

HISTORIC AND DESIGN REVIEW COMMISSION

May 20 2020

HDRC CASE NO: 2020-153
ADDRESS: 226 CAMARGO
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT N 109.77 FT OF W 50 FT & S 46 FT OF W 44 FT OF 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: MEVT HOLDINGS LLC
OWNER: MEVT HOLDINGS LLC
TYPE OF WORK: Front yard fence, landscaping, brick sidewalk, porch repair
APPLICATION RECEIVED: March 17, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

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

1. Replace and expand a rear side wood deck.
2. Replace a rear wood privacy fence with a new wood privacy fence.
3. Install 4-foot tall metal-framed cattle panel front yard fence to include a driveway gate.
4. Perform front yard landscaping modifications.
5. Install brick along the sidewalk and patio.
6. Paint the exterior.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. 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.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists,

5. Guidelines for Site Elements

2.Fences and Walls

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.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

6.PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

7.Landscape Design

A.PLANTINGS

- i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

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 primary historic structure at 226 Camargo was constructed circa 1905 in the Folk Victorian style and first appears on the 1912 Sanborn map. The one-story single-family structure features a modified L-plan with a turned and front-facing gable flanked by a covered porch with two front doors, wood lap siding, wood sash windows, and a standing seam metal roof. The structure contributes to the Lavaca Historic District.
- b. COMPLIANCE – Upon review of the requested items, staff found that the porch columns were replaced, and the natural lawn had been removed prior to the issuance of a Certificate of Appropriateness. The applicant and new owner explained that some work was initiated by the previous owner and that they will cooperate with the review process before continuing anymore work.
- c. REAR SIDE DECK – The applicant has proposed to replace the existing deck located in the inset of the side elevation with a new deck that protrudes beyond the side elevation plane by approximately 5 feet. Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii., Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds that the proposed modification is not visible from the public right-of-way, does not affect historic materials, and is generally consistent with the Guidelines.
- d. WOOD PRIVACY FENCE – The applicant has proposed to replace the rear privacy fence with a new wood fence featuring horizontal and vertical 6-inch wood planks and wood posts and framing. Staff finds that the proposed request is typically eligible for administrative approval with the stipulation that no portion of the rear yard fence exceeds 6 feet in height nor encroach past the front façade plane.
- e. FRONT YARD FENCE – The applicant has proposed to install a 4-foot tall, metal framed cattle panel fence in the front yard, including a front driveway gate.
- f. FENCE DESIGN – The proposed fence features a metal-framed cattle panel design as depicted in the measured drawing. Per the Guidelines for Site Elements 2.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character, and respond to the design and materials of the main structure. Staff finds that a wood framed cattle panel fence are found in the district at historic structures and would be more appropriate than a metal framed fence.
- g. FENCE LOCATION – Per the Guidelines for Site Elements 2.B.ii., new front yard fences should not be introduced within historic districts that have not historically had them. Staff finds that front yard fences are found on Camargo and within the Lavaca Historic District. Additionally, per the Guidelines 3.ii., privacy fences should not be used in the front yard. Staff finds that the front yard fence should turn at the driveway, instead of spanning across the front, and meet at the front corner of the front façade. The driveway gate should be set behind the front façade plan of the house and be incorporated into the privacy fence design – or removed from the fence plan.
- h. FENCE HEIGHT – The applicant has proposed to install a fence with a height of 4-feet at its tallest point at the pedestrian and driveway gate. Per the Guidelines for Site Elements 2.B.iii., applicants should limit the height of new fences and walls within the front yard to a maximum of four feet. Staff finds that the proposed height of 4-feet is appropriate and relates to existing neighboring front yard fences. If the driveway gate is relocated behind the front façade plane of the house, it may feature a maximum height of 6-feet.
- i. LANDSCAPE – The applicant has proposed to replace portions of the natural front lawn with multiple plant beds, areas of low ground cover, and small portion of flagstone pavers. Staff finds that the front yard landscaping plan is consistent with the Guidelines for Site Elements 7.A.ii through iv.
- j. BRICK WALKWALK AND PATIO – The applicant has proposed to install brick into the walkway and patio. At this time, no site plan or drawing has been submitted. Per the Guidelines for Site Elements 5.A.i, applicants should repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces; and retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place. Per the Guidelines for Site Elements 5.A.ii., applicants should replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material. Staff finds that the walkway and patio should be repaired in kind, and in place and the applicant should avoid adding new brick

material.

