

# HISTORIC AND DESIGN REVIEW COMMISSION

June 28, 2024

**HDRC CASE NO:** 2024-214  
**ADDRESS:** 1002 KAMPMANN BLVD  
**LEGAL DESCRIPTION:** NCB 7011 BLK LOT 9 & W 48 FT OF 8  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Adan Ochoa/AO Design, LLC  
**OWNER:** RYAN NATASHA  
**TYPE OF WORK:** Balcony and fenestration modifications  
**APPLICATION RECEIVED:** June 07, 2024  
**60-DAY REVIEW:** August 6, 2024  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

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

1. Modify the south-facing, second-story cantilever balcony by installing a shingle awning over the front porch with 6x6 wood columns, that feature both capital and base trim and chamfered corners.
2. Modify a pair of ganged window openings on the north-facing rear elevation to accommodate a French door opening.
3. Modify one window opening on the north-facing rear elevation of the structure to accommodate a single-door opening.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 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.

## 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.

## **FINDINGS:**

- a. The historic structure at 1002 Kampmann was constructed circa 1950 in the Monterey style and makes its first appearance on the 1951 Sanborn Map. The two-story, stone-clad structure currently serves as a multifamily residence and features a low-pitched roof, various window styles, a side chimney, and a second-story cantilever balcony facing Donaldson Street. The structure has two street-facing elevations that serve as front facades. The structure is contributing to the Monticello Park Historic District.
- b. DONALDSON PORCH MODIFICATIONS – The applicant has proposed to modify the existing cantilevered second-story balcony on the south facade by installing shingle awnings, that would extend from the second-floor balcony, over the concrete slab of the front porch with 6x6 wood columns, that feature both capital and base trim and chamfered corners. The modification will create a prominent front porch on the south facade. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that elements and details that create a false historic appearance should not be added. Second-story cantilevered balconies are character-defining features of Monterey-style structures; therefore, staff finds that the request is inconsistent with the Guidelines.
- c. FENESTRATION MODIFICATION (GANGED WINDOWS TO FRENCH DOORS)– The applicant has proposed to convert the existing ganged window opening on the rear (north) elevation (annotated as #4 on the north elevation photo in the exhibits) into a French Door opening. Per the Guidelines for Exterior Maintenance and Alterations 6.B.ii, ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds the proposed conversion from a window opening to a door opening to be consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. FENESTRATION MODIFICATION (WINDOW TO DOOR)– The applicant has proposed to convert an existing window opening on the rear (north) elevation (annotated as #1 on the north elevation photo in the exhibits) into a single door opening. Per the Guidelines for Exterior Maintenance and Alterations 6.B.ii, ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds the proposed conversion from a window opening to a door opening to be consistent with the Guidelines for Exterior Maintenance and Alterations.

## **RECOMMENDATION:**

Item 1, staff does not recommend approval of the modifications to the second-story cantilever balcony, based on finding b.

