HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO:	**2023-271**
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:	Nate Manfred/French & Michigan
OWNER:	Rebecca Trujillo/VILLARREAL CARLOS & TRUJILLO REBECCA
TYPE OF WORK:	Amendment to a previously approved design; removal of caliche wing and reconstruction with wood framing
APPLICATION RECEIVED:	July 06, 2023
60-DAY REVIEW:	September 04, 2023
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously issued Certificate of Appropriateness regarding the treatment of the original, rear wing of the historic structure. At this time, the applicant has proposed to demolish the remaining rear caliche stone walls and to reconstruct this original wing using wood frame construction.

APPLICABLE CITATIONS:

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

A. MAINTENANCE (PRESERVATION)
i. Paint—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. Clear area—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. Vegetation—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. Cleaning—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or highpressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Patching—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. Repointing—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. Removing paint—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. Removing stucco—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

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 is contributing to the Lavaca Historic District.
b. PREVIOUS REVIEW & APPROVALS – The applicant has previously received Certificates of Appropriateness for the construction of rear additions, a screened porch, the rehabilitation of the historic structure, and the removal of non-original, wood framed additions and an original stone wall.
c. CURRENT REQUEST – The applicant is requesting a Certificate of Appropriateness for approval to amend a previously issued Certificate of Appropriateness regarding the treatment of the original, rear wing of the historic structure. At this time, the applicant has proposed to demolish the remaining rear caliche stone walls and to reconstruct this original wing using wood frame construction.
d. STONE WING REMOVAL – The applicant has proposed to demolish an original, caliche stone wing and to reconstruct the addition using wood framing. Specifically, two original stone walls would be removed. The applicant has noted on-site and off-site salvage of the original stone materials. The caliche stone wing is original to the historic structure. The applicant has noted significant damage to the caliche stone walls. While staff finds that significant damage and deterioration has occurred to the original stone walls over time, staff finds that any reconstruction should be done consistently with the Guidelines, with in-kind materials. Specifically, staff finds that original caliche walls should remain at this location through rehabilitation or reconstruction.

RECOMMENDATION:

Staff does not recommend approval based on finding d. Staff recommends the caliche walls remain at this location through rehabilitation or reconstruction. Additionally, the previous stipulations shall also be met.

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.

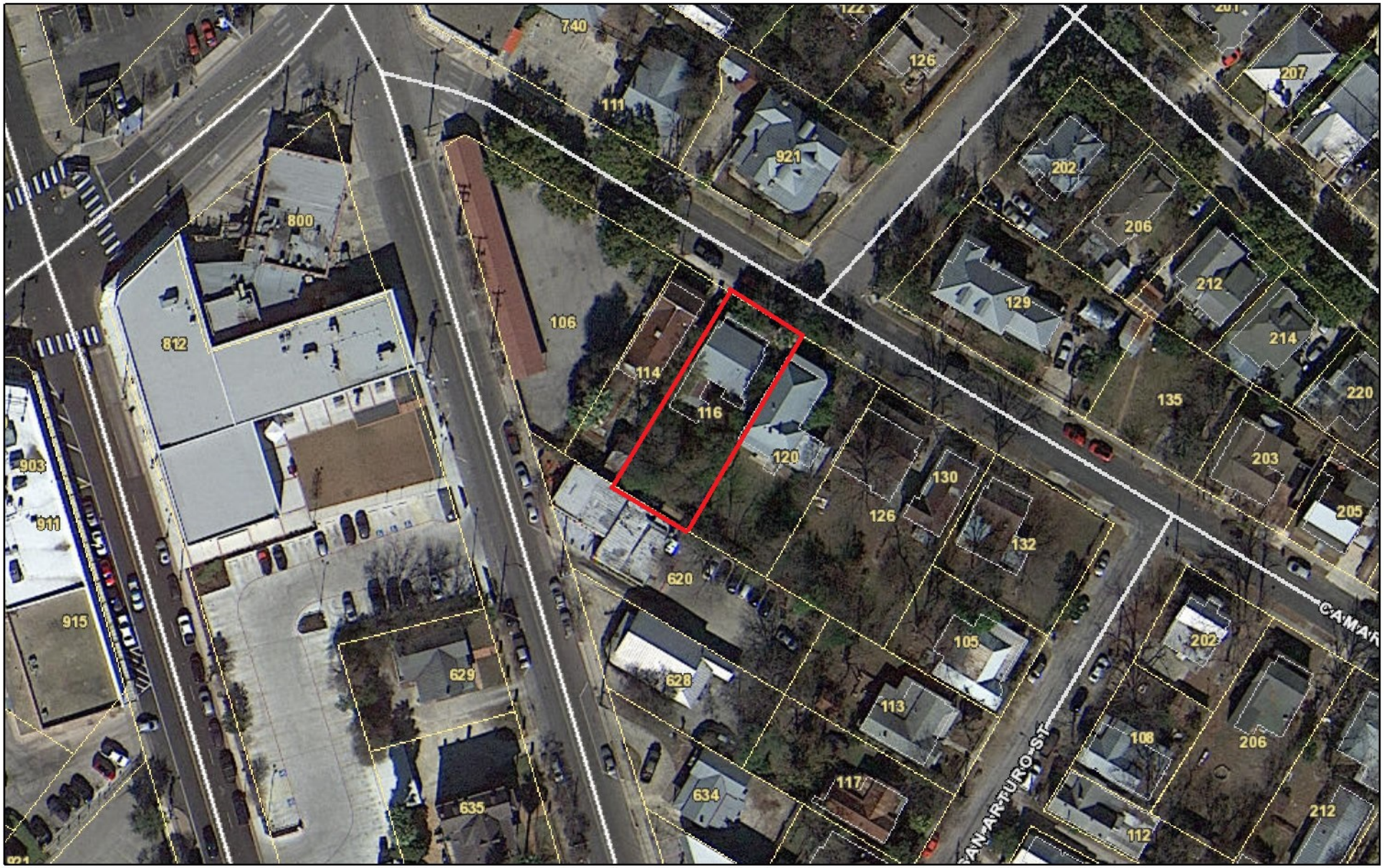
ii. Standing seam metal roofing should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or ridge sleeve. Panels should be smooth with no corrugation or striations.

