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:	Relocation of primary structure within lot, exterior modifications
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. Relocate the primary structure addressed 132 Camargo approximately 12 feet east of its current location within the same lot.
2. Install salvaged wood windows and doors in the existing openings on the reconstructed structure.
3. Install a new concrete driveway to the east of the relocated 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 striping 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. *Façade 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

- 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 finished 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.

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.

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 front the site and reconstruct it to match in a new location on the same site, approximately 12 feet to the east towards 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. 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 fully intact relocation to be appropriate based on the historic development pattern of the district. The removal of the non-original additions prior to relocation is eligible for administrative approval.
d. 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.
e. 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 to comply with the Historic Design Guidelines for Site Elements.

RECOMMENDATION:

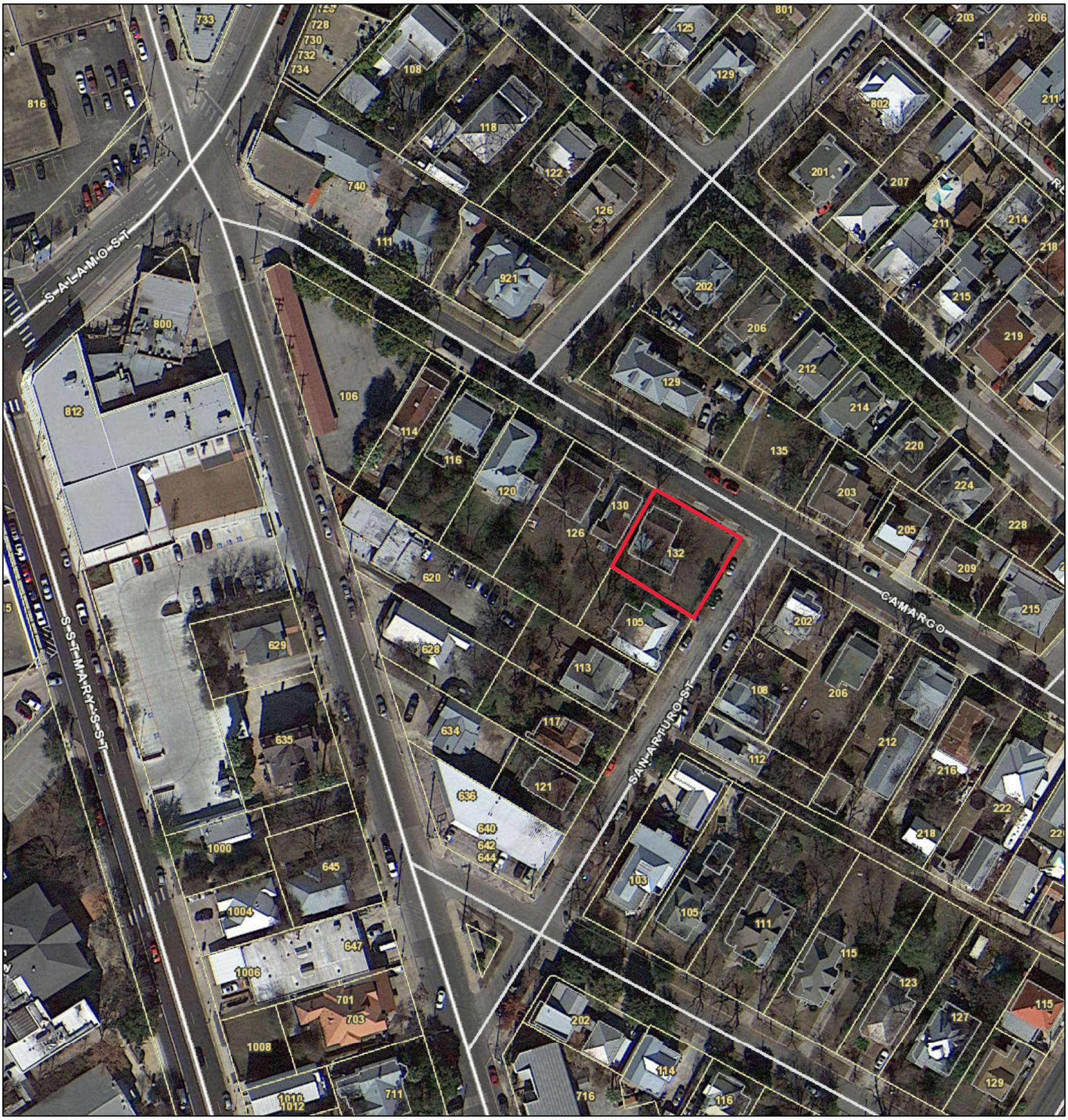
Staff recommends approval of the relocation and exterior modifications based on findings a through e with the following stipulations:

