

# HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

**HDRC CASE NO:** 2021-608  
**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:** Rebecca Trujillo/VILLARREAL CARLOS & TRUJILLO REBECCA  
**OWNER:** Rebecca Trujillo/VILLARREAL CARLOS & TRUJILLO REBECCA  
**TYPE OF WORK:** Partial demolition of a rear accessory structure  
**APPLICATION RECEIVED:** November 08, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

1. Demolish the portion of the rear accessory structure located on the property at 116 Camargo.
2. Construct a 1-story, 580-square-foot new rear accessory structure.

## APPLICABLE CITATIONS:

*Unified Development Code Sec. 35-614. - Demolition.*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c) in order to receive a certificate for demolition of the property.

### *(b) Unreasonable Economic Hardship.*

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

*(c) Loss of Significance.*

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

*(d) Documentation and Strategy.*

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

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

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.



### 3. Materials and Textures

#### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 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 principal 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.

#### B. 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.

### 6. Mechanical Equipment and Roof Appurtenances

## A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

## 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.

## 7. 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.

### *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 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 currently features a 1-story rear accessory structure that straddles the property line with the neighboring property at 114 Camargo. The current rear accessory structure first appears in its existing configuration on the 1931 Sanborn Maps and is not original to the property. The property is contributing to the Lavaca Historic District.
- b. DEMOLITION – The applicant is requesting approval for the demolition of the portion of the rear accessory structure that is on the property at 116 Camargo only and is requesting to enclose the remaining portion of the rear accessory structure located at 114 Camargo and construct a 1-story rear accessory structure on 116 Camargo in an alternate location. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. CONTRIBUTING STATUS – The existing rear accessory structure is a 1-story structure that was constructed circa 1930. The original rear accessory structure appears on the 1911 Sanborn Map and is not located on the rear property line. Several rear accessory structures appear on the Sanborn Maps on 116 Camargo of varying footprints in other locations. The current rear accessory structure appears on the 1931 Sanborn Maps as an auto structure in the existing location and footprint, when 114 and 116 Camargo were a single property. The structure is a 1-story, wood-frame accessory structure with a clipped side gable metal roof, board and batten and horizontal wood cladding, and carriage-style wood doors. The structure is contributing to the district.

### Findings related to request item #1:

- 1a. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

- i. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;*

[The applicant has provided one cost estimate of \$85,000 to rehabilitate the 180-square-foot existing structure to make it habitable. The applicant has provided a cost estimate of \$3,700 for the full demolition of the portion of the existing structure located on the property at 116 Camargo.]

- ii. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable*

*rate of return;*

[The applicant has provided one cost estimate for rehabilitation of the existing structure and has expressed that the property owners of the neighboring property at 114 Camargo do not wish to rehabilitate or remove the portion of the structure located on the property at 114 Camargo. The applicant does not find that their half of the structure can be reasonably adapted to suit their needs.]

*iii. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.*

[This is not applicable to the current owner.]

- 1b. LOSS OF SIGNIFICANCE – The applicant may provide to the Historic and Design Review Commission additional information which may show a loss of significance in regard to the subject of the application in order to receive Historic and Design Review Commission recommendation of approval of the demolition. If, based on the evidence presented, the Historic and Design Review Commission finds that the structure or property is no longer historically, culturally, architecturally, or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the Historic and Design Review Commission must find that the owner has provided sufficient evidence to support a finding by the Commission that the structure or property has undergone significant or irreversible changes which have caused it to lose the historic, cultural, architectural, or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the Historic and Design Review Commission must find that such changes were not caused either directly or indirectly by the owner and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect. The existing rear accessory structure shows evidence of wood rot, features damage caused by tree growth, and deterioration of the metal roofing material, wood frame, and wood cladding. The existing rear accessory structure does not feature a foundation and is sinking into the surrounding earth. Staff finds that the structure shows signs of significant deterioration.
- 1c. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION – The applicant has proposed to construct a 1-story, approximately 580-square-foot rear accessory structure in a new location along the rear property line. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the proposed new rear accessory structure with the primary orientation facing north toward the rear of the primary structure. Rear accessory structures are often found along rear property lines in the Lavaca Historic District. The existing structure is currently located in the center of the rear yard between 114 and 116 Camargo. Staff finds the proposed setback and orientation appropriate and consistent with accessory structures found in the district.
- 2b. SCALE & MASS – The applicant has proposed a 1-story rear accessory structure with a shed roof. The rear accessory structure will measure 13'-1 ½" at its tallest point. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures. Staff finds the proposal consistent with the Guidelines.

- 2c. **FOOTPRINT** – The applicant has proposed a footprint of approximately 580 square feet for the rear accessory structure. The structure will feature a 3’ pop out to the north on the front façade. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Additionally, Guideline 2.D.i for New Construction states that the building footprint for new construction should be limited to no more than 50 percent of the total lot area. The existing rear accessory structure is approximately 180 square feet. The applicant has indicated that the removal of the existing portion of the rear accessory structure on their lot and the construction of the new rear accessory structure will result in a 32 percent lot coverage. Staff finds the proposed footprint consistent with the Guidelines.
- 2d. **ROOF FORM** – The applicant has proposed a shed roof form. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the existing rear accessory structure is a side gable roof form. According to the Historic Design Guidelines for New Construction, garage and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form and should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. As the proposed shed roof form is visually subordinate to the principal historic structure, is a simplified architectural detail, and because the proposed rear accessory structure will not be visible from the public right-of-way, staff finds the proposal consistent with the Guidelines.
- 2e. **MATERIALS** – The applicant has proposed to construct a new 1-story rear accessory structure that will feature fiber cement lap siding, a metal roof, 3 sets of full-lite, fully wood French doors with transoms on the north façade, wood or wood-clad windows, and vinyl windows. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds that fully wood or aluminum clad wood windows would be most appropriate.
- 2f. **MATERIALS: DOORS AND WINDOWS** – The applicant has proposed to install fully wood, full-lite French doors with transom windows on the north façade, one two-over-two aluminum-clad wood or fully wood window on the east and west elevations, a two-over-two aluminum-clad wood or fully wood window and a high horizontal vinyl window on the south elevation. The aluminum-clad or fully wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds that vinyl windows are inappropriate and that all windows and doors should be fully wood or aluminum-clad wood windows. The applicant should submit final material specifications to staff for review and approval.
- 2g. **WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows and doors with traditional proportions and one (1) high horizontal vinyl window on the south elevation. Guideline 2.C.i for New Construction states that applicants should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Staff finds that the applicant should update the fenestration pattern on the south elevation to feature more traditional proportions.
- 2h. **ARCHITECTURAL DETAILS** – New structures should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds that the design of the new 1-story rear accessory structure is appropriate.
- 2i. **LANDSCAPING PLAN** – The applicant has not provided a landscaping plan at this time. The

landscaping should maintain more than 50 percent of the property's green space. Staff finds that the applicant should submit a landscaping plan showing any proposed landscaping modifications for review.

## **RECOMMENDATION:**

Item 1, staff recommends approval of the demolition of the portion of the rear accessory structure located at 116 Camargo based on findings a through c and 1a through 1c with the following stipulations:

- i. That materials from the historic accessory structure including salvageable wood siding and wood doors be salvaged and stored on site for use in future construction.

Item 2, staff recommends approval of the construction of the 1-story rear accessory structure based on findings 2a through 2i with the following stipulations:

- i. That the applicant installs fully wood or aluminum-clad wood windows that meet staff's standard window specifications based on finding 2f. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Final materials specifications must be submitted to staff for review and approval.
- ii. That the applicant proposes a fenestration pattern and window opening proportions on the south elevation that are more consistent with the Guidelines and the Standard Specifications for Windows in Additions as noted in finding 2g. The applicant is required to submit updated elevation drawings showing traditional window proportions on the rear elevation to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submits final material specifications for the proposed doors, cladding, and roofing to staff for review and approval based on findings 2g through 2f.
- iv. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- v. That the applicant submits a landscaping plan to staff for review and approval based on finding 2i.