iii. That the proposed wood windows remain consistent with he adopted window policy document.

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 schedule 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



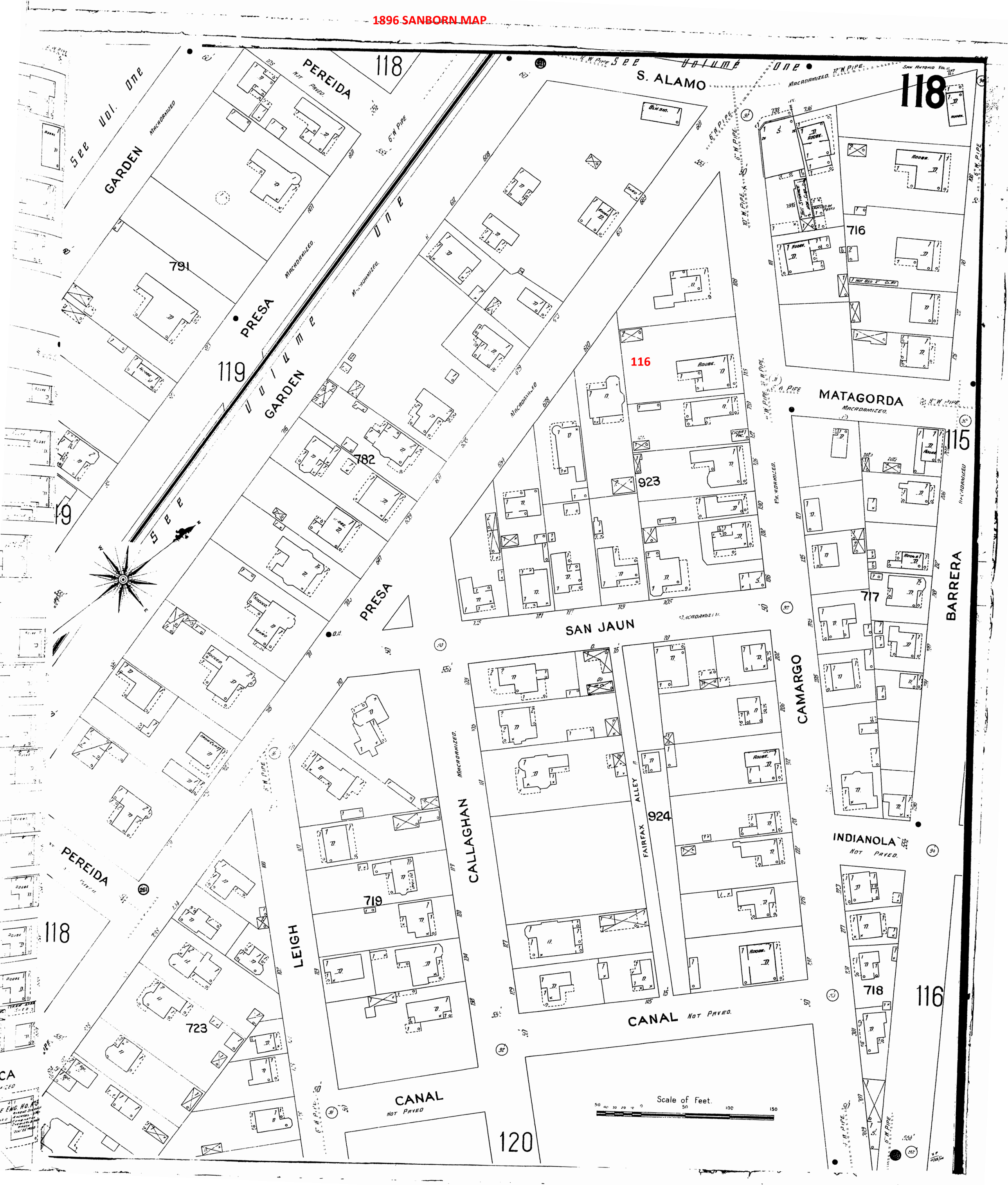
February 6, 2023

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

1896 SANBORN MAP



1904 SANBORN MAP

SAN ANTONIO VOL. 3

251

116

923

244

CAMARGO

MATAGORDA ST.

MACHINERY

See Volume Four