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. The structure must be relocated fully intact.
ii. 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.
iii. 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 maximum with capital and base trim, and feature chamfered corners.
iv. 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.

v. That the proposed concrete driveway is no wider than 10 feet and that the approach flares to no wider than 12 feet at its widest point as noted in finding e.

City of San Antonio One Stop



November 1, 2019

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0 0.0175 0.035 0.07 km


Colorado St


Camargo St
Google

SOUTH ANTONIO BUILDERS

November 5, 2019

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

Attn: Stephanie Phillips

RE: 132 Camargo 78210

Dear OHP,

We would like to change our plan of action for the house at 132 Camargo.

We are proposing to **move intact** 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 per the attached site plan.

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

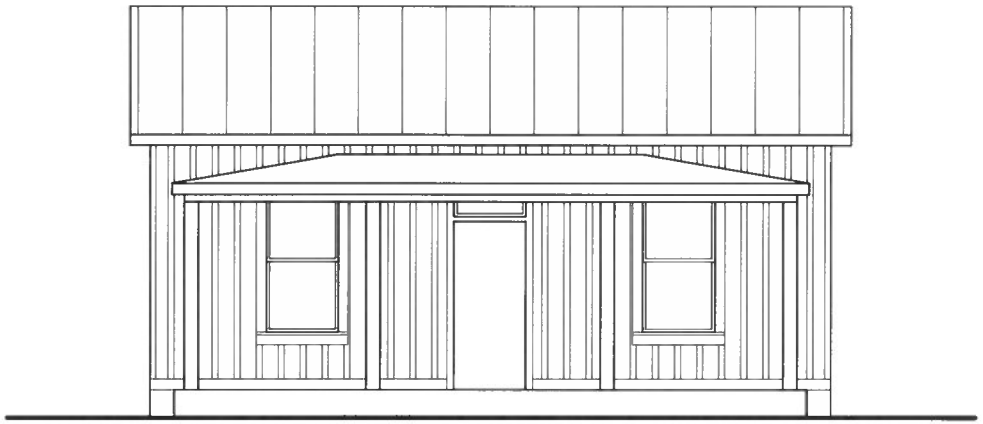
Agent of Owner

1001 Roosevelt Ave. San Antonio, Texas 78210 **T** 210 222-2210 **W** alvaradobuilder@yahoo.com

Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

San Antonio
Texas
29.42°N, 98.49°W

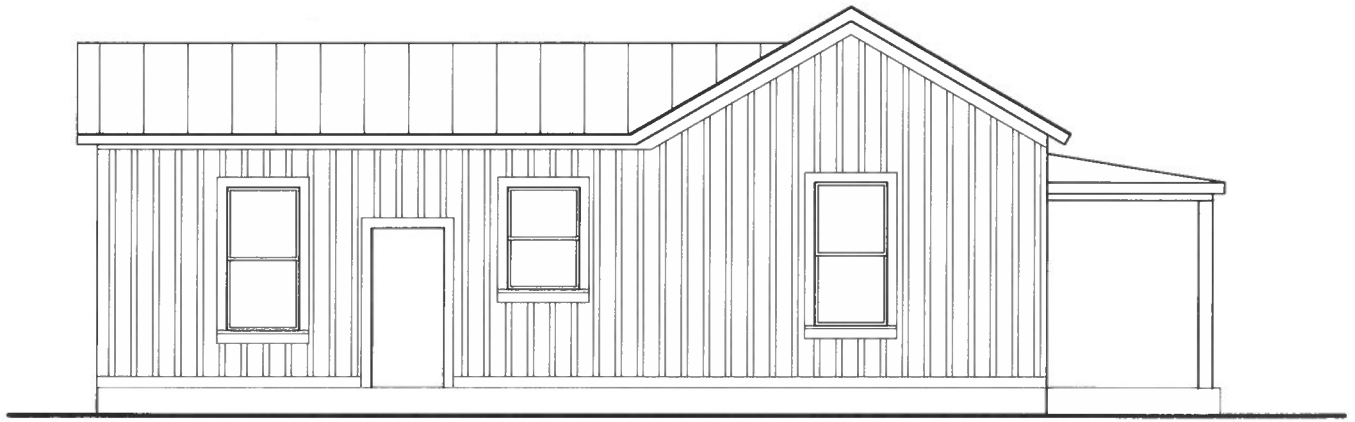
2009 PHOTO



1 132 CAMARGO - NORTH ELEVATION

SCALE 1/8" = 1'-0"