- k. PAINT – The applicant has proposed to paint the exterior where the previous owner had left exposed or unfinished. Staff finds that the proposed request is typically eligible for administrative approval.

RECOMMENDATION:

Staff recommends approval of items 1, 2, 3, 4, and 6 based on findings b through j with the following stipulations:

- i. No Certificate of Appropriateness will be issued until work without approval has been corrected or approved, including but not limited to restoring the original design of the front porch columns.
- ii. That no portion of the rear yard fence exceeds 6 feet in height nor encroach past the front façade plane.
- iii. That the front yard fence should turn at the driveway, instead of spanning across the front, and meet at the front corner of the front façade. The driveway gate should be set behind the front façade plan of the house and be incorporated into the privacy fence design – or removed from the fence plan.
- iv. That no portion of the front yard fence exceeds 4 feet in height, and if the driveway gate is relocated behind the front façade plane of the house, it may feature a maximum height of 6-feet.

Staff does not recommend approval of item 5, adding brick to the walkway and patio, based on finding j.

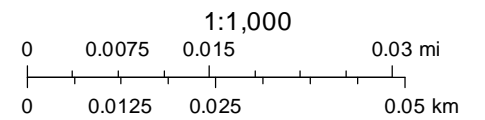
CASE COMMENT:

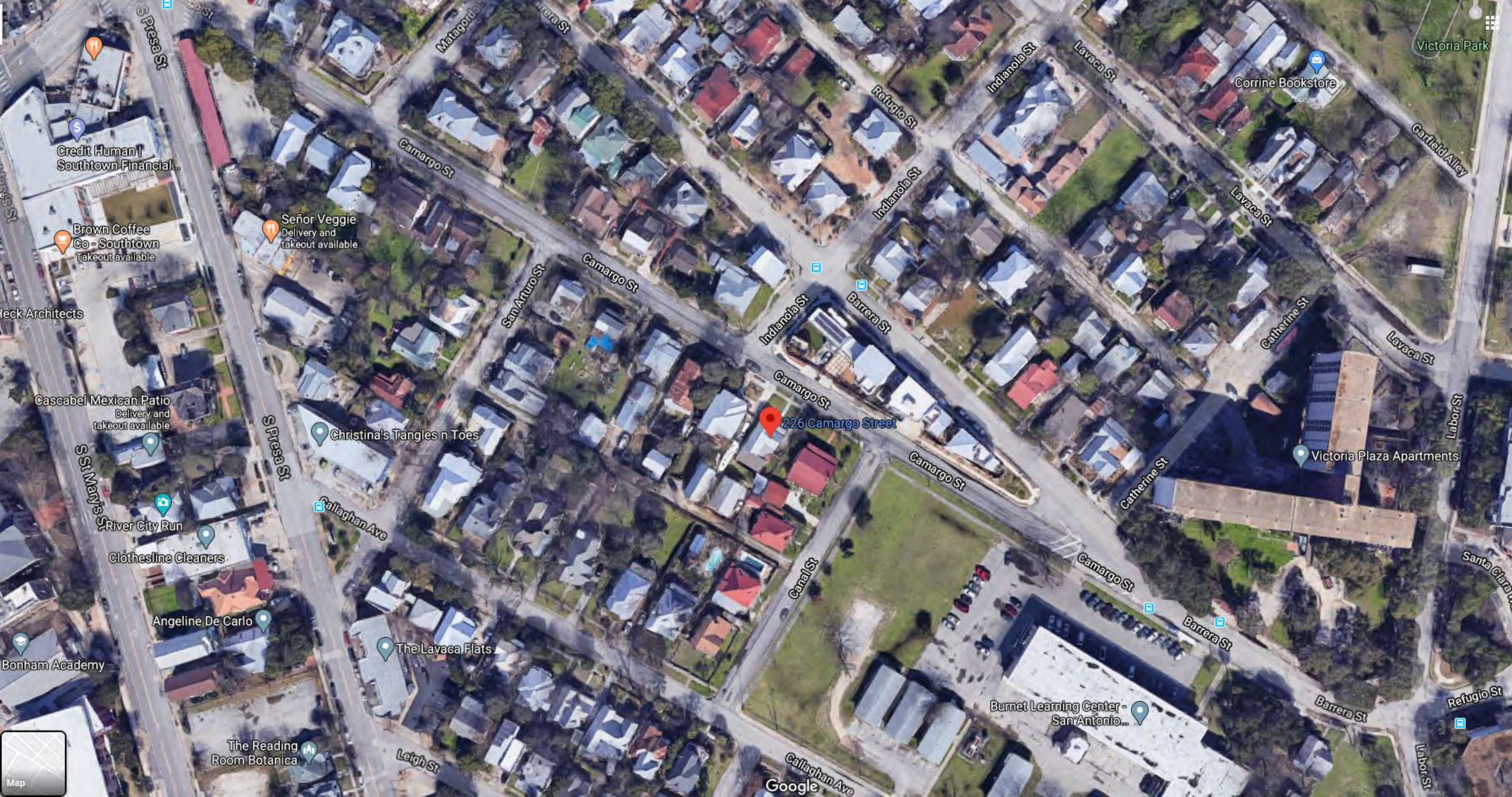
Upon review of the requested items, staff found that the porch columns were replaced, and the natural lawn had been removed prior to the issuance of a Certificate of Appropriateness. The applicant and new owner explained that some work was initiated by the previous owner and that they will cooperate with the review process before continuing anymore work