S. PRESA

SAN JUAN

CALLAGHAN AV.

719

CANAL NOT PAVED

251

SAN JUAN MACHINERY

924

CAMARGO

ALLEY

CANAL

EAGER

251

257

DEVINE

723

720

925

FAIRFAX

EAGER MACADAMIZED

252

Scale of Feet.

50 40 30 20 10 0 50 100 150

1921 SANBORN MAP

SAN ANTONIO

CAMARGO

4" W. PIPE

924

925

CANAL

EAGER

33

41

SAN JUAN

CALLAHAN AV.

719

720

723

726

731

923

LEIGH

6" W. PIPE

DEVINE

PRESA

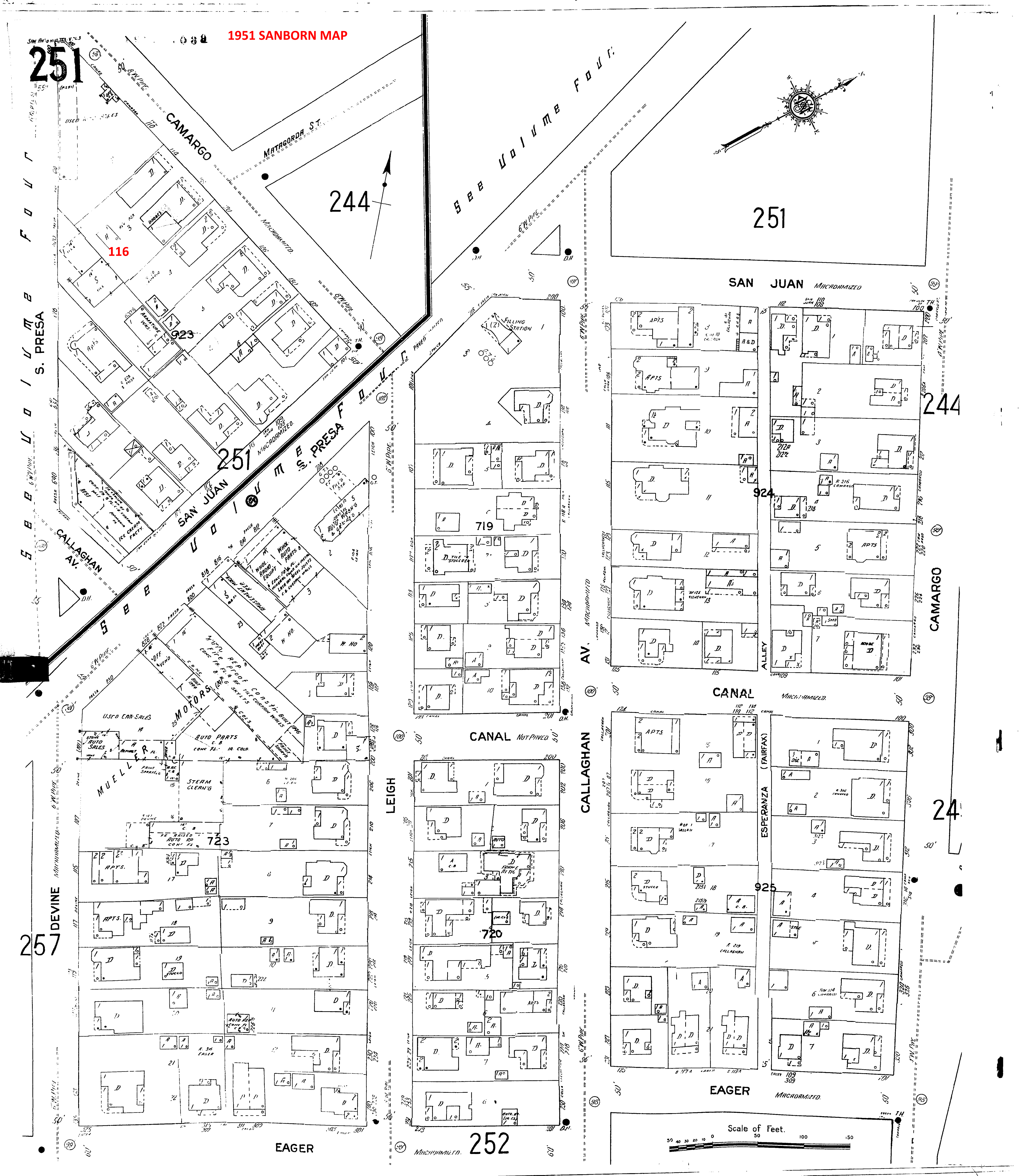
INDIANOLA ST.

