

# HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2023

**HDRC CASE NO:** 2023-034  
**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  
**APPLICANT:** Nathan Manfred/French & Michigan  
**OWNER:** Rebecca Trujillo/VILLARREAL CARLOS & TRUJILLO REBECCA  
**TYPE OF WORK:** Partial demolition, additions, porch modifications  
**APPLICATION RECEIVED:** January 24, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Replace the existing, non-original concrete porch with a new wood porch deck and to restore the existing wood porch roof and columns.
2. Remove an existing, non-contributing, wood framed addition and construct a 152 square foot addition.
3. Remove existing, original stone wall on the west side of the historic structure at the rear and construct a new wood framed addition to feature 272 square feet.
4. Construct a detached structure to feature a screened porch at the rear of the primary historic structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 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, the design should be based on the architectural style of the building and historic patterns.

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

#### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 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.

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 6. Designing for Energy Efficiency

### A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## FINDINGS:

- a. The historic structure at 116 Camargo is a 1-story, single-family residential structure 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 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 currently features a 1-story rear accessory structure that straddles the property line with the neighboring property at 114 Camargo. The property is contributing to the Lavaca Historic District.
- b. **PREVIOUS APPROVALS** – The applicant has previously received Certificates of Appropriateness for the construction of a rear accessory structure to feature approximately 585 square feet in size, wood window repair, and the construction of a rear addition. This request would replace the previously approved rear addition.
- c. **PORCH** – The applicant has proposed to replace the existing, non-original concrete porch with a new wood porch deck and to restore the existing wood porch roof and columns. The Guidelines for Exterior Maintenance and Alterations 7.A.v. notes that porches should be reconstructed 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. Generally, staff finds the removal of the non-original concrete porch and the construction of a wood porch deck to be appropriate. Additionally, staff finds the rehabilitation of the original porch roof and porch

columns to be appropriate and consistent with the Guidelines. The new porch deck should feature 1x3 tongue and groove porch decking to be installed perpendicular to the front wall. The porch skirting should feature lattice or other appropriate specification.

- d. BATH ADDITION – The applicant has proposed to remove an existing, non-contributing, wood framed addition and construct a 152 square foot addition. The existing, wood-framed structure that has been proposed to be removed does not appear on the 1951 Sanborn Map. Staff finds this removal of this addition to be appropriate.
- e. BATH ADDITION – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure's footprint. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines.
- f. BATH ADDITION (Materials) – The applicant has proposed materials that include board and batten siding, a standing seam metal roof, a wood windows and a wood door. Staff finds the proposed materials to be appropriate and consistent with the Guidelines. Staff finds that board and batten siding should feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½" wide. If composite siding is used, it should feature a smooth finish. Standing seam metal roofing should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or ridge sleeve. Panels should be smooth with no corrugation or striations.
- g. BATH ADDITION (Architectural Details) – Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines. The addition features an inset from the historic structure's walls and is sited to have minimal visual impact from the right of way.
- h. REMOVAL OF STONE WALLS – The applicant has proposed to remove existing, original stone wall on the west side of the historic structure at the rear and construct a new wood framed addition to feature 272 square feet. The caliche stone wall that has been proposed to be removed is found on the 1896 Sanborn Map and is likely an original wall. The wall is currently the remaining element of a rear wing that once featured east and south walls, a roof structure and porch. Staff finds the rear wall to be a character defining feature of this structure.
- i. REMOVAL OF STONE WALLS – Staff performed a site visit on February 6, 2023, and viewed the condition of the remaining wall. Staff found the original wall to be in a significant state of deterioration. Based on current conditions, staff find that significant interventions are needed to preserve and rehabilitate this wall. Staff is supportive of the dismantling of this wall and the salvaging of its original materials. A detailed salvage plan should be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness. The applicant has noted that materials will be immediately salvaged for use in repair to the primary historic structure's walls, specifically regarding plate heights.
- j. BEDROOM ADDITION – The applicant has proposed to construct a wood framed addition to feature 272 square feet at the rear of the primary historic structure. The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure's footprint. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines.
- k. BEDROOM ADDITION (Materials) – The applicant has proposed materials that include board and batten siding, a standing seam metal roof, a wood windows and a wood door. Staff finds the proposed materials to be appropriate and consistent with the Guidelines. Staff finds that board and batten siding should feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½" wide. If composite siding is used, it should feature a smooth finish. Standing seam metal roofing should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or ridge sleeve. Panels should be smooth with no corrugation or striations.
- l. BEDROOM ADDITION (Architectural Details) – Generally, staff finds the proposed architectural details to be appropriate and consistent with the Guidelines. The addition features an inset from the historic structure's walls

and is sited to have minimal visual impact from the right of way. Staff finds the exploration of added fenestration on the west façade would be appropriate.

- m. DETACHED STRUCTURE – The applicant has proposed to construct a detached structure to feature a screened porch at the rear of the primary historic structure. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure’s footprint and should relate to the period of construction of the primary historic structure. The applicant has proposed an overall footprint of 300 square feet. Staff finds the proposed footprint to be appropriate and consistent with the Guidelines.
- n. DETACHED STRUCTURE (Massing & Form) – MASSING & FORM – Regarding overall height, the applicant has proposed for the rear accessory structure to feature one story in height. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- o. DETACHED STRUCTURE (Orientation & Setbacks) – The Guidelines for New Construction 5.B. notes that the predominant garage orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with both the Guidelines and existing structure’s location.
- p. DETACHED STRUCTURE (Materials) – The applicant has proposed materials that include board and batten siding, a standing seam metal roof, cedar screen framing and metal screening. Staff finds the proposed materials to be appropriate and consistent with the Guidelines. Staff finds that board and batten siding should feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½” wide. If composite siding is used, it should feature a smooth finish. Standing seam metal roofing should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or ridge sleeve. Panels should be smooth with no corrugation or striations.
- q. DETACHED STRUCTURE (Architectural Details) – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. Staff finds the proposed architectural details of the screened porch structure to be appropriate and consistent with the Guidelines.

## **RECOMMENDATION:**

1. Staff recommends approval of item #1, porch decking replacement and porch repair based on finding c with the following stipulations:
  - i. That the new porch deck feature 1x3 tongue and groove porch decking to be installed perpendicular to the front wall.
  - ii. That the porch skirting feature a wood lattice skirting or other appropriate specification.
2. Staff recommends approval of item #2, the construction of a rear bathroom addition based on findings d through f with the following stipulations:
  - i. That board and batten siding feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½” wide. If composite siding is used, it should feature a smooth finish.
  - ii. Standing seam metal roofing should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or ridge sleeve. Panels should be smooth with no corrugation or striations.
  - iii. That the proposed wood windows remain consistent with the adopted window policy document.
3. Staff recommends approval of item #3, the removal of original stone walls and the construction of a rear bedroom addition based on findings h through l with the following stipulations:
  - i. That board and batten siding feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½” wide. If composite siding is used, it should feature a smooth finish.
  - ii. Standing seam metal roofing should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or ridge sleeve. Panels should be smooth with no corrugation or striations.

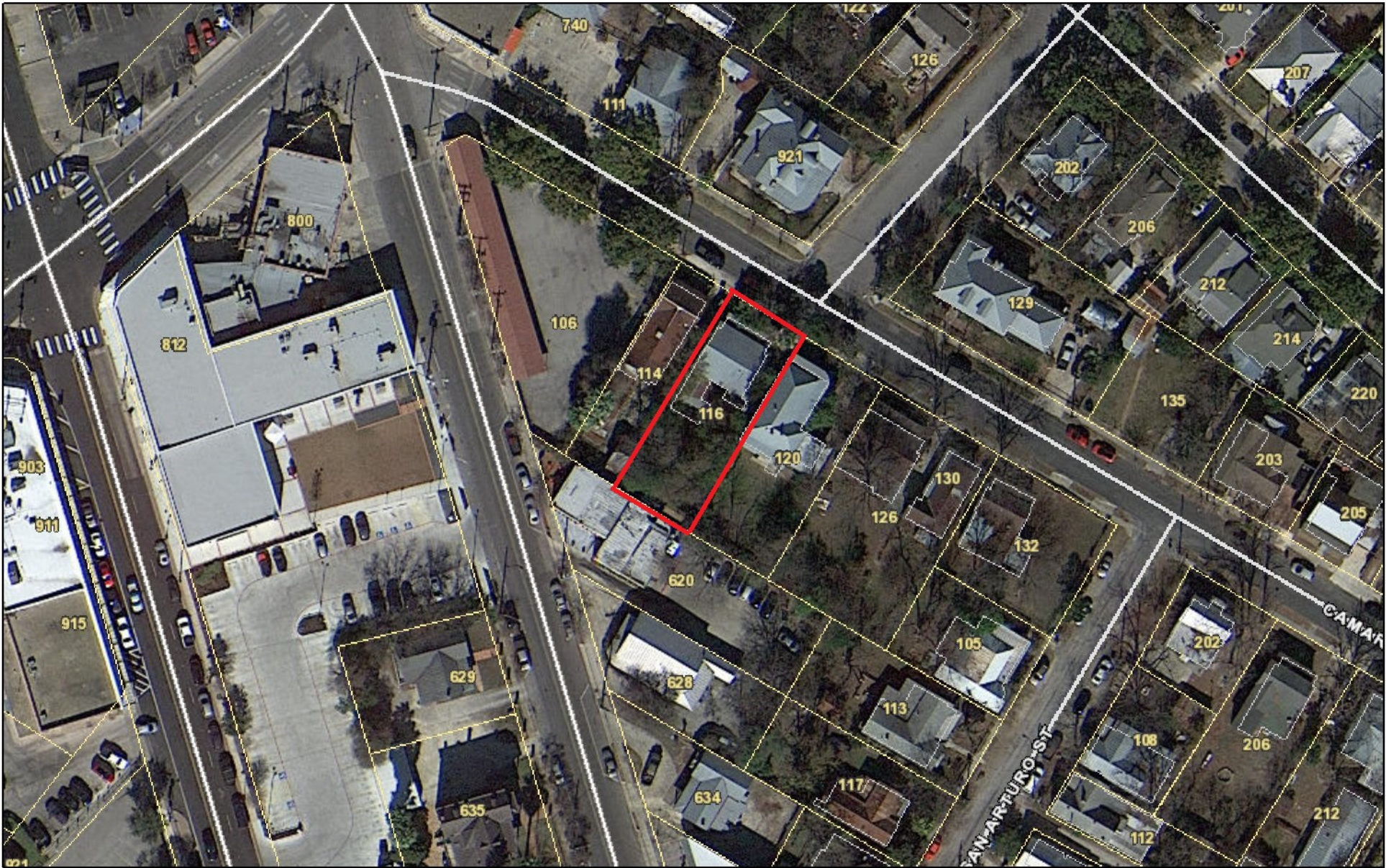
- iii. That the proposed wood windows remain consistent with the adopted window policy document.
  - iv. That a detailed salvage plan be submitted to OHP staff for review and approval of the stone from the original caliche walls.
4. Staff recommends approval of item #4, the construction of a rear accessory structure based on findings m through q with the following stipulations:
- i. That board and batten siding feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½” wide. If composite siding is used, it should feature a smooth finish.
  - ii. Standing seam metal roofing should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or ridge sleeve. Panels should be smooth with no corrugation or striations.

