

# HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2023

**HDRC CASE NO:** 2023-469  
**ADDRESS:** 116 CAMARGO  
**LEGAL DESCRIPTION:** NCB 923 BLK 4 LOT E 49.8 FT OF 3  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Carlos Villarreal & Rebecca Trujillo  
**OWNER:** Carlos Villarreal & Rebecca Trujillo  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** November 27, 2023  
**60-DAY REVIEW:** January 26, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 116 Camargo.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

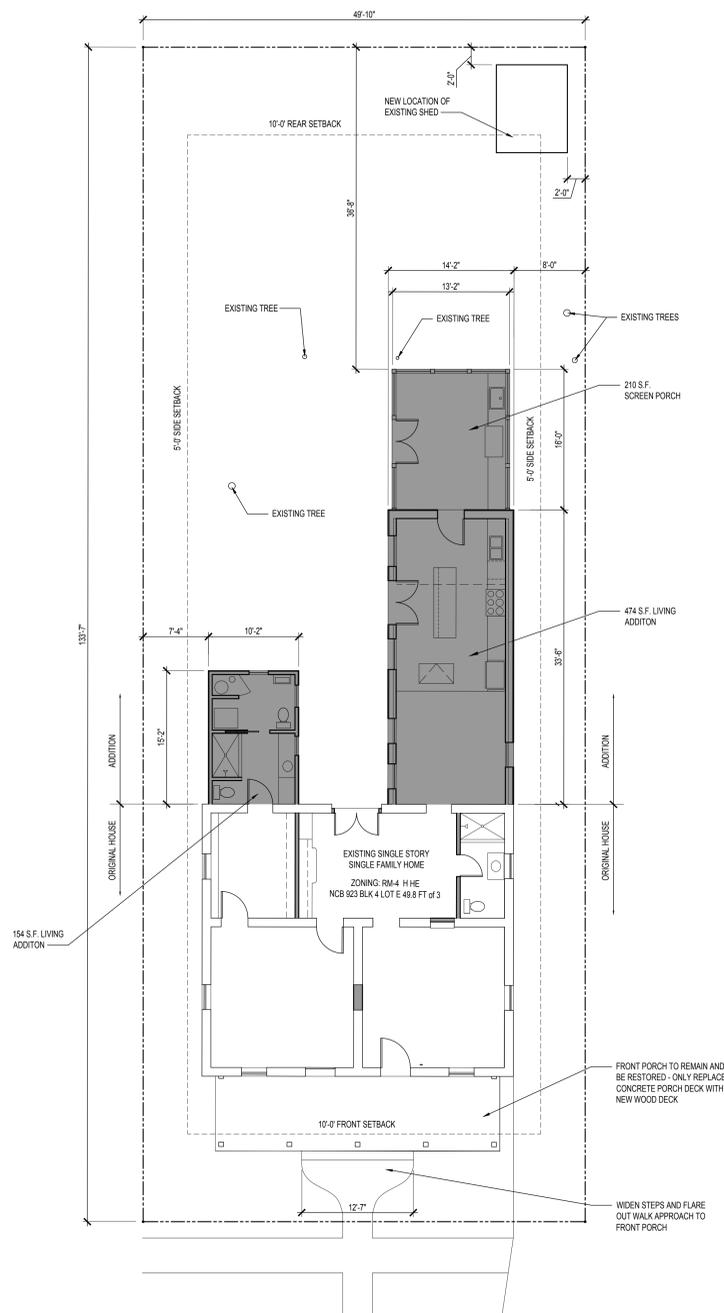
## FINDINGS:

- a. The primary structure located at 116 Camargo is a 1-story, single-family residence likely constructed prior to 1880, but portions may be older. The structure is a vernacular, caliche block home with a square plan and a rear ell extension. It first appears on the 1892 Sanborn Maps and staff believes the building is also shown on the 1886 Koch aerial map. The property is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes the construction of two (2) rear additions, foundation repair, masonry and stucco repair, electrical, plumbing, and mechanical upgrades, flooring installation, kitchen cabinet installation, and roof replacement. Certificates of Appropriateness are required for all exterior scopes of work.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