SADIE ST.

28

32

Scale of Feet.


1951 SANBORN MAP
251
116
923
924
925
719
720
723
244
252
257
CAMARGO
MATAGORDA ST.
MACADAMIZED
See Volume Four
S. PRESA
SAN JUAN
CALLAGHAN AV.
FILLING STATION
ARMATURE WKS.
ICE CREAM FACTY.
WHOL. RADIO EQUIPT
WHOL. AUTO PARTS
AMUSEMENT MACH REP
W. HO
AUTO REP. Fire proof Constn. Built 1946
MOTORS
USED CAR SALES
STONE AUTO SALES
AUTO PARTS
MUELLER
PRINT SPRAYING
STEAM CLEAN'G
LEIGH
DEVINE
CANAL
NOT PAVED
CALLAGHAN
ALLEY
ESPERANZA (FAIRFAX)
APTS
EAGER
Scale of Feet.
50 40 30 20 10 0 50 100 150

116 Camargo Addition & Remodel
HDRC Photos

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

116 Camargo Addition & Remodel
HDRC Photos

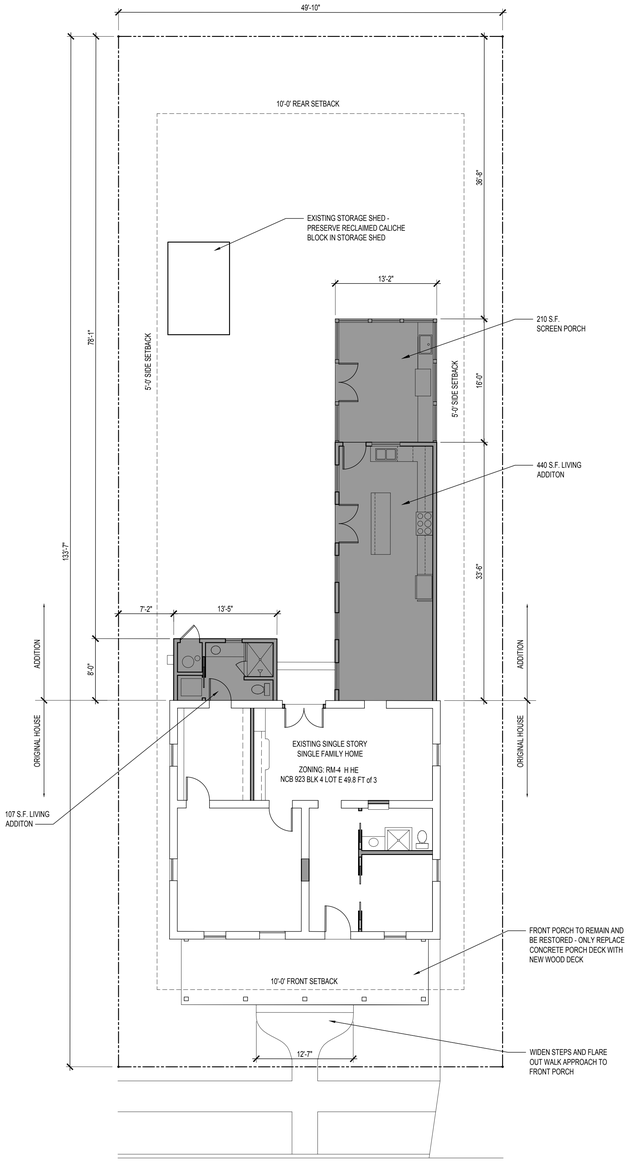
116 Camargo - West Elevation (Side of House)

