

# HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2024

**HDRC CASE NO:** 2024-159  
**ADDRESS:** 222 CAMARGO  
**LEGAL DESCRIPTION:** NCB 924 BLK 5 LOT 5  
**ZONING:** RM-4 CD, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Daniel Cruz/Design Coop  
**OWNER:** Joshua Vess  
**TYPE OF WORK:** Two-story rear addition, fenestration changes  
**APPLICATION RECEIVED:** April 10, 2024  
**60-DAY REVIEW:** June 9, 2024  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness approval to:

1. Replace one window on the first story of the existing rear addition with French doors with a transom.
2. Construct a two-story rear addition with a rear deck.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

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.

### *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

#### 3. Materials and Textures

##### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

##### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

##### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

#### 4. Architectural Details

## A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **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.

## FINDINGS:

- a. The property at 222 Camargo is a two-story Colonial Revival residence with Victorian influence built c. 1915. The property first appears on Sanborn Fire Insurance maps in 1931. The property has a two-story front porch with double-height columns and doors centered on each floor of the primary elevation. Most windows are wood one-over-one, with decorative divided lights in the top sashes of the first-floor windows. The hipped roof is clad in standing-seam metal, and the house is clad in wood 117 siding. There is a two-story rear accessory structure built in 2004 per BCAD. The accessory is clad in board and batten siding. The property contributes to the Lavaca Historic District.
- b. **FENESTRATION CHANGES:** The applicant proposes to replace an existing one-over-one wood window with a pair of French doors with a transom. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to 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. Staff finds the replacement of the first-story window with French doors with a transom appropriate.

- c. REAR ADDITION: The applicant proposes to construct a two-story 446-square-foot rear addition, plus an approx. 370-square-foot rear porch. The total square footage of the existing primary structure is 1,640 square feet, including front and rear porches, plus a detached accessory structure that is 720 square feet, for a total of 2,360 square feet on a lot measuring 8,848 square feet, per BCAD. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The applicant proposes a total square footage of approx. 3,176 square feet, including the proposed rear porch, for approximately 36% lot coverage. Staff finds the proposal consistent with the guidelines.
- d. MASSING AND FOOTPRINT: The applicant proposes to construct a two-story 446-square-foot rear addition, plus an approx. 370-square-foot rear porch. The existing primary structure is 1,640 square feet, including the front and rear porches. Guideline 1.B.i for Additions stipulates that residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposed addition consistent with the Guidelines.
- e. ROOF (FORM AND MATERIALS): The applicant proposes a gabled roof form for the addition that sits below the existing rear gable, clad in standing-seam metal to match the existing house. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Guideline 3.A.i says to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Staff finds the proposal consistent with guidelines.
- f. WINDOWS: The applicant proposes to salvage and reuse one existing one-over-one wood window, and introduce new one-over-one wood windows to match existing. Standard Specifications for Windows in Additions and New Construction stipulate that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the proposed window product does not conform to guidelines. The applicant must submit manufacturer's specifications and a cut sheet for a new window product that conforms to Standard Specifications for Windows in Additions and New Construction prior to the issuance of a Certificate of Appropriateness. Additionally, the applicant should introduce windows on the second floor of the southwest elevation.
- g. DOORS: The applicant proposes one eight-lite door with transom and two sets of eight-lite French doors with transoms for the addition. Existing doors on the non-primary elevations are full-lite doors. Historic Design Guidelines for Additions 3.A.i states that additions should include materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed doors appropriate, but that they should be true divided lites.
- h. ARCHITECTURAL DETAILS: SIDING: The applicant proposes to install both new and salvaged wood 117 siding below the proposed corner balcony on the addition, and proposes board-and-batten siding for the two-story addition. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Historic Design Guidelines for Additions 3.C.i says to salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition Staff finds the proposed siding appropriate. Staff finds the proposed siding conforms to guidelines.