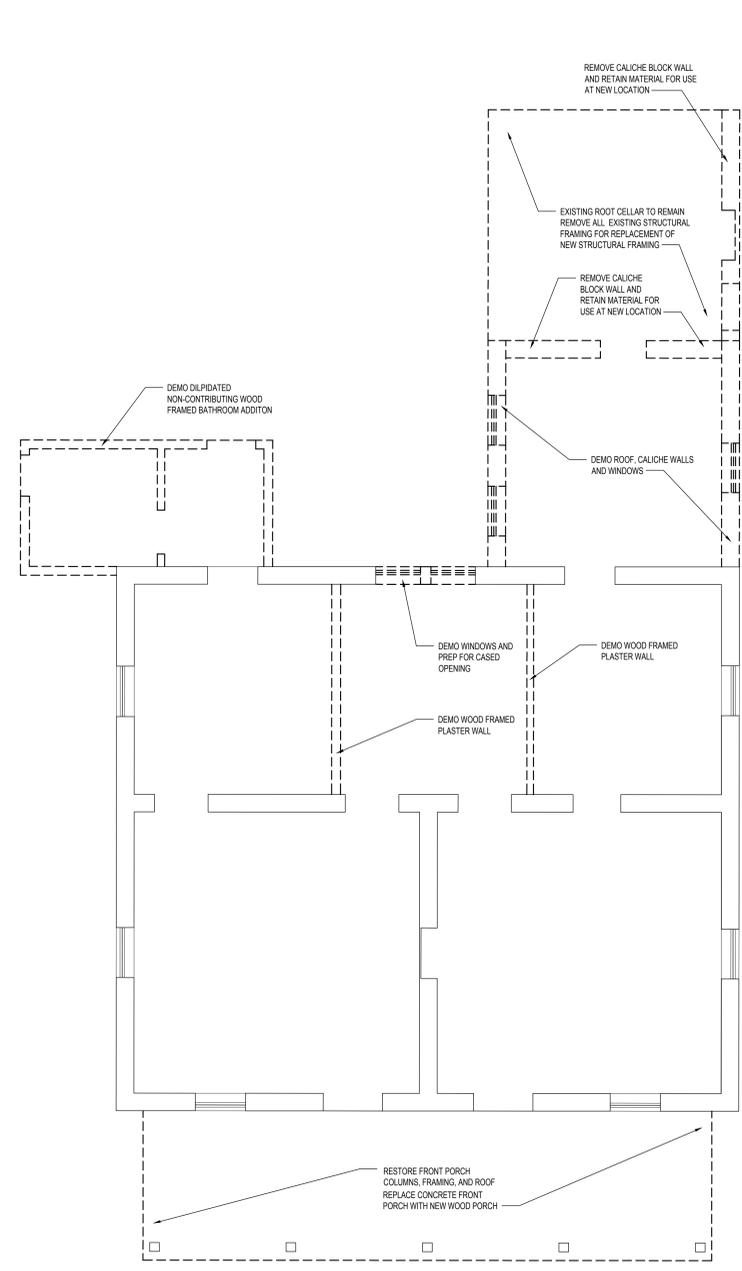
## RECOMMENDATION:

Staff recommends approval based on findings a through c.