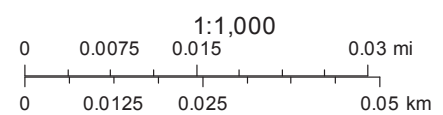


# City of San Antonio One Stop



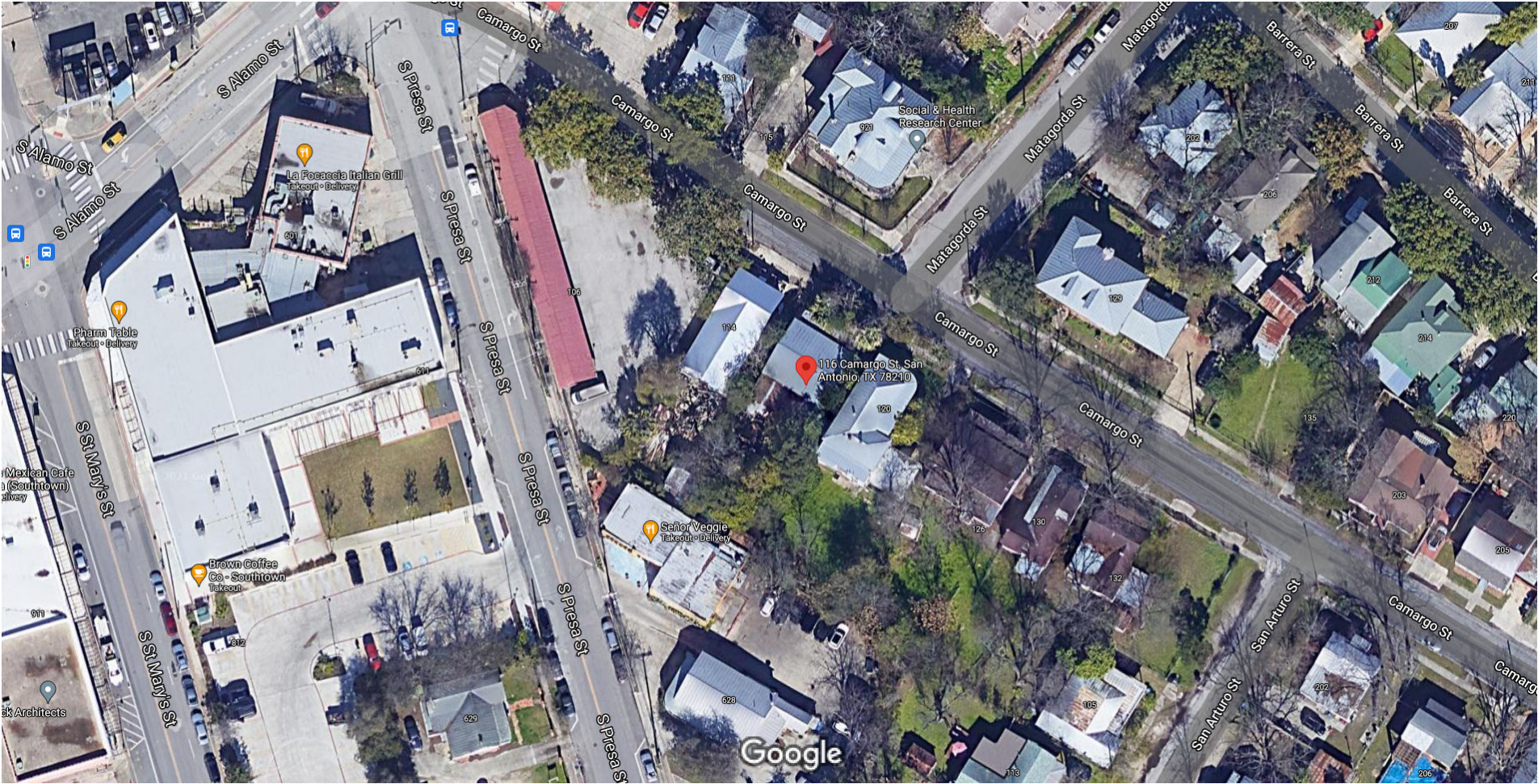
May 14, 2021

 User drawn lines





Google Maps 116 Camargo St



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 20 ft



Google Maps 116 Camargo St



Imagery ©2021 Google, Map data ©2021 Google 20 ft



Google Maps 116 Camargo St



Imagery ©2021 Google, Map data ©2021 Google 20 ft



Google Maps 116 Camargo St



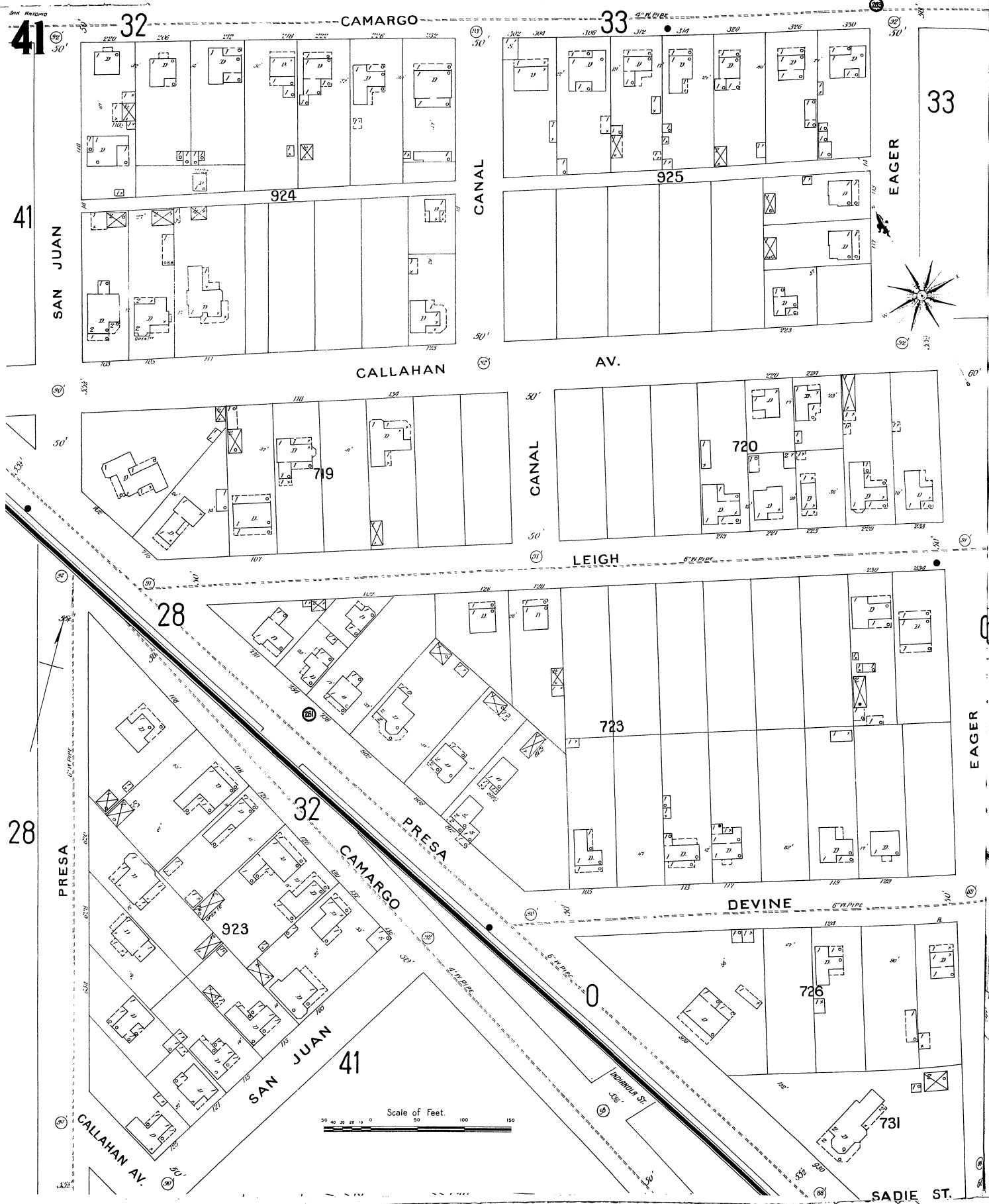
Imagery ©2021 Google, Map data ©2021 Google 20 ft



## Google Maps 116 Camargo St



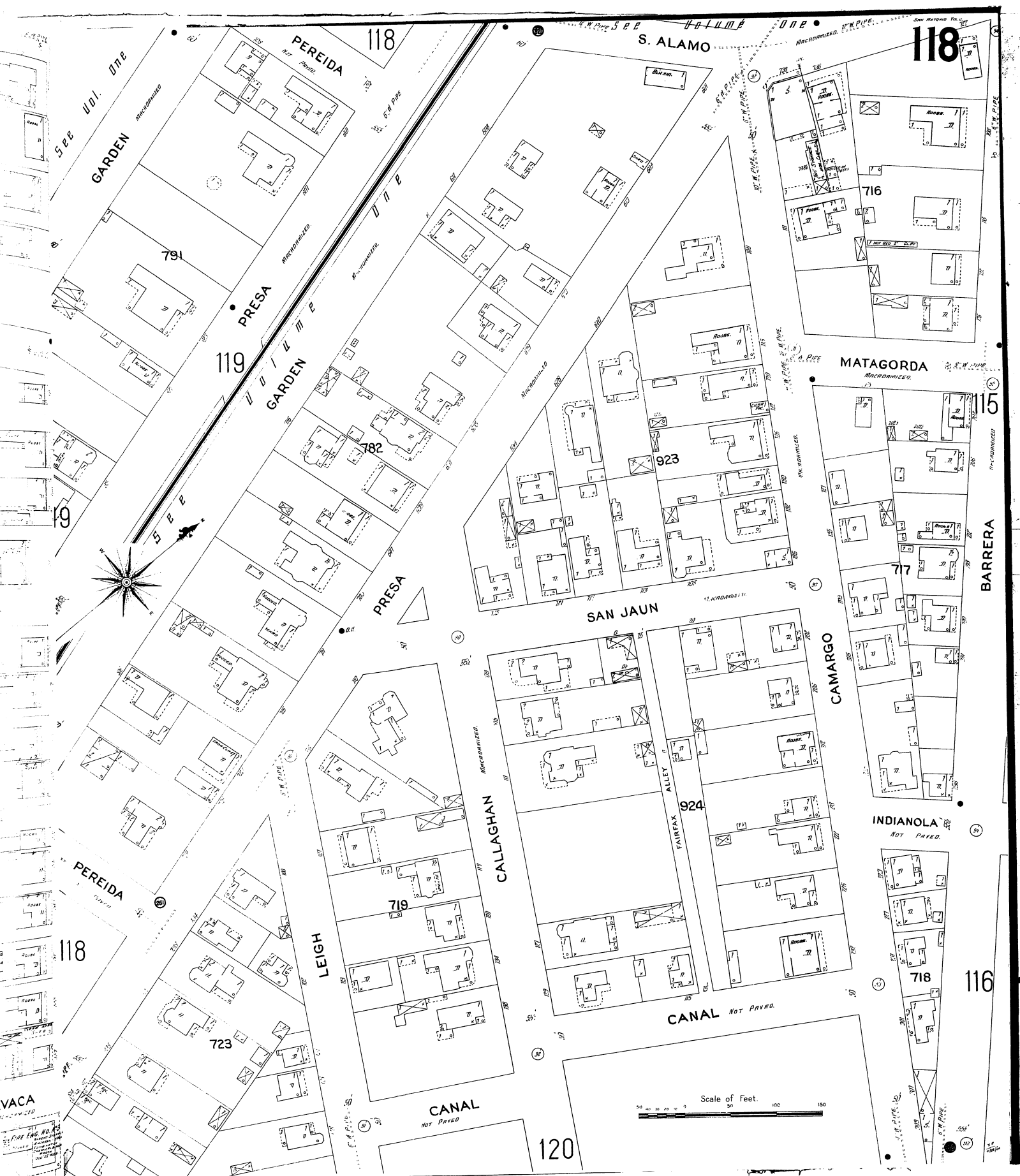
Imagery ©2021 Google, Map data ©2021 20 ft



85  
COMEL  
S. COMEL  
EAGER



Scale of Feet



Scale of Feet.  
50 100 150

251

244

251

244

24

252

S E B U O I U M B F O U R  
S. PRESA  
CALLAGHAN AV.  
IDEVINE

CAMARGO

MATAGORDA ST.

SEE VOLUME FOUR

SAN JUAN MICHOMIZED

CAMARGO

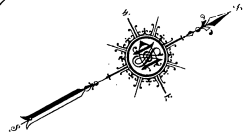
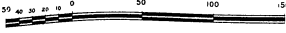
CANAL MICHOMIZED

ESPERANZA (PAIFAK)

EAGER MICHOMIZED

EAGER

Scale of Feet.



S E B U O I U M B F O U R  
S. PRESA  
CALLAGHAN AV.  
IDEVINE

CAMARGO

MATAGORDA ST.

SEE VOLUME FOUR

SAN JUAN MICHOMIZED

CAMARGO

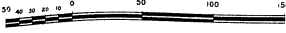
CANAL MICHOMIZED

ESPERANZA (PAIFAK)

EAGER MICHOMIZED

EAGER

Scale of Feet.