116 Camargo Addition & Remodel
HDRC Photos

116 Camargo - South Elevation (Rear of House)

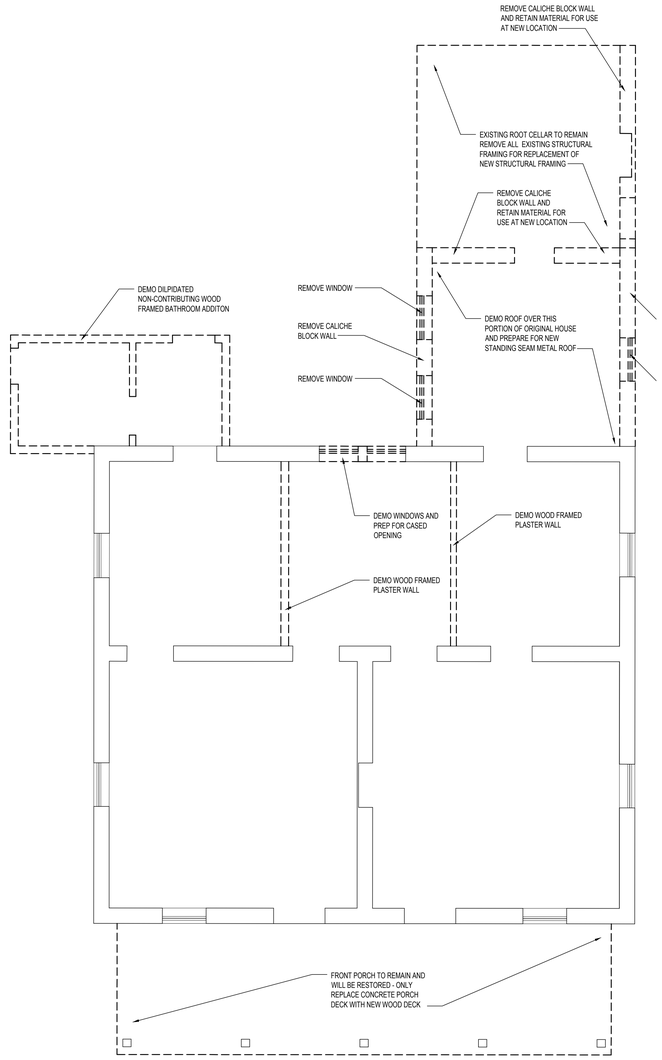
116 Camargo Addition & Remodel
HDRC Photos

East Elevation (Side of House)



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

NORTH



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

NORTH

PLAN SYMBOL KEY

- THERMAL ENVELOPE: EXTERIOR WALLS: R-13 MIN. IN WALL CAVITY 2X4 WOOD STUDS MIN. 16" O.C. MIN. R-13 TOTAL R VALUE ROOF: R-38 MIN. UNDER ROOF DECK 2X6 JOISTS AND RAFTERS 16" O.C.
- INTERIOR WALLS 2X4 WOOD STUDS MIN. 16" O.C.
- INTERIOR WALLS 2X4 WOOD STUDS MIN. 16" O.C. WITH SOUND BATTS
- 110V ELECTRICAL PLUG
- 220V ELECTRICAL PLUG
- GFI ELECTRICAL PLUG
- DATA / CABLE
- SWITCH
- 3 THREE WAY SWITCH
- D DIMMER SWITCH
- H.B. HOSE BIB
- G GAS VALVE
- CEILING FAN WITH LIGHT KIT
- WALL SCONCE
- SUSPENDED DECORATIVE LIGHT
- SURFACE MOUNTED LIGHT
- WP 6" RECESSED CAN LIGHT
- WP 6" WATER PROOF RECESSED CAN LIGHT
- UNDER CABINET LED LIGHTING
- VENT FAN
- SD SMOKE DETECTOR