## **RECOMMENDATION:**

Staff recommends approval of items 1 through 3, based on findings a through j, with the following stipulations:

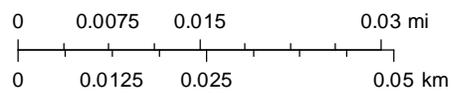
- i. That the applicant introduces windows on the second floor of the southwest elevation, as noted in finding f.
- ii. That the applicant submits manufacturer's specifications and a cut sheet for a new window product that conforms to Standard Specifications for Windows in Additions and New Construction prior to the issuance of a Certificate of Appropriateness, as noted in finding f.
- iii. That the applicant proposes doors with true divided lites for the addition, as noted in finding g.

# City of San Antonio One Stop



April 23, 2024

1:1,000



- CoSA Addresses
- Community Service Centers
- Ⓢ Pre-K Sites
- CoSA Parcels
- BCAD Parcels

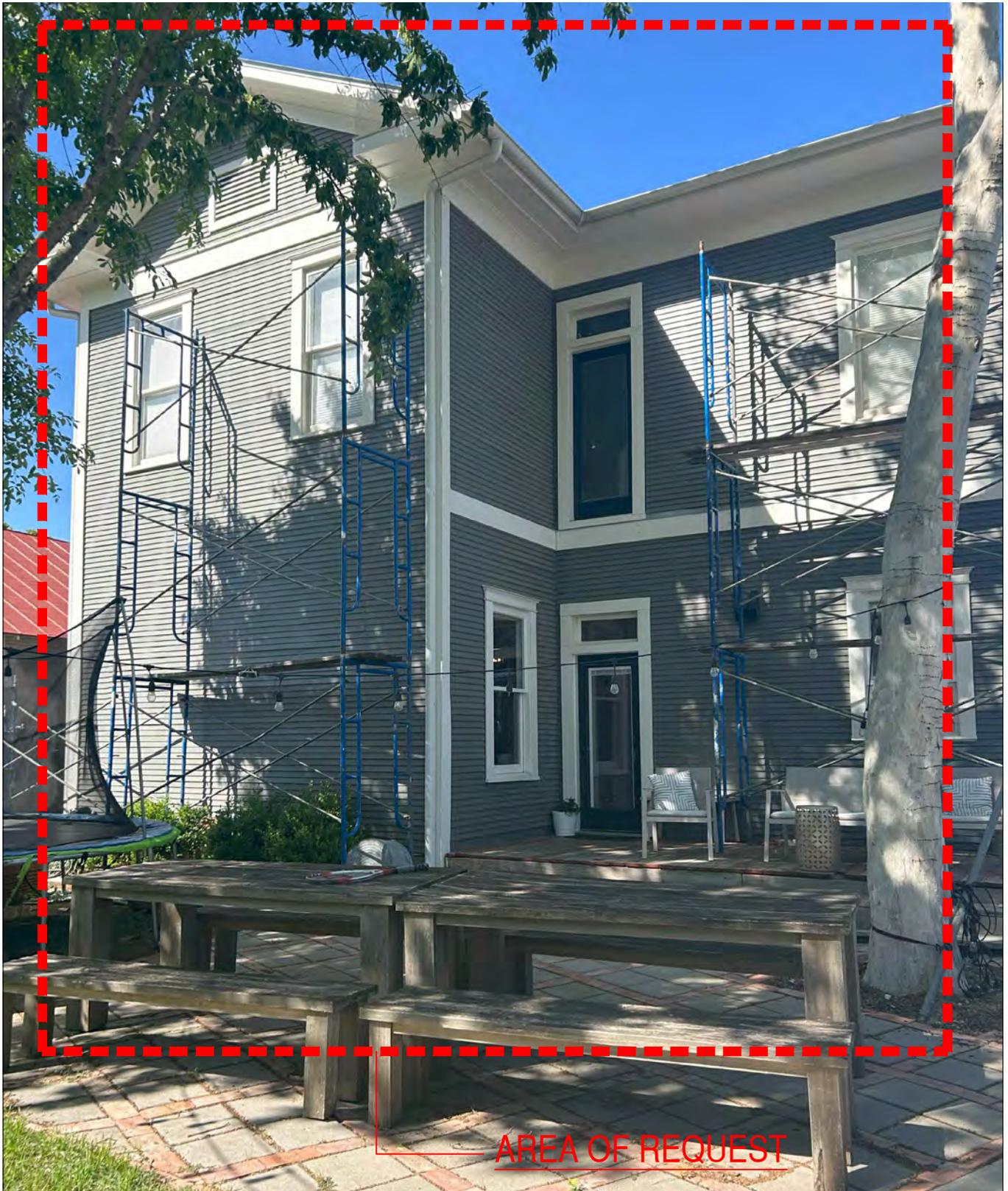


# PHOTO: FRONT ELEVATION

SCALE: N.T.S.

## HDRC

222 CAMARGO	
DATE: APRIL 9, 2023	
DESIGN COOP	
SHEET 1 OF 4	



AREA OF REQUEST

HDRC

**PHOTO:** REAR ELEVATION

SCALE: N.T.S.

222 CAMARGO

DATE: APRIL 9, 2023

DESIGN COOP

SHEET 2 OF 4



AREA OF REQUEST

**PHOTO:** SIDE ELEVATION

SCALE: N.T.S.

**HDRC**

222 CAMARGO	
DATE: APRIL 9, 2023	
DESIGN COOP	
SHEET 3 OF 4	



AREA OF REQUEST

HDRC

**PHOTO:** SIDE ELEVATION

SCALE: N.T.S.

222 CAMARGO	
DATE: APRIL 9, 2023	
DESIGN COOP	
SHEET 4 OF 4	

**PROJECT INFORMATION**

LEGAL DESCRIPTION FOR 222 CAMARGO ST  
 LOT 5, BLOCK 5

APPLICABLE CITY OF SAN ANTONIO BUILDING CODES  
 2021 IBC 2021 IEBC 2021 IRC 2021 IFC  
 2021 IMC 2021 IPC 2021 IECC 2020 NEC  
 2021 IFGC