A protective plaster coat with an appropriate lime ratio should be applied over all exposed caliche stone walls. Specifications of this protective plaster coat should be submitted to OHP staff for review and approval. The removal of the existing plaster is appropriate as it is cement based.

A standing seam metal roof inspection is to be scheduled with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.



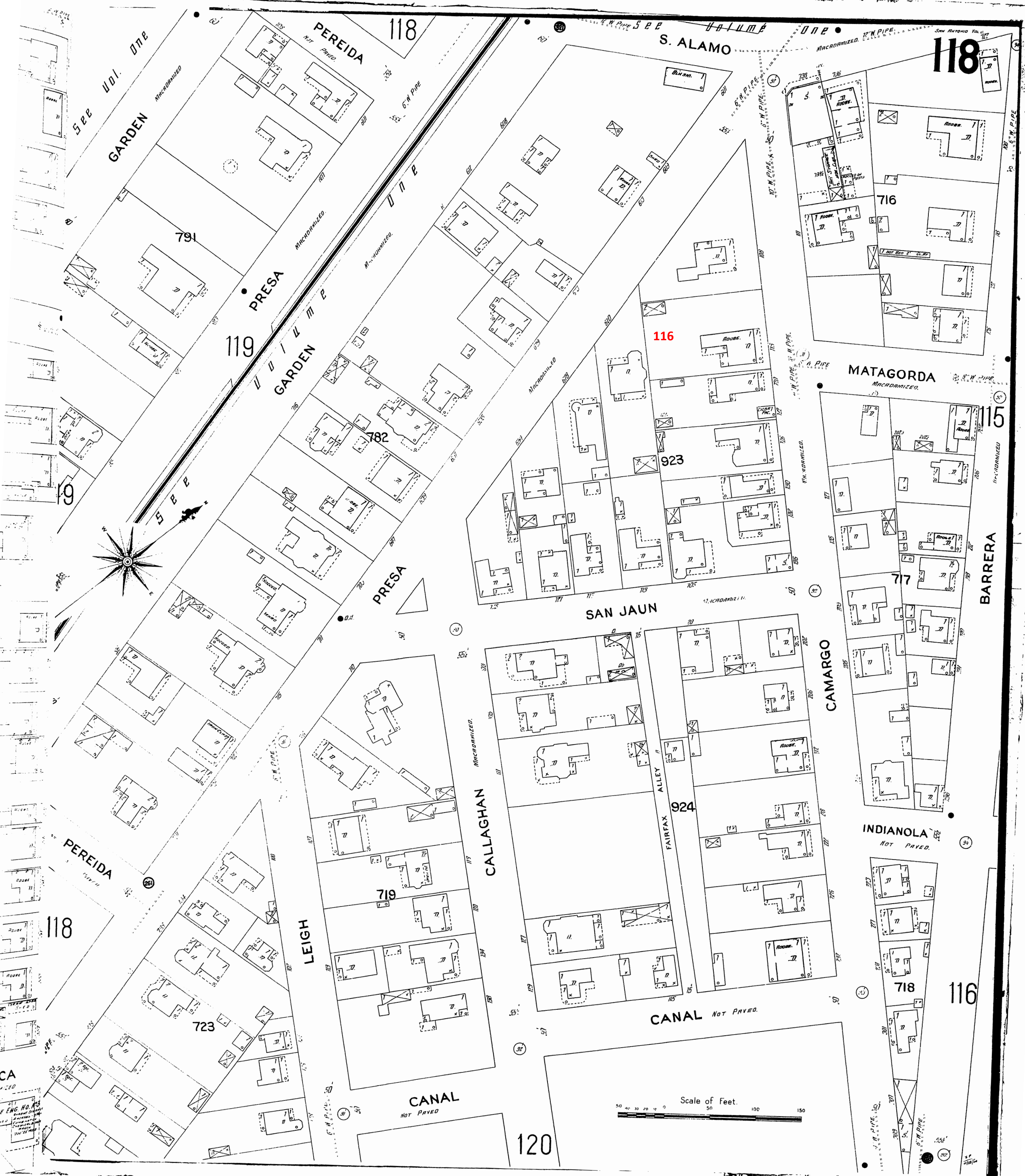
City of San Antonio One Stop



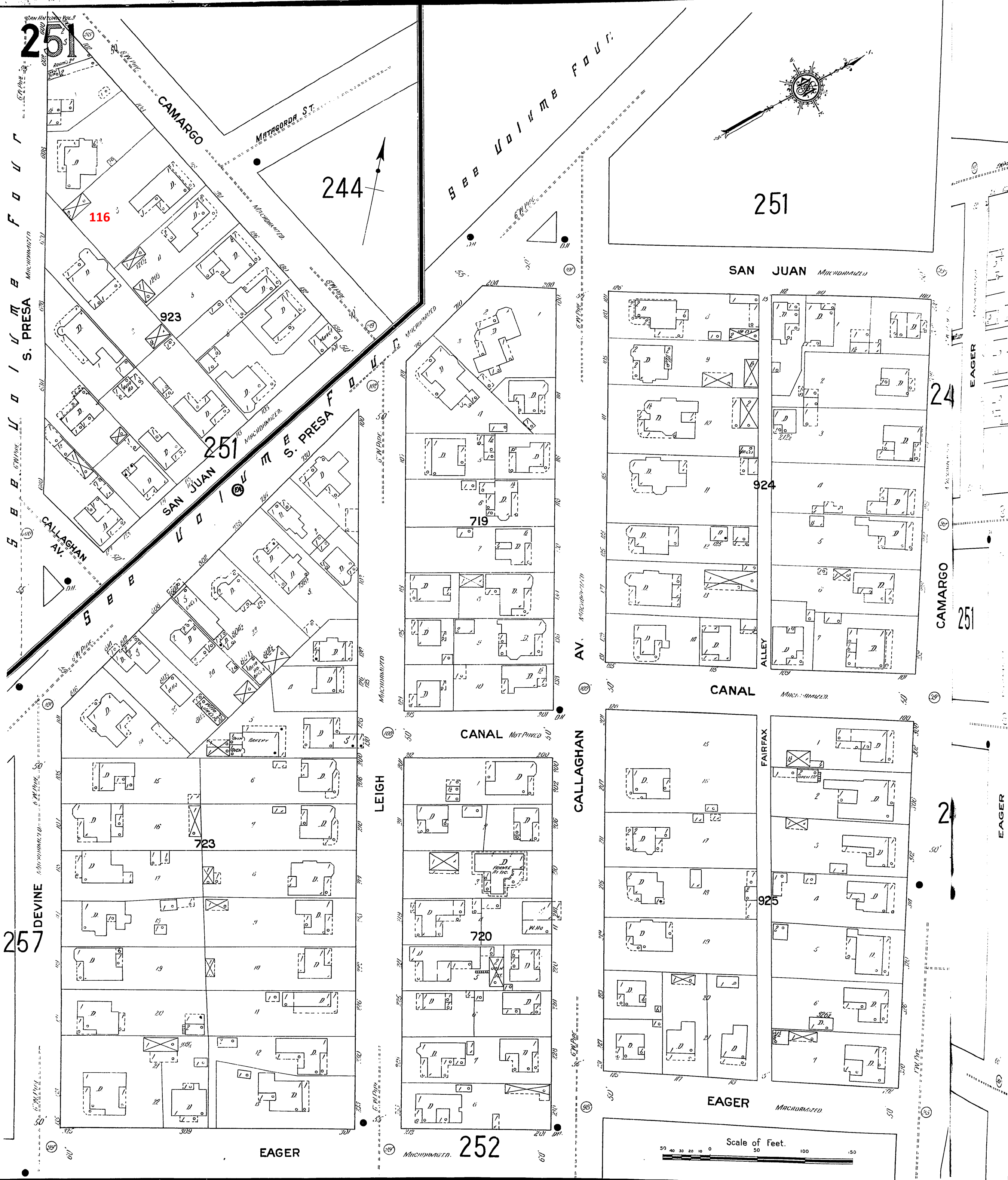
February 6, 2023

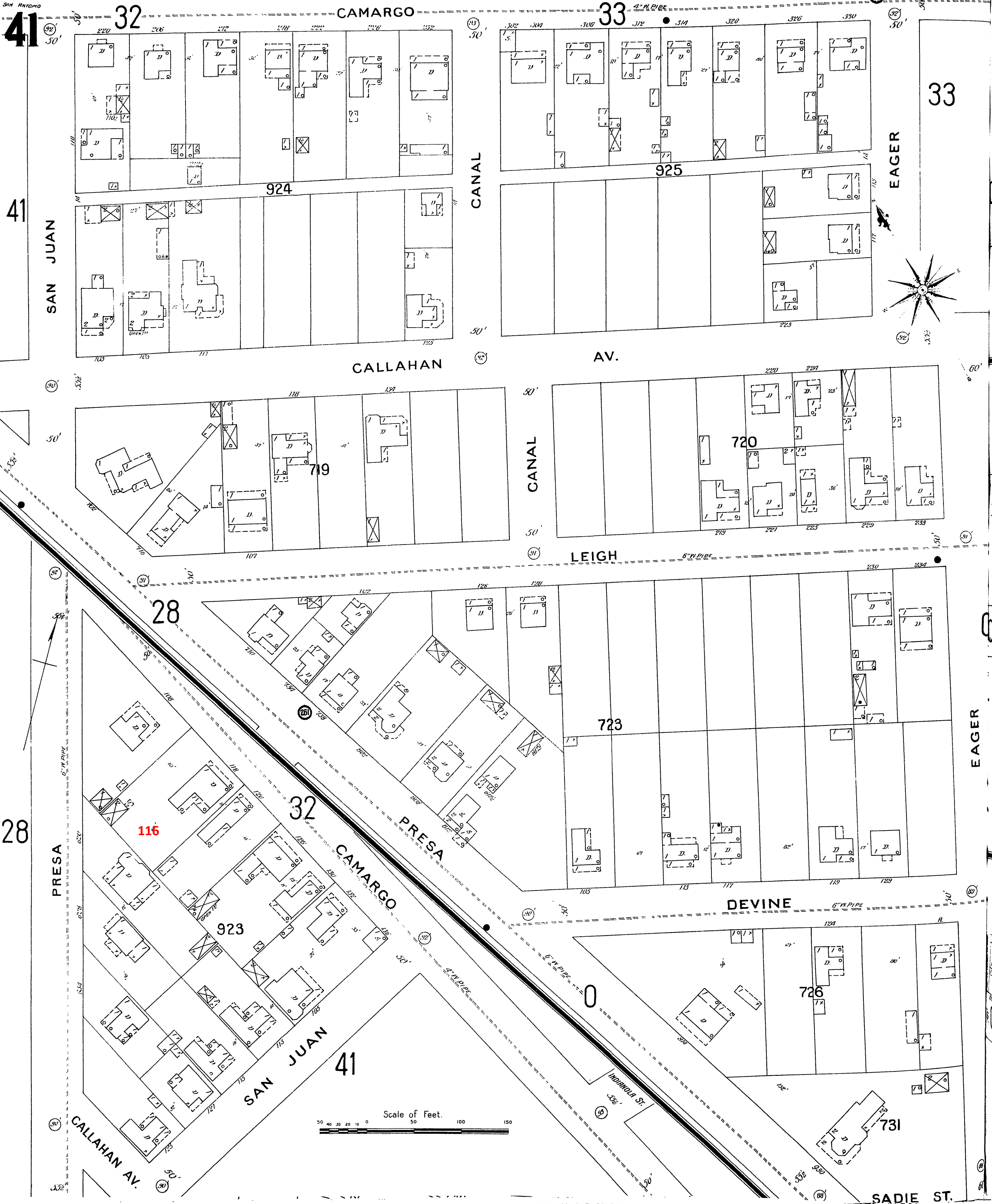














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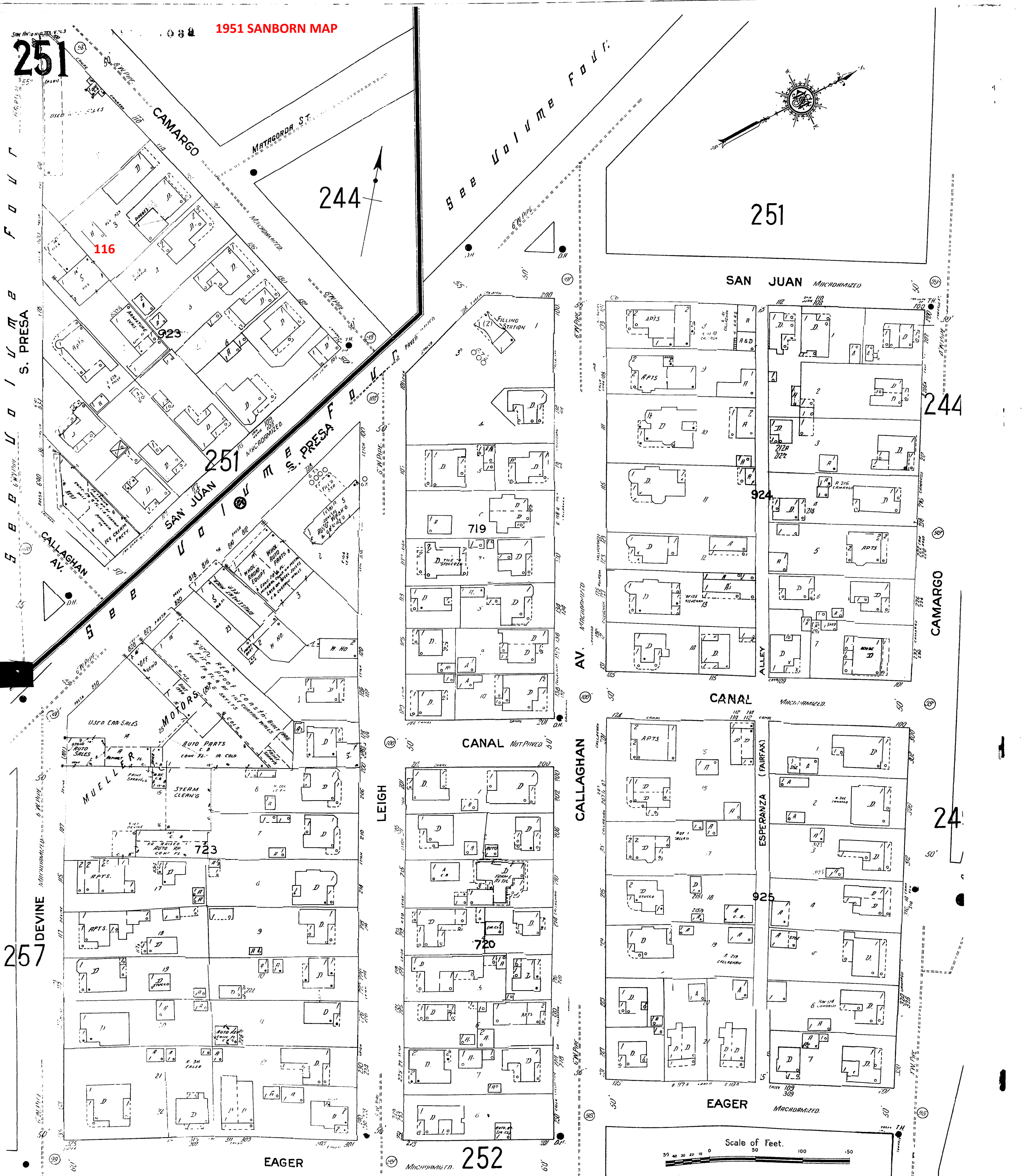
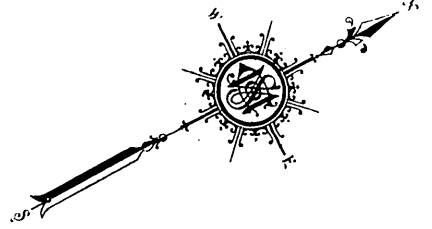
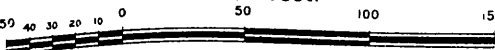
LEIGH

CALLAGHAN

ESPERANZA

SAN JUAN MICROHARMIZED

Scale of Feet.





