

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-660
ADDRESS: 132 CAMARGO
LEGAL DESCRIPTION: NCB 923 BLK 4 LOT N 75FT OF E 27.8FT OF 6 & N 75FT OF 7
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Robert Alvarado
OWNER: Beanville Bungalows
TYPE OF WORK: Dismantling, relocation, and reconstruction of primary structure
APPLICATION RECEIVED: October 10, 2019
60-DAY REVIEW: December 09, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Demolish the primary structure located at 132 Camargo.
2. Reconstruct the primary structure approximately 12 feet east on the same lot.
3. Install salvaged wood windows and doors in the existing openings on the reconstructed structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

Standard Specifications for Window Replacement

- o **MATERIAL:** If replaced is approved, the new windows must feature primed and painted wood exterior finish. Cladded, composite, or non-wood materials options are not allowed unless explicitly approved by the commission.

- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 132 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, board and batten siding, and metal roof. The structure is contributing to the Lavaca Historic District. The applicant is requesting to remove the structure from the site and reconstruct it to match in a new location on the same site, approximately 12 feet to the east towards the San Arturo.
- b. SITE VISIT – Staff performed a site visit with the applicant and owner on September 10, 2019, to observe the exterior and interior condition of the existing structure. Staff observed water and mold damage on the interior of structure and noted several material modifications that have occurred over the years, including the removal of all original wood windows and the installation of incompatible vinyl windows. Staff also observed that much of the exterior board and batten siding was in salvageable condition, as well as the structural framing members in the original portion of the structure. Staff found that the non-original rear additions were suffering from the most damage and deterioration to both structural and finish materials.
- c. RECONSTRUCTION – The applicant has proposed to remove and reconstruct the existing primary structure. As noted in finding a, staff finds this structure to be contributing to the Lavaca Historic District and finds its full demolition to be inappropriate; however, staff finds the relocation of the structure to match the existing footprint, materiality, form, and architectural details to be generally appropriate. However, as noted in finding b, staff finds that much of the original material is in salvageable condition, including board and batten siding and framing. Staff finds that the structure should be relocated intact versus dismantled and reconstructed.
- d. RELOCATION – The applicant has proposed to relocate the structure approximately 12 feet to the east on the same lot. The new location will be 5 feet from the east property line along San Arturo and will position the structure as a corner lot residence. The lot, along with lots addressed 130 and 126 Camargo, will be replatted to adjust the property lines and three create single family lots. Staff generally finds intact relocation to be appropriate based on the historic development pattern of the district.
- e. WINDOW AND DOOR REPLACEMENT – The applicant has proposed to replace the existing non-original, incompatible vinyl windows with salvaged wood windows. The applicant has also proposed to replace all doors with salvaged, period-appropriate wood doors. Existing opening locations are not proposed to be modified as part of this application. Staff generally finds the proposal to be appropriate with the stipulations listed in the recommendation.
- f. DRIVEWAY AND CURB CUT – The applicant has proposed to install a new concrete driveway to the west of the relocated structure. The applicant has not indicated a proposed width. Staff generally finds the proposal to be appropriate with the stipulation that the driveway be no wider than 10 feet.

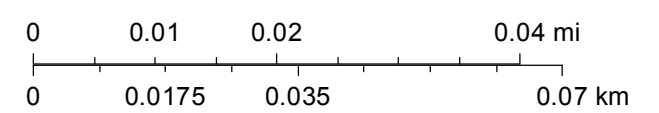
RECOMMENDATION:

Staff does not recommend approval based on findings b through d. Staff recommends that the structure be relocated intact to its new location onsite.

If the Commission finds that relocation intact is not feasible based on the information provided, staff finds that the following stipulations should apply:

- i. That the existing structure is fully documented through accurate, dimensioned, to-scale drawings and photographs prior to the issuance of a Certificate of Appropriateness.
- ii. That the existing structure is dismantled versus demolished and that the existing siding is salvaged where possible to be reused in the reconstruction. A deconstruction and reuse plan should be submitted to staff as part of a package for a Certificate of Appropriateness that clearly indicates the items to be salvaged and their proposed locations in the new structure.
- iii. That all proposed windows and doors be wood and feature traditional dimensions and profiles that are character defining to the Folk Victorian style. A final specification must be submitted to staff prior to the issuance of a Certificate of Appropriateness that meets the following specifications: 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. Window trim must feature traditional dimensions and 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.
- iv. That the applicant submits detail drawings and specifications for all porch elements, including columns, foundation height and skirting, and decking. The wood columns must be six inch (6") square with capital and base trim, and feature chamfered corners.
- v. 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. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- vi. That the proposed concrete driveway be no wider than 10 feet and that the approach flare be no wider than 12 feet at its widest point.