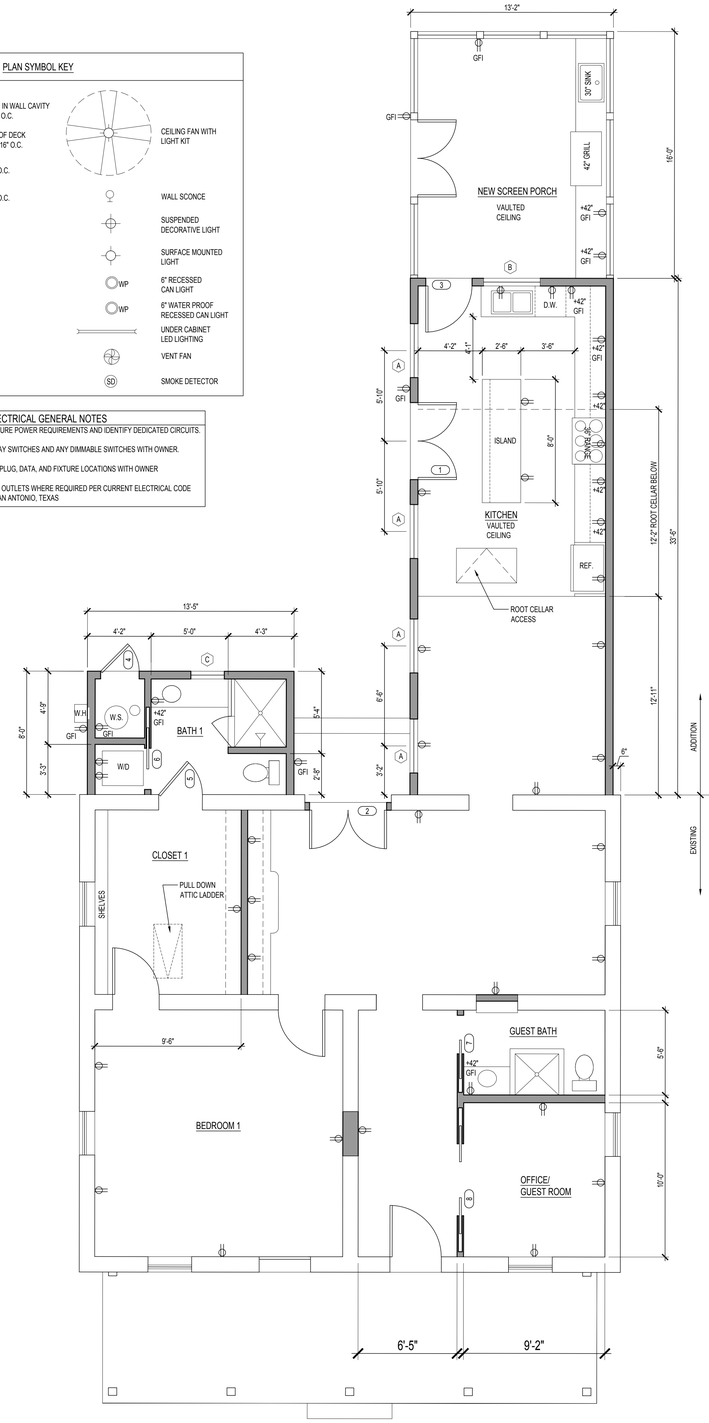
ELECTRICAL GENERAL NOTES

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

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

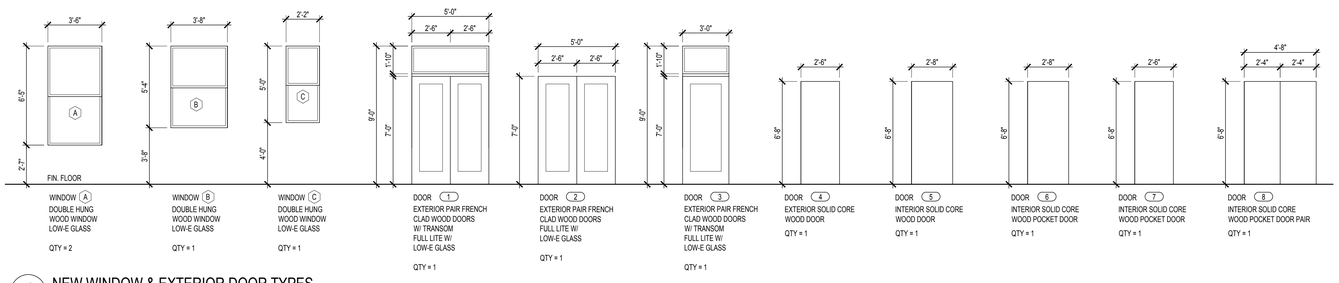
NOTE: CONTRACTOR TO VERIFY ALL PLUG, DATA, AND FIXTURE LOCATIONS WITH OWNER

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



3 116 CAMARGO - REMODEL & ADDITION 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: BUIDING FOOTPRINT

ORIGINAL HOUSE =	1,268 S.F.
ADDITIONS =	379 S.F.
SCREEN PORCH =	210 S.F.
ORIGINAL FRONT PORCH =	272 S.F.
TOTAL PRIMARY RESIDENCE =	2,129 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