116 Camargo Addition & Remodel  
HDRC Photos



116 Camargo - North Elevation (Front of House facing Camargo)



116 Camargo Addition & Remodel  
HDRC Photos



116 Camargo - West Elevation (Side of House)

116 Camargo Addition & Remodel  
HDRC Photos



116 Camargo - South Elevation (Rear of House)



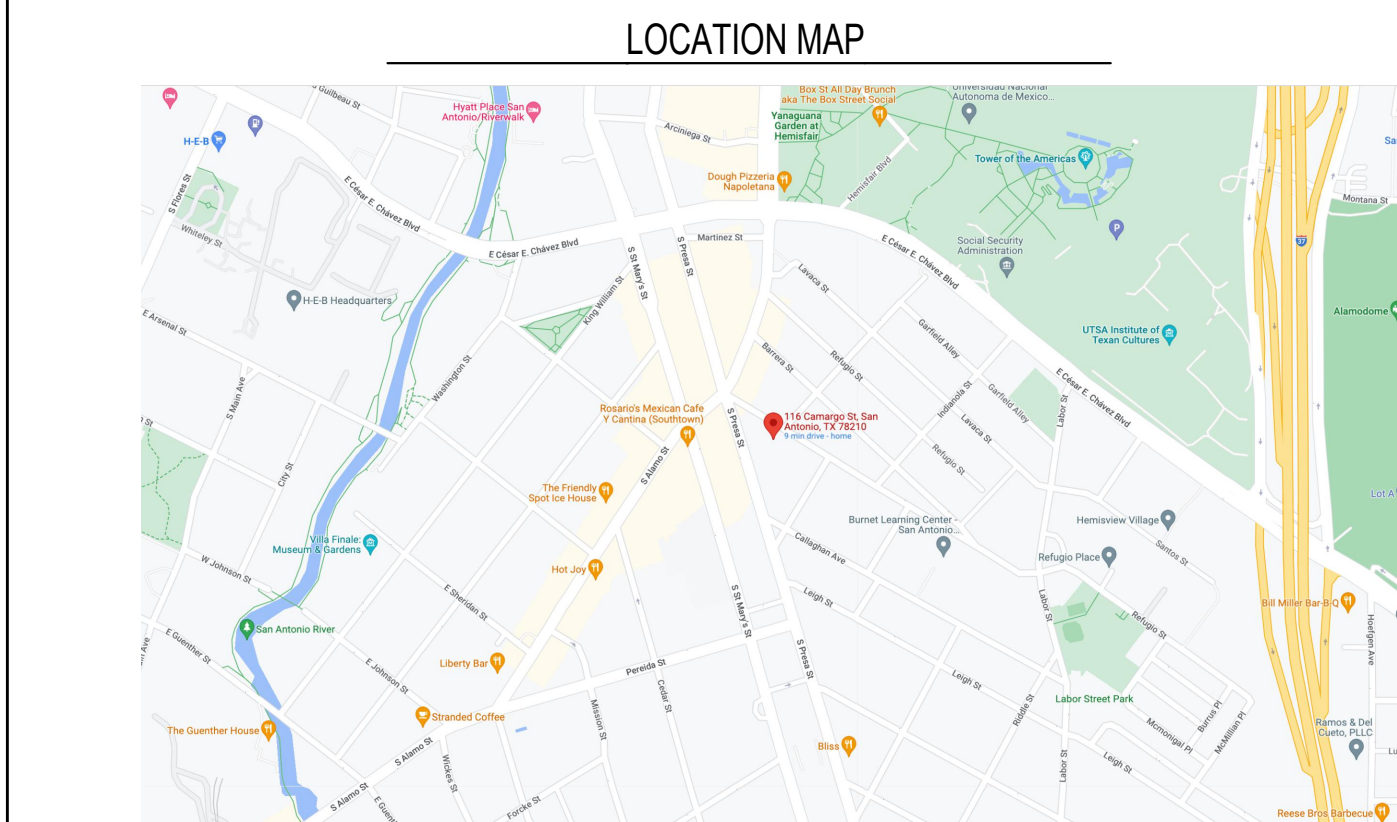
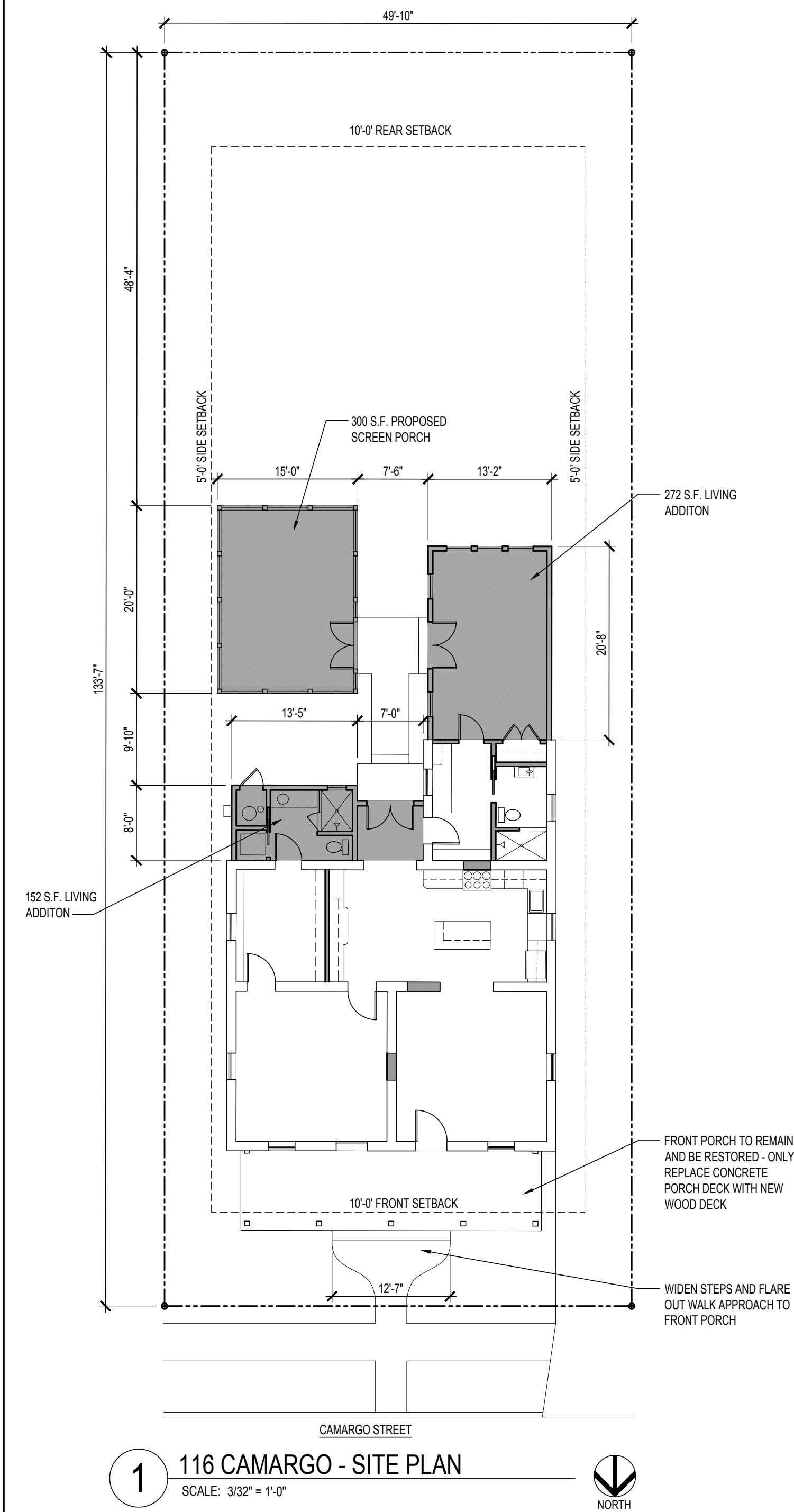
116 Camargo Addition & Remodel  
HDRC Photos



East Elevation (Side of House)

116 Camargo Addition & Remodel  
HDRC Photos

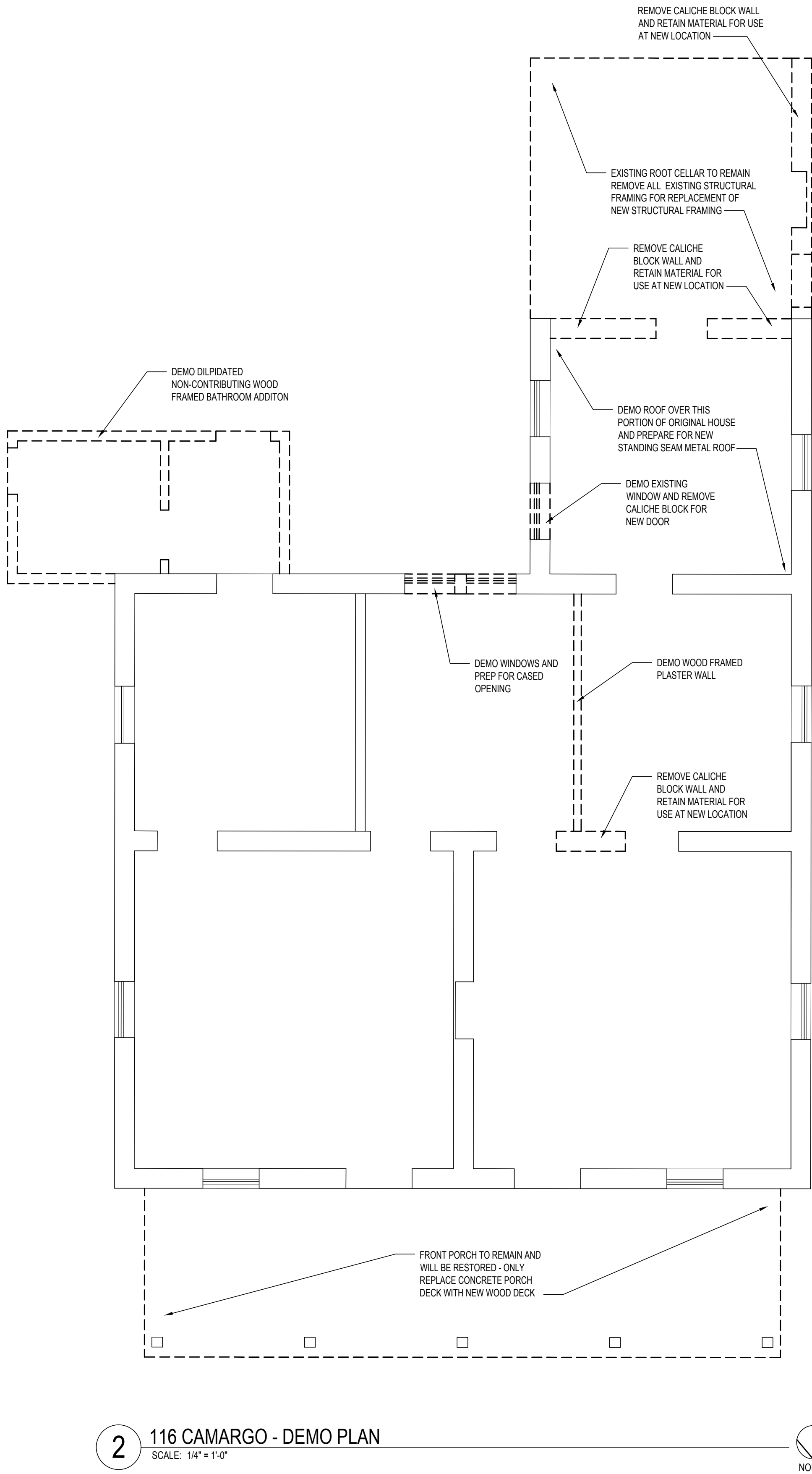




SCOPE OF WORK  
REMODEL OF EXISTING HOME INCLUDING LIVING SPACE ADDITIONS AND A DETACHED ACCESSORY SCREEN PORCH

AREA TABULATIONS FOR HOUSE: BUILDING FOOTPRINT	
ORIGINAL HOUSE =	1,268 S.F.
ADDITIONS =	434 S.F.
ORIGINAL FRONT PORCH =	272 S.F.
TOTAL PRIMARY RESIDENCE = 1,974 S.F.	

DETACHED SCREEN PORCH = 300 S.F.



