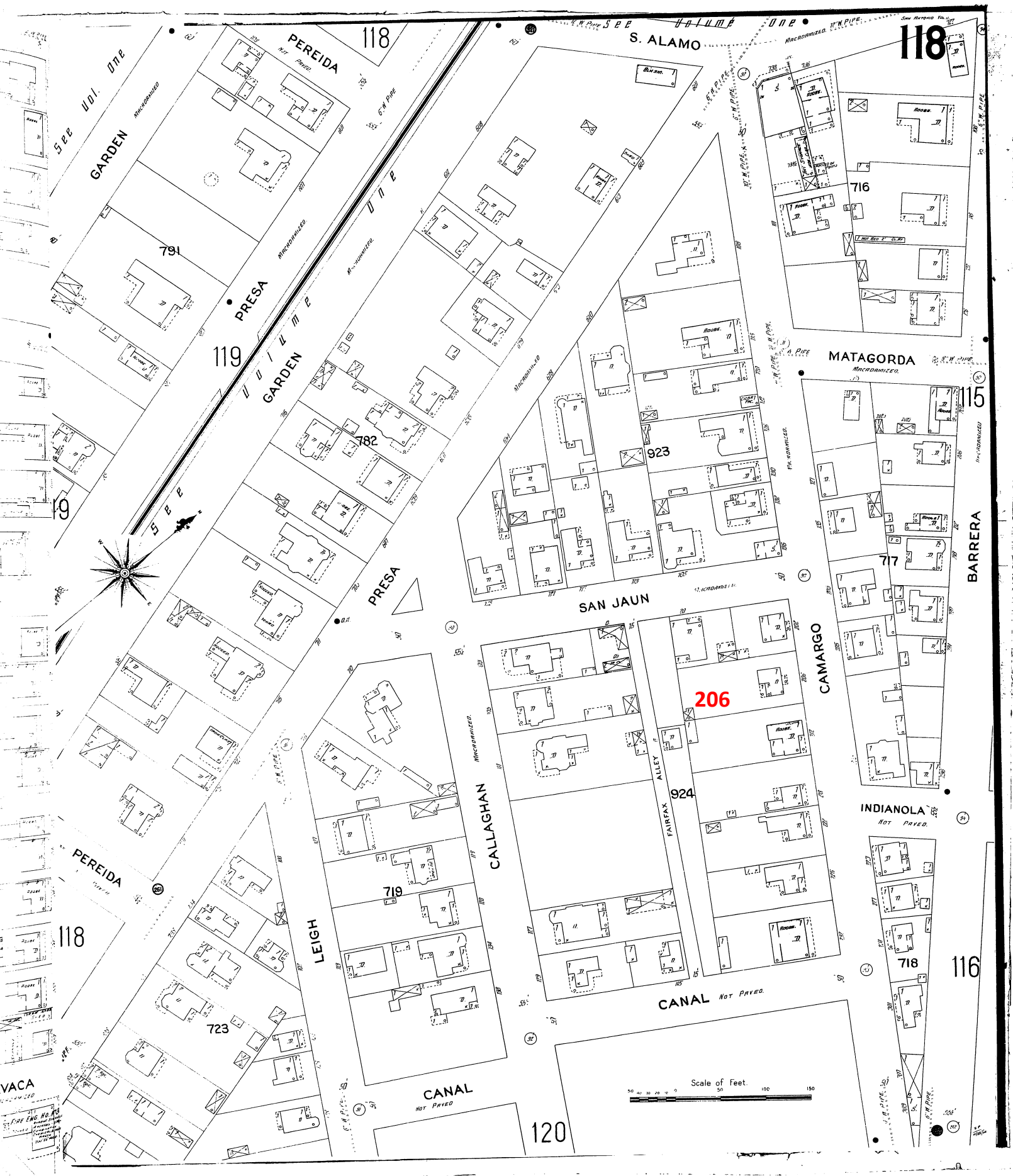
Printed: Nov 29, 2018