10/02/2019



2 132 CAMARGO - EAST ELEVATION

SCALE 1/8" = 1'-0"

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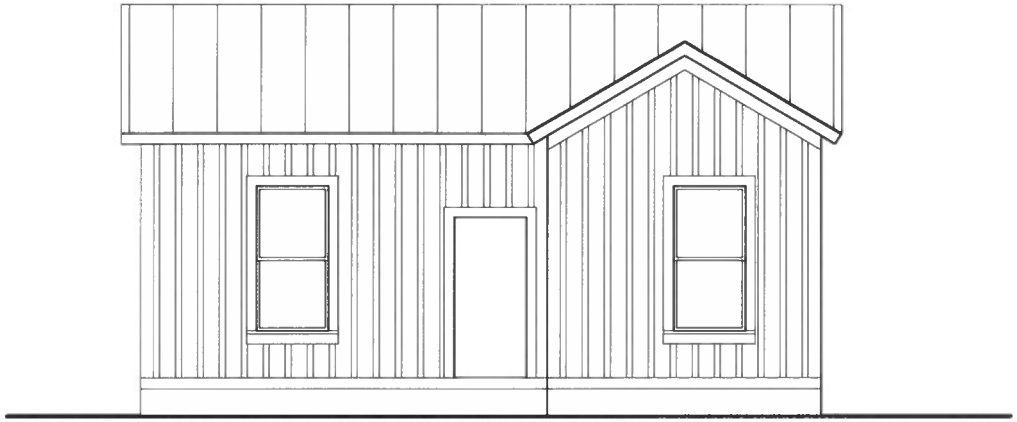