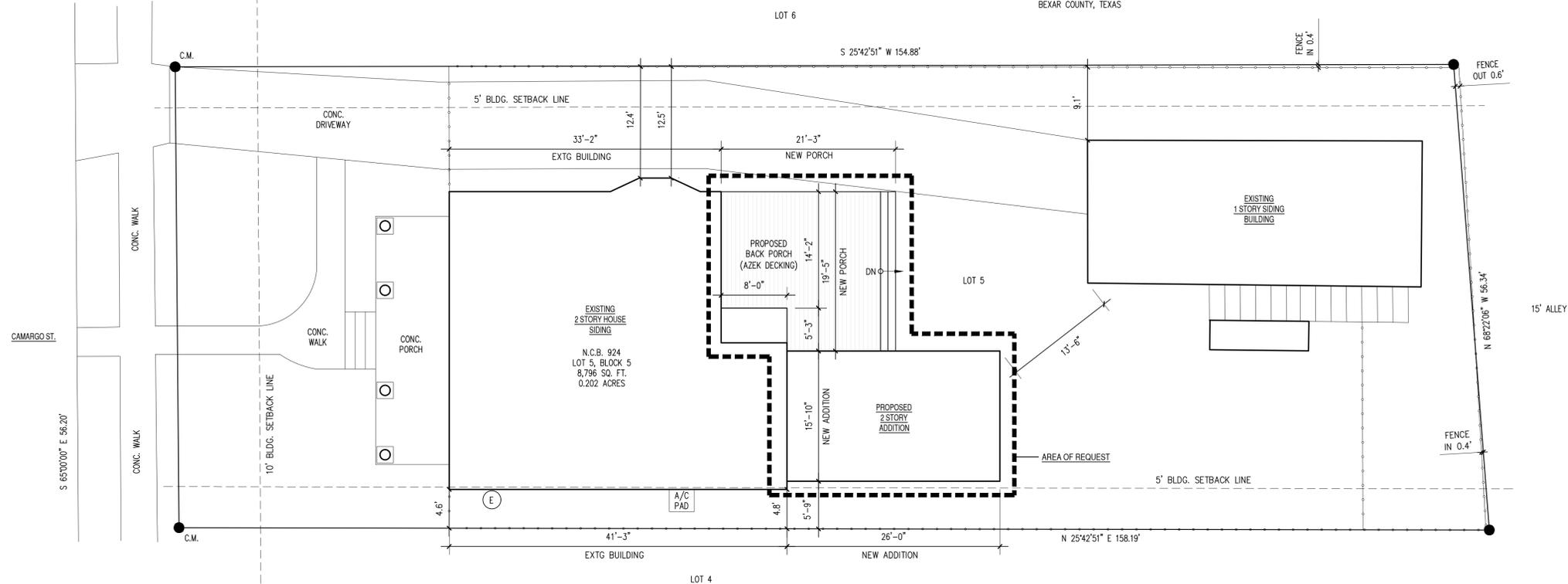
OCCUPANCY CLASSIFICATION:  
 R-3

**FLOOR AREA**

LOT AREA:	8,796.00 S.F.
MAIN HOUSE 1ST FLOOR:	
- EXTG	1,358.00 S.F.
- PROPOSED 1ST FLOOR	1,804.00 S.F.
- NEW BUILD PORTION	446.00 S.F.
MAIN HOUSE 2ND FLOOR:	
- EXTG	1,345.00 S.F.
- PROPOSED 2ND FLOOR	1,757.00 S.F.
- NEW BUILD PORTION	412.00 S.F.
PORCH:	
- PORCH	370.00 S.F.

PROPERTY ADDRESS:  
 222 CAMARGO  
 (CAMARGO ST. PER PLAT)  
 ZONING RM-4

PROPERTY DESCRIPTION:  
 LOT 5, BLOCK 5, NEW CITY BLOCK 924,  
 SITUATED IN THE CITY OF SAN ANTONIO,  
 BEXAR COUNTY, TEXAS



**DESIGN COOP**

Tel: 210.683.5259  
 Email: info@designcoop.com  
 1817 S Preesa  
 San Antonio, TX 78210