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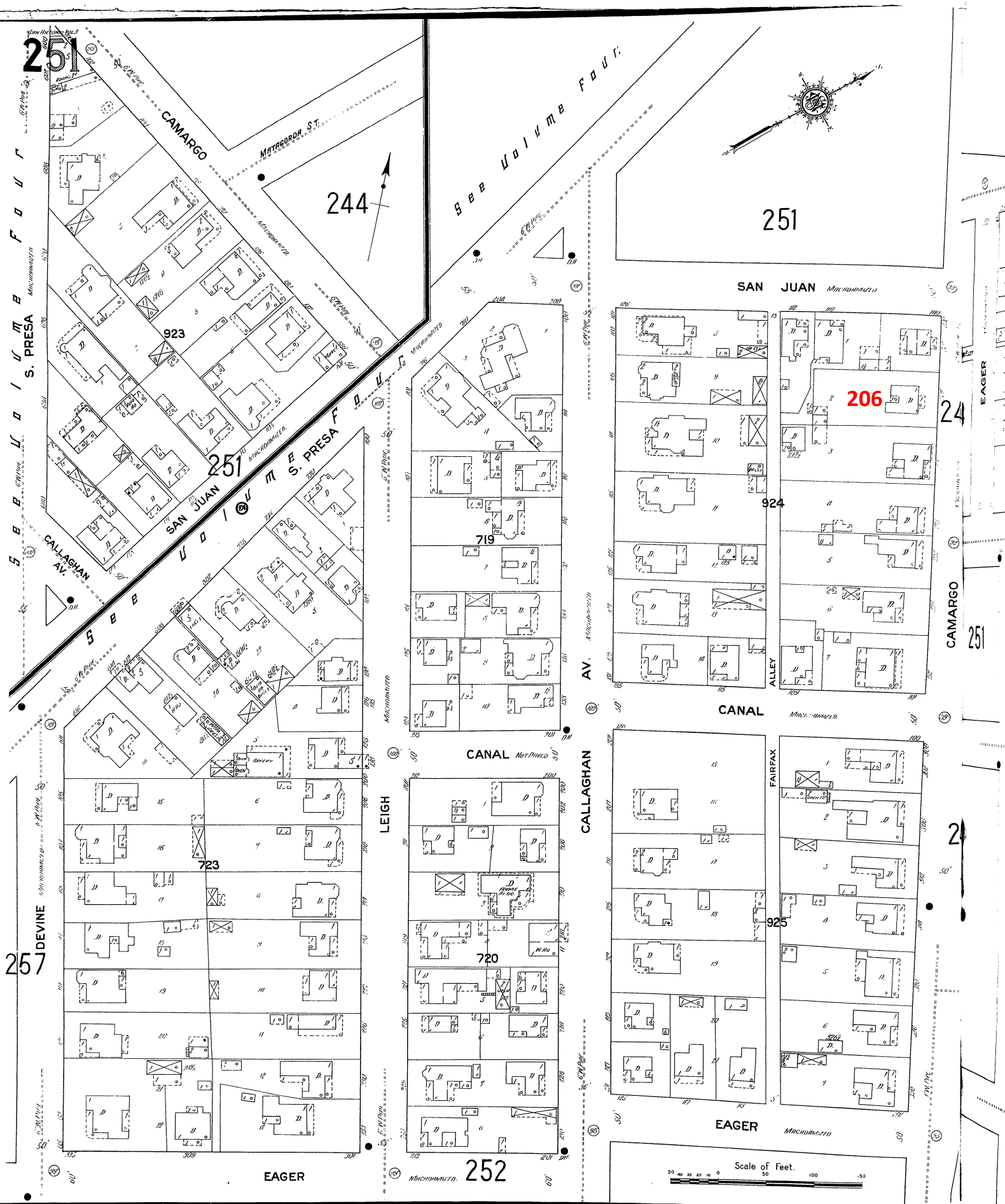