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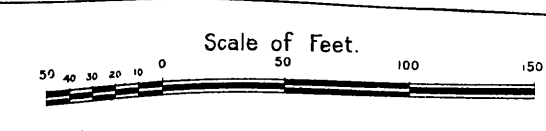
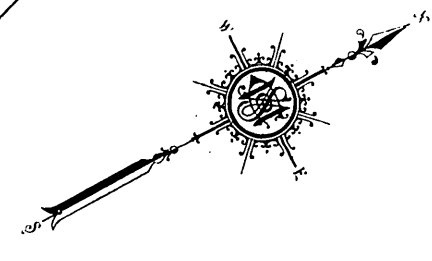
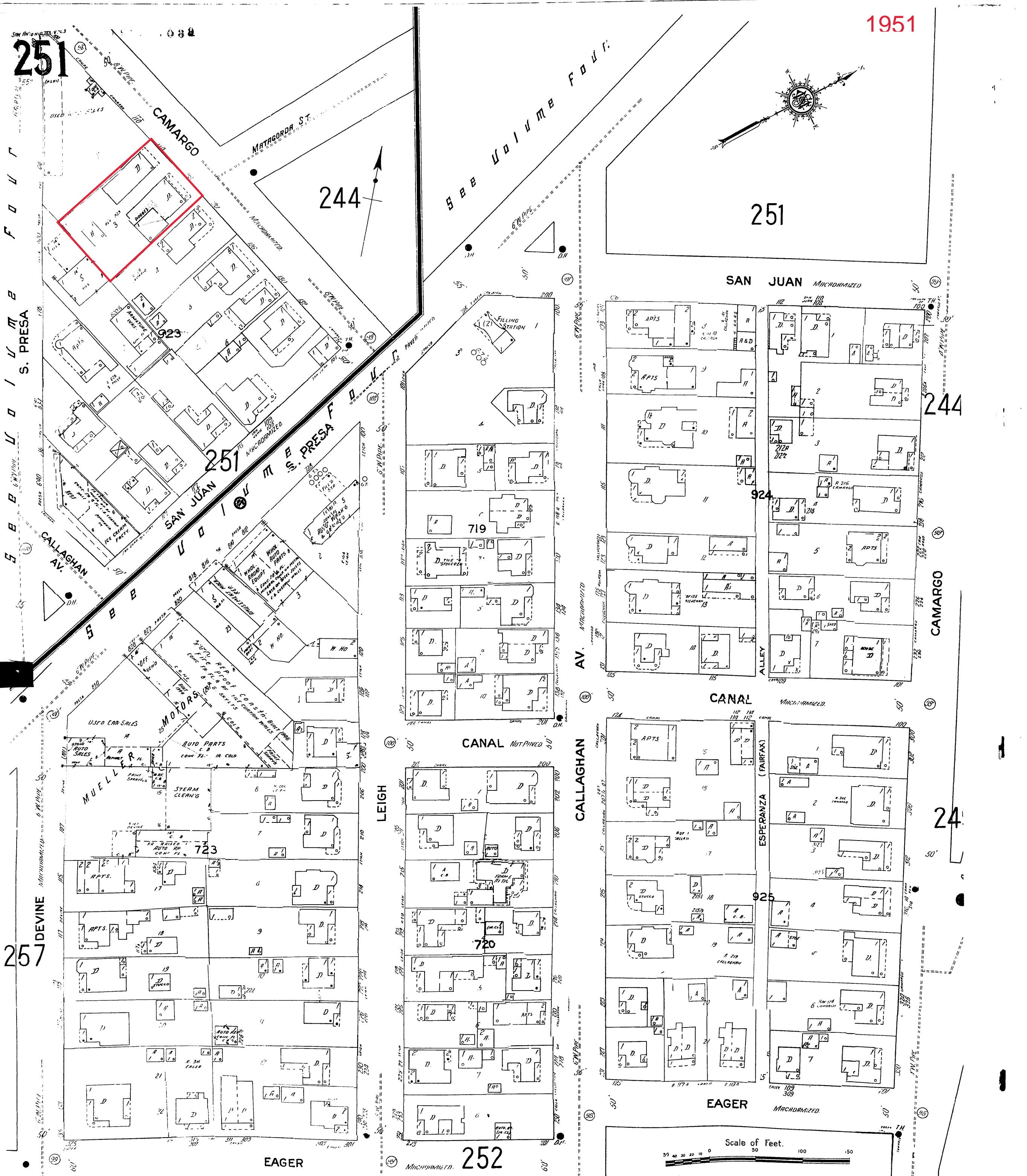
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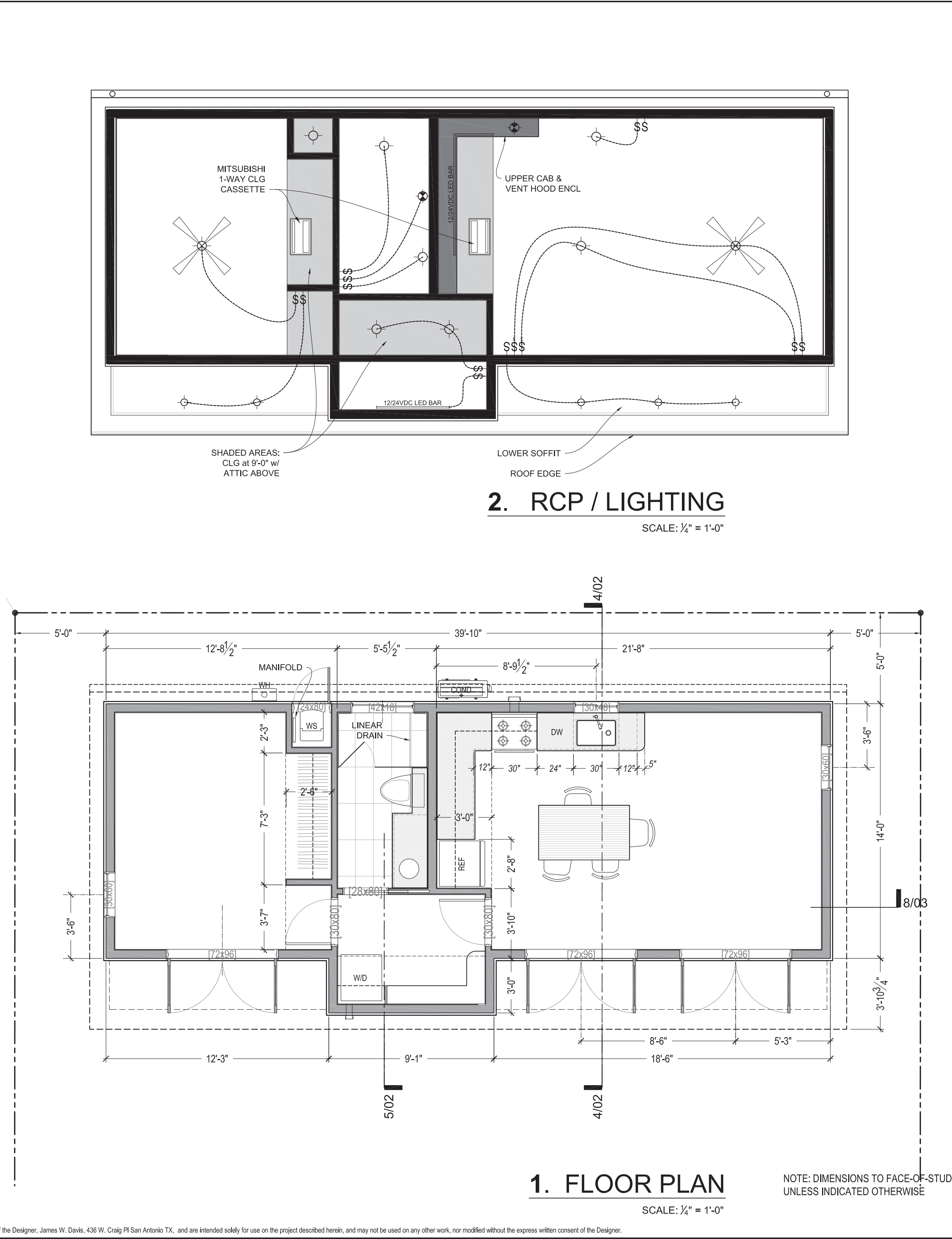
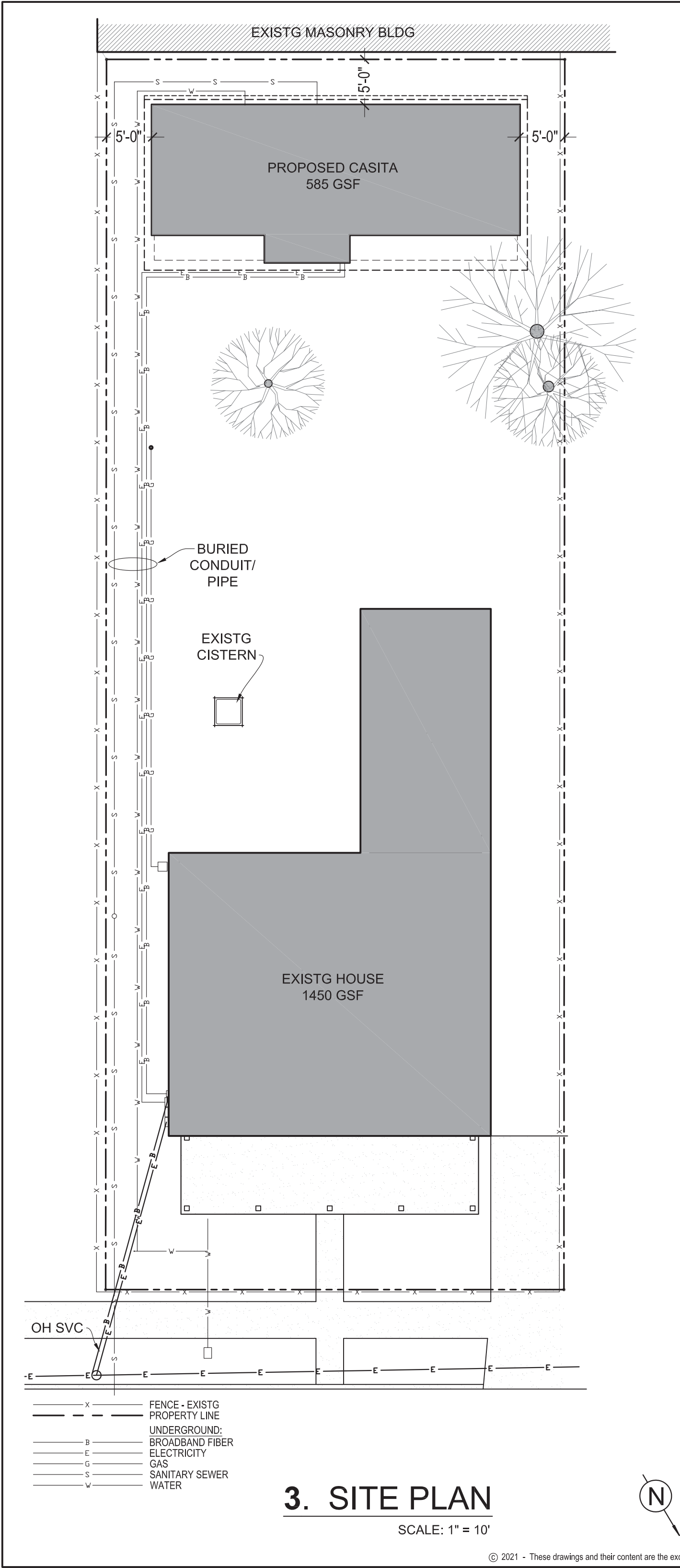
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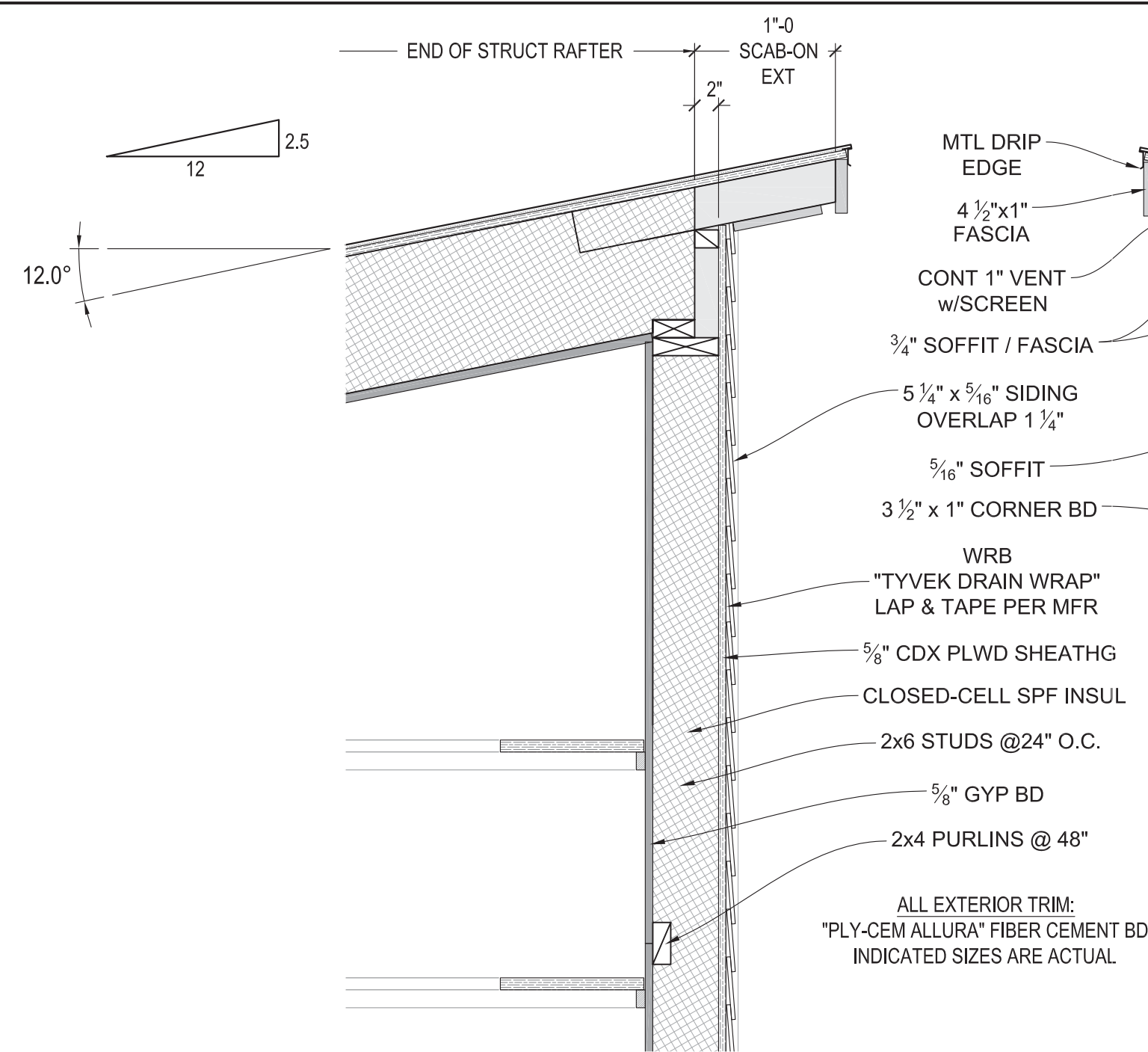
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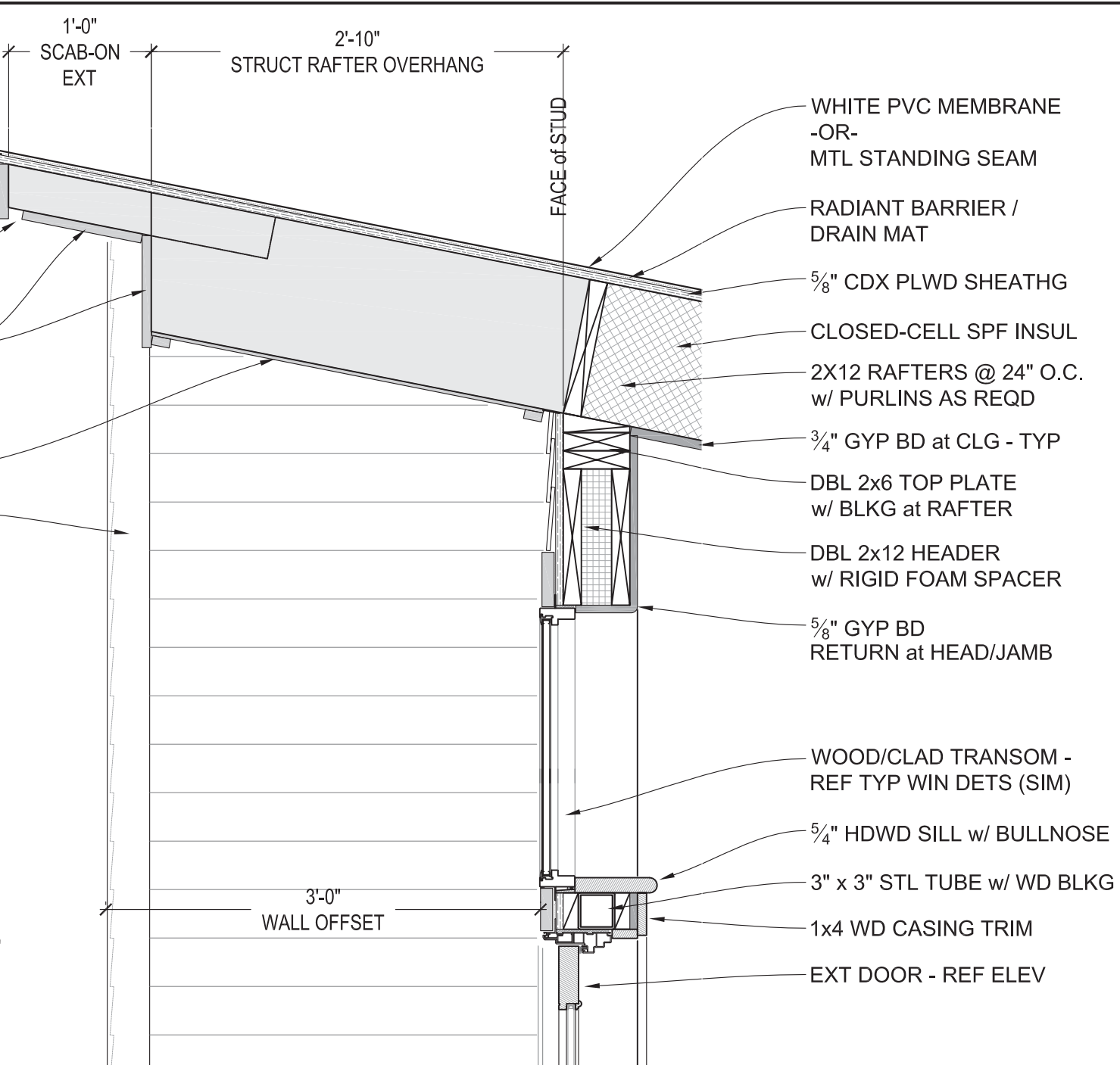






