

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-345
ADDRESS: 216 CAMARGO
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Henry Tijerina /Tijerina Construction
OWNER: Ray Langston /LANGSTON RAYMOND & PATRICIA
TYPE OF WORK: Sidewalk modifications, driveway modifications
APPLICATION RECEIVED: August 11, 2023
60-DAY REVIEW: October 10, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

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

1. Install new concrete walkways connecting the driveway to the existing front walkway and replace the existing front walkway.
2. Install a 12-foot-wide concrete driveway.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The primary structure at 216 Camargo is a single-story, single-family residence constructed in the Craftsman style circa 1890 and makes its first appearance on the 1896 Sanborn map under the street address 218 Camargo. The address change to 216 Camargo is noted in the 1931 Sanborn map. The structure features a standing seam metal roof, an asymmetrical front porch on wood post supports, wood siding, and one-over-one wood windows. The property is contributing to the Lavaca Historic District.
- b. CASE HISTORY – Staff received a citizen report on August 10, 2023, that a concrete driveway and sidewalk were being replaced. Staff conducted a site visit and left a stop work order.
- c. SIDEWALK – The applicant is requesting to install new concrete sidewalk connecting the driveway to the existing front walkway and replacing the existing front walkway material with concrete. Per the Guidelines for Site Elements 5.A. ii and iii, portions of sidewalks or walkways that are deteriorated beyond repair should be replaced. Every effort should be made to match existing sidewalk color and material. Follow the historic alignment, configuration, and width of sidewalks and walkways. Staff finds that returning the sidewalk to its original condition and configuration are consistent with the guidelines. Additionally, staff finds the introduction of the walkway connecting the driveway to the sidewalk is generally consistent with the guidelines. Staff finds that the applicant submits an updated annotated site plan to reflect the measurements of the walkway and sidewalk.
- d. DRIVEWAY MODIFICATION (AMENDMENT) – The applicant is requesting to install a 12-foot-wide concrete driveway. The Guideline 5.B.i for Site Elements states to retain and repair in place historic driveway configurations, such as ribbon drives, and to incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Staff finds the proposed modifications to be inconsistent with the guidelines, however, the driveways located on Camargo generally have a wider driveway. Staff finds this request to be reflective of the historic district.

RECOMMENDATION:

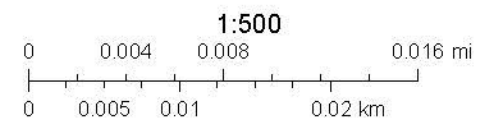
Staff recommends approval of item 1, based on finding c, with the stipulation that the applicant submits an updated annotated site plan to reflect the measurements of the walkway and sidewalk.

Staff recommends approval of item 2, based on finding d.