**222 CAMARGO**  
 SAN ANTONIO, TEXAS

DRAWN: kk  
 CHECKED: dc  
 APPROVED:  
 DATE: APRIL 24, 2024  
 SHEET NO.  
 SITE PLAN

**A0.1**

**1 SITE PLAN: PROPOSED**  
 SCALE: 1/16" = 1'-0"



**HISTORIC SET**

DATE	ISSUED FOR

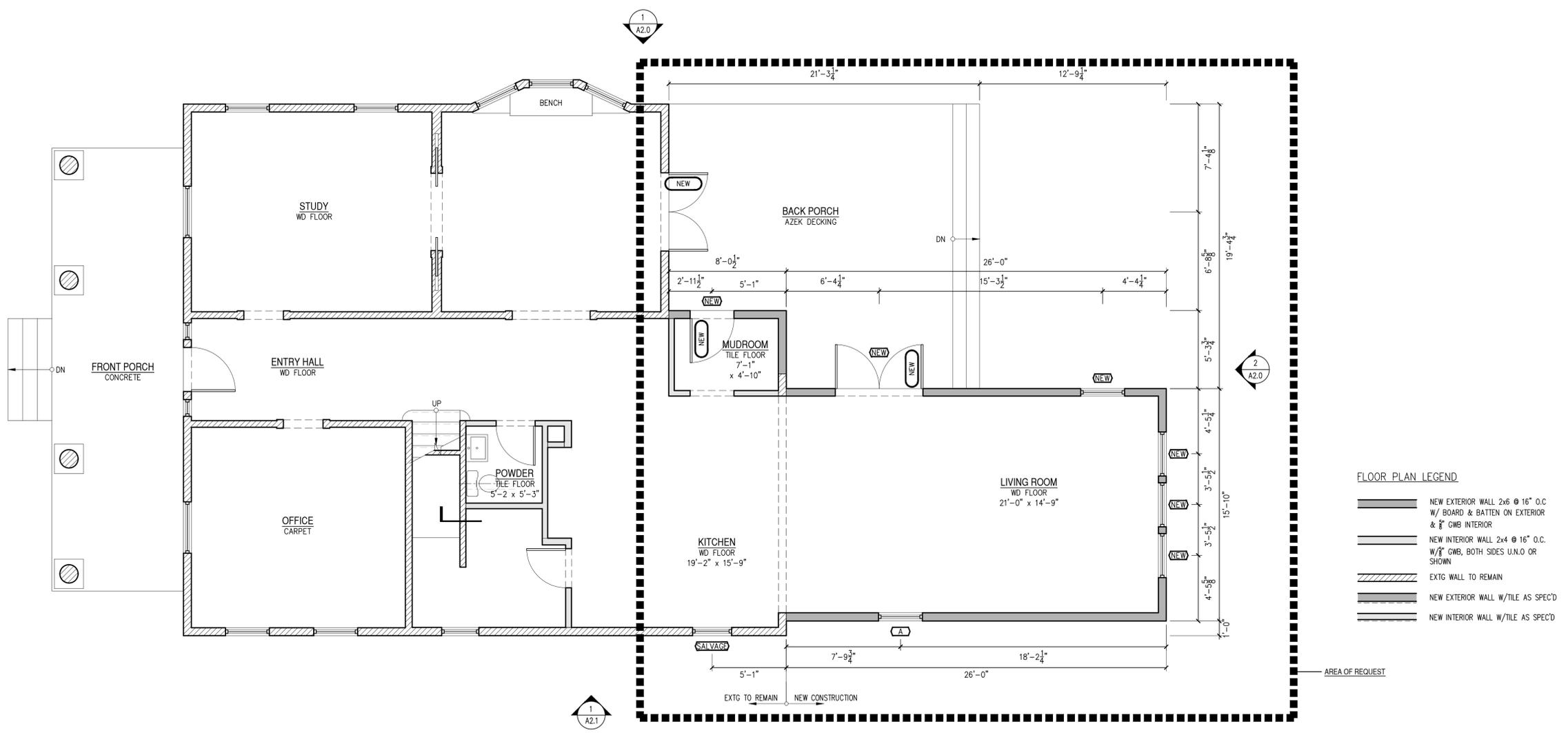
**DESIGN COOP**  
 Tel: 210.683.5259  
 Email: info@designcoop.com  
 1817 S Preesa  
 San Antonio, TX 78210