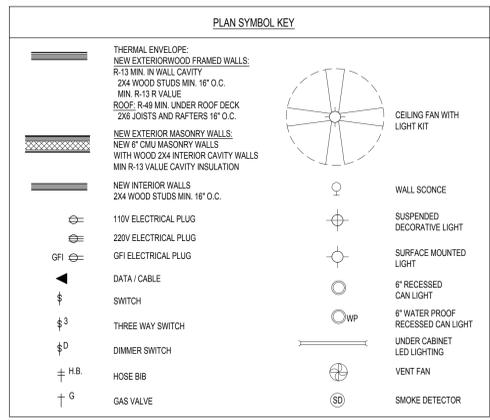




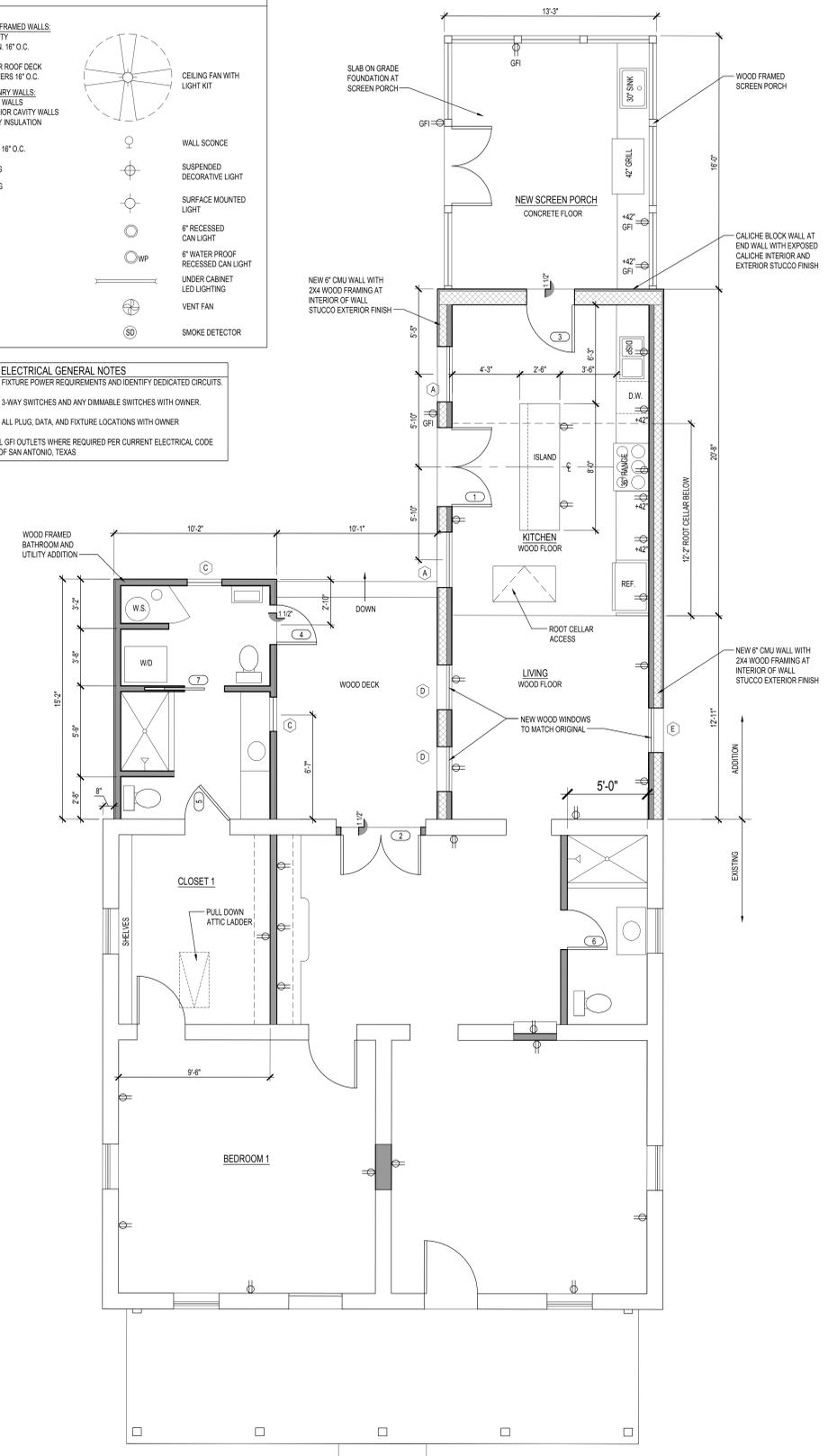
**1 116 CAMARGO - SITE PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH



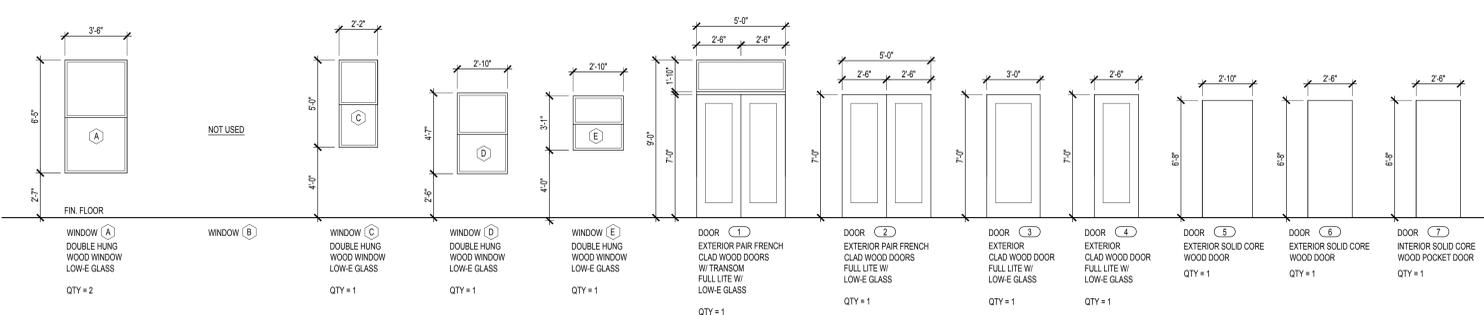
**2 116 CAMARGO - DEMO PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