206 Camargo St

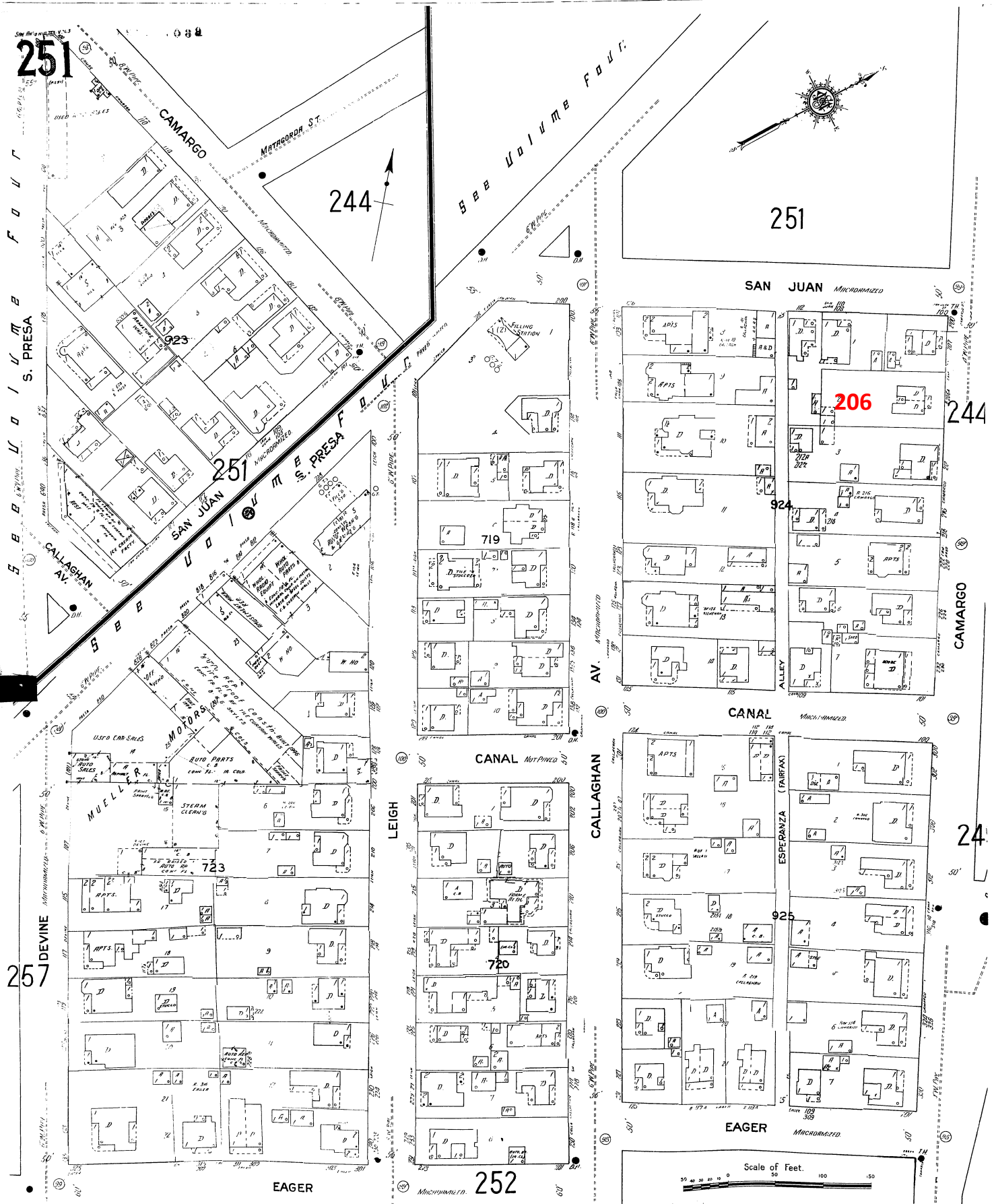
1904 SANBORN MAP



1912 SANBORN MAP



1951 SANBORN MAP





Investigation Report

Property

Address	206 Camargo
District/Overlay	Lavaca
Owner Information	Michael and Rebecca Tacitus

Site Visit

Date	11/28/2018
Time	08:40 AM (-6 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	Other
Present Companies	Next door neighbor
Types of Work Observed	Exterior Maintenance and Alterations, Additions, Demolition
Amount of Work Completed	25%
Description of work	Heavy modifications have occurred to the rear of the historic structure including the removal of previous conditioned space. Foundation work and preparation for the framing of an addition have occurred. Exterior modifications have also occurred to the historic structure on the side facades (north).
Description of interaction	No one was present on site, but the next door neighbor came out to speak. He called the property owner who was busy at the time.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with neighbor/family member, posted "Stop Work Notice"
Deadline to contact office	11/30/2018
Will post-work application fee apply?	Yes

Documentation




Investigation Report

Photographs





Investigation Report

	<p>November 28, 2018 at 8:41 AM 202 Camargo St San Antonio TX 78210 United States</p> 	
	<p>11/28/2018 09:14 AM</p>	