**222 CAMARGO**  
 SAN ANTONIO, TEXAS

DRAWN: kk  
 CHECKED: dc  
 APPROVED:  
 DATE: APRIL 24, 2024

SHEET NO.  
 FLOOR PLAN  
**A1.0**

**HISTORIC SET**



**1 FLOOR PLAN:** PROPOSED 1ST FLOOR  
 SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR

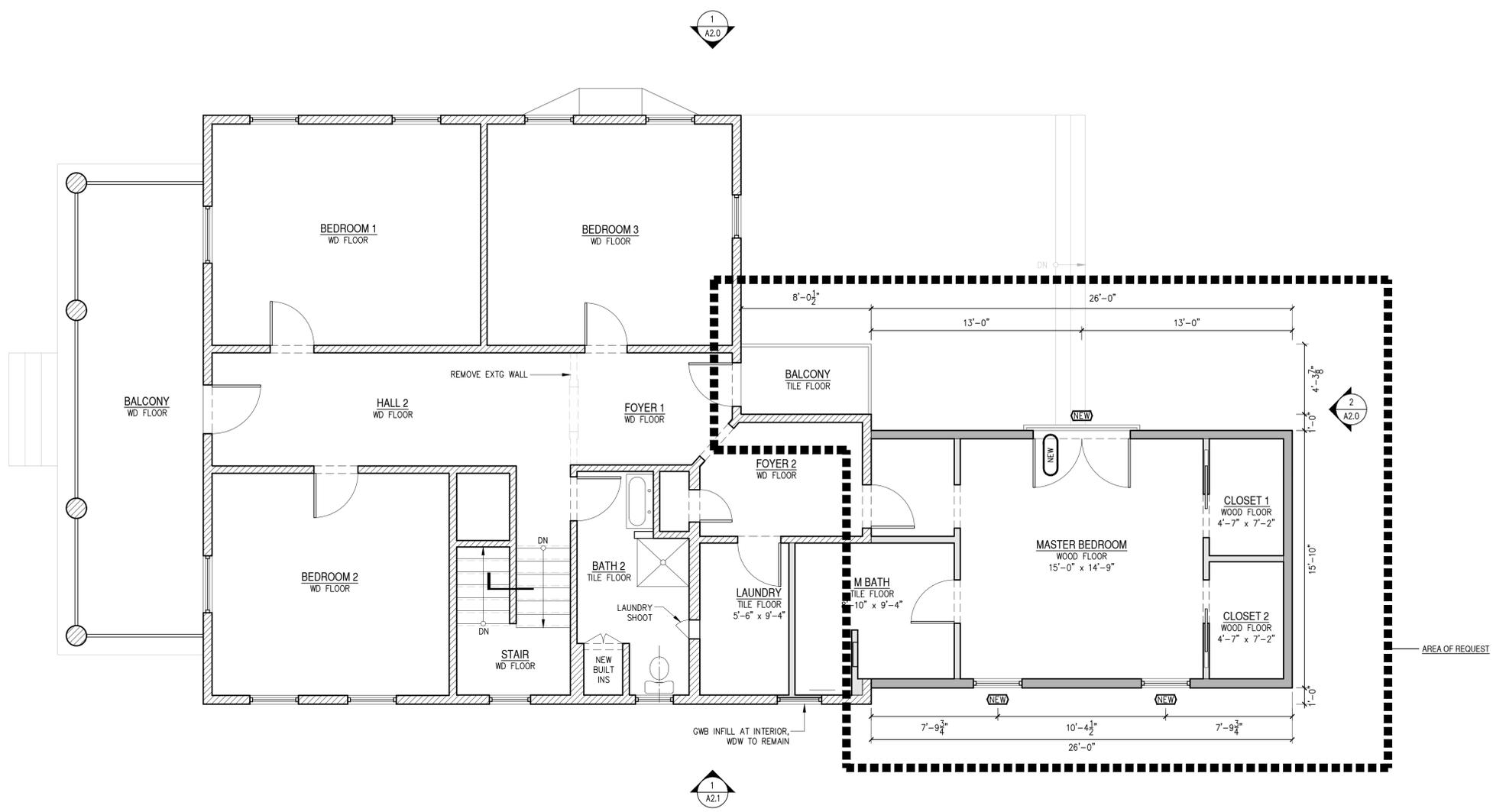
**DESIGN COOP**  
 Tel: 210.683.5259  
 Email: info@designcoop.com  
 1817 S Preesa  
 San Antonio, TX 78210