**ELECTRICAL GENERAL NOTES**  
NOTE: CONTRACTOR TO VERIFY FIXTURE POWER REQUIREMENTS AND IDENTIFY DEDICATED CIRCUITS.  
NOTE: CONTRACTOR TO VERIFY 3-WAY SWITCHES AND ANY DIMMABLE SWITCHES WITH OWNER.  
NOTE: CONTRACTOR TO VERIFY ALL PLUG, DATA, AND FIXTURE LOCATIONS WITH OWNER.  
NOTE: CONTRACTOR TO INSTALL GFI OUTLETS WHERE REQUIRED PER CURRENT ELECTRICAL CODE RECOGNIZED BY THE CITY OF SAN ANTONIO, TEXAS.



**3 116 CAMARGO - REMODEL & ADDITION FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



**4 NEW WINDOW & EXTERIOR DOOR TYPES**  
SCALE: 1/4" = 1'-0"

**SCOPE OF WORK**  
REMODEL OF EXISTING HOME INCLUDING LIVING SPACE ADDITIONS AND A DETACHED ACCESSORY SCREEN PORCH

**AREA TABULATIONS FOR HOUSE: BUILDING FOOTPRINT**

ORIGINAL HOUSE =	1,086 S.F.
ADDITIONS =	628 S.F.
SCREEN PORCH =	210 S.F.
ORIGINAL FRONT PORCH =	272 S.F.
TOTAL PRIMARY RESIDENCE =	2,196 S.F.

**PROJECT INFORMATION**  
ADDRESS: 116 CAMARGO, SAN ANTONIO, TEXAS 78210  
LEGAL DESCRIPTION: NCB 923 BLK 4 LOT E 49.8 OF 3  
ZONING: RM-4 H HE  
BCAD PARCEL ID: 110290  
TYPE: REAL  
PROPERTY USE: SINGLE FAMILY  
PROPERTY USE CODE: 001

**APPLICABLE BUILDING CODES**  
2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL FUEL GAS CODE  
2021 INTERNATIONAL FIRE CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE  
2020 NATIONAL ELECTRIC CODE

**LIST OF DRAWINGS**

A1	PROJECT INFORMATION, SITE PLAN, DEMO PLAN, & FLOOR PLAN
A2	EXTERIOR ELEVATIONS
A3	ROOF PLAN & CONTEXTUAL ELEVATIONS

<b>FRENCH &amp; MICHIGAN</b>		
10/25/2023	116 CAMARGO RENOVATION & ADDITION SAN ANTONIO, TEXAS 78210	<b>A1</b>

PLAN SYMBOL KEY	
	THERMAL ENVELOPE
	NEW EXTERIOR WOOD FRAMED WALLS R-13 MIN. IN WALL CAVITY 2X4 WOOD STUDS MIN. 16" O.C. MIN. R-13 R VALUE ROOF: R-48 MIN. UNDER ROOF DECK 2X6 JOISTS AND RAFTERS 16" O.C.
	NEW EXTERIOR MASONRY WALLS NEW 6" CMU MASONRY WALLS WITH WOOD 2X4 INTERIOR CAVITY WALLS MIN R-13 VALUE CAVITY INSULATION
	NEW INTERIOR WALLS 2X4 WOOD STUDS MIN. 16" O.C.
	110V ELECTRICAL PLUG
	220V ELECTRICAL PLUG
	GFI ELECTRICAL PLUG
	DATA / CABLE
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	HOSE BIB
	GAS VALVE
	CEILING FAN WITH LIGHT KIT
	WALL SCONCE
	SUSPENDED DECORATIVE LIGHT
	SURFACE MOUNTED LIGHT
	8" RECESSED CAN LIGHT
	6" WATER PROOF RECESSED CAN LIGHT
	UNDER CABINET LED LIGHTING
	VENT FAN
	SMOKE DETECTOR