226 Camargo



April 7, 2020





Victoria Park

Corrine Bookstore

Credit Human | Southtown Financial...

Brown Coffee Co - Southtown
Takeout available

Señor Veggie
Delivery and takeout available

Leck Architects

Cascabel Mexican Patio
Delivery and takeout available

Christina's Tangles n Toes

226 Camargo Street

Victoria Plaza Apartments

S St Mary's

River City Run

Clothesline Cleaners

Angeline De Carlo

Bonham Academy

The Lavaca Flats

Burnet Learning Center - San Antonio...

The Reading Room Botanica

Leigh St

Callaghan Ave
Google





226 Camargo Street

Canal St

Canal St

Camargo St

Camargo St

Camargo St

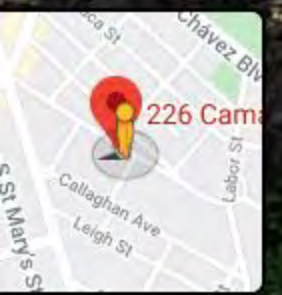
Camargo St

Indianola St

Indianola St

Indianola St















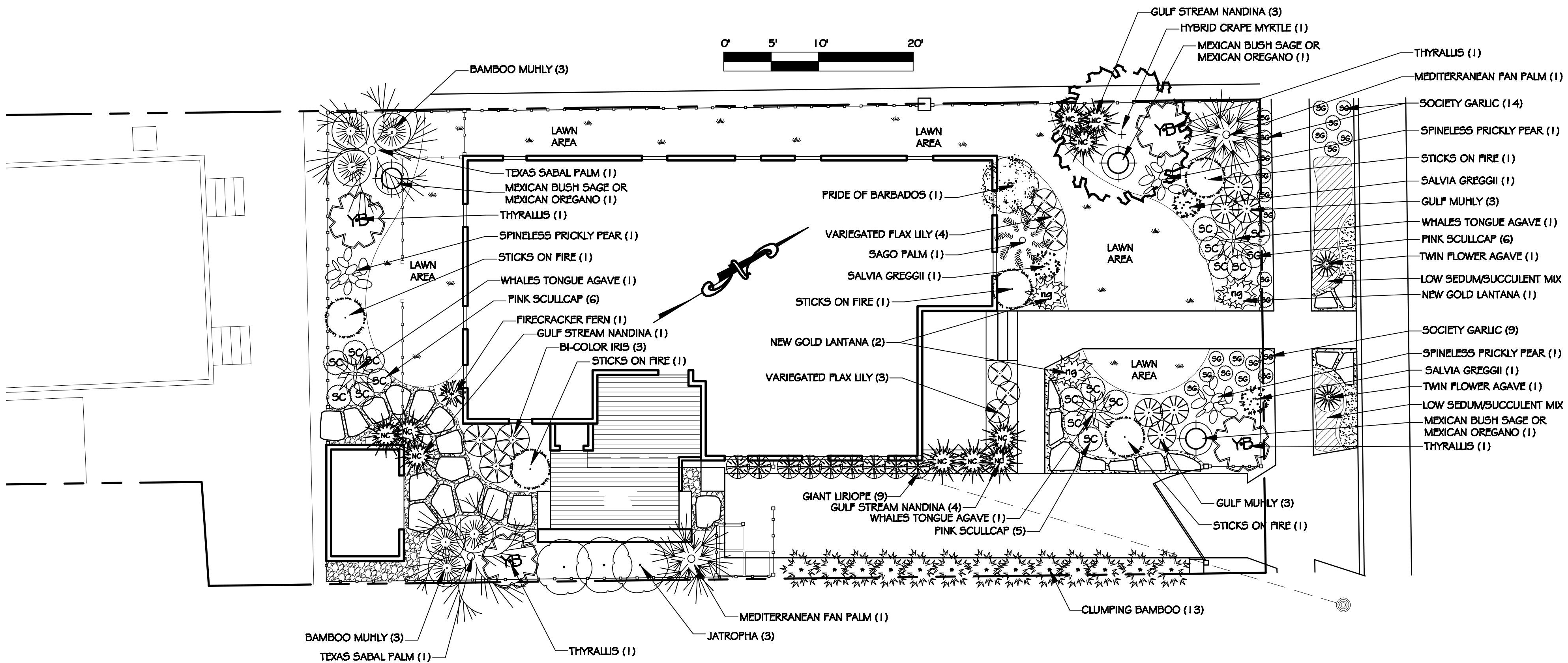












The Gutierrez Residence

226 Camargo
San Antonio, TX

(w)
(h)

scale:
1/8" = 1'-0"
date:
Oct. 19, 2019
revisions:

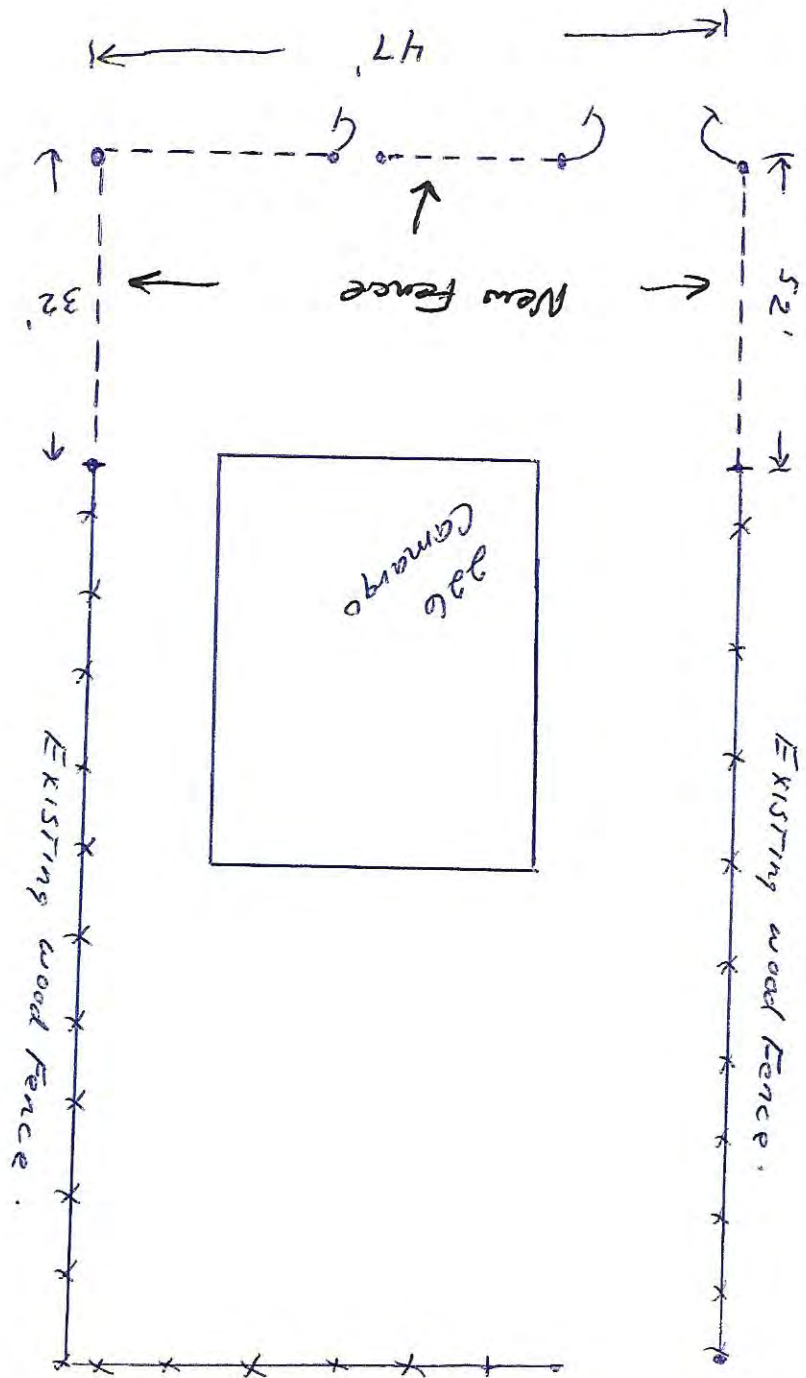
SHOWS+ALLEN
LANDSCAPE ARCHITECTS, LLC
Dave Shows & Sam Allen
17320 Classen Road
San Antonio, Texas 78247