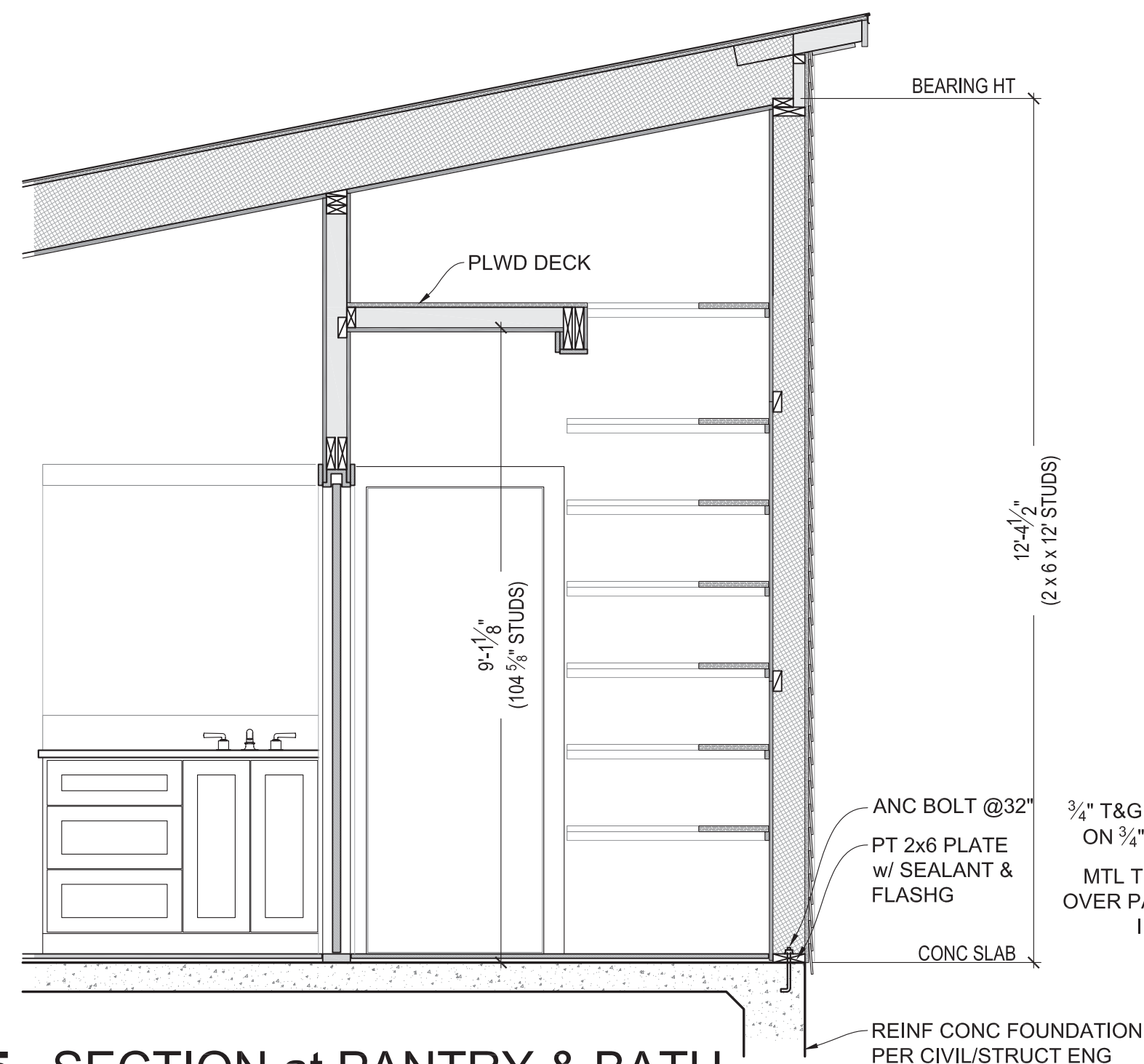
7. SECT DET at SMALL EAVE

SCALE: 1" = 1'-0"



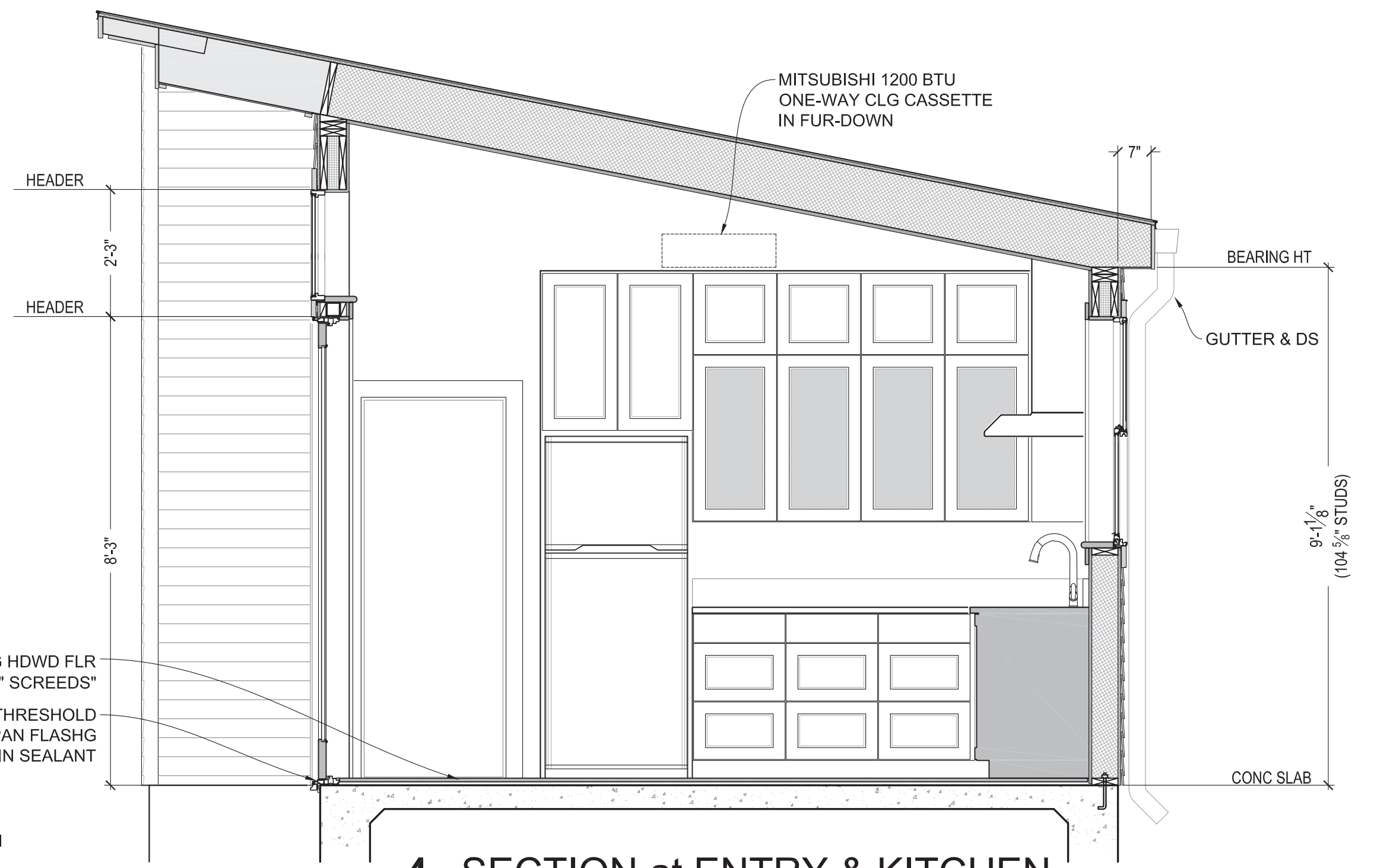
6. SECT DET at DEEP EAVE

SCALE: 1" = 1'-0"