November 28, 2018 at 8:40 AM
202 Camargo St
San Antonio TX 78210
United States



November 28, 2018 at 8:40 AM
202 Camargo St
San Antonio TX 78210
United States



November 28, 2018 at 8:41 AM

202 Camargo St
San Antonio TX 78210
United States





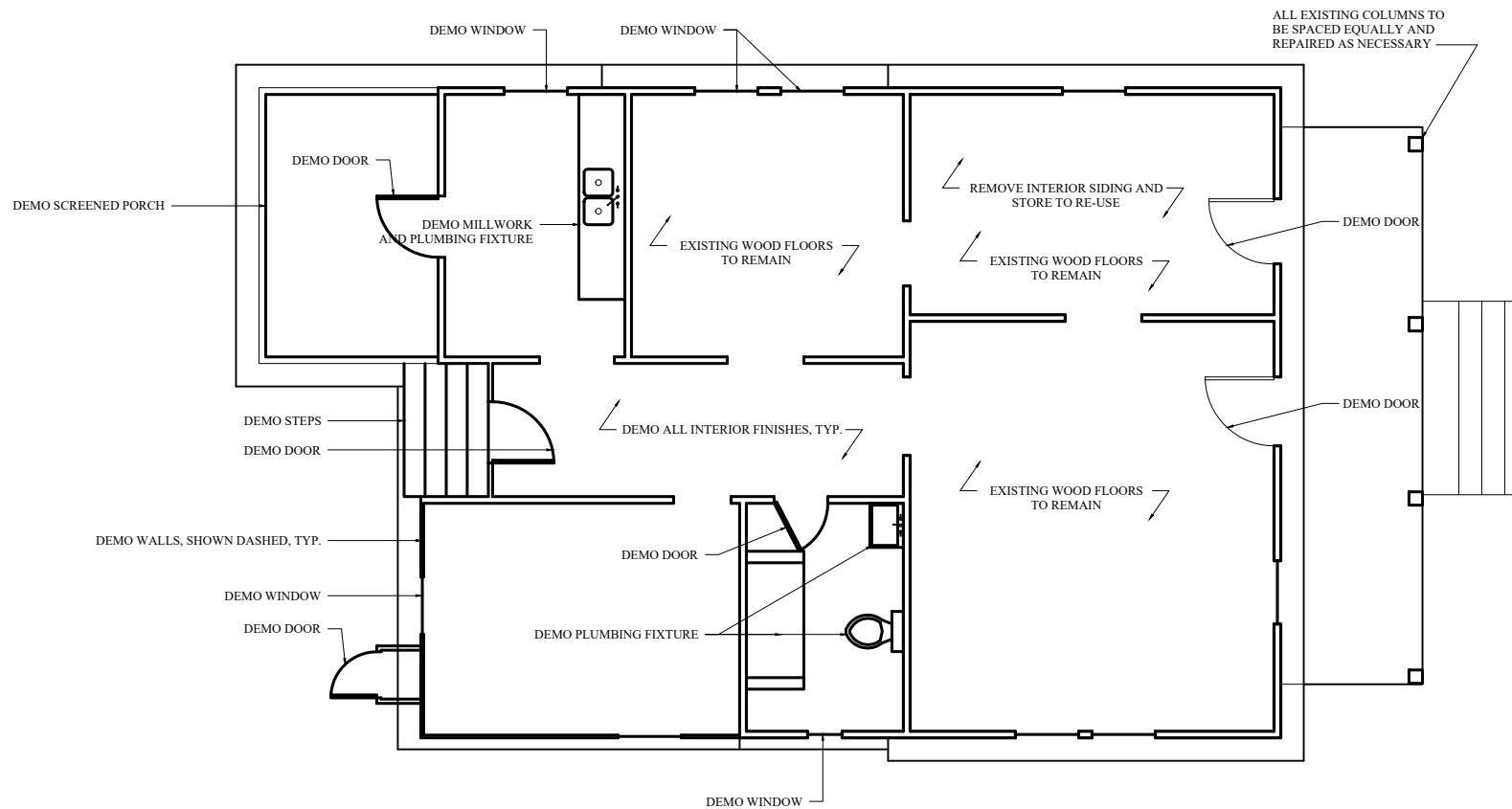
PHOTOS OF DEMOLISHED ADDITIONS

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PHOTOS OF DEMOLISHED ADDITIONS

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206 CAMARGO
 206 Camargo St.
 San Antonio, Texas 78210