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

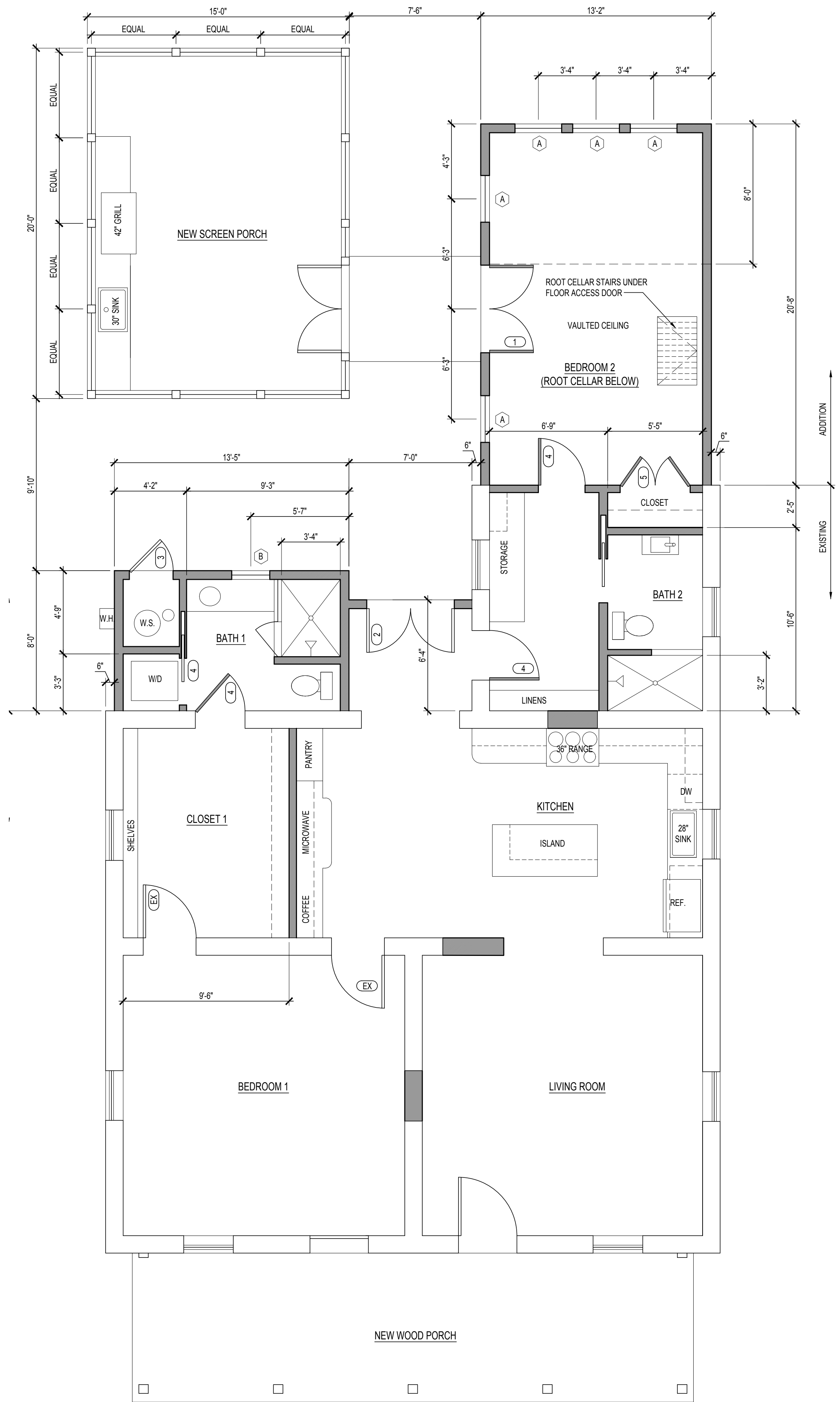
LIST OF DRAWINGS

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

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

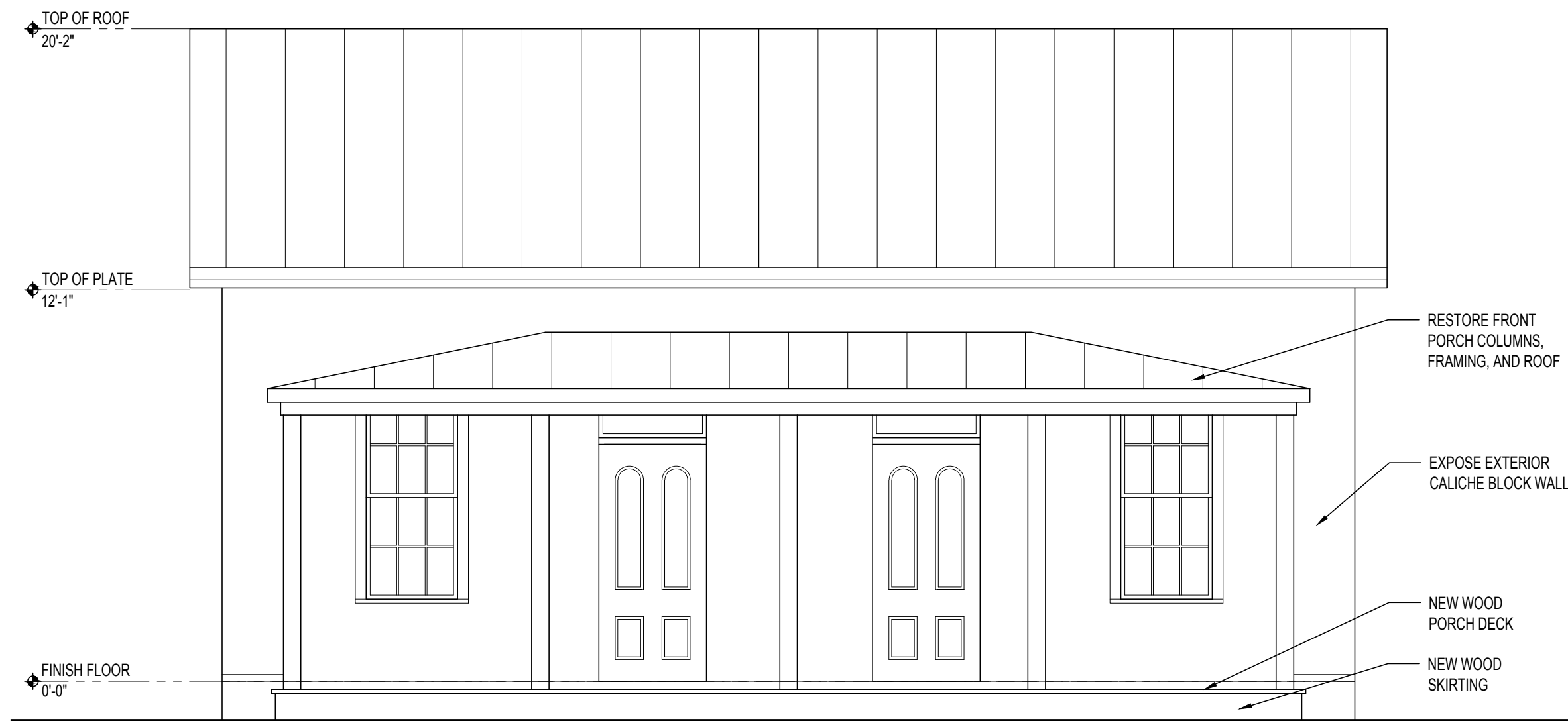
APPLICABLE BUILDING CODES  
2018 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2017 NATIONAL ELECTRIC CODE



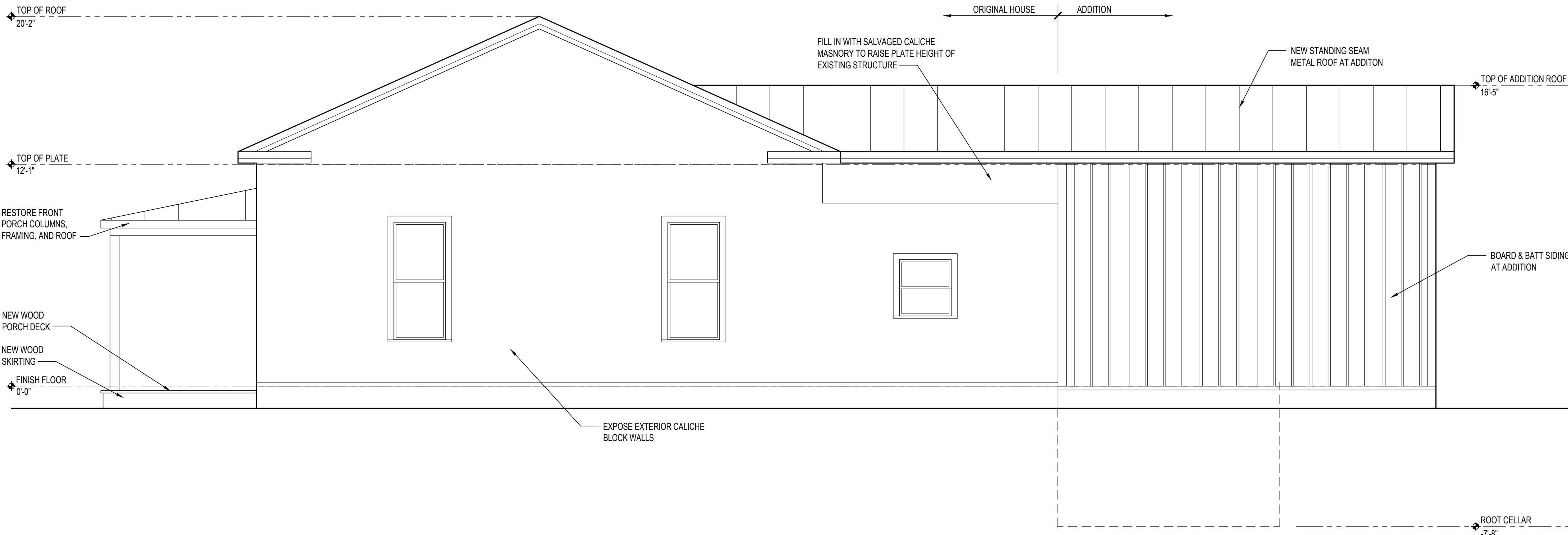
3 116 CAMARGO - REMODEL & ADDITION PLAN  
SCALE: 1/4" = 1'-0"