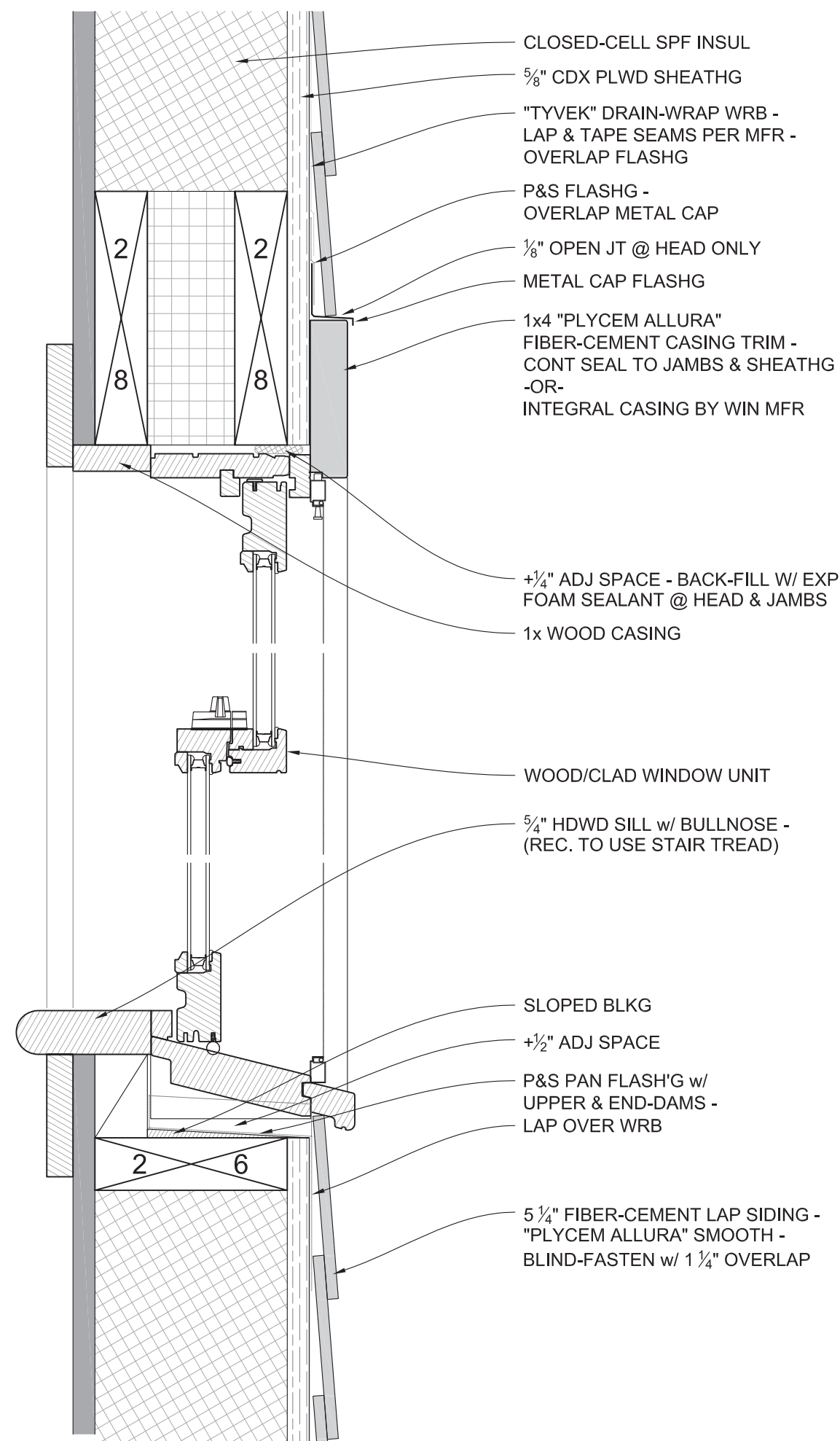
5. SECTION at PANTRY & BATH

SCALE: 1/2" = 1'-0"



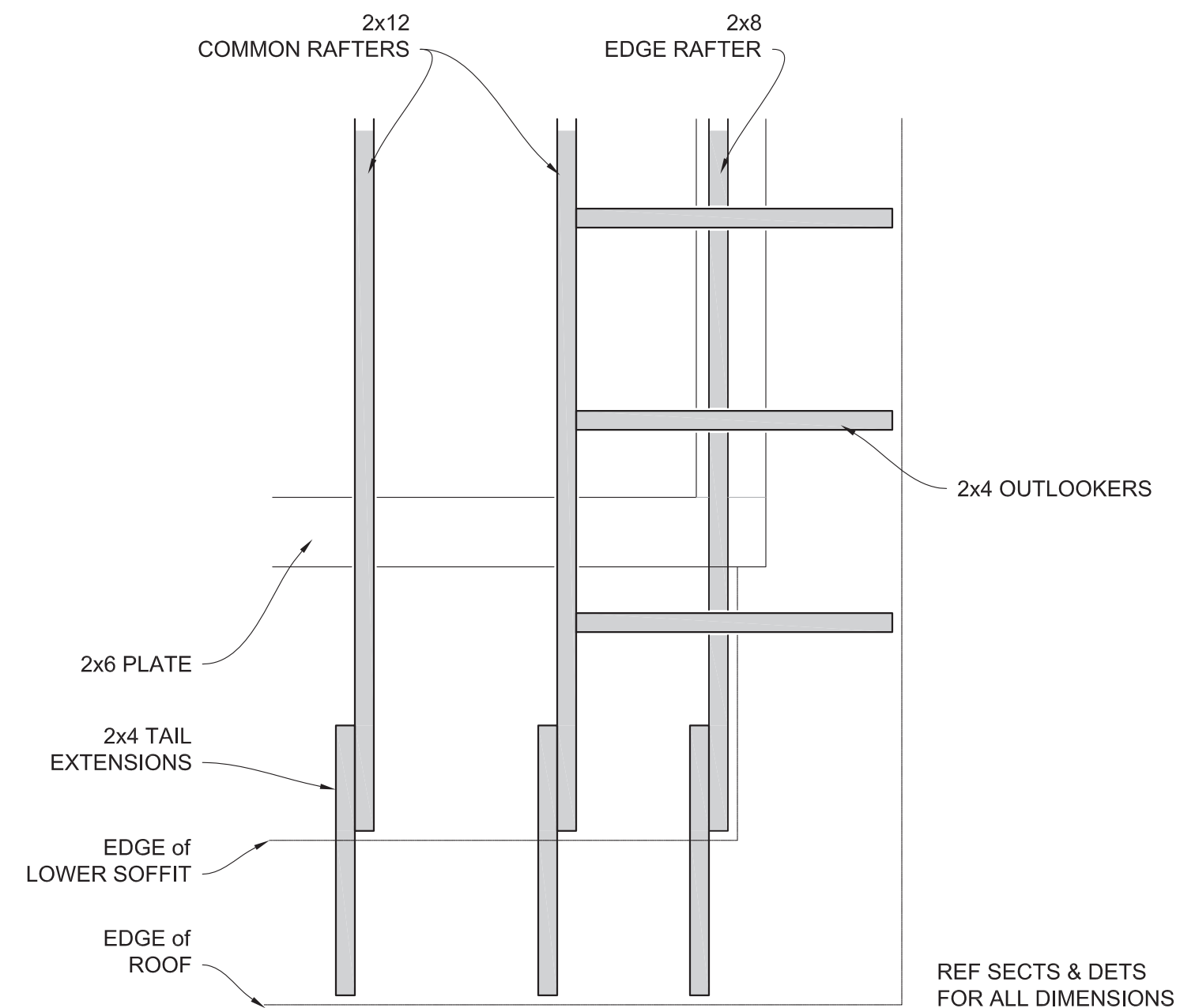
4. SECTION at ENTRY & KITCHEN

SCALE: 1/2" = 1'-0"



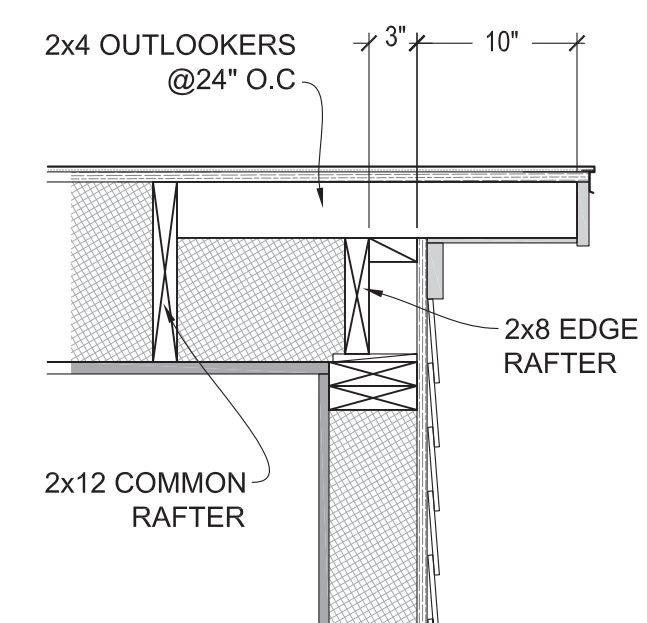
## 10. HEAD & SILL DET at TYP WIN

SCALE: 3" = 1'-0"