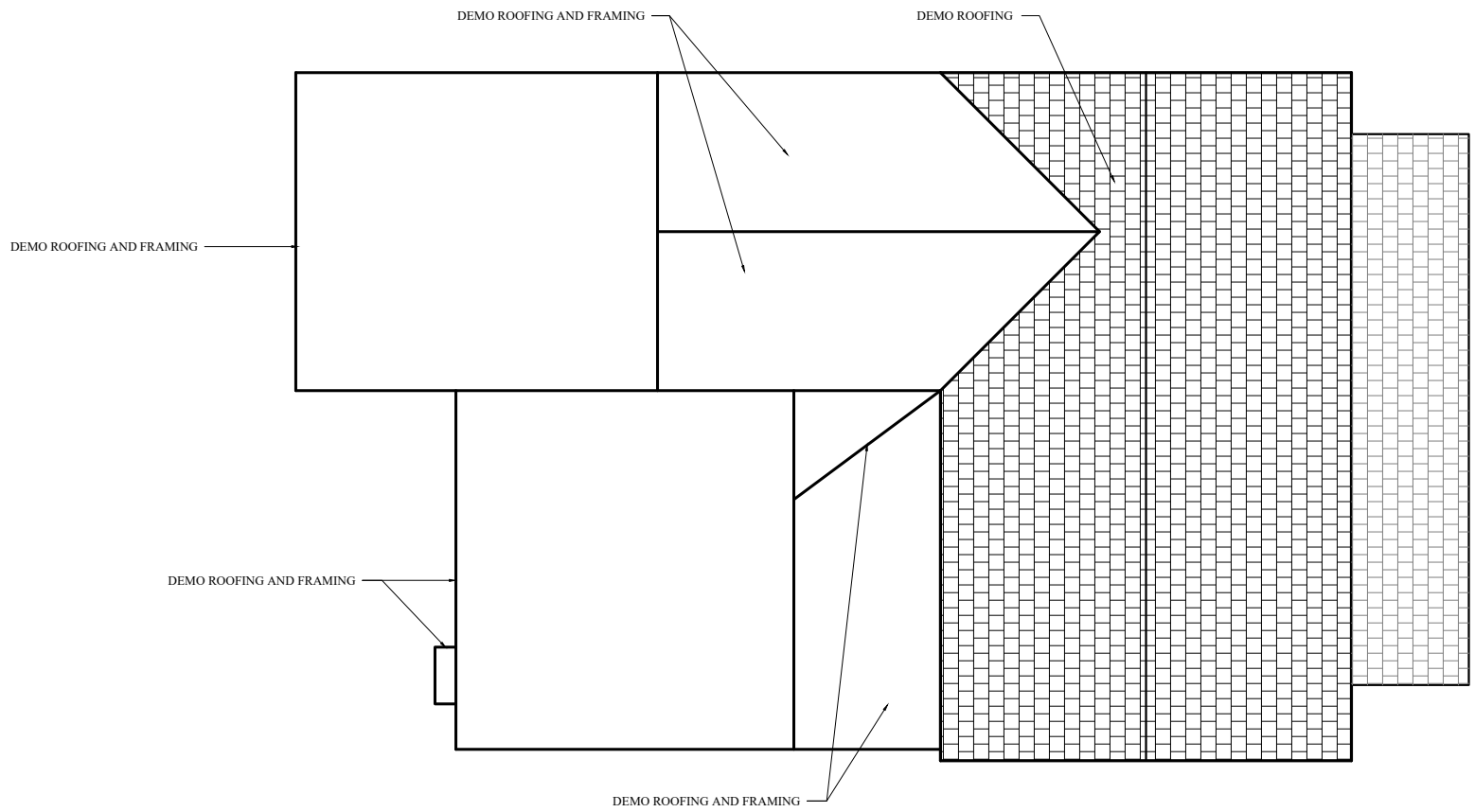
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Demolition Floor
 Plan

sheet number:

AD.01



206 CAMARGO
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10.30.18

sheet name:

Demolition Roof
Plan

sheet number:

AD.02

EXISTING ROOF TO REMAIN.
REPAIR AS NECESSARY.

EXISTING COLUMNS TO
REMAIN AND REPAIRED AS
NECESSARY. TYPICAL.

EXISTING EXTERIOR SIDING
TO REMAIN. REPAIR AS
NECESSARY. TYPICAL

EXISTING WINDOWS TO
REMAIN. REPAIR AS
NECESSARY.



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Existing Photo

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AD.03

EXISTING ROOF TO REMAIN.
REPAIR AS NECESSARY.

EXISTING COLUMNS TO
REMAIN AND REPAIRED AS
NECESSARY. TYPICAL.

EXISTING DOORS TO BE
REMOVED.

EXISTING CONCRETE STEPS
TO REMAIN.

EXISTING PORCH DECK TO
REMAIN. TYPICAL.

EXISTING GAS METER TO
REMAIN. TYPICAL.

LOUVERED VENT TO REMAIN.
TYPICAL.

EXISTING ROOF TO BE
REMOVED AND REPLACED
WITH NEW ROOF.

EXISTING WINDOWS TO BE
REMOVED.

EXISTING WINDOW TO
REMAIN. REPAIR AS
NECESSARY

EXISTING EXTERIOR SIDING
TO REMAIN. REPAIR AS
NECESSARY. TYPICAL

EXISTING FENCE TO BE
REMOVED.



206 CAMARGO

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date:
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AD.04

EXISTING ROOF TO REMAIN.
REPAIR AS NECESSARY.

EXISTING ROOF TO BE
REMOVED AND REPLACED
WITH NEW ROOF.

EXISTING WINDOWS TO BE
REMOVED.

