

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-210
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/South Antonio Builders
OWNER: Kathryn Ruckman/BEANVILLE BUNGALOWS LLC
TYPE OF WORK: Exterior alterations, site modifications
APPLICATION RECEIVED: May 15, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

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

1. Rebuild the front porch to historic configuration, including columns, rails, balustrade, and brackets.
2. Construct a rear uncovered porch and staircase.
3. Install new wood skirting to match historic detailing.
4. Construct a new concrete sidewalk and driveway approach.
5. Construct a new brick lined driveway with decomposed granite.
6. Install a decomposed granite parking pad along the side of the street along San Arturo.

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. *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.

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, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

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.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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.

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are 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 and was recently relocated to its current siting from approximately 12 feet to the east.

- b. PORCH - The applicant has proposed to rebuild the front and side porch to historic configuration, including columns, rails, balustrade, and brackets. The porch will feature square columns with a simple traditional base and capital and the proposed railing will feature turned balustrades, which are common of the Folk Victorian style. According to the Historic Design Guidelines, porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, should be replaced in-kind when such features are deteriorated beyond repair or missing. 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. Staff finds the proposal generally consistent with the Guidelines.
- c. REAR PORCH AND STAIRCASE – The applicant has proposed to construct an uncovered wooden porch and staircase on the rear elevation. A non-original addition previously occupied this space. Staff finds the proposal appropriate.
- d. SKIRTING – The applicant has proposed to install woodlap skirting on the structure. The previous skirting was a concrete stucco mixture, and presently, no skirting exists. The skirting profile, material, and dimensions are historically appropriate for the structure.
- e. WALKWAY – The applicant has proposed to install a poured concrete walkway and curb from the street leading up to the new proposed staircase. According to the Historic Design Guidelines, the historic alignment, configuration, and width of sidewalks and walkways should be followed. Staff finds the proposal consistent with the Guidelines.
- f. DRIVEWAY – The applicant has proposed to install a new rear driveway. The driveway will measure 10 feet in width and will be constructed decomposed granite with brick lining the perimeter. The apron will be poured concrete. According to the Guidelines, a similar driveway configuration—materials, width, and design—to that historically found on the site should be incorporated. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff generally finds the proposal appropriate, but requires a material specification and dimension for the brick.
- g. SIDE PARKING AREA – As noted on the site plan, the applicant is requesting to install a decomposed granite parking area along the side of San Arturo street. According to the Guidelines, new parking areas should follow the historic development pattern of the district. Staff does not find this proposed parking area appropriate.

RECOMMENDATION:

Item 1, Staff recommends approval of the porch modifications based on finding b with the following stipulations:

- i. That the columns be no wider than 6x6” and feature a traditional capital and base and chamfered corners. The applicant is required to submit a detailed column drawing with dimensions prior to the issuance of a Certificate of Appropriateness.

Item 2, Staff recommends approval of the wood skirting based on finding d with the stipulation that the applicant submit a final specification to staff prior to the issuance of a Certificate of Appropriateness.

Item 3, Staff recommends approval of the concrete sidewalk and driveway approach based on finding e with the following stipulations:

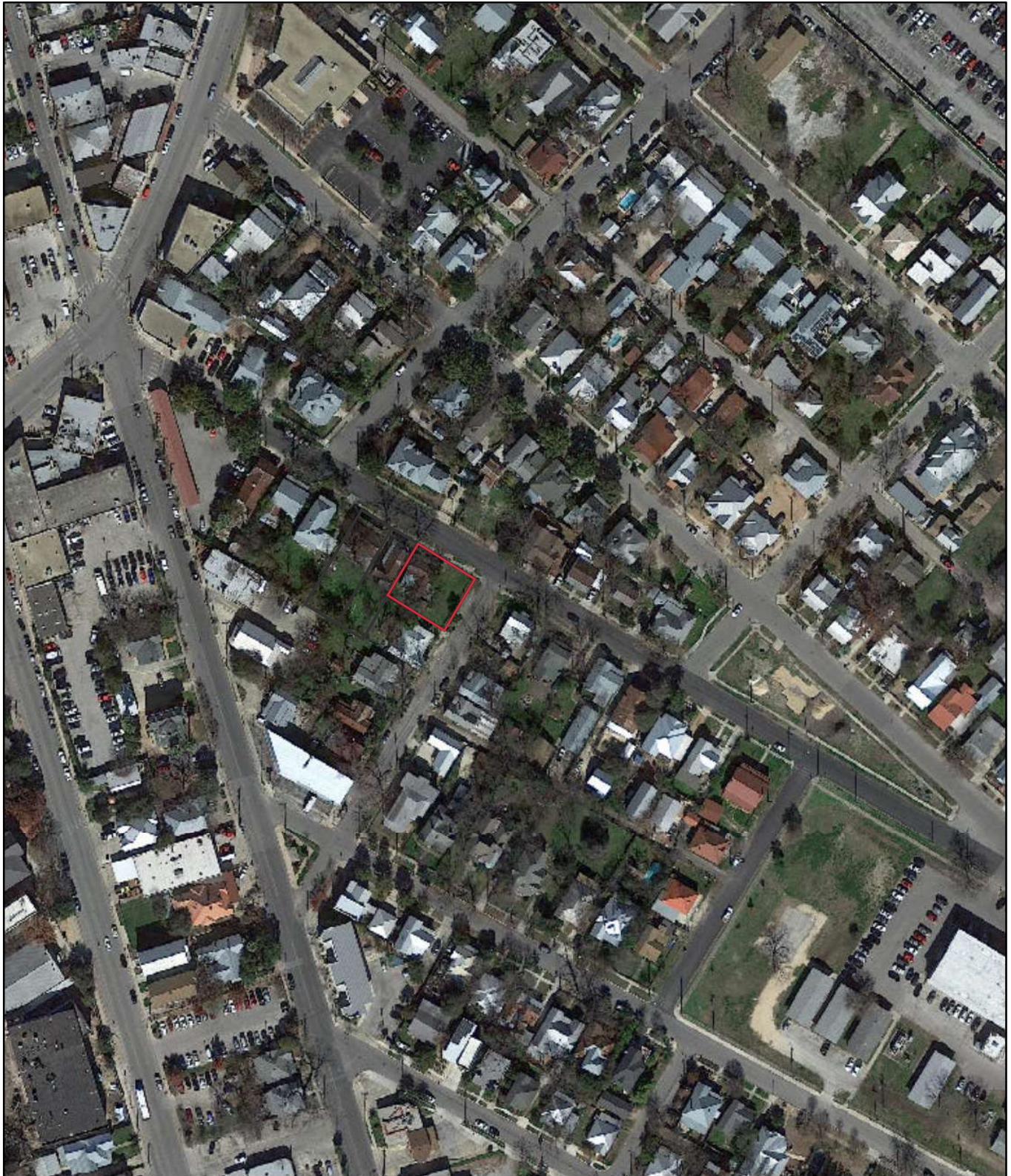
- i. That the concrete walkway be no wider than 4 feet.
- ii. That the driveway be no wider than 10 feet and that the approach flares to no wider than 12 feet at its widest point.

Item 4, Staff recommends approval of the driveway based on finding f with the following stipulation:

- i. That the driveway be no wider than 10 feet and that the approach flare to no wider than 12 feet at its widest point. The applicant is required to submit a material specification and dimension for the brick. Staff finds a brick that closely matches the color of the decomposed granite to be most appropriate.

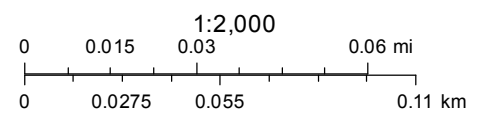
Item 5, Staff does not recommend approval of the parking pad along the side of San Arturo street as noted in finding g.