FRENCH & MICHIGAN		
01/23/2022	116 CAMARGO RENOVATION & ADDITION SAN ANTONIO, TEXAS 78210	A1

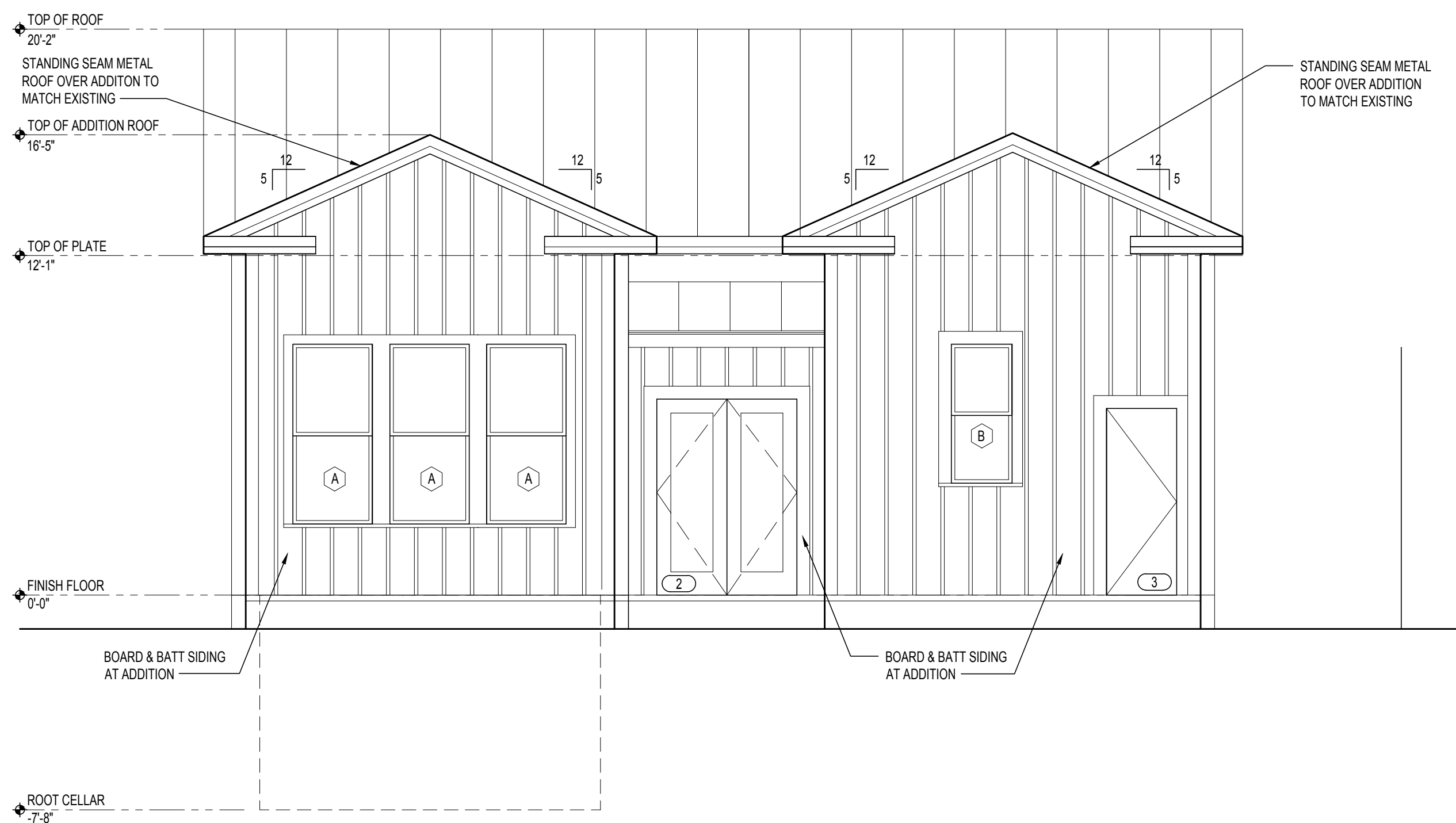




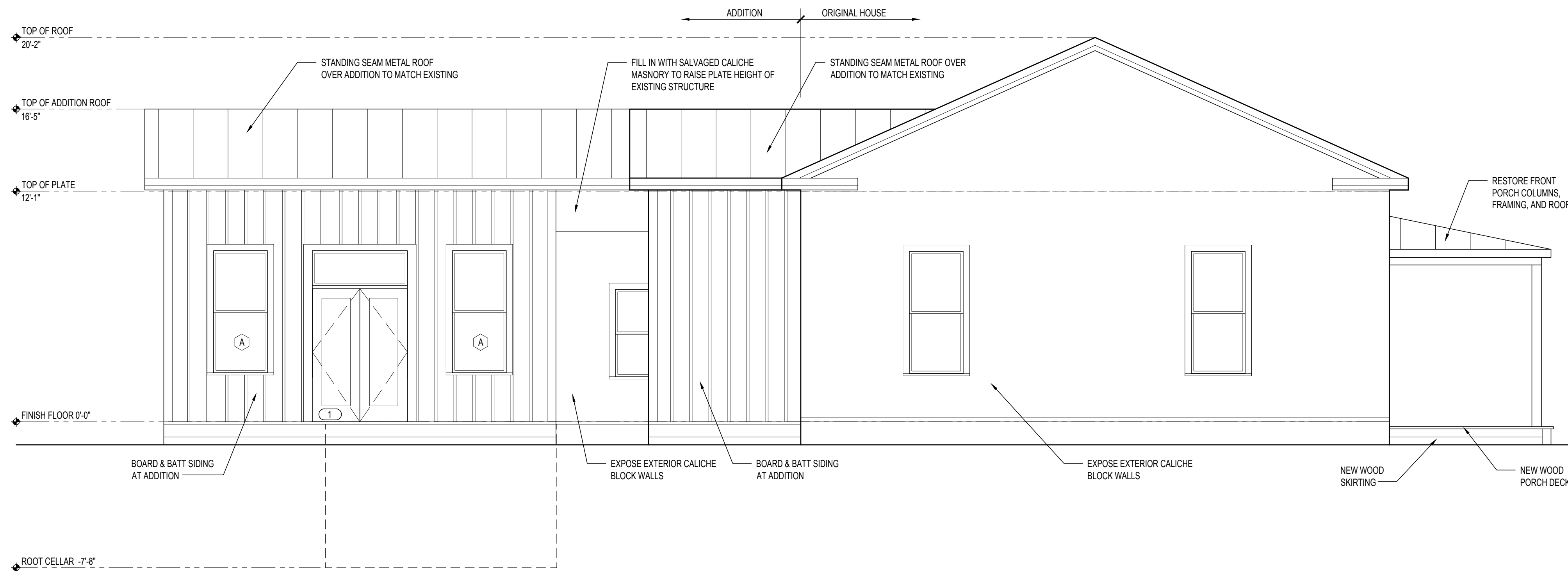
1 116 CAMARGO - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



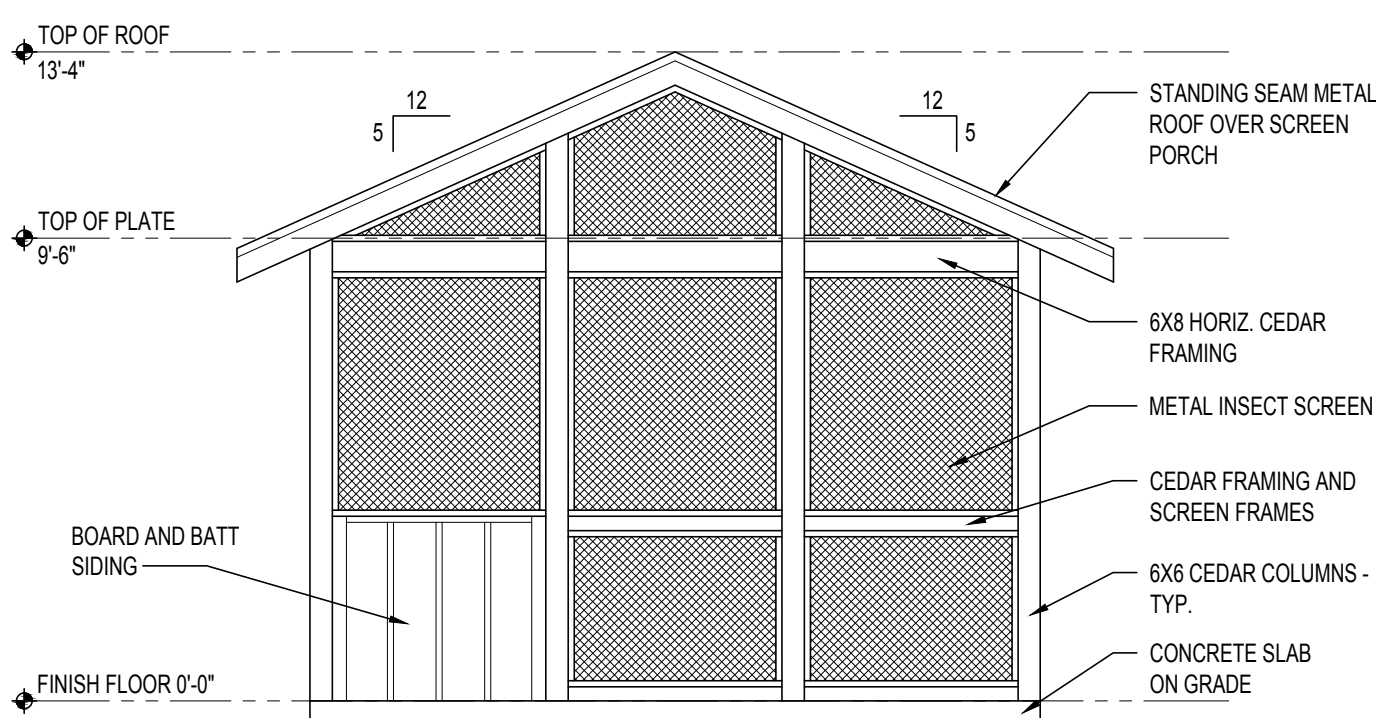
2 116 CAMARGO - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



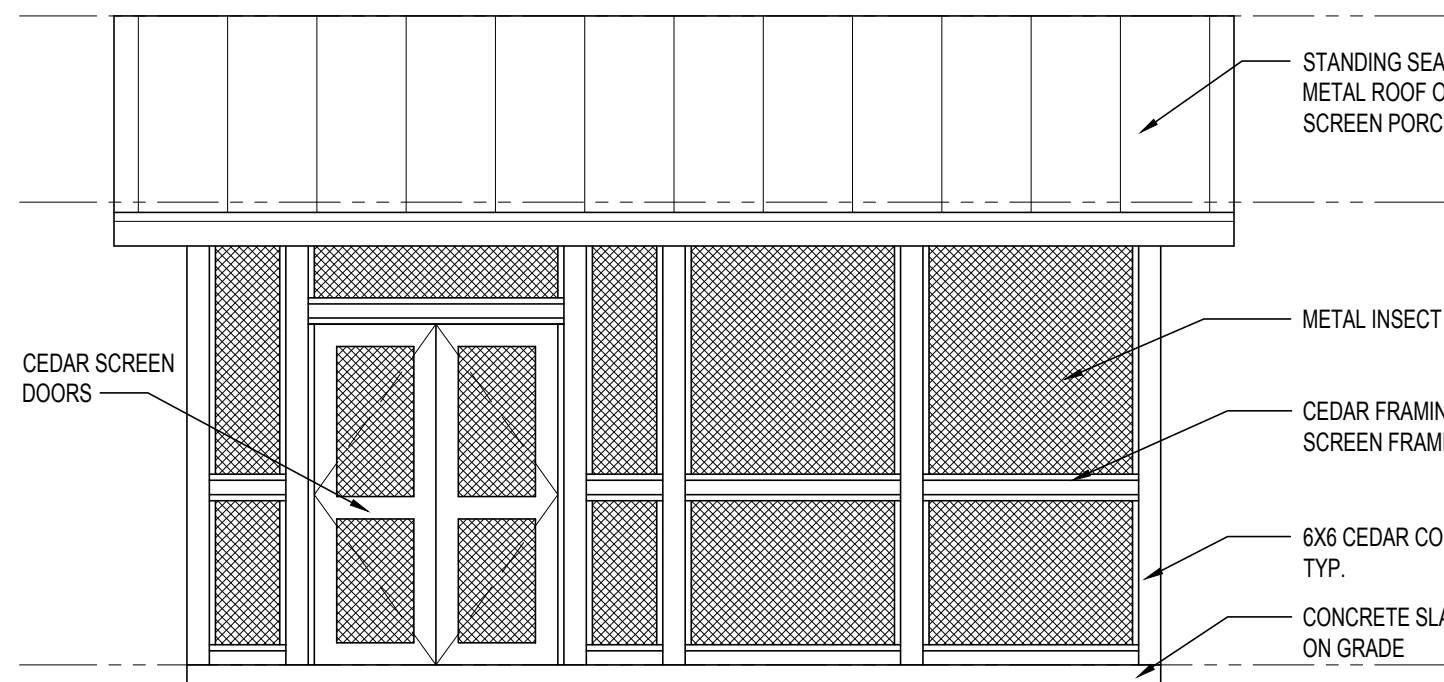
3 116 CAMARGO - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