EXISTING EXTERIOR WALL TO
BE REMOVED. REFER TO
DEMOLITION PLAN

EXISTING EXTERIOR SIDING
TO REMAIN. REPAIR AS
NECESSARY. TYPICAL

EXISTING WINDOWS TO
REMAIN. REPAIR AS
NECESSARY.



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AD.05

EXISTING ROOF TO BE
REMOVED AND REPLACED
WITH NEW ROOF.

EXISTING SCREENED PORCH
TO BE REMOVED.

EXISTING SIDING TO BE
REMOVED.

EXISTING ROOF TO REMAIN.
REPAIR AS NECESSARY.

EXISTING ROOF TO BE
REMOVED AND REPLACED
WITH NEW ROOF.

EXISTING EXTERIOR WALL TO
BE REMOVED.

EXISTING EXTERIOR WINDOW
TO BE REMOVED.

EXISTING WATER HEATER
CLOSET TO BE REMOVED.

EXISTING DOORS TO BE
REMOVED.

EXISTING WOOD STEPS TO BE
REMOVED.



206 CAMARGO
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San Antonio, Texas 78210

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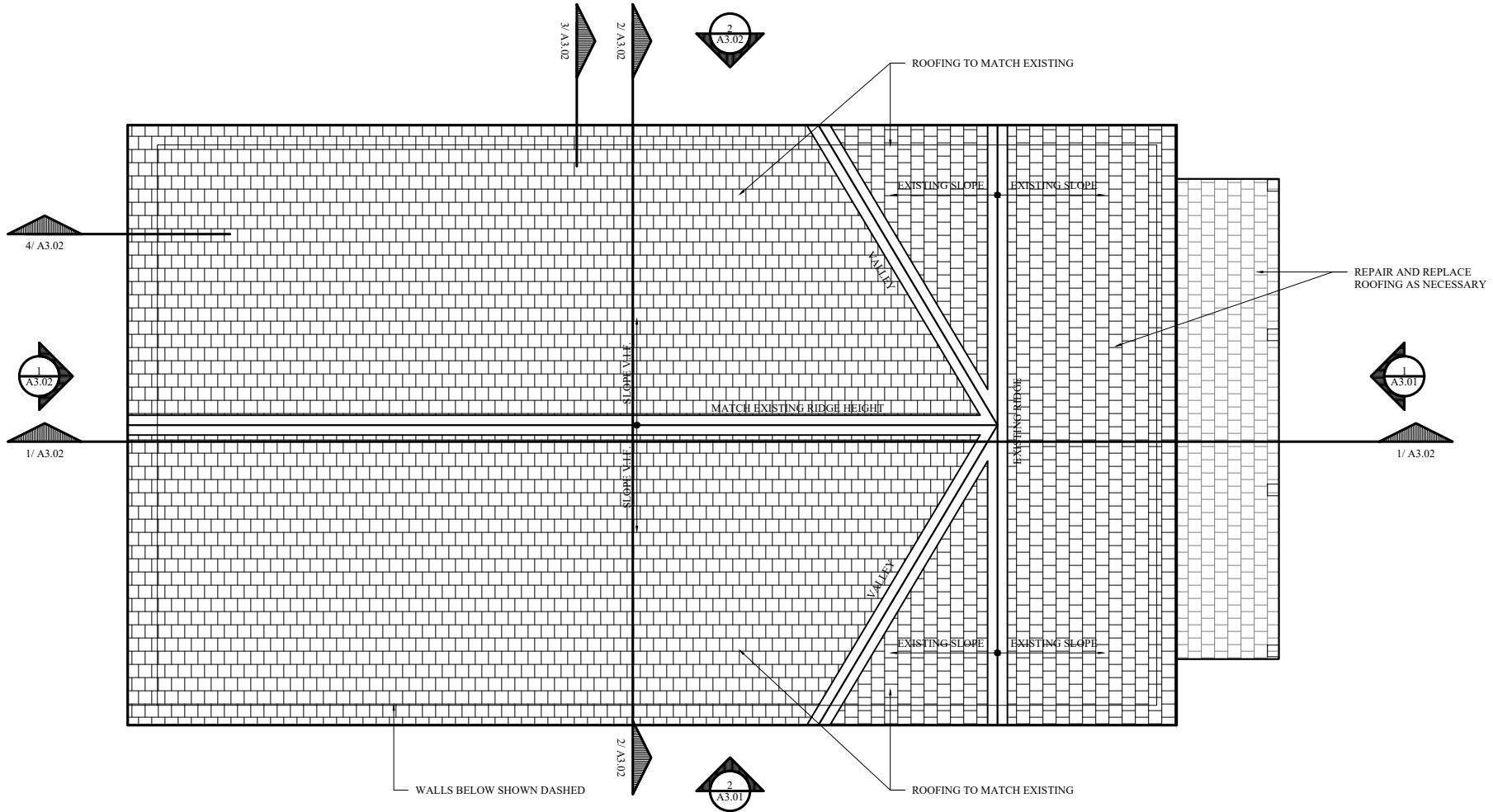
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206 Camargo St.
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A1.00