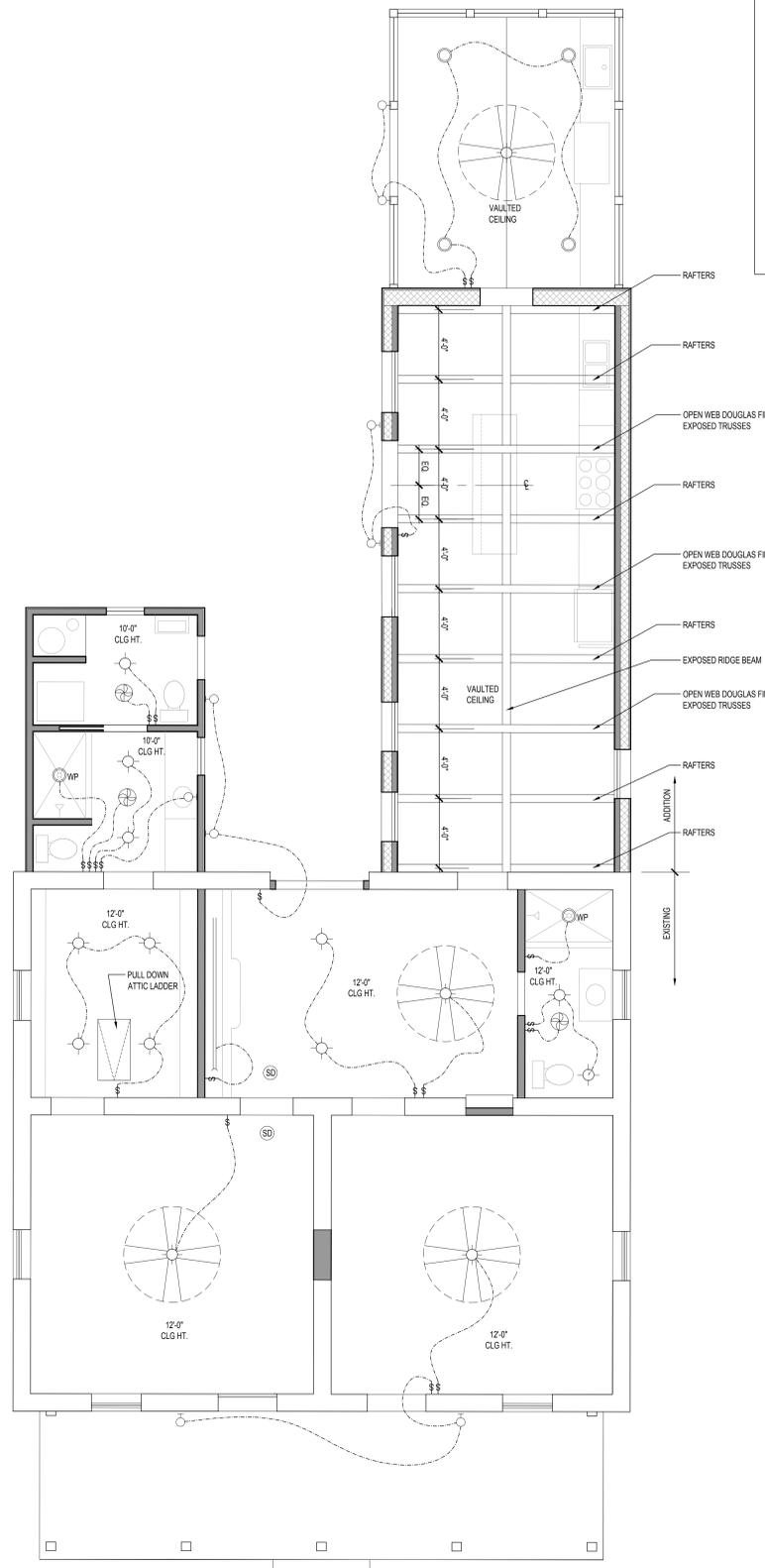
**ELECTRICAL GENERAL NOTES**

NOTE: CONTRACTOR TO VERIFY FIXTURE POWER REQUIREMENTS AND IDENTIFY DEDICATED CIRCUITS.