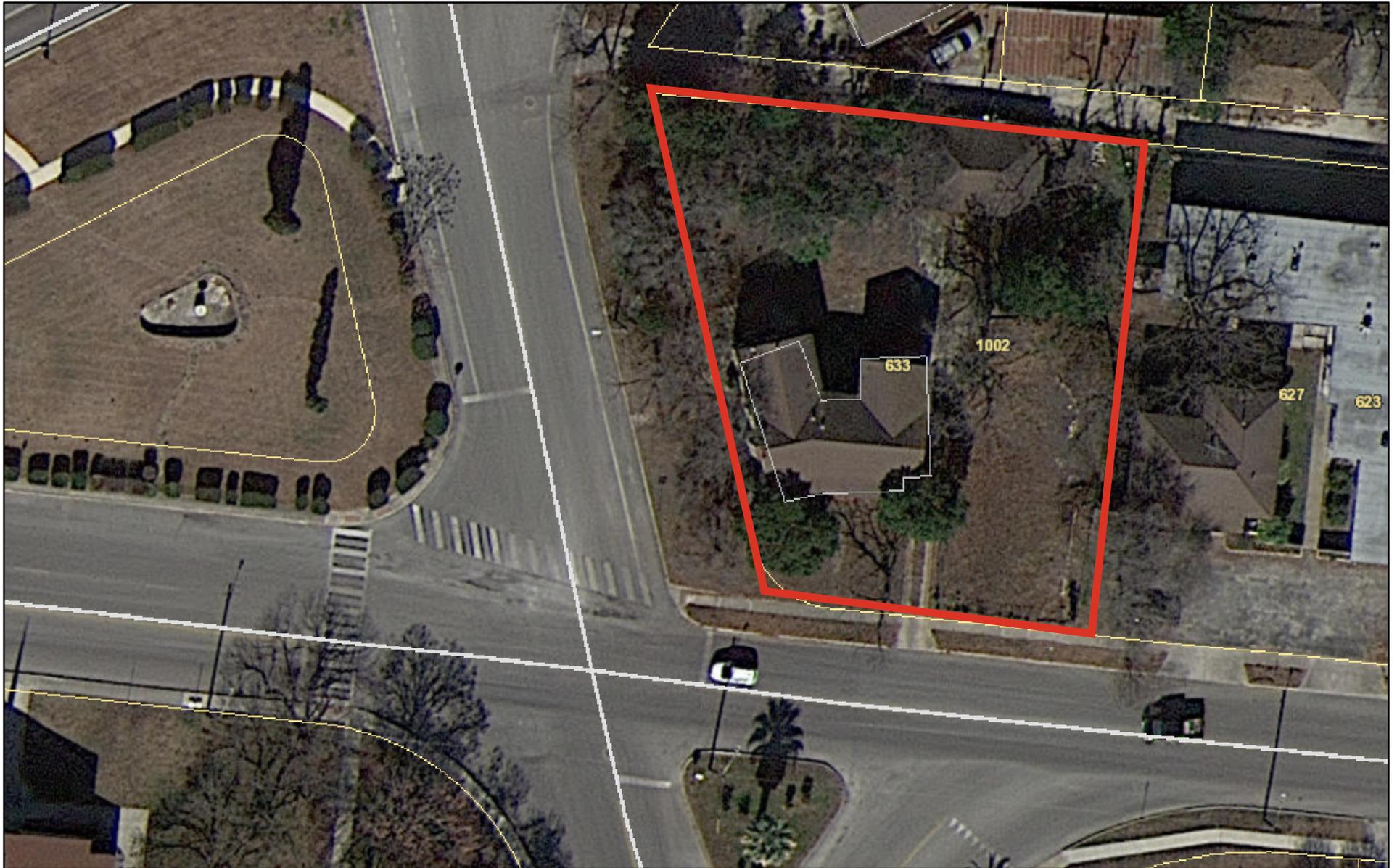
Item 2, staff recommends approval of the modification of the pair of ganged windows to accommodate a French door, based on finding c with the following stipulation:

- i. That any stone removed from the structure be retained and stored on the property for future use.
- ii. That the removed windows be retained and stored on the property for future use.

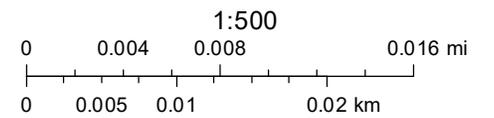
Item 3, staff recommends approval of the modification of one window opening on the rear of the structure to be modified to a single door opening, based on finding d with the following stipulation:

- i. That any stone removed from the structure be retained and stored for future use.
- ii. That the removed windows be retained and stored on the property for future use.

# City of San Antonio One Stop



June 20, 2024



# Description of Scope of Work

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Client is requesting to have their existing 4-plex residential home located at 1002 Kampmann Blvd. to be converted into a single family dwelling. Their existing residence has a front porch that is not usable to sit outside and enjoy their neighborhood, due to the extremely small balcony that sits above, providing no shade. The client is requesting to add an awning and columns on top of an existing concrete porch that does extend past the second floor balcony. They would also like to replace their existing front porch electric lights with gas flame lights. To install would be to construct from the interior gypsum board walls.