City of San Antonio One Stop



May 28, 2020

— User drawn lines





POSTED
NO TRESPASSING
KEEP OUT

132

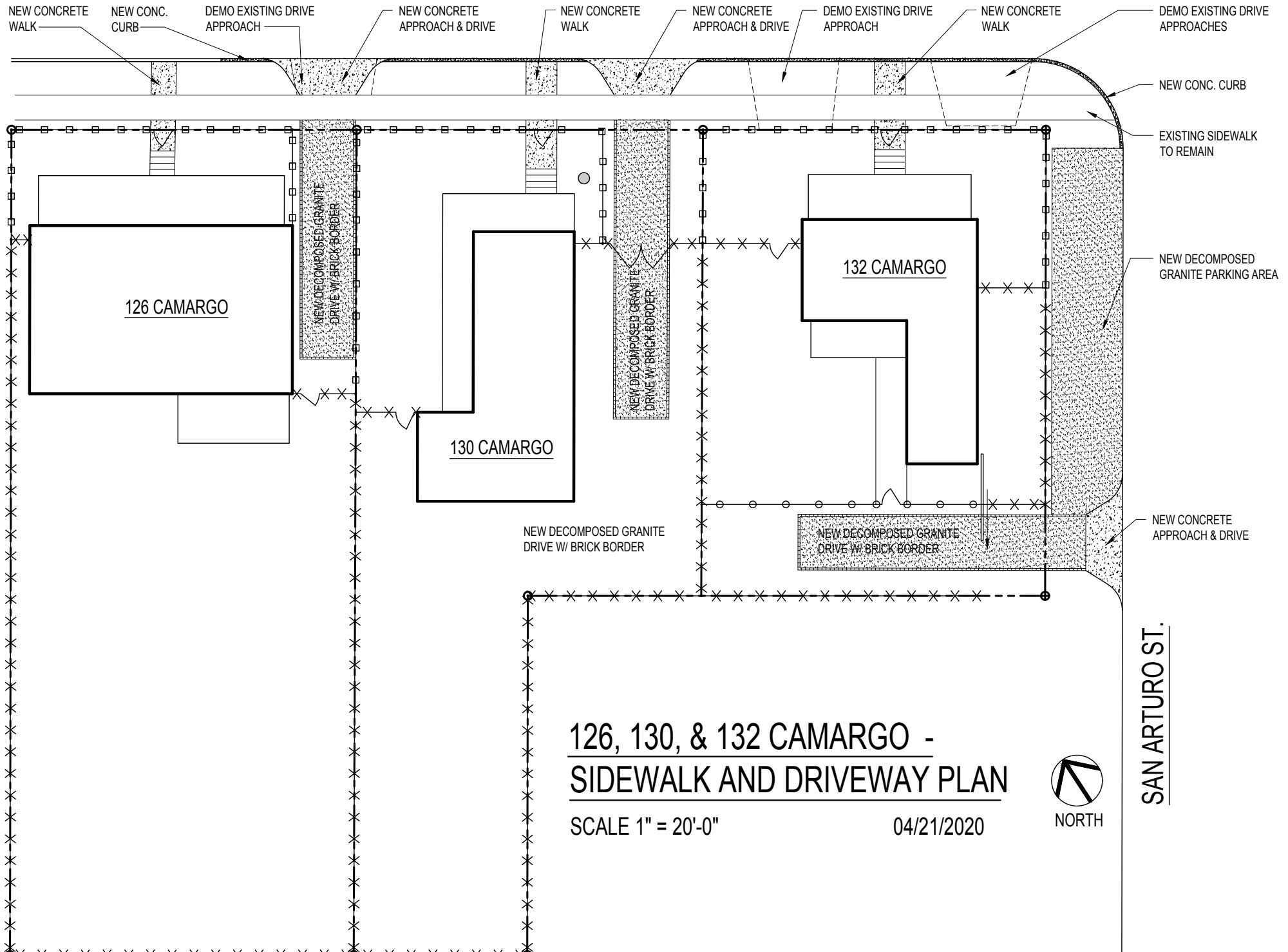








CAMARGO







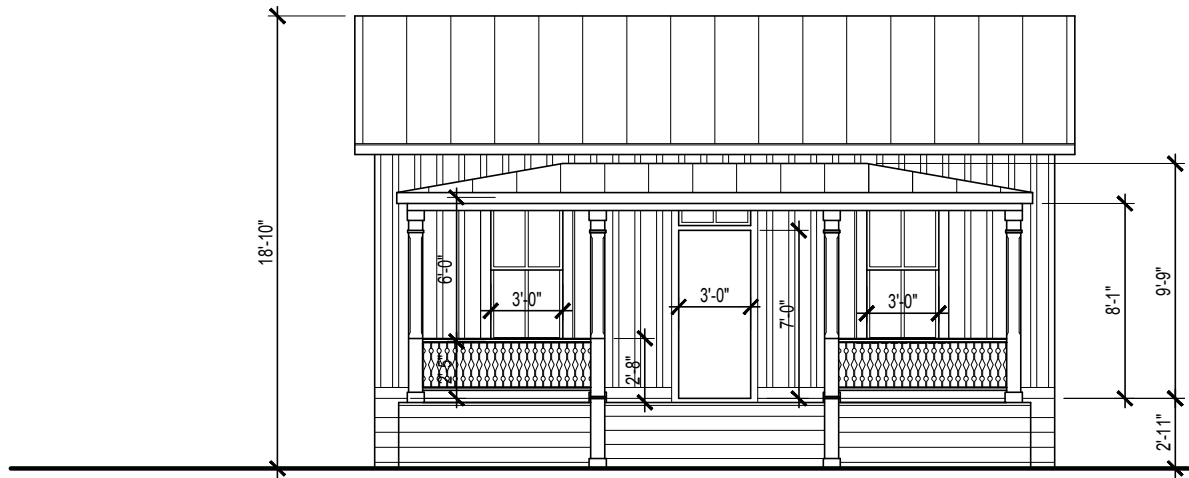