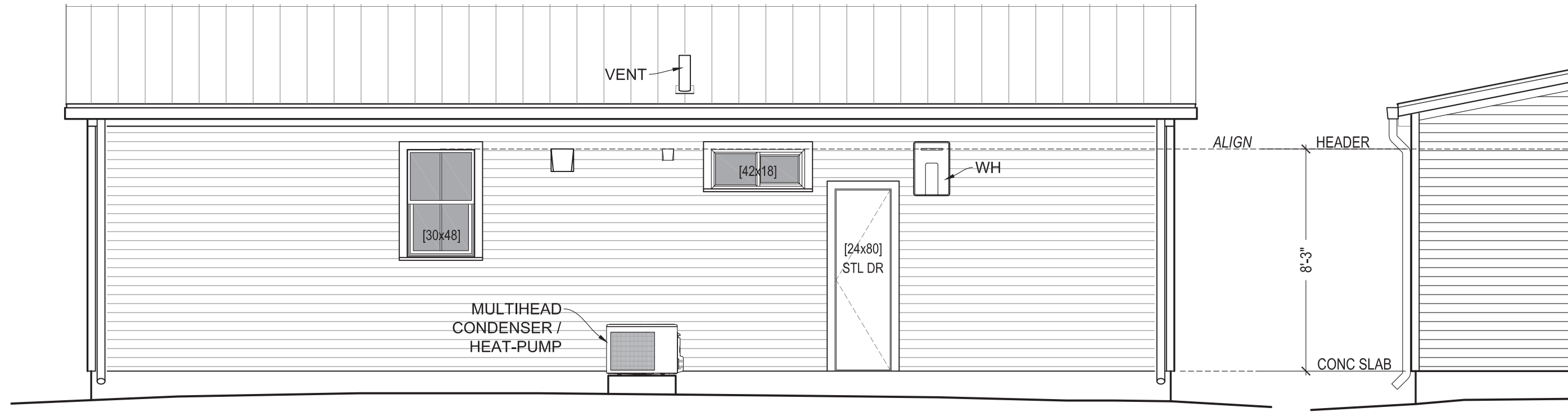
## 9. FRAMING at HIGH ROOF CORNER

SCALE: 1" = 1'-0"



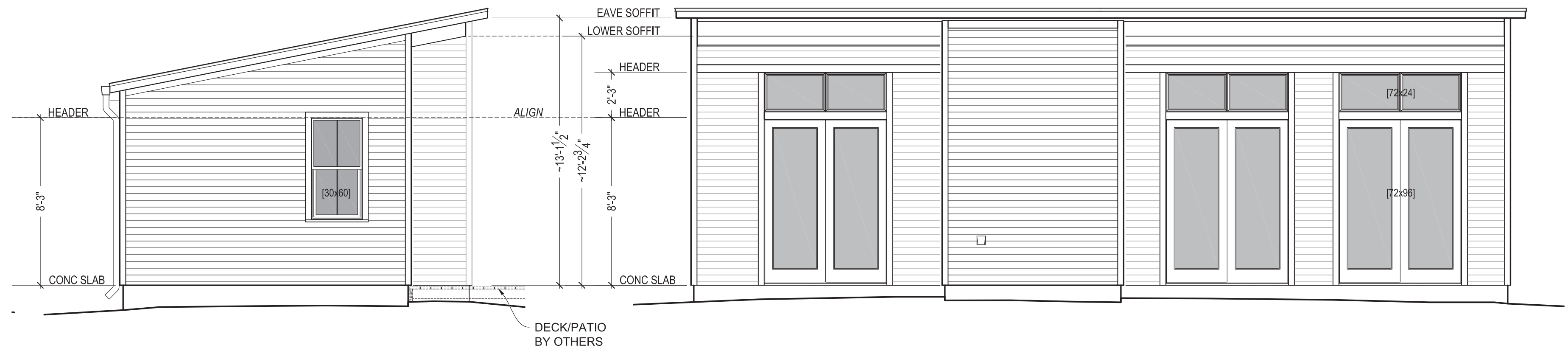
## 8. SECT DET at RAKE

SCALE: 1" = 1'-0"



### 13. SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



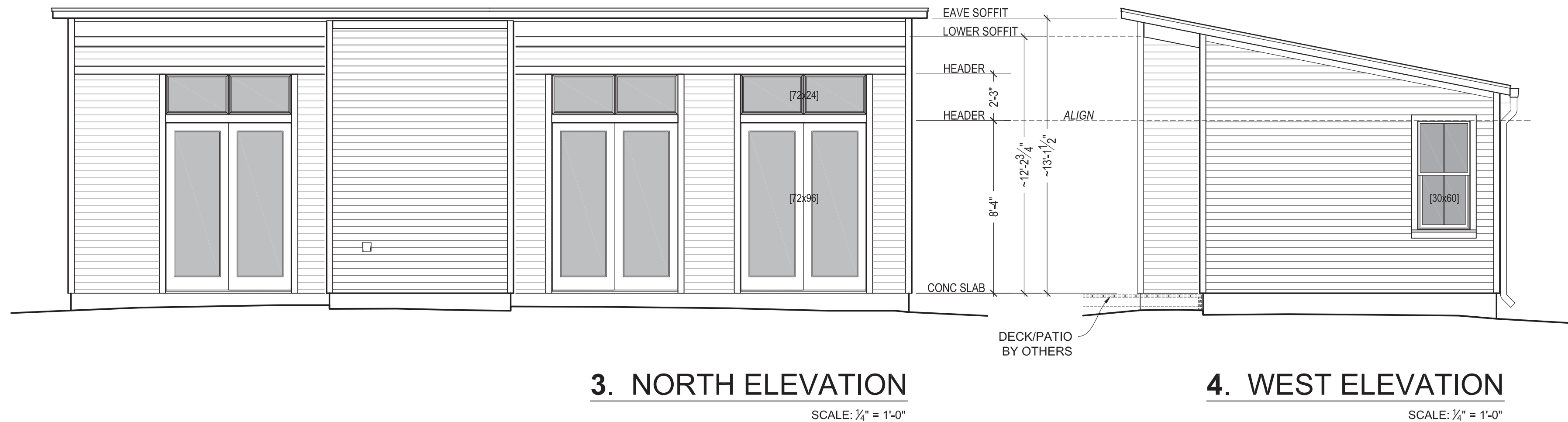
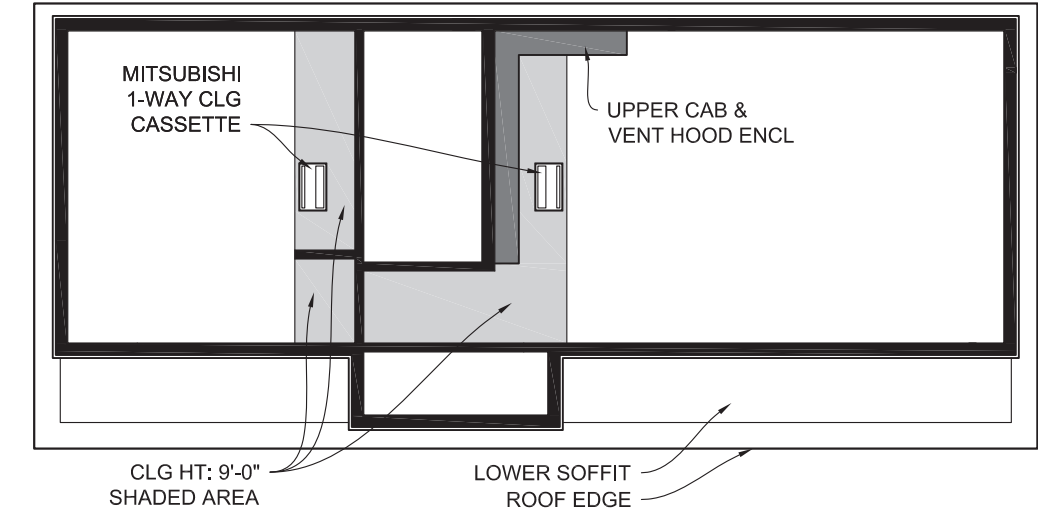
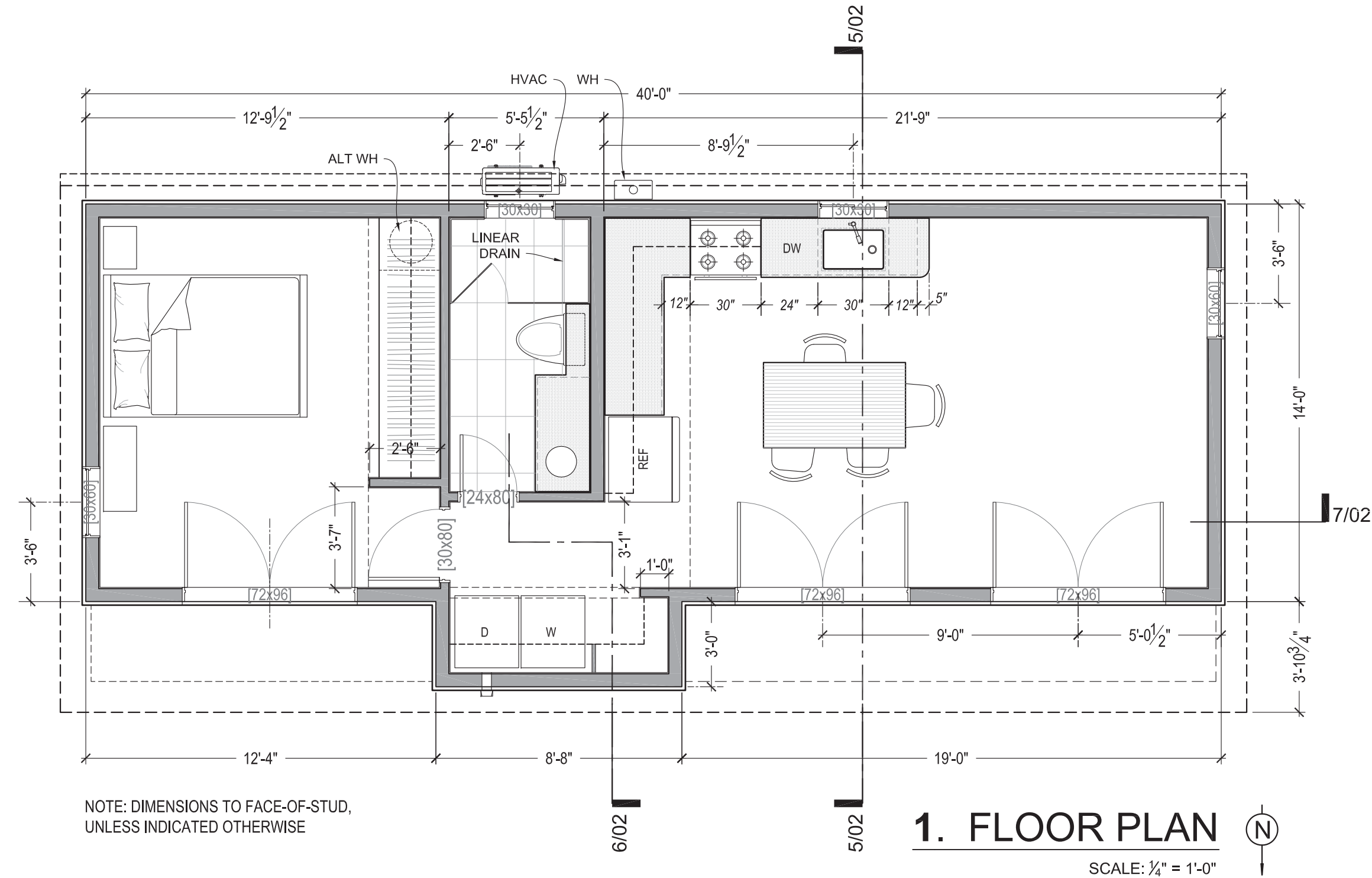
### 12. EAST ELEVATION