To provide privacy and to allow their dogs and kids to play outside, they would like to install an electric gate that will match the existing 6' dog eared wood fence. The gate would be located on the east side of the residence, of which they would also like to remove a broken driveway and install a new concrete driveway that would begin at the front approach and finish at the end of the house (10' X 67').

Converting the house from a 4-plex to a single family has its challenges, but to provide a proper living layout, additional passages are needed. The client would like to install a French door (A4) in the back of the home, that will lead out to a newly constructed wood patio deck (20' x 12'). An existing passage (A3) will no longer be of use as it will be gypsum board over from the interior side helping to convert their kitchen into usable space.

To allow a quicker access to the backyard from the middle of the complex, the client is requesting to have an existing window converted into a door (A1). The door (A2) provides access to a utility closet and door (B5) gives access to the backyard from the east wing of the residence.

The client would like to "Thank You" for your time and consideration on their project.

# Current Photos

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North Elevation



A



B

South Elevation



C

East Elevation



D

West Elevation

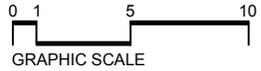


E



**3 NORTH ELEVATION**

Scale: 3/16" = 1'-0"



**CONTRACTOR**

- |  |                              |
|--|------------------------------|
| ① NEW ELECTRIC WOOD FENCE 6' DOG EARED | ⑤ NEW WOOD 6X6 COLUMN        |
| ② NEW 10' WIDE CONCRETE DRIVEWAY       | ⑥ NEW FRENCH DOORS           |
| ③ NEW ASPHALT SHINGLE AWNING           | ⑦ NEW WOOD DECK 24' X 12'    |
| ④ NEW GAS EXTERIOR LIGHT               | ⑧ NEW SINGLE GLASS WOOD DOOR |



**1 SOUTH ELEVATION**  
 Scale: 3/16" = 1'-0"  
 0 1 5 10  
 GRAPHIC SCALE

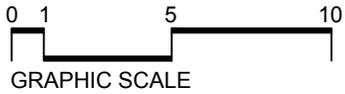
**CONTRACTOR**

- |   |                                      |   |                            |
|---|--------------------------------------|---|----------------------------|
| ① | NEW ELECTRIC WOOD FENCE 6' DOG EARED | ⑤ | NEW WOOD 6X6 COLUMN        |
| ② | NEW 10' WIDE CONCRETE DRIVEWAY       | ⑥ | NEW FRENCH DOORS           |
| ③ | NEW ASPHALT SHINGLE AWNING           | ⑦ | NEW WOOD DECK 24' X 12'    |
| ④ | NEW GAS EXTERIOR LIGHT               | ⑧ | NEW SINGLE GLASS WOOD DOOR |