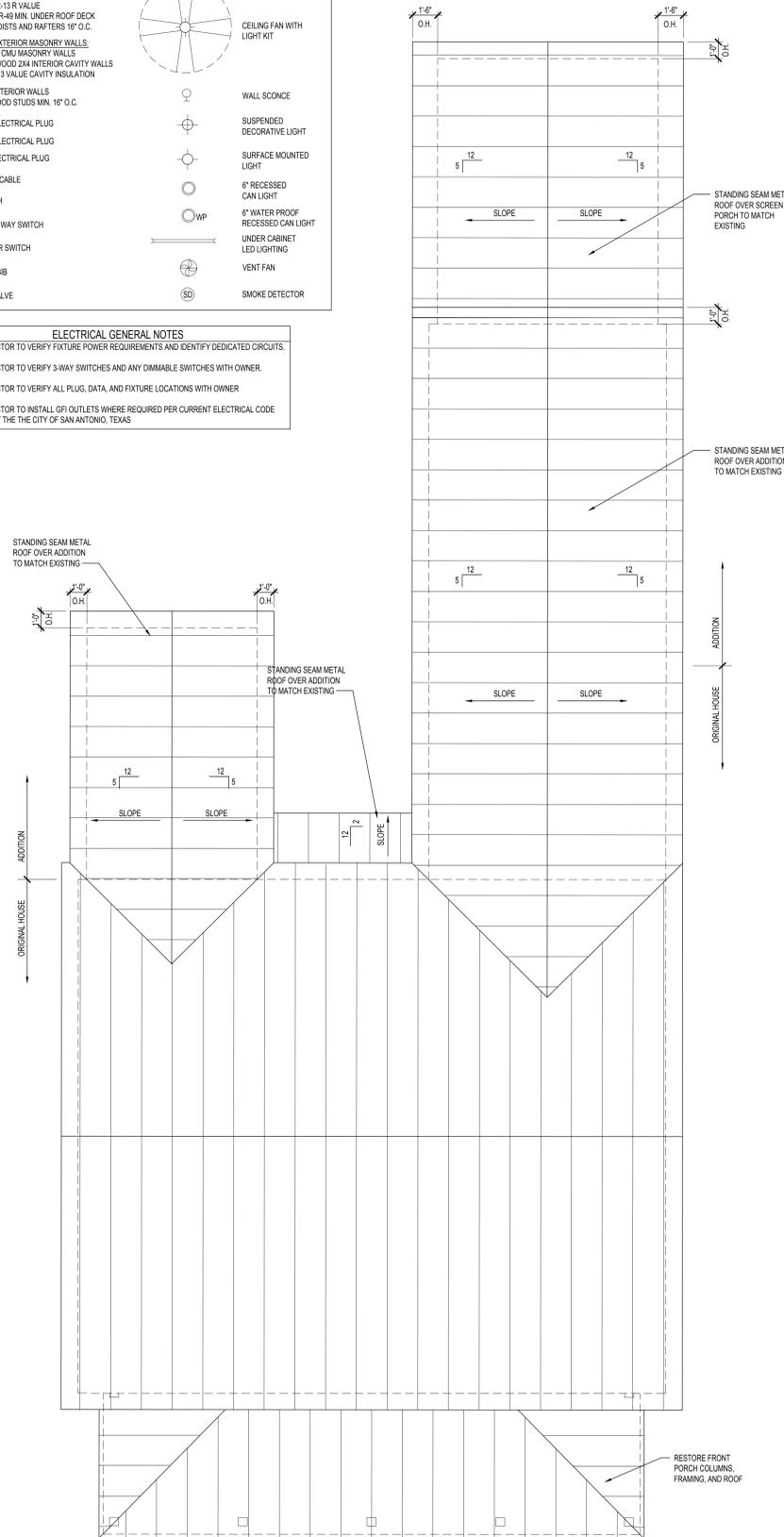
NOTE: CONTRACTOR TO VERIFY 3-WAY SWITCHES AND ANY DIMMABLE SWITCHES WITH OWNER.

NOTE: CONTRACTOR TO VERIFY ALL PLUG, DATA, AND FIXTURE LOCATIONS WITH OWNER.

NOTE: CONTRACTOR TO INSTALL GFI OUTLETS WHERE REQUIRED PER CURRENT ELECTRICAL CODE RECOGNIZED BY THE CITY OF SAN ANTONIO, TEXAS.