City of San Antonio One Stop



September 1, 2023









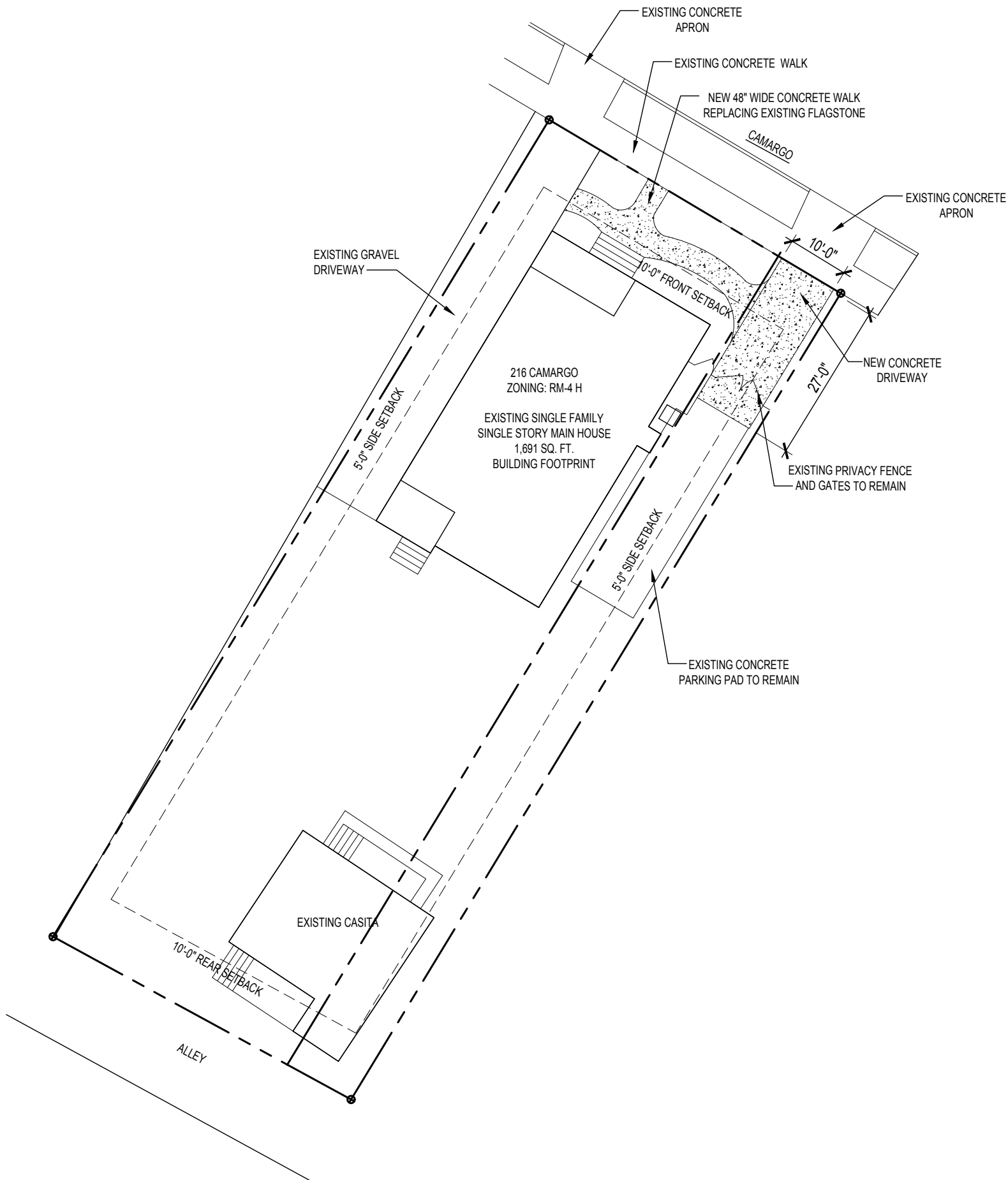










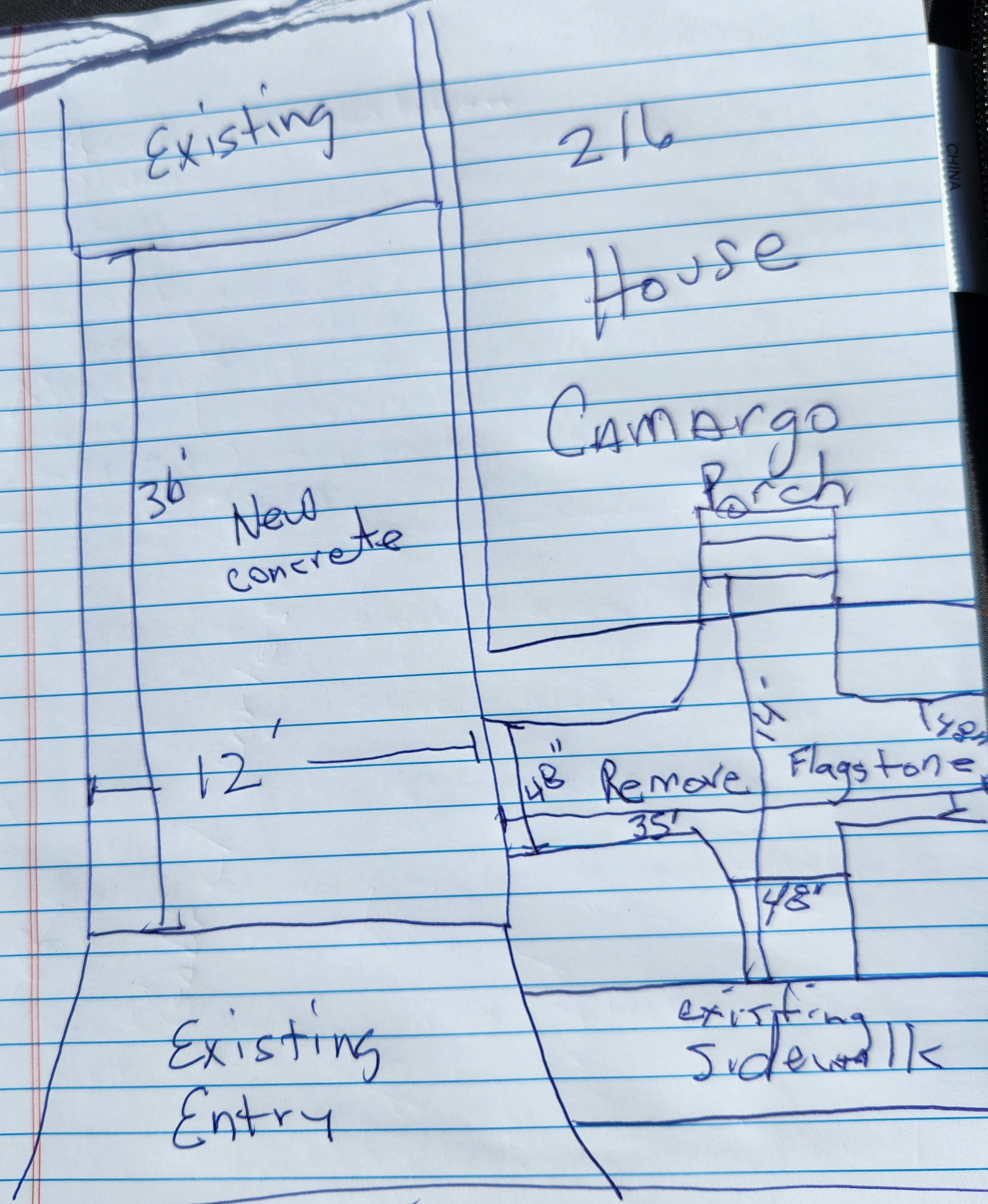


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216 CAMARGO - SITE PLAN

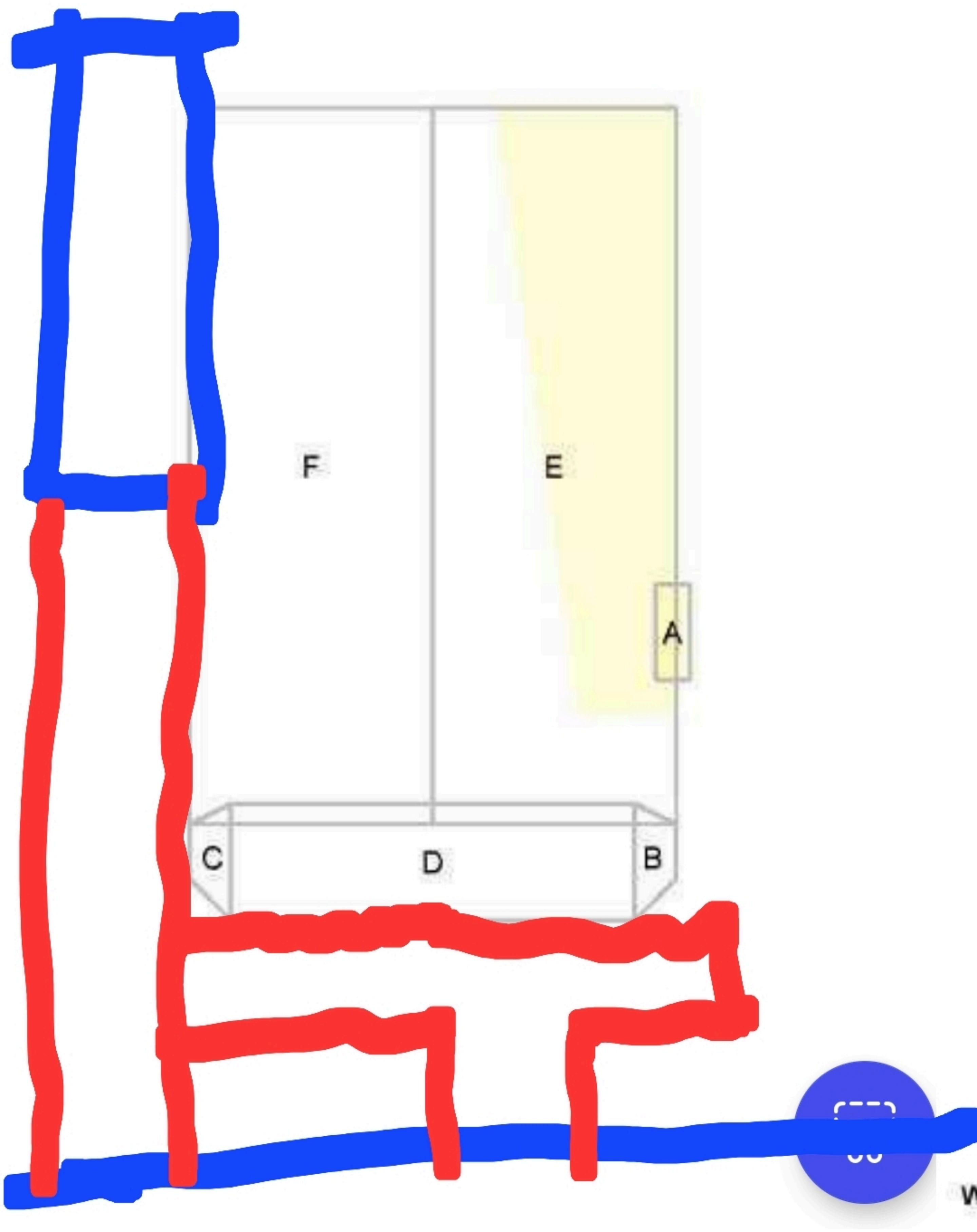
SCALE: 1" = 20'-0"





216 Site plan
Camargo

smallest to largest (A to Z) for easy reference.



of yellow shaded areas is needed. Details are on the Summary Page.



Investigation Report

Property

Address	216 Camargo
District/Overlay	Lavaca

Site Visit

Date	08/10/2023
Time	09:02 AM (-5 GMT)
Context	citizen report
Present Staff	Rachel Rettaliata
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Driveway replacement and front walkway replacement or modification (need to verify with previous photos). An expired COA is on file for the installation of a ribbon driveway from May 2022.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation



Investigation Report

Photographs





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Aug 10, 2023 at 9:01:25 AM
216 Camargo St
San Antonio TX 78210
United States

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
1901 S. Alamo St. San Antonio, Texas 78204
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035

NOTICE OF INVESTIGATION

ADDRESS: 216 CAMARGO [BCAD] OWNER: _____

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-451(a): Work without Certificate of Appropriateness (COA): PERMITS FOR FOR DRIVEWAY FROM MAY 2012 IS EXPIRED.