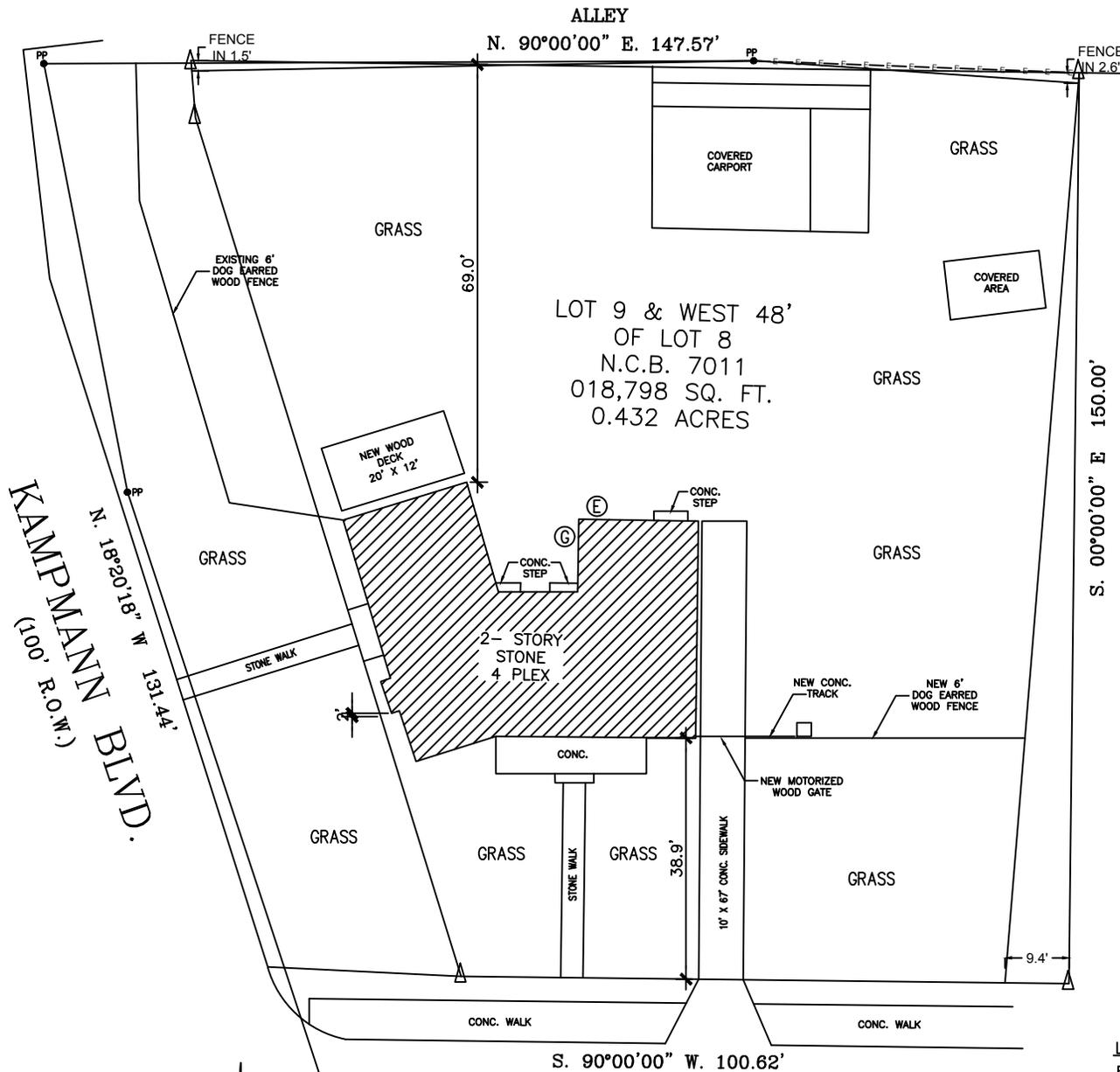
**2 WEST ELEVATION**

Scale: 3/16" = 1'-0"



**CONTRACTOR**

- ① NEW ELECTRIC WOOD FENCE 6' DOG EARED
- ② NEW 10' WIDE CONCRETE DRIVEWAY
- ③ NEW ASPHALT SHINGLE AWNING
- ④ NEW GAS EXTERIOR LIGHT
- ⑤ NEW WOOD 6X6 COLUMN
- ⑥ NEW FRENCH DOORS
- ⑦ NEW WOOD DECK 24' X 12'
- ⑧ NEW SINGLE GLASS WOOD DOOR



**1** SITE PLAN  
Scale: NOT TO SCALE



- LEGEND**
- F.C. : FENCE CORNER
  - S.I.P. : SET 1/2" IRON PIN
  - P.P. : POWER POLE
  - B.S. : BUILDING SETBACK
  - E— : OVERHEAD POWER LINE
  - : CHAIN LINK FENCE
  - ⊙ : GAS METER
  - ⊕ : ELECTRICAL METER
  - △ : CALCULATED POINT