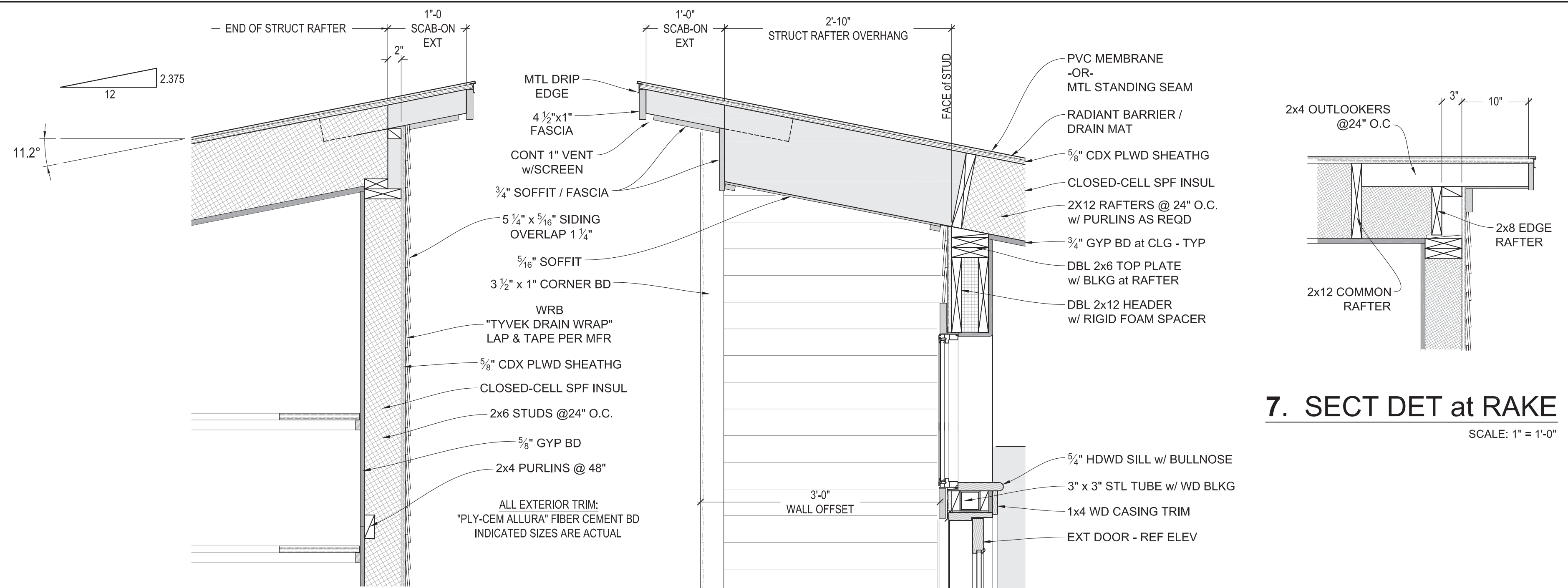
SCALE: 1/4" = 1'-0"

### 11. NORTH ELEVATION

SCALE: 1/4" = 1'-0"







**9. SECT DET at SMALL EAVE**

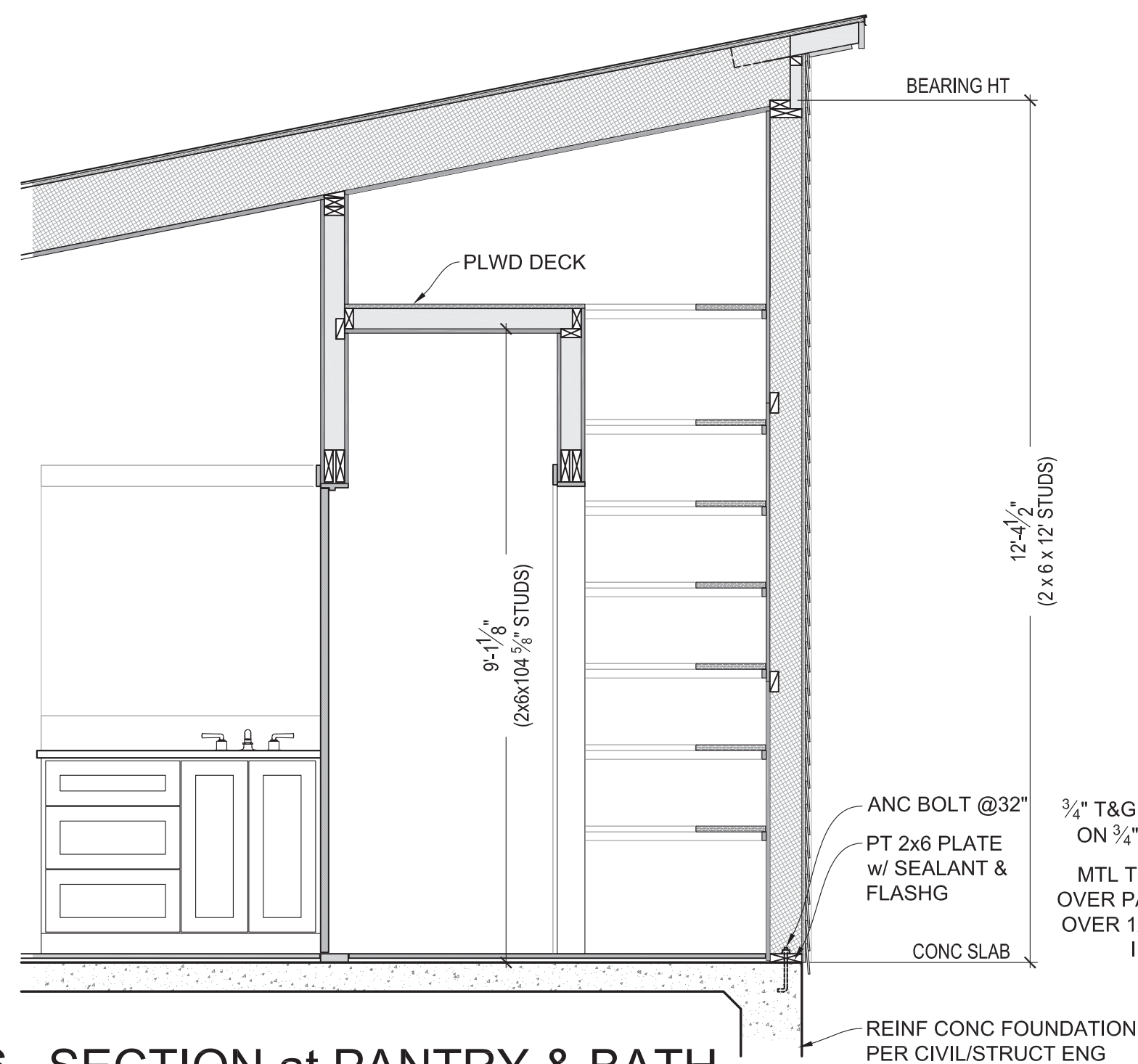
SCALE: 1" = 1'-0"

**8. SECT DET at DEEP EAVE**

SCALE: 1" = 1'-0"

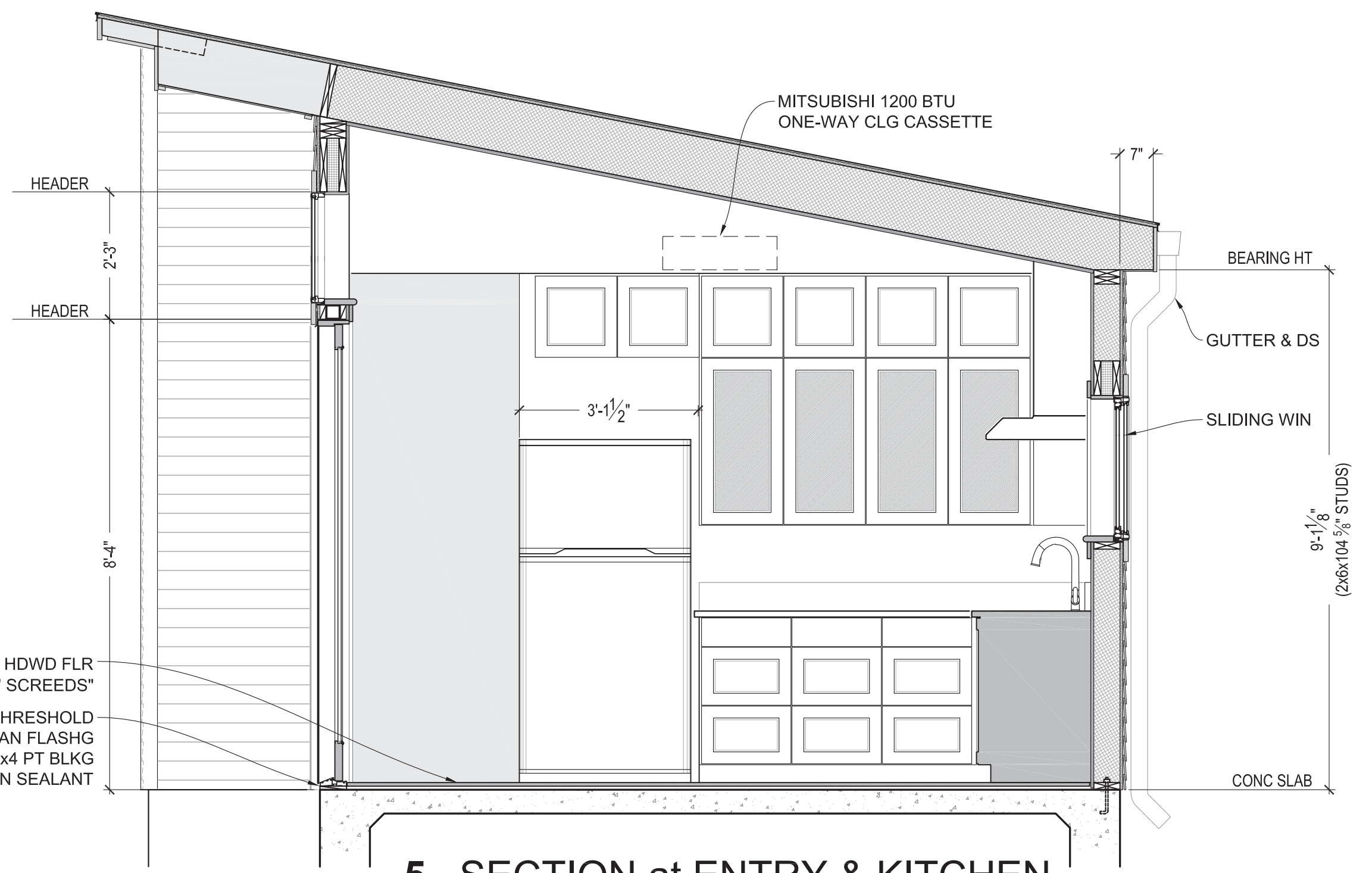
**7. SECT DET at RAKE**

SCALE: 1" = 1'-0"