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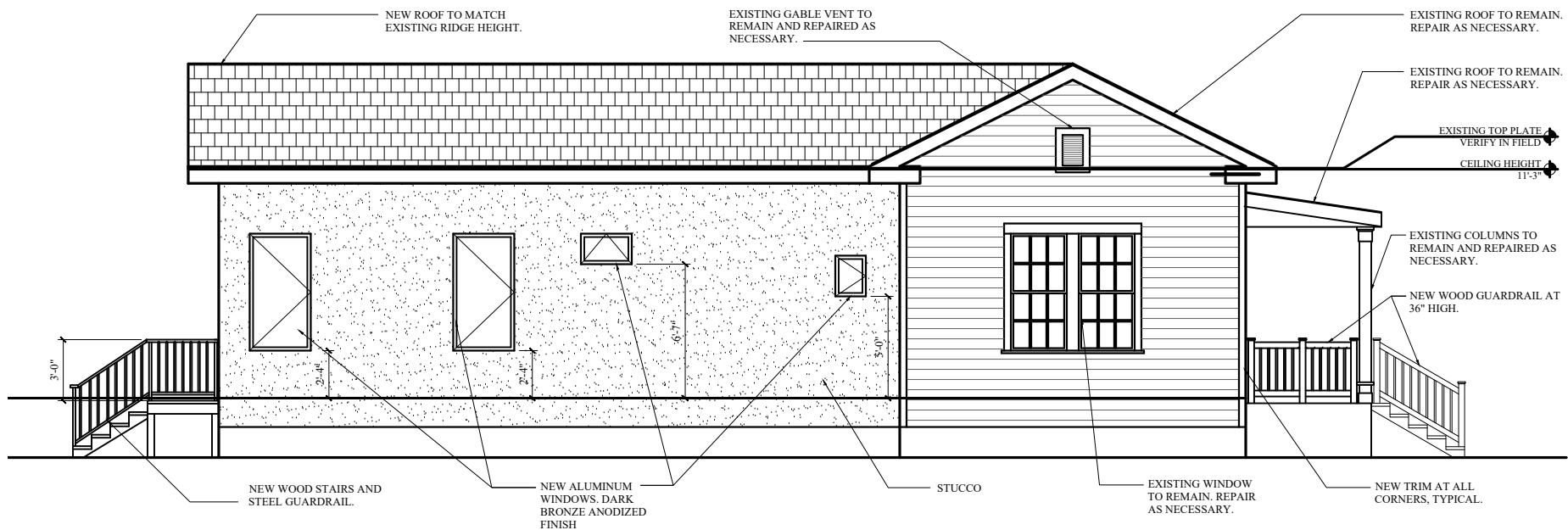
Roof Plan