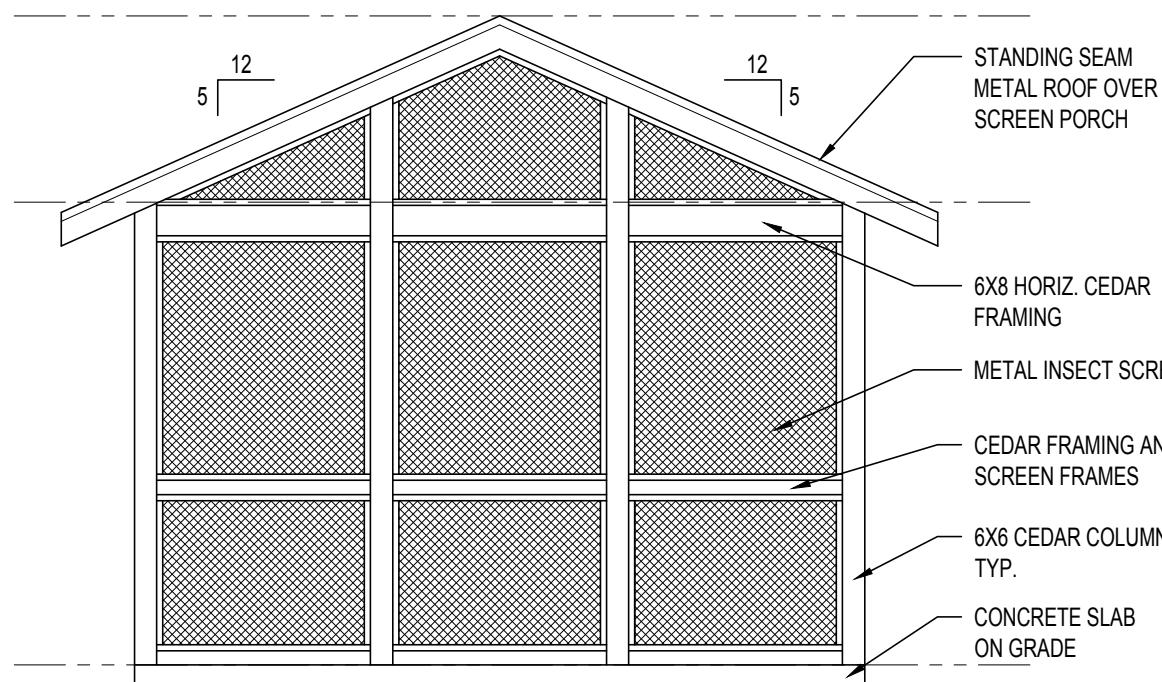
4 116 CAMARGO - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



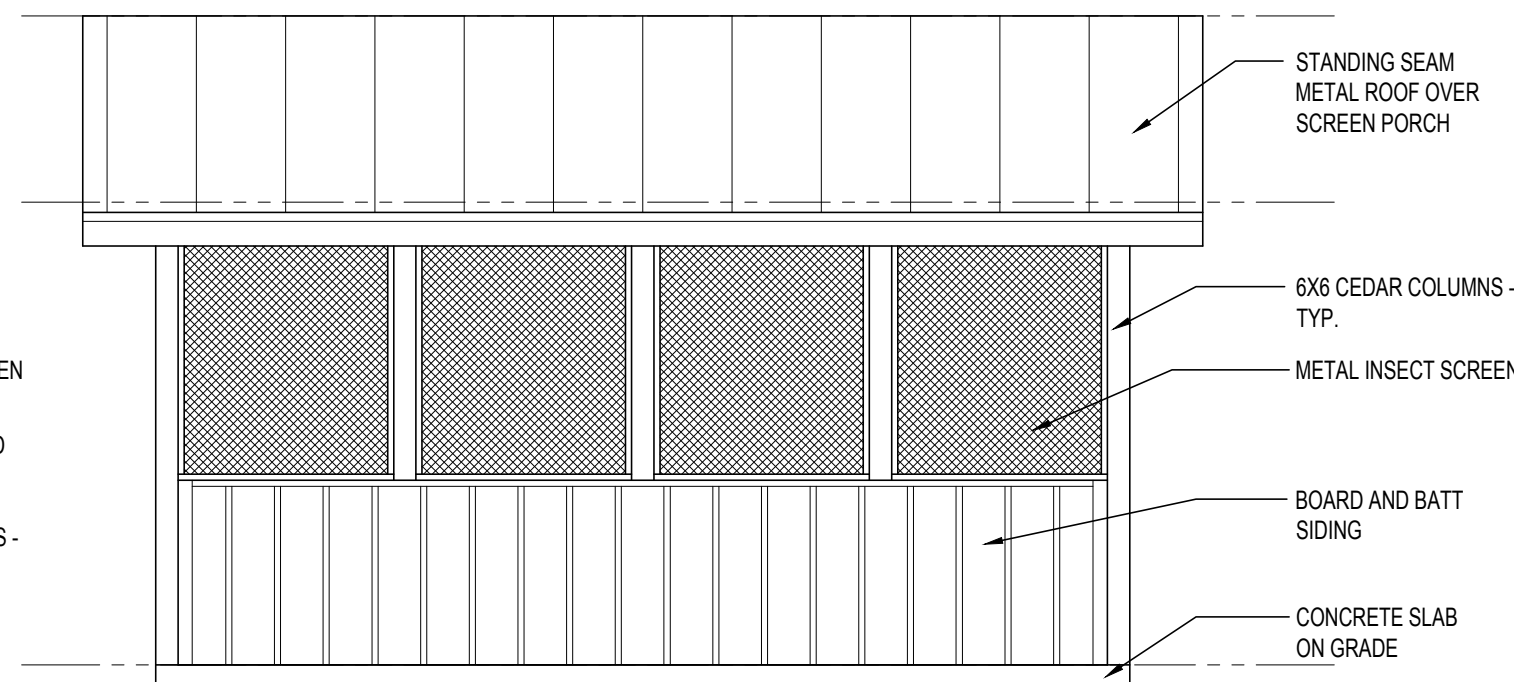
5 SCREEN PORCH - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



6 SCREEN PORCH - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



7 SCREEN PORCH - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



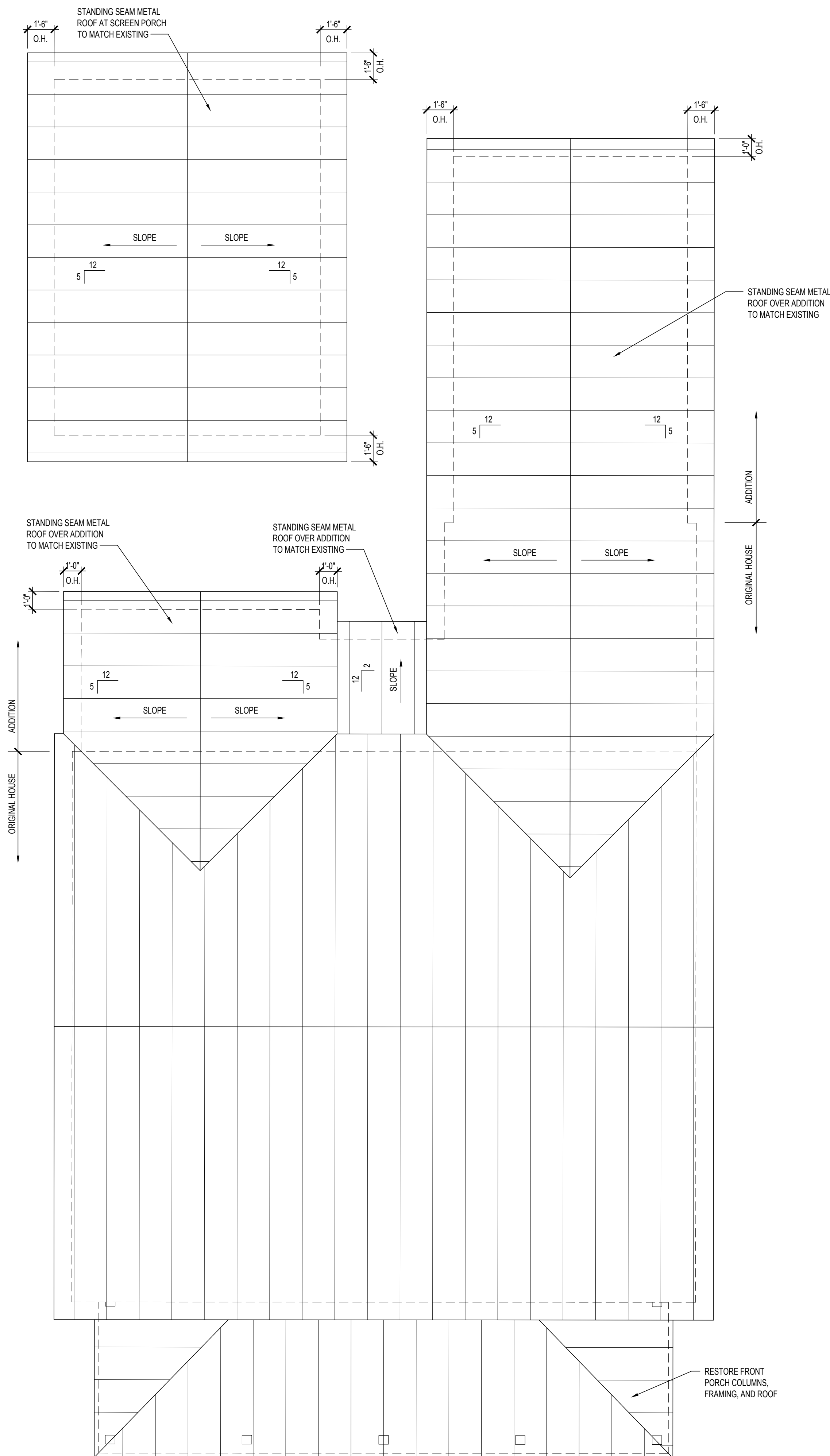
8 SCREEN PORCH - EAST ELEVATION  
SCALE: 1/4" = 1'-0"