132 CAMARGO

130 CAMARGO

126 CAMARGO

126, 130, & 132 CAMARGO - PROPOSED STREET ELEVATION

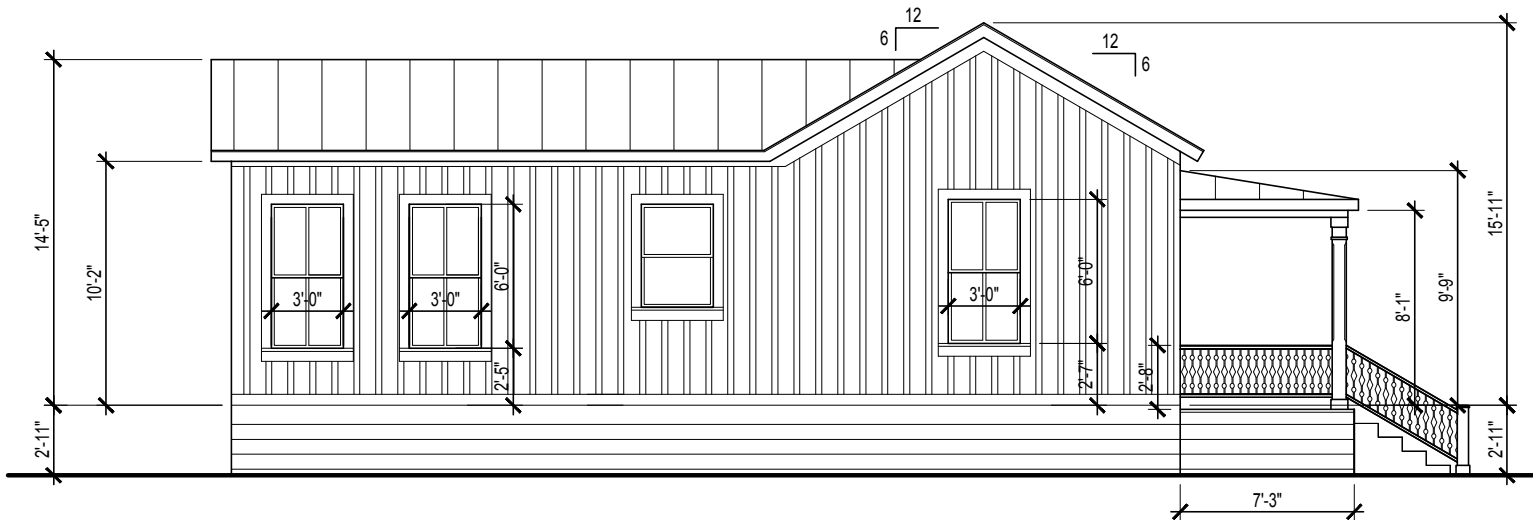
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1 132 CAMARGO - NORTH ELEVATION