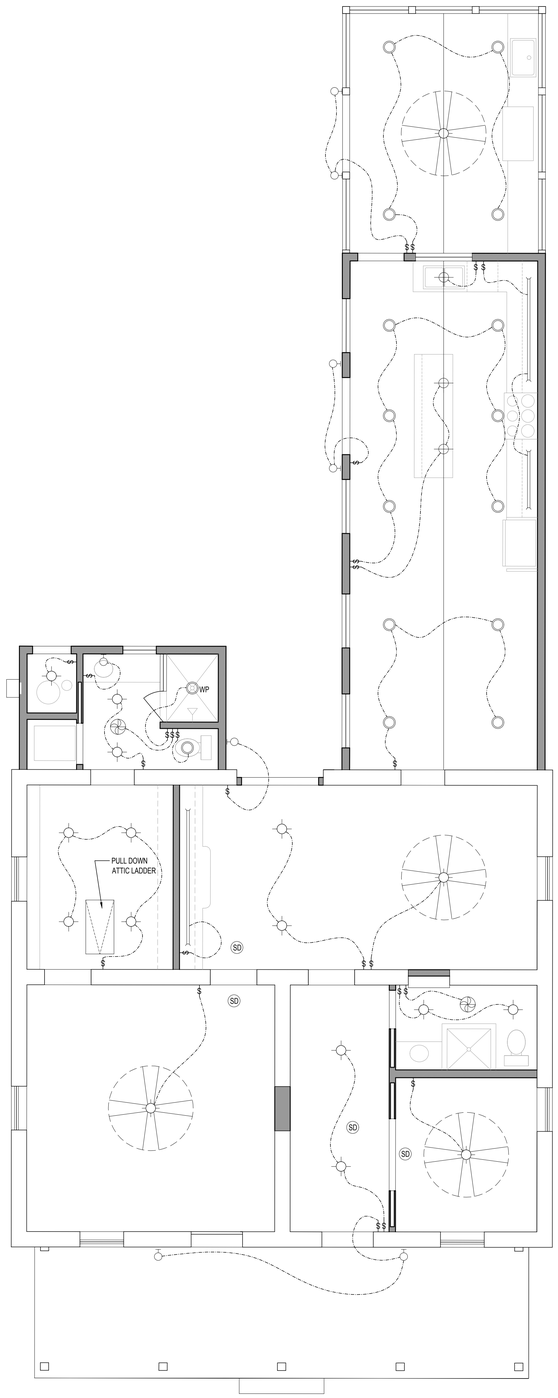
LIST OF DRAWINGS

FRENCH & MICHIGAN

6/6/2023

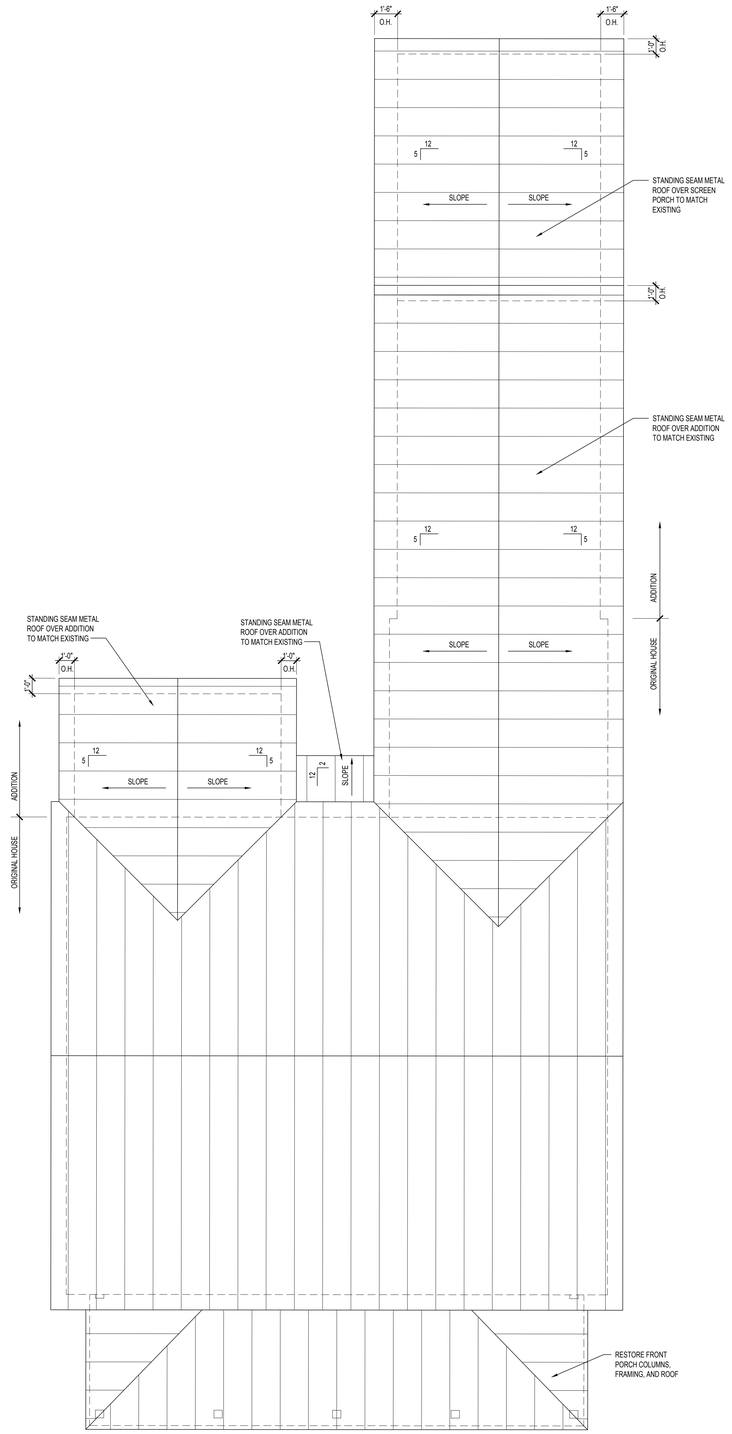
116 CAMARGO
RENOVATION & ADDITION
SAN ANTONIO, TEXAS 78210