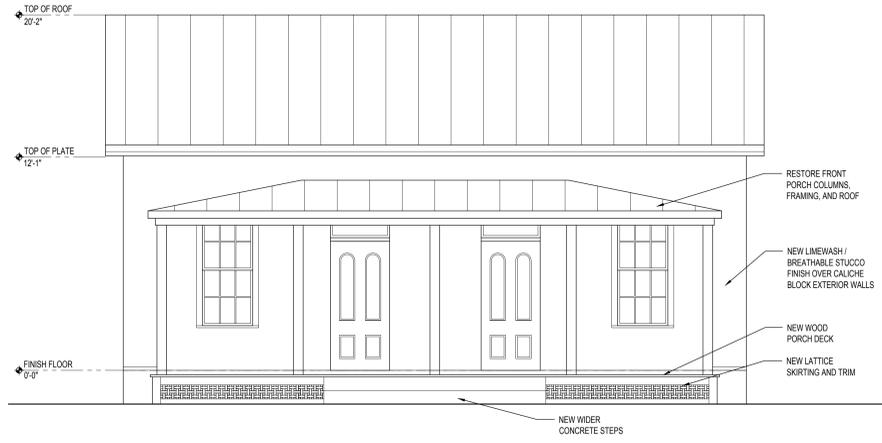


**3 116 CAMARGO - REMODEL & ADDITION CEILING PLAN**  
SCALE: 1/4" = 1'-0"

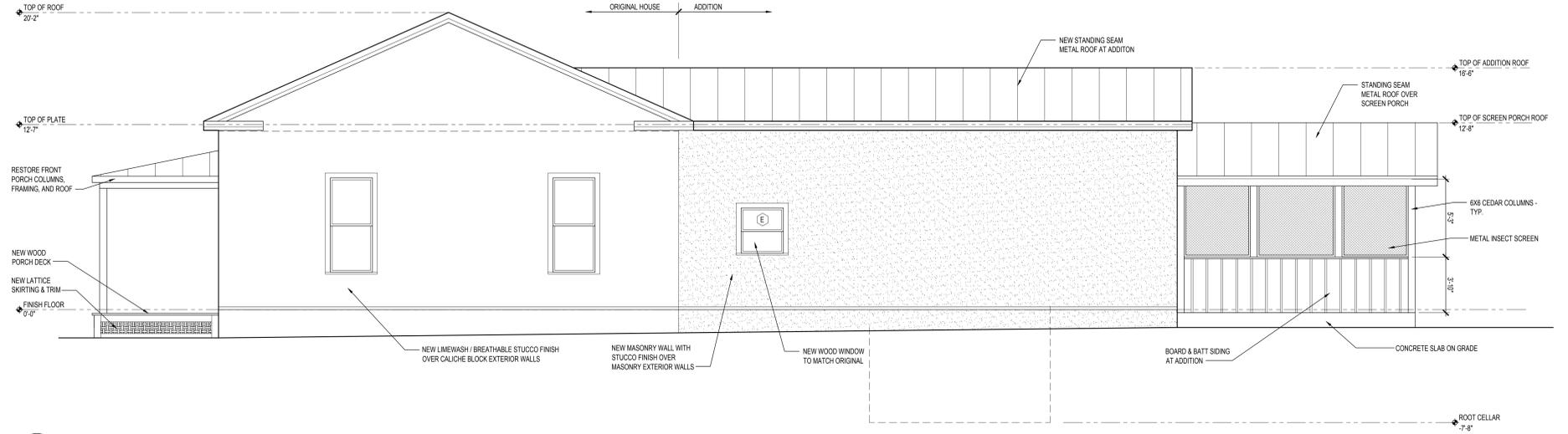


**1 116 CAMARGO - ROOF PLAN**  
SCALE: 1/4" = 1'-0"

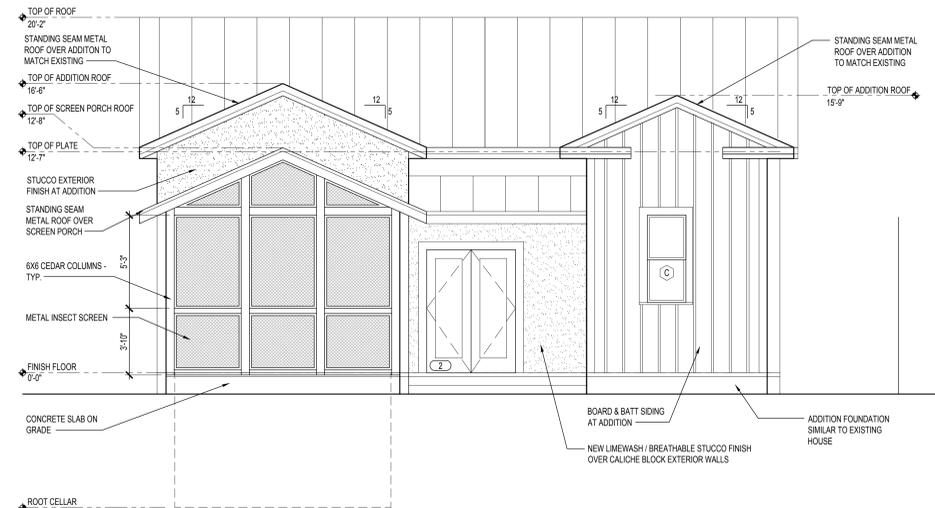




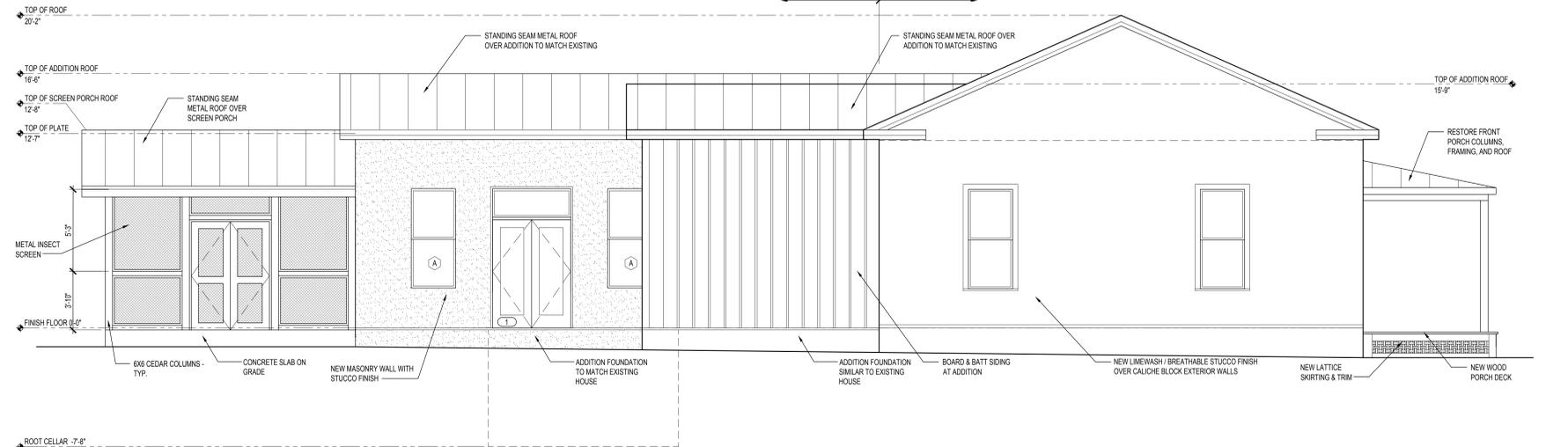
**1** 116 CAMARGO - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



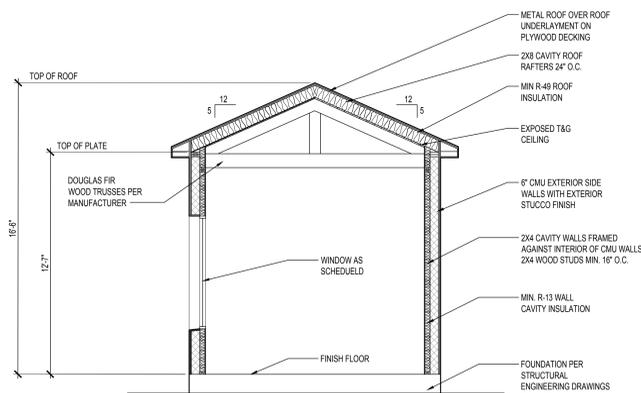
**2** 116 CAMARGO - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**3** 116 CAMARGO - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



**4** 116 CAMARGO - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



**5** 116 CAMARGO - TYPICAL SECTION THRU LIVING/KITCHEN  
SCALE: 1/4" = 1'-0"









LOI  
OPEI



## 116 Camargo St House Renovation Details

An extensive renovation will be completed to include 2 additions. One addition will be on the back S.W. side of the house to include a kitchen and den. The second addition will be on the S.E side of the house to create a full bathroom and laundry room.

To accomplish this, we will be doing:

██████ - Concrete foundation work for the 2 room additions

██████ - Masonry / Stucco

██████ - Framing for the 2 room additions

██████ - Complete electrical

██████ - Complete plumbing

██████ - Complete HVAC

██████ - Flooring

██████ - Kitchen cabinets

██████ - Complete metal roof

██████ - **Estimated Total Cost**

**Timeline** – Start 11/23 End 5/25 (18 months)