☒ Code 35-451(b): Work beyond Scope of Approval: WINDOW REPLACEMENTS

☐ Code 35-615: Demolition by Neglect: _____

STOP WORK: ☒ Yes ☐ Not Applicable

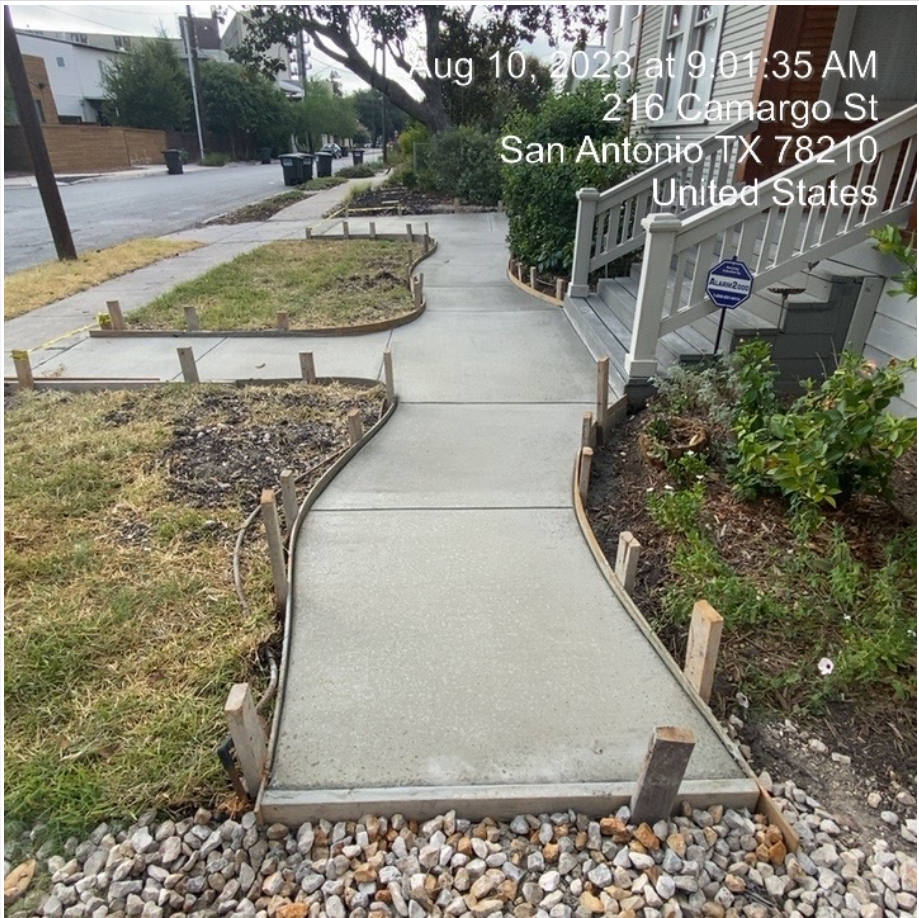
Please contact the Office of Historic Preservation within 48 hours of the inspection date: 8/10/2023

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Consentment failure to comply with the laws of the City of San Antonio and the State of Texas with subject you to criminal and civil penalties, to the full extent permitted by law. Violation of City ordinance are criminal offenses if violations are willful and will be prosecuted accordingly. Violations of these laws are also subject to civil prosecution to state district courts by the City of San Antonio. Penalties for criminal violations of the ordinance that are not listed in (1) a criminal conviction on your record; (2) criminal fines; (3) civil penalties; (4) civil penalties in the range of \$1,000.00 per day; (5) attorney's fees; (6) expenses of the City of the matter; (7) damages; (8) costs of the City of the matter; (9) costs of the City of the matter; (10) costs of the City of the matter; (11) costs of the City of the matter; (12) costs of the City of the matter; (13) costs of the City of the matter; (14) costs of the City of the matter; (15) costs of the City of the matter; (16) costs of the City of the matter; (17) costs of the City of the matter; (18) costs of the City of the matter; (19) costs of the City of the matter; (20) costs of the City of the matter; (21) costs of the City of the matter; (22) costs of the City of the matter; (23) costs of the City of the matter; (24) costs of the City of the matter; (25) costs of the City of the matter; (26) costs of the City of the matter; 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Investigation Report



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