**222 CAMARGO**  
 SAN ANTONIO, TEXAS

DRAWN: kk  
 CHECKED: dc  
 APPROVED:  
 DATE: APRIL 24, 2024

SHEET NO.  
 FLOOR PLAN  
**A1.1**

**HISTORIC SET**

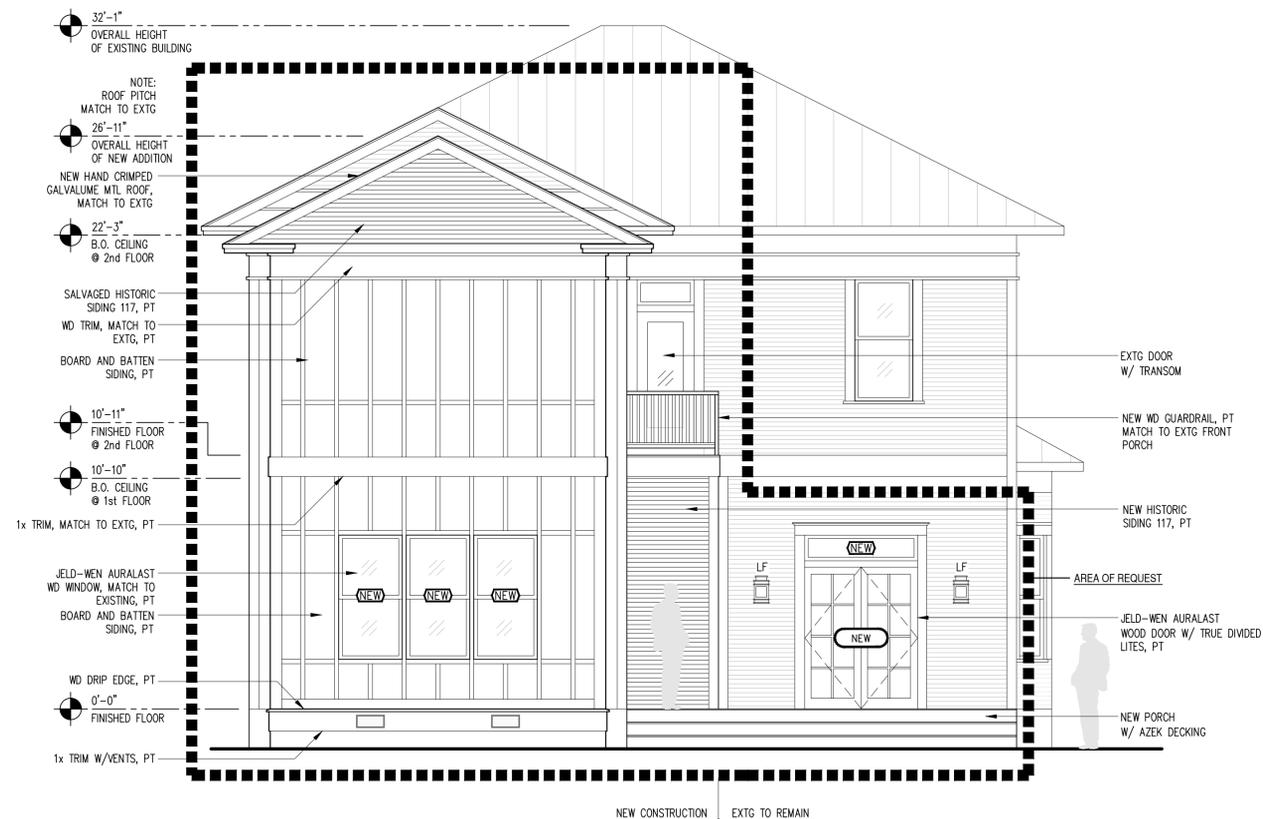


**1 FLOOR PLAN: PROPOSED 2ND FLOOR**  
 SCALE: 1/4" = 1'-0"





**1** ELEVATION: LOOKING NORTH  
SCALE: 1/4" = 1'-0"



**2** ELEVATION: LOOKING EAST  
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR

**DESIGN COOP**

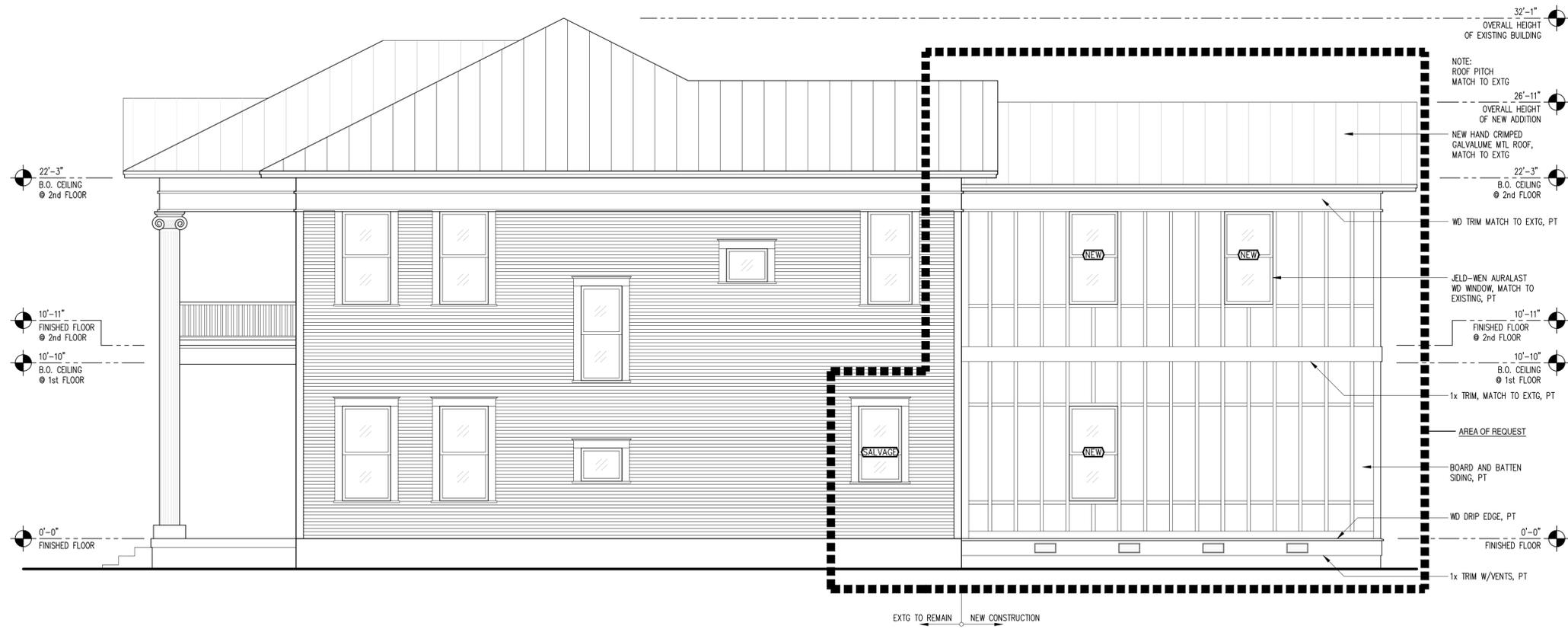
Tel: 210.883.5259  
Email: info@designcoop.com  
1817 S Preesa  
San Antonio, TX 78210

**222 CAMARGO**  
SAN ANTONIO, TEXAS

DRAWN: kk  
CHECKED: dc  
APPROVED:  
DATE: APRIL 24, 2024  
SHEET NO.  
ELEVATION

**A2.0**

**HISTORIC SET**



**1** ELEVATION: LOOKING NORTH  
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR


**DESIGN COOP**

Tel: 210.683.5259  
Email: info@designcoop.com  
1817 S Preesa, San Antonio, TX 78210

**222 CAMARGO**  
SAN ANTONIO, TEXAS

DRAWN: kk  
CHECKED: dc  
APPROVED:  
DATE: APRIL 24, 2024

SHEET NO.  
ELEVATION  
**A2.1**



James Otremba  
8526 VIDOR AVE



QUOTE BY : James Otremba  
SOLD TO : DESIGN COOP DANIEL

QUOTE # : JW210800RVL - Version 0  
SHIP TO :

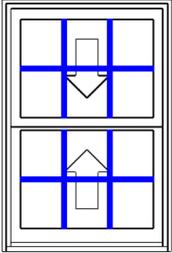
PO# :  
Ship Via : Ground

PROJECT NAME : 222 Camargo  
REFERENCE : CLAD WOOD DH's

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.21

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	TILT-CONCEALED LINER	SCD2944 Frame Size : 36x70 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.698(3/32 / 3/32), Clear Opening:25.6w, 18.4h, 3.2 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, Energy Rating: 12.00, CR: 60.00, CPD: JEL-N-880-03888-00001 PEV 2021.2.0.3479/PDV 6.297 (06/24/21)NW COMMENTS: PRIMED INTERIORS ADD \$51.40 EACH			



Viewed from Exterior.