1:1,000







Campana





SOUTH ANTONIO BUILDERS

October 2, 2019

City of San Antonio
Office of Historic Preservation
S. Alamo
San Antonio, Texas 78204

RE: d83156ac 132 Camargo 78210

Dear OHP,

We would like to remind our request to demolish the house at 132 Camargo.

We have a plan of action for this site. We are proposing to "re-build" the existing house at a new location on the existing lot. the new location would properly sit the house on the corner with the required set-backs.

We have As-built drawings of the proposed house and have included them in our plan. Please review the attached new plans and our request so we may discuss this option.

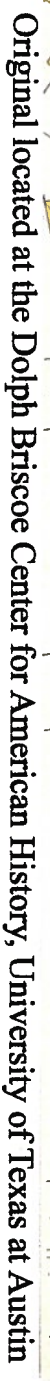
Should you have any questions or need additional information, please call me at (210) 222-2210.

Respectfully,

Robert Alvarado,

South Antonio Builders

Agent of Owner





San Antonio
Texas
29.42°N, 98.49°W

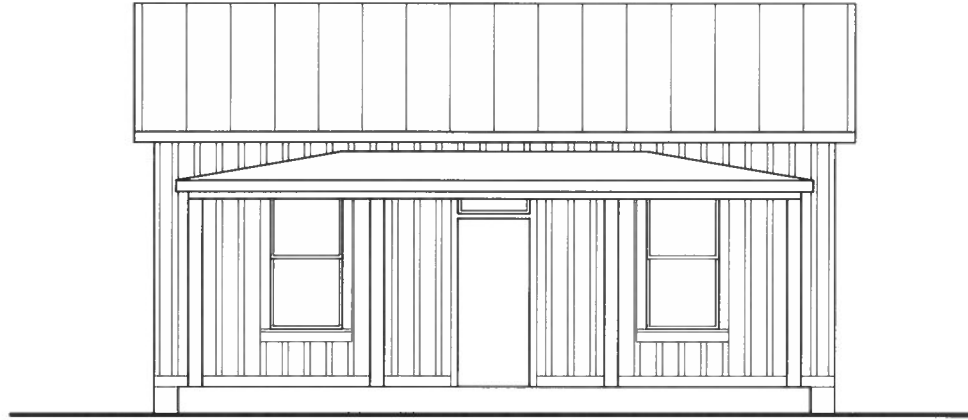






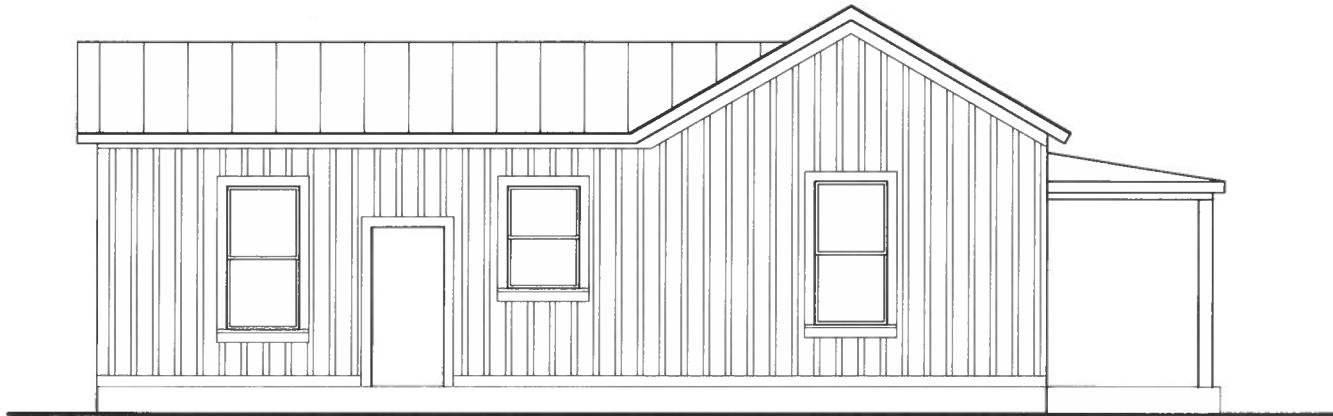


2009 PHOTO



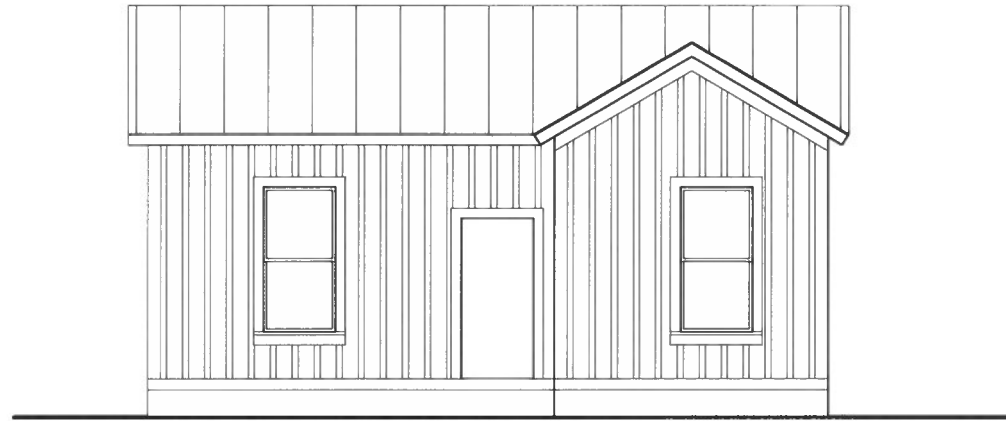
1 132 CAMARGO - NORTH ELEVATION
SCALE 1/8" = 1'-0"

1002/2319



2 132 CAMARGO - EAST ELEVATION
SCALE 1/8" = 1'-0"

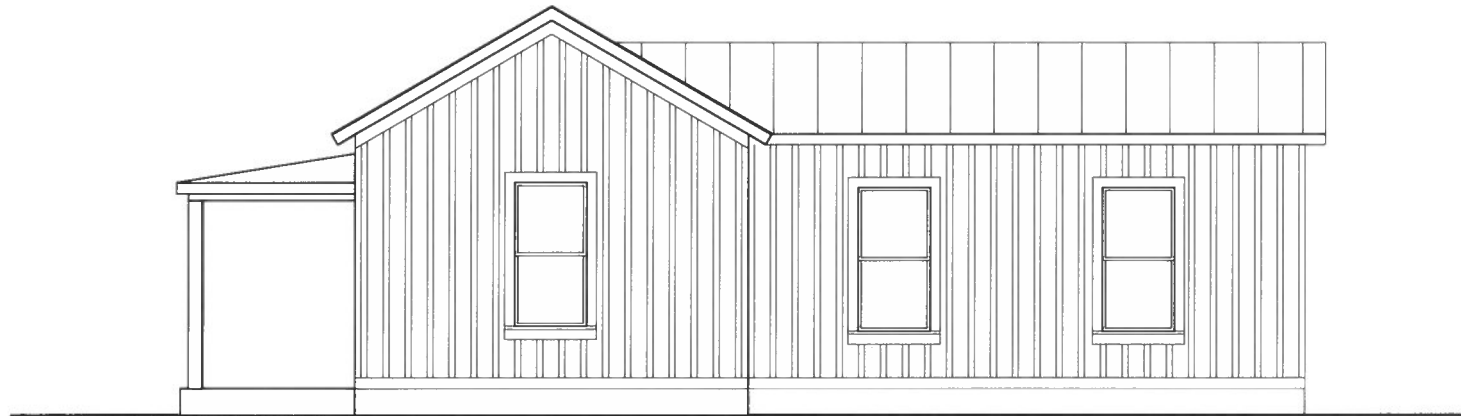
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3 132 CAMARGO - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