3 132 CAMARGO - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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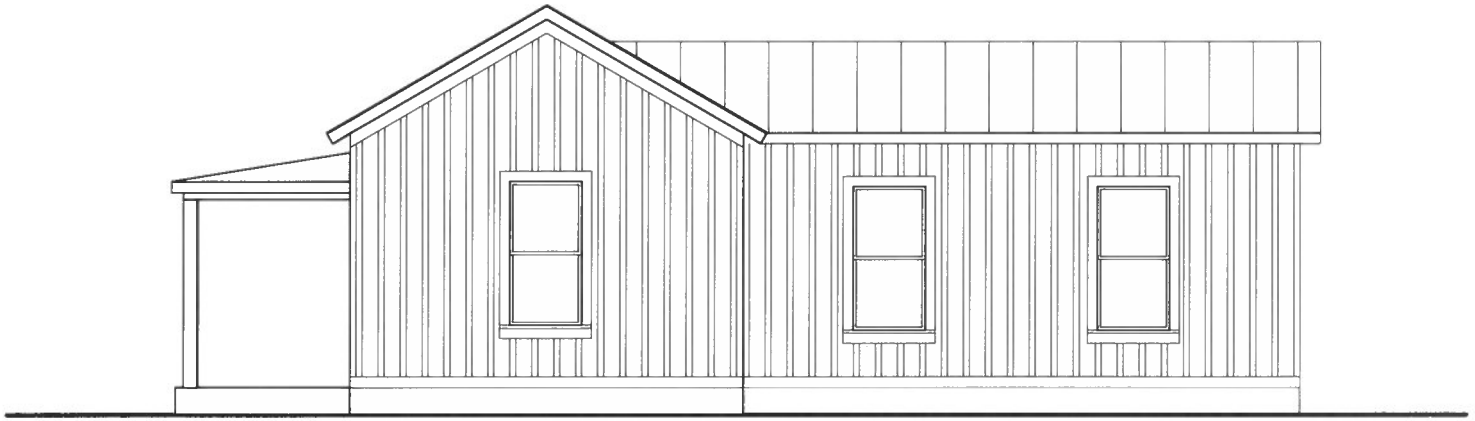
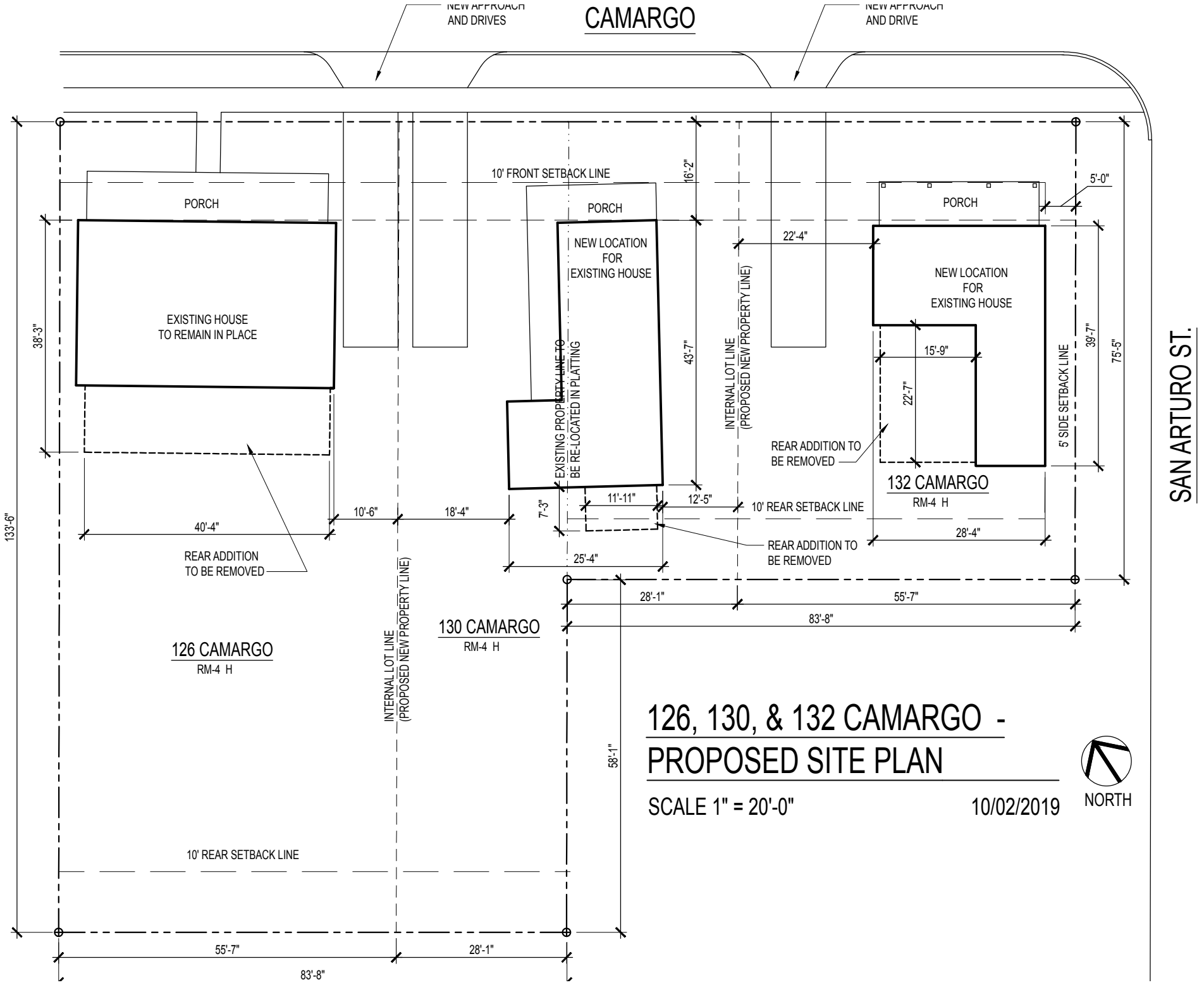


4 132 CAMARGO - WEST ELEVATION

SCALE 1/8" = 1'-0"

10/02/2019



126, 130, & 132 CAMARGO - PROPOSED SITE PLAN

SCALE 1" = 20'-0"

10/02/2019

NORTH