A1



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

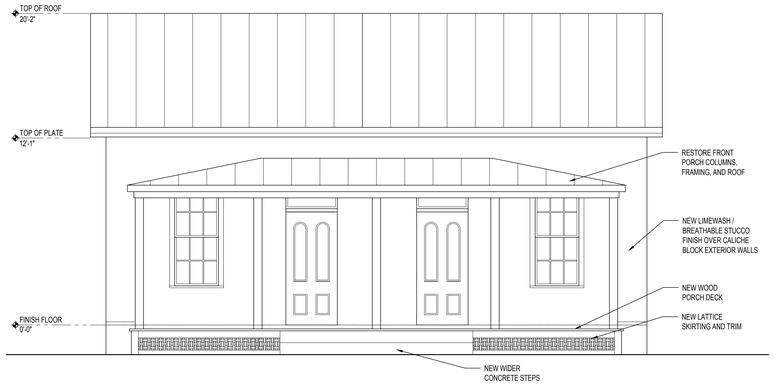
NORTH



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

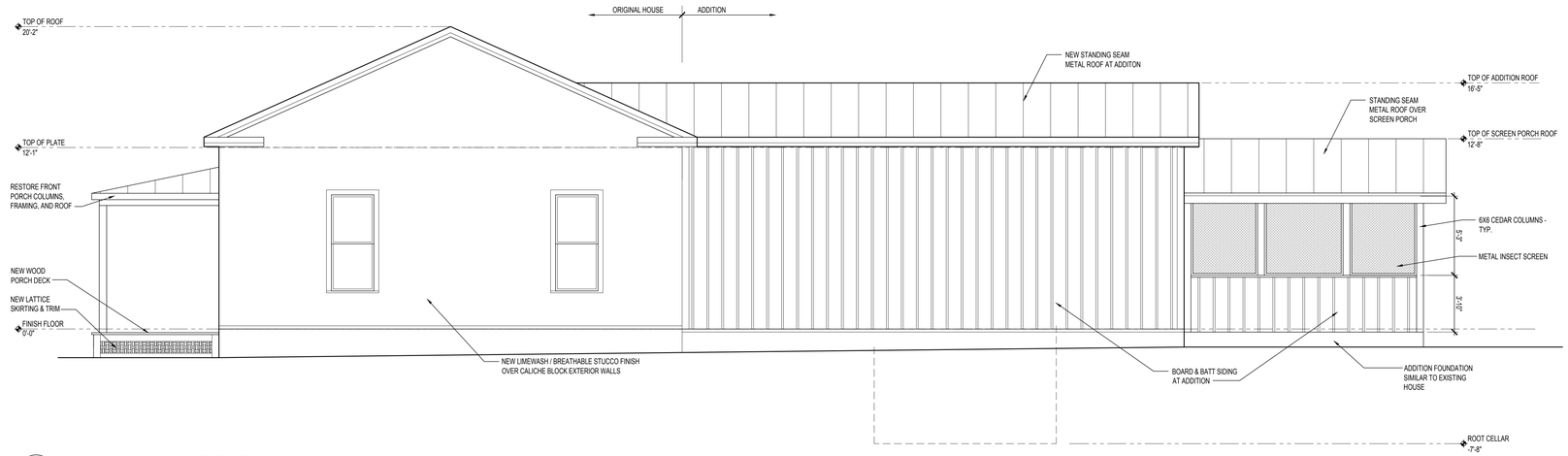
NORTH

FRENCH & MICHIGAN		
6/6/2023	116 CAMARGO RENOVATION & ADDITION SAN ANTONIO, TEXAS 78210	A2



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"

FRENCH & MICHIGAN		
6/6/2023	116 CAMARGO RENOVATION & ADDITION SAN ANTONIO, TEXAS 78210	A3

West wall. This is the same wall as above but different angle. Due to roof leaking water and no gutter, the wall has eroded and bowed in approx.. 4 inches inward

West wall. We are proposing to remove due to it leaning to the right 4 inches.

East wall. We are proposing to remove due to it leaning to the right 3 inches.

West wall. Picture of a level applied, showing its out of plump to the right approx. 3 inches.