FRENCH & MICHIGAN

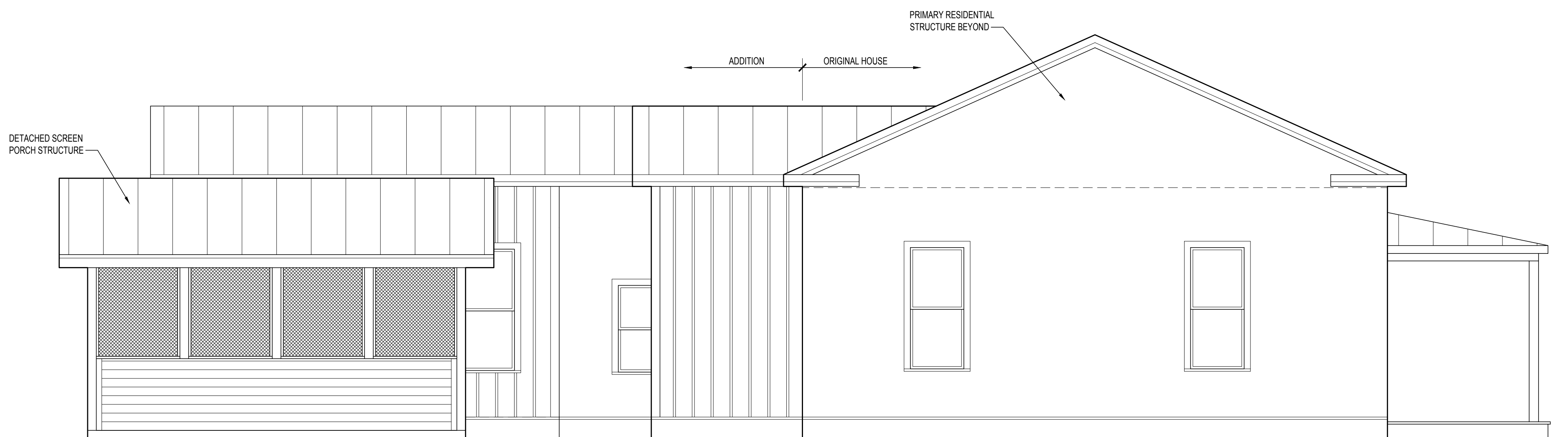
01/23/2022

116 CAMARGO  
RENOVATION & ADDITION  
SAN ANTONIO, TEXAS 78210

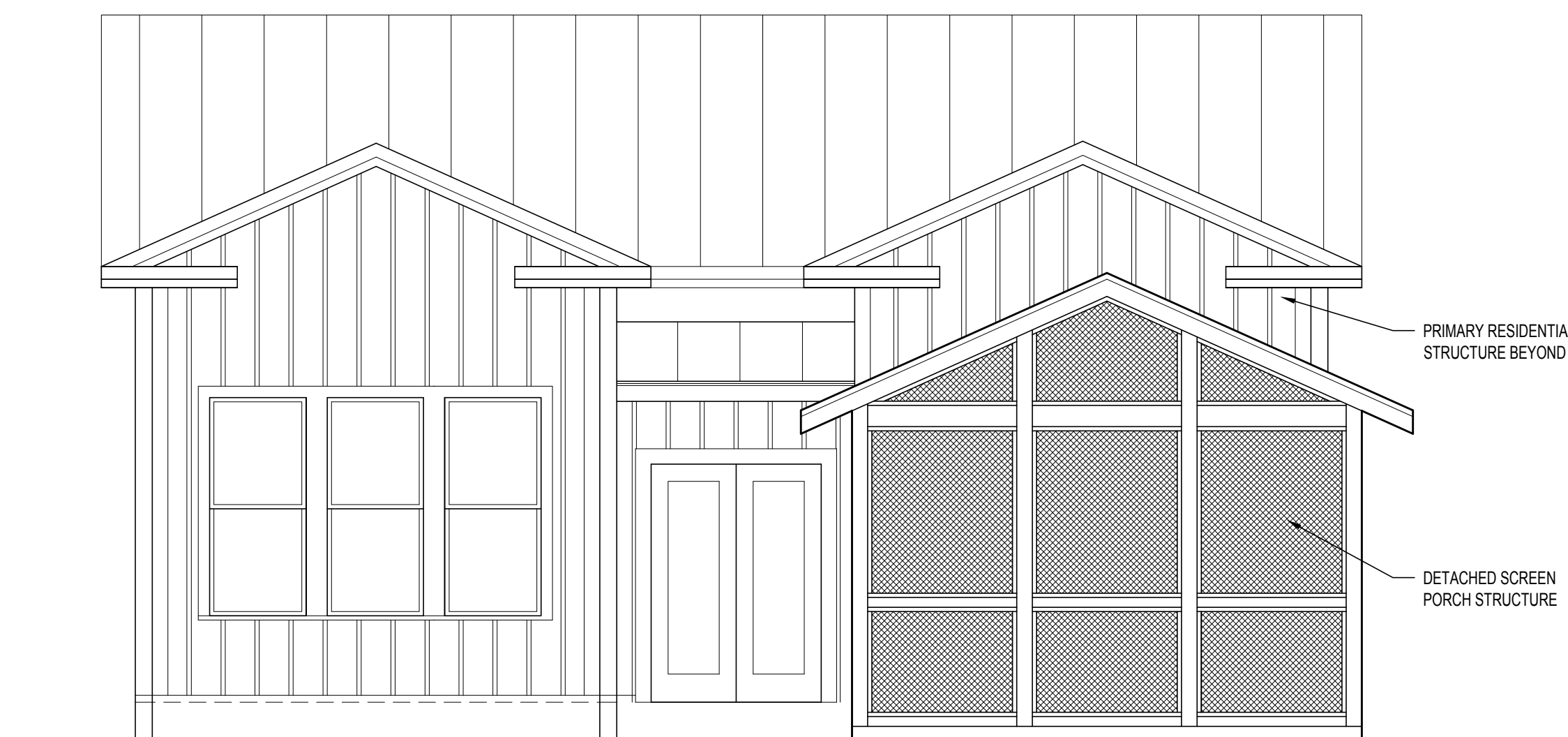
A2



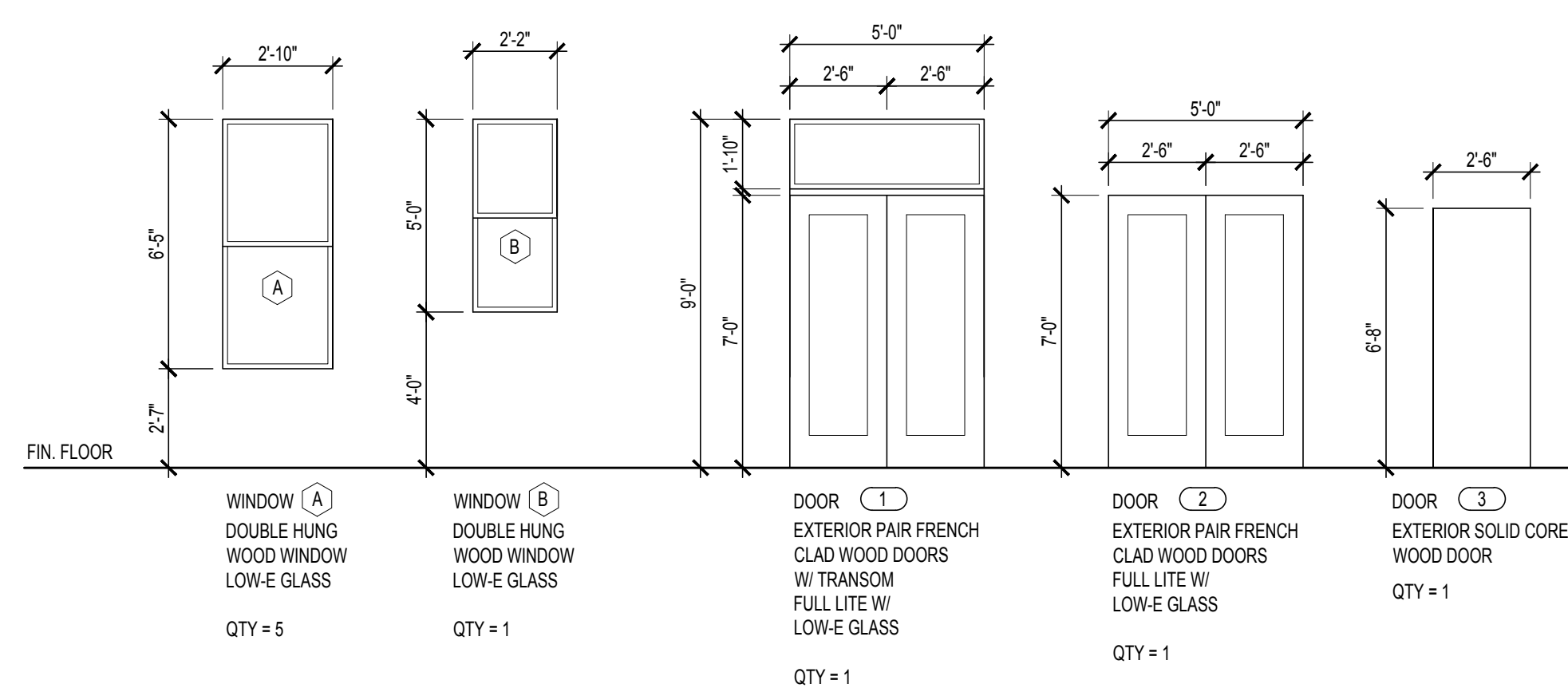
**1** 116 CAMARGO - ROOF PLAN  
SCALE: 1/4" = 1'-0"



**2** 116 CAMARGO - EAST ELEVATION (SCREEN PORCH CONTEXT DRAWING)  
SCALE: 1/4" = 1'-0"



**3** 116 CAMARGO - SOUTH ELEVATION (SCREEN PORCH CONTEXT DRAWING)  
SCALE: 1/4" = 1'-0"



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

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01/23/2022

**116 CAMARGO  
RENOVATION & ADDITION  
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**A3**