10/02/2019



4 132 CAMARGO - WEST ELEVATION

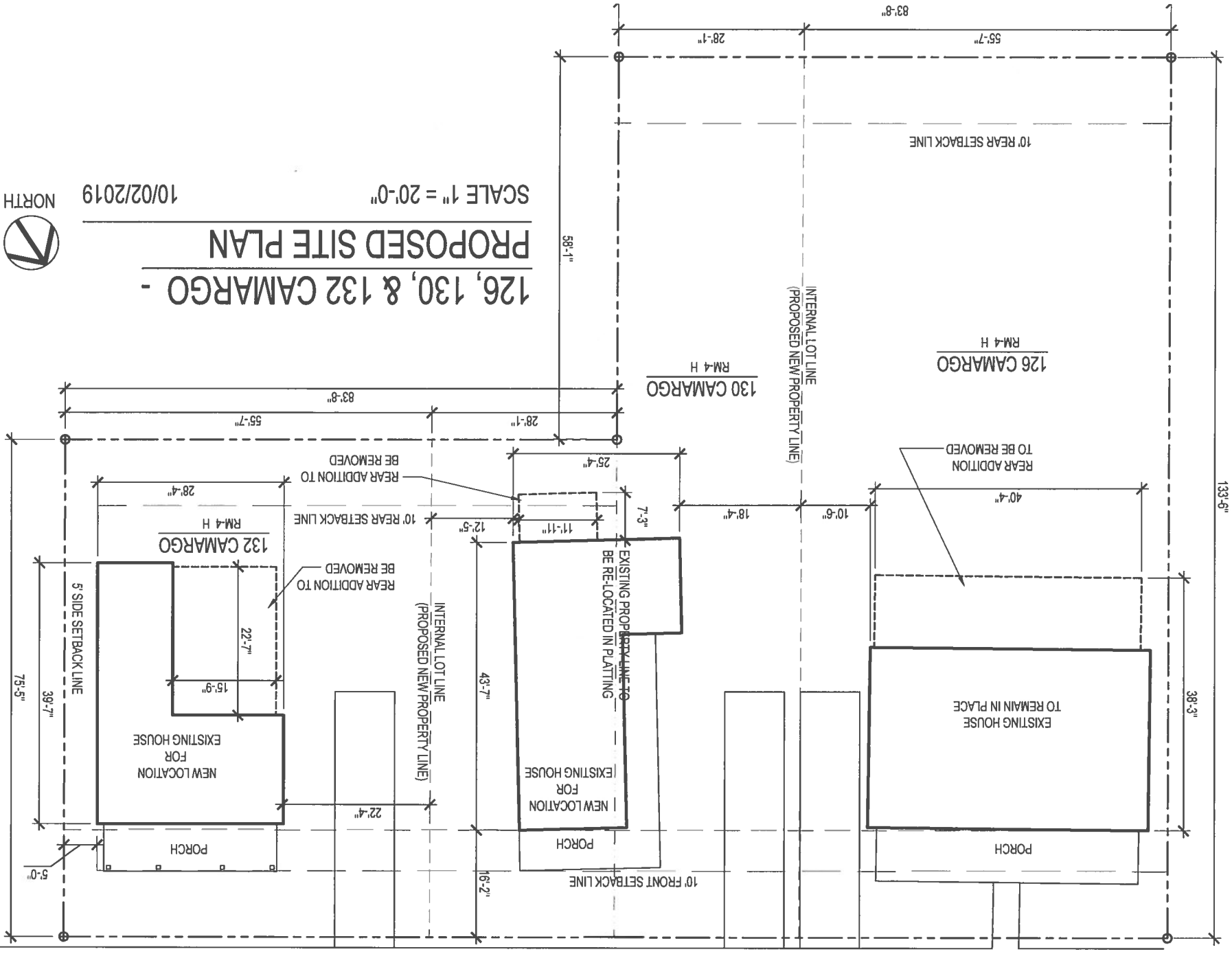
SCALE 1/8" = 1'-0"

10/02/2019

AND DRIVES

CAMARGO

AND DRIVE
TWEAFTERNOON



SAN ARTURO ST.

126, 130, & 132 CAMARGO -
PROPOSED SITE PLAN

SCALE 1" = 20'-0"

10/02/2019



NORTH