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

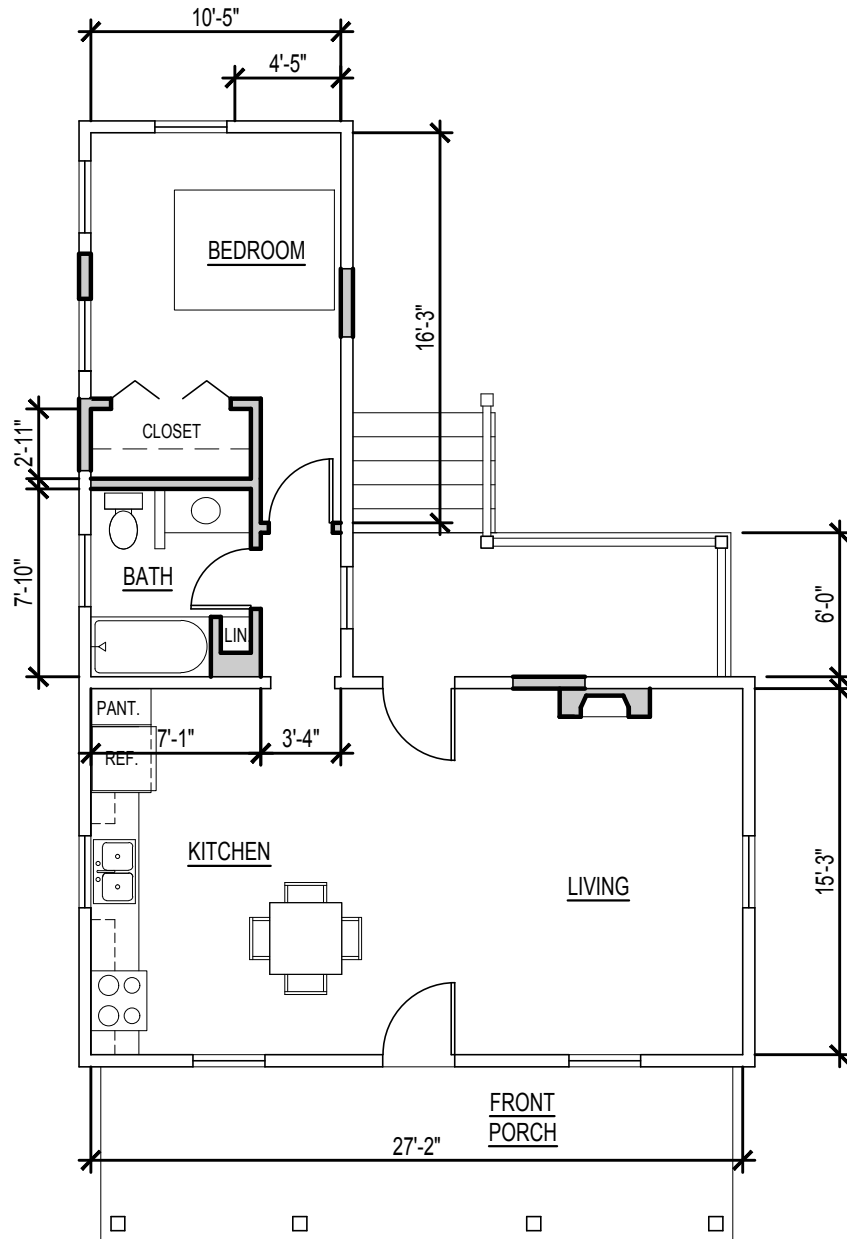
02/14/2020



2 132 CAMARGO - EAST ELEVATION

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

02/14/2020



1 132 CAMARGO - PLAN OPTION 3

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

02 / 14 / 2020