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A1.01



1 North Elevation
1/8"=1'-0"



2 East Elevation
1/8"=1'-0"

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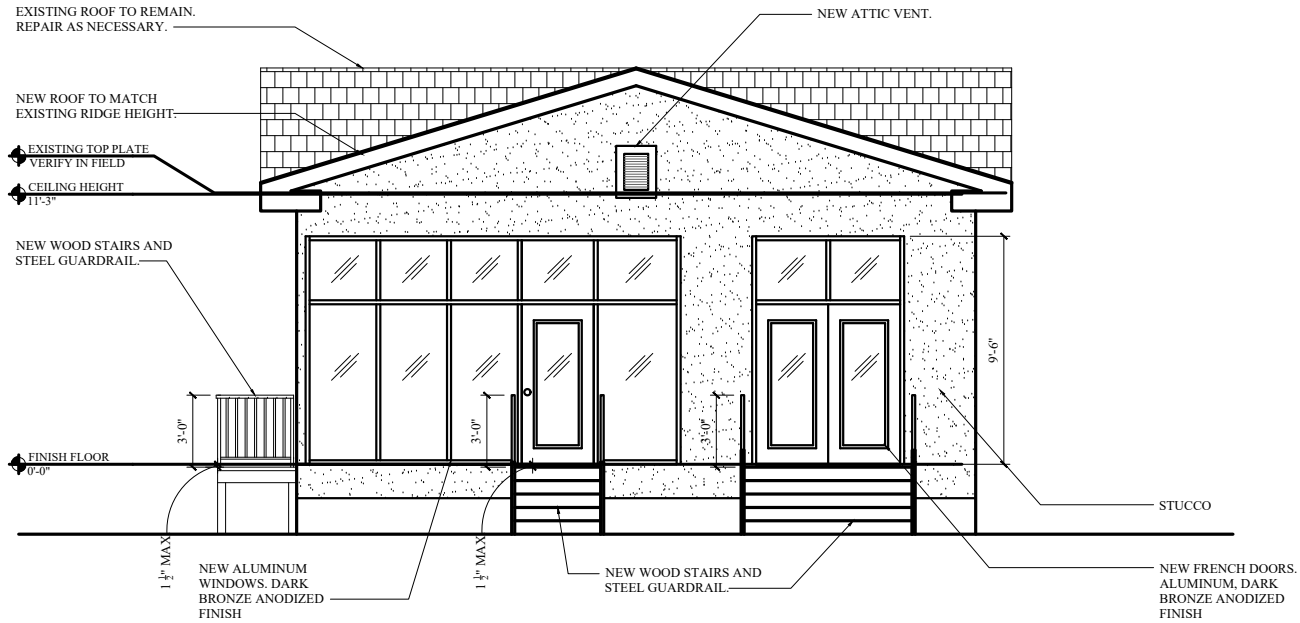
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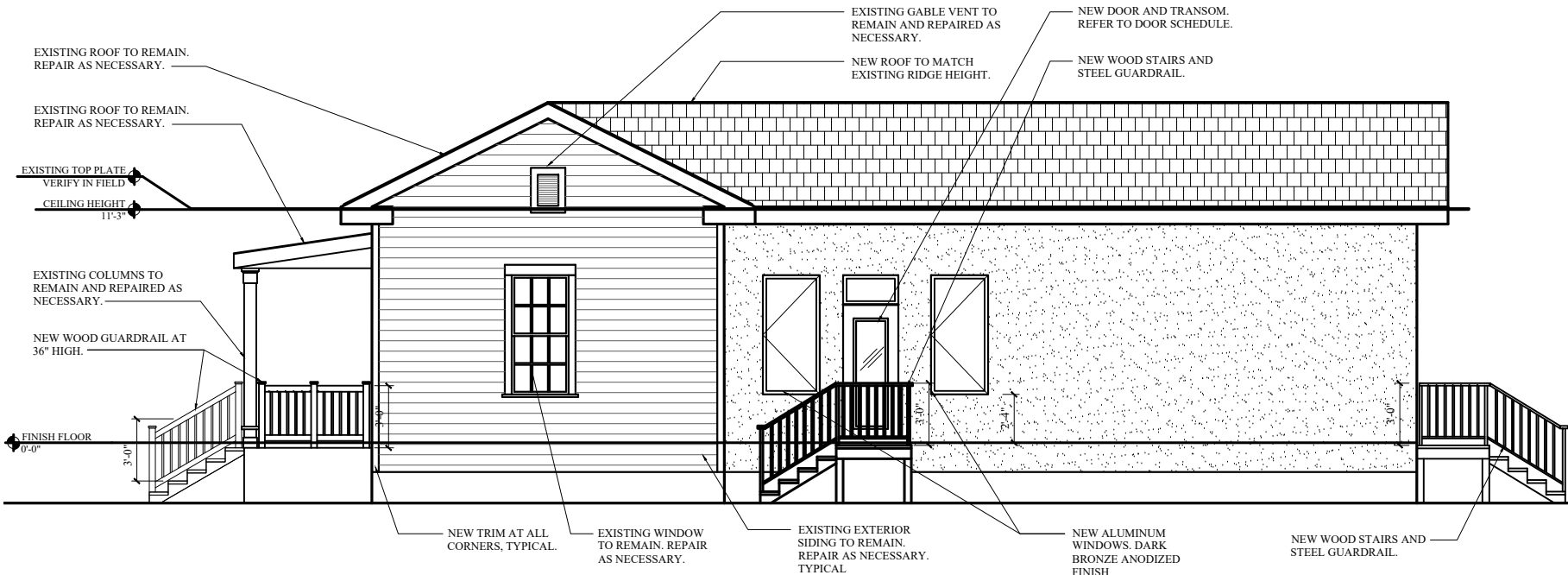
Exterior Elevations

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A3.01



1 South Elevation
1/8"=1'-0"



2 West Elevation
1/8"=1'-0"

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206 Camargo St.
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date:
10.30.18

sheet name:

Exterior Elevations

sheet number:

A3.02

EXAMPLE OF PROPOSED PORCH RAILING







EXAMPLE OF PROPOSED FENCING