Phone (210) 497-3222

Fax (210) 497-3007

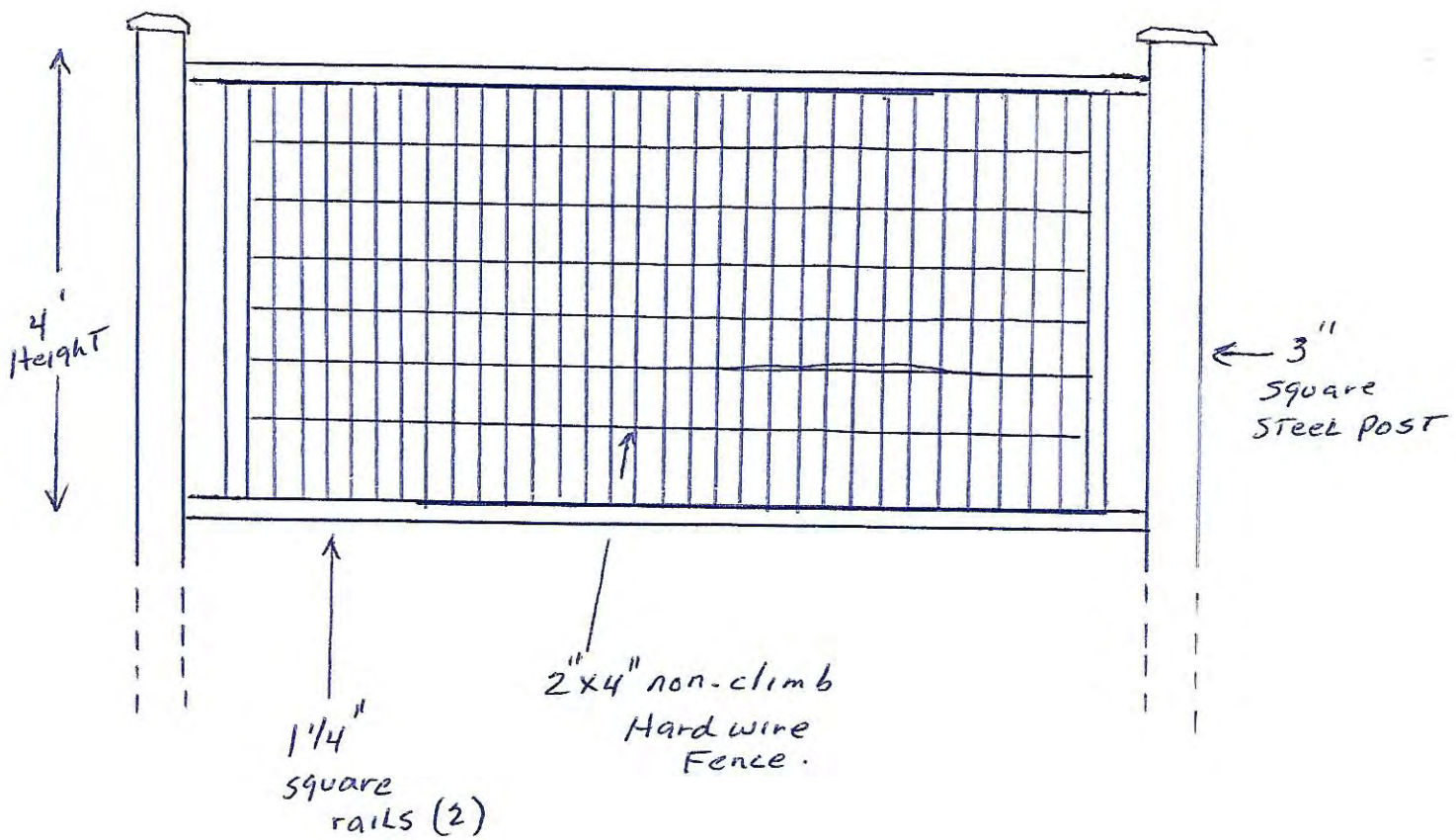
sheet title:
Preliminary Plan

sheet number:



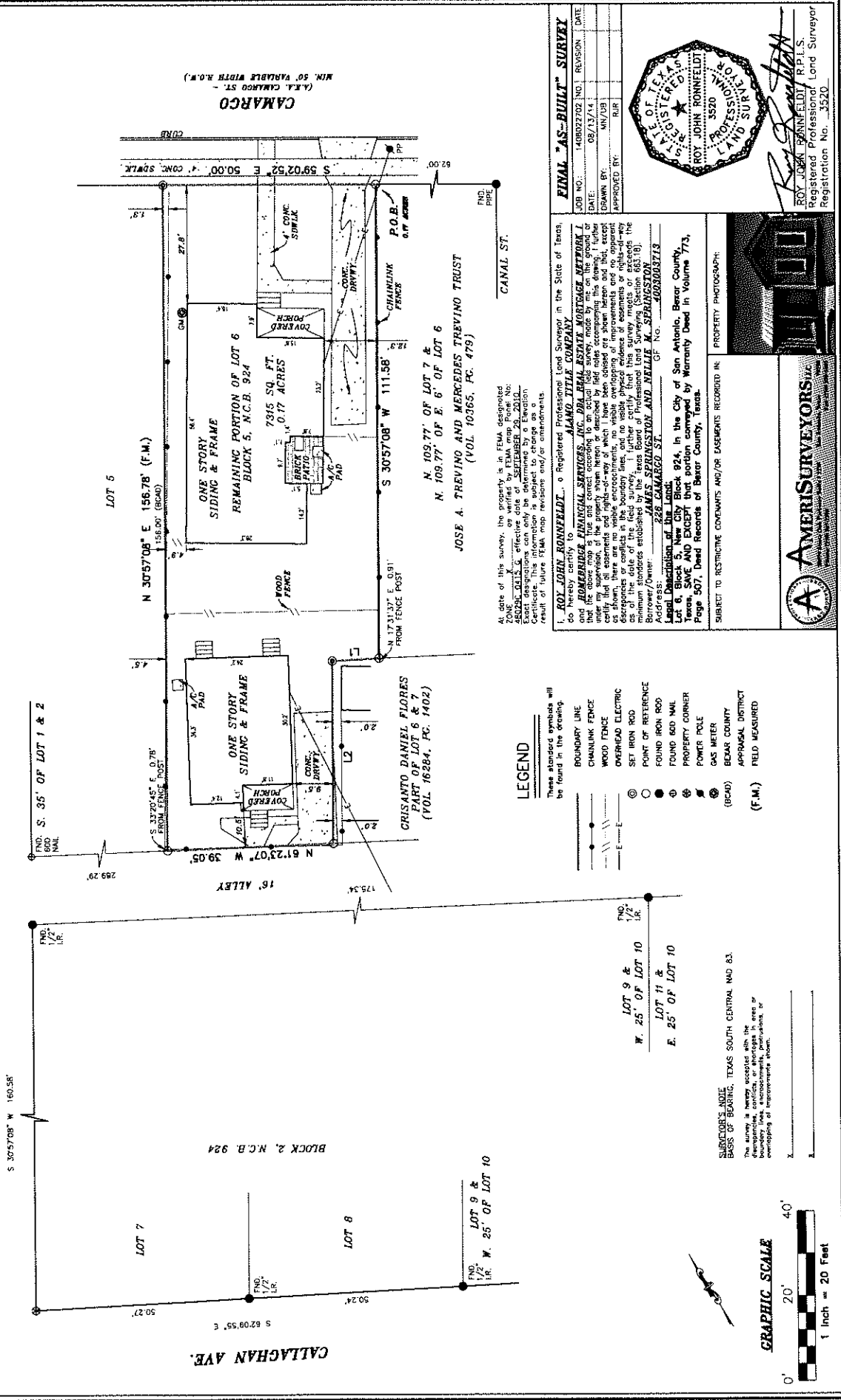
226 Camarqo

Fence Design.



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 52°12'52" W | 11.00 |
| L2 | S 30°57'08" W | 43.00 |

SAN ARTURO ST.

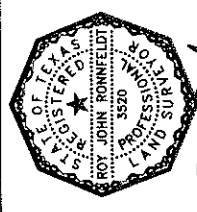


CAMARCO
(A.K.A. CAMARGO ST. - MIN. 50' VARIABLE WIDTH N.O.W.)

At date of this survey, the property is in FEMA designated ZONE 1. All structures are verified by FEMA maps. Zone 1 structures are not eligible for flood insurance. Exact elevations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions only or amendments.

I, **ROY JOHN KONNEFELD**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE COMPANY** and **ALAMORICA FINANCIAL SERVICES, INC. DBA REAL ESTATE MORTGAGE NETWORK** that the plat hereon is a true and correct copy of the original survey as shown, there are no errors or omissions in the plat hereon and that I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no other easements or rights-of-way shown hereon. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveyors (T.B.P.L.S.).
 APPROVED BY: **ROY JOHN KONNEFELD**, P.L.S.
 License No. **4003003713**
 Legal Description of the Land: **Lot 6, Block 5, New City Block 924, in the City of San Antonio, Bexar County, Texas, SAVE AND EXCEPT that portion conveyed by Warranty Deed in Volume 773, Page 507, Deed Records of Bexar County, Texas.**
 SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: **PROPERTY PHOTOGRAPH**

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 www.amerisurveyors.com

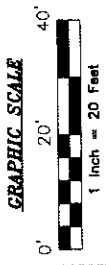


ROY JOHN KONNEFELD, P.L.S.
 Registered Professional Land Surveyor
 Registration No. 3520

LEGEND

- These standard symbols will be found in the drawing
- BOUNDARY LINE
 - CHAINLINK FENCE
 - WOOD FENCE
 - OVERHEAD ELECTRIC
 - SET IRON ROD
 - POINT OF REFERENCE
 - FOUND IRON ROD
 - FOUND 60D NAIL
 - POWER POLE
 - GAS METER
 - BEXAR COUNTY
 - (BCAD)
 - (F.M.)

SURVEYOR'S NOTE
 BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83
 The survey is hereby accepted with the area or boundary lines, microtopography, partitions, or encroachings of microtopography shown.



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