**6. SECTION at PANTRY & BATH**

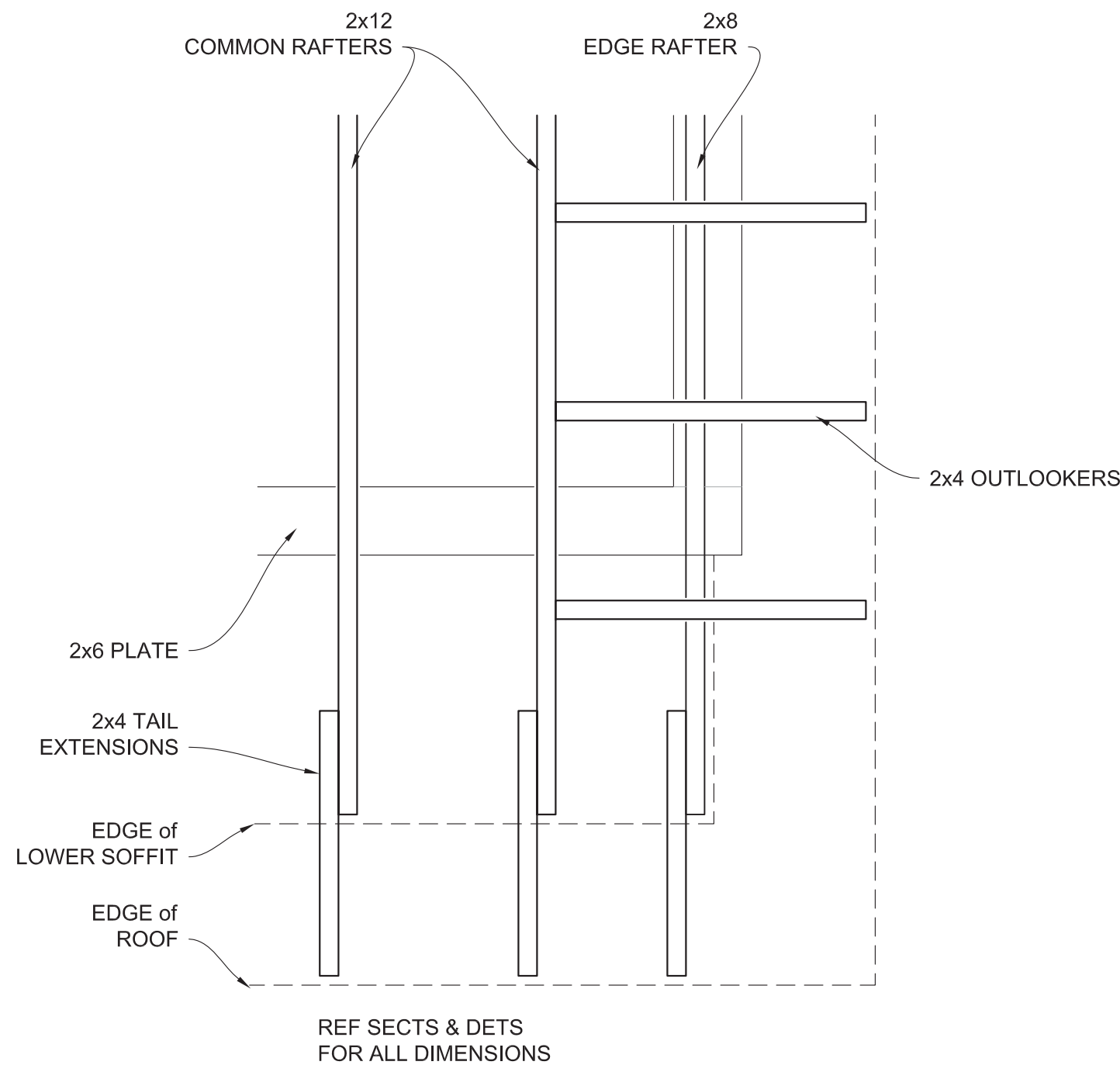
SCALE: 1/2" = 1'-0"



**5. SECTION at ENTRY & KITCHEN**

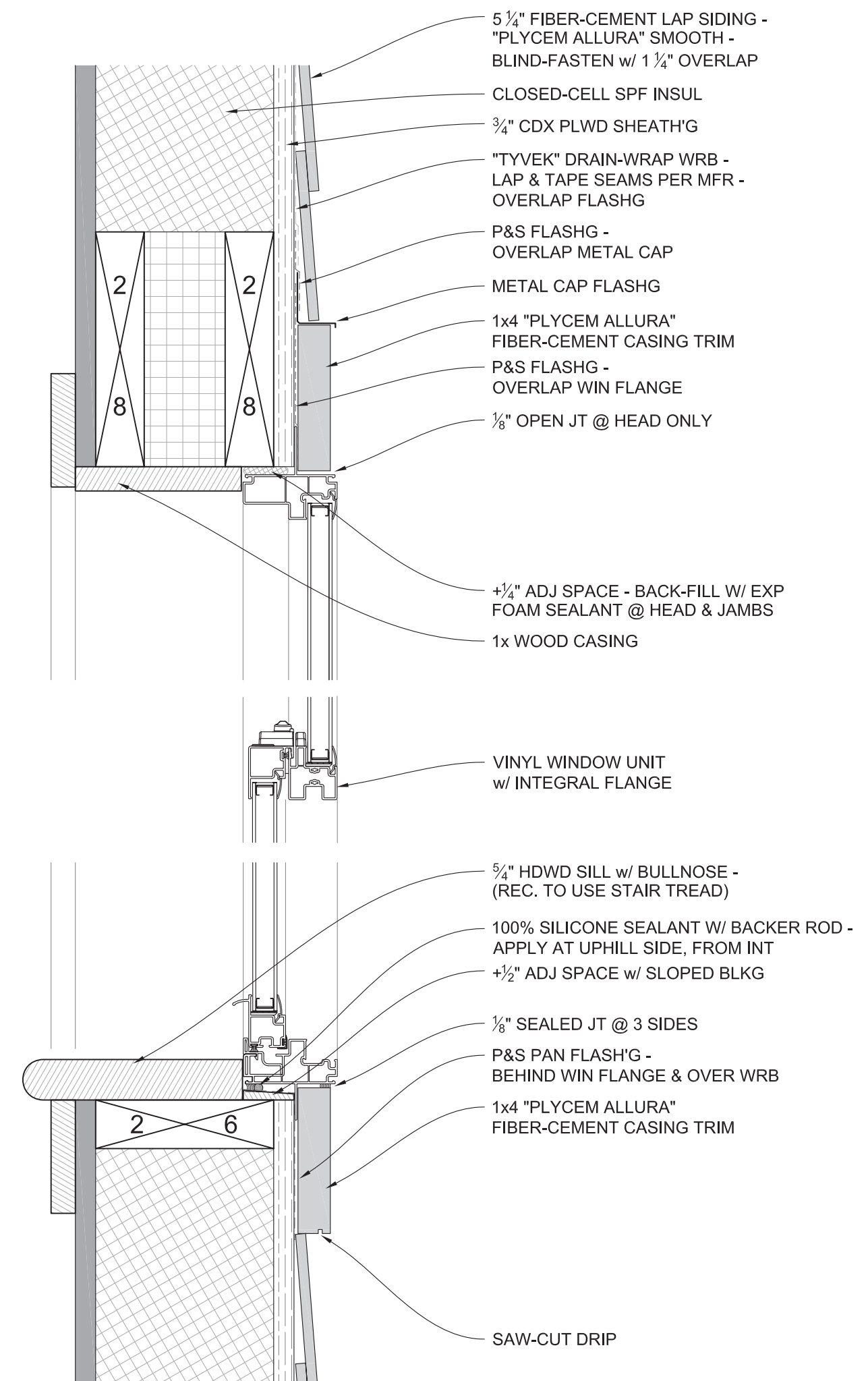
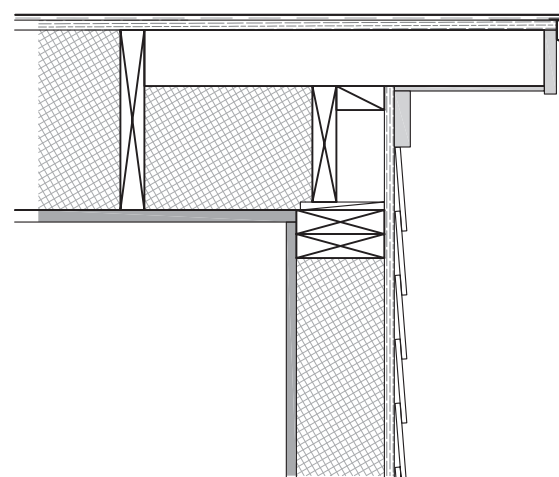
SCALE: 1/2" = 1'-0"





**11. FRAMING at HIGH ROOF CORNER**

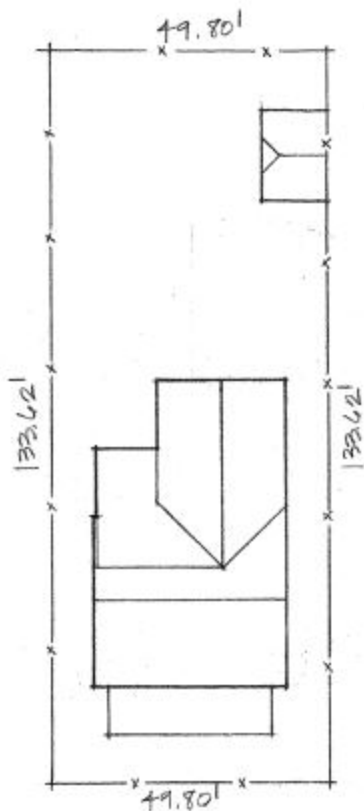
SCALE: 1" = 1'-0"



**10. HEAD & SILL DET at TYP WIN**

SCALE: 3" = 1'-0"





SITE PLAN

SC: 1:30



116 Camargo

**COST WORKSHEET**

Roof sf: under roof 586

Living sf:

586 Porches/ Garage sf:

Code	Description	MV Budget					
1	Permits	\$2,000.00					
3	Engineering and Drawing	\$1,200.00					
6	210 Warranty						
7	Lot Survey						
8	Plans		By owner				
9	Deed						
10	Lot Clear/Demolish	\$3,700.00					
11	Grading						
11A	Tree Trim						
13	Utilities			on site			
13A	Utility Fees water						
14	Slab 586 sqft X \$20	\$11,720.00					
15	termite treatment	\$400.00					
24	Frame Material ,586 x 20	\$11,720.00					
24A	Frame Labor 586sqft x \$112	\$7,032.00					
24B	Vinyl Siding						
24C	Deck / Porch Banister						
24D	Special Ceiling						
36	Plumbing RI/Trimout 5 x 1200	\$6,000.00					
36A	Septic			ask county			
36B	yard ext water line	\$800.00					
36C	under ground elect	\$3,000.00					
36D	Plumbing Fixtures 5 ea * \$300	\$1,500.00					
36E	tankless water and elect upgrade	\$2,000.00					
37	Electric 586 lvg sf	\$7,500.00					
37A							
37B	Security						
37C	Phone / TV						
37D	Stereo / Intercom						
38	HVAC 2 mini split	\$3,500.00					
40	roof standing seam	\$3,200.00					
41	Fireplace complete 1 x 750						
41A	Fireplace Face 1x 700						
41B	Brick 2 at front porch columns						
41C	Stucco						
41D	Masonry Labor						
45	Windows 3 transon 3 x 500	\$3,000.00					
45A	Outside Doors - Rear ALLOWANCE						
45B	Front Door ALLOWANCE 3	\$3,600.00					
45C	Door Openers						
45D	Skylights						
46	Garage Doors						
46A	Garage Door Openers						
47	Insulation close cell	\$3,500.00					
49	Paint - Int&Ext 586 sqft x 7	\$4,200.00				ext body, trim,doors int. walls ,trim	
49A	Paint - Trim / Soffit Porch ceiling						
60	Drywall 586 lvg sqft x	\$5,000.00					
61	Tile Floor Material sqft						
61A	Tile Floor Labor						
61C	Carpet						
61D	stain floor						
61E	Floors 586	\$4,500.00					
62	Int Door/trim/closet	\$2,000.00					
62A	Int Door/trim/closet labor	\$1,500.00					
62B							
62C	Iron Board						
62D	Locks / Hardware	\$500.00					
63	Bath Vanity Tops	incl item 64A					
63A	Tile Tub Material						
63B	Tile Tub Labor						
63D	Tubs						
63E	Marble Tops						
63F	Shower pan tile materials	\$1,500.00					
63G	Shower Labor	\$2,000.00					
64	Cabinet 46 Inft x160	\$6,360.00		white/gray shaker			
64A	Counter Top Kitchen soild surface	\$2,000.00					
64B	Counter Top Utility Fmca						
64C	Backsplash Kitchen	\$500.00		ceramic tile			
65	Appliances Allowance			dish washer, range			
65A	Lights allowance	\$500.00					
65B	Fans 2 @ \$200 ea	\$400.00					
65C	Outside Lights	incl item 65A					
69	Wallpaper Material						
69A	Wallpaper Labor						
69B	Mirrors 2 @ \$75 ea	\$150.00					

116 Camargo

**COST WORKSHEET**

Roof sf: under roof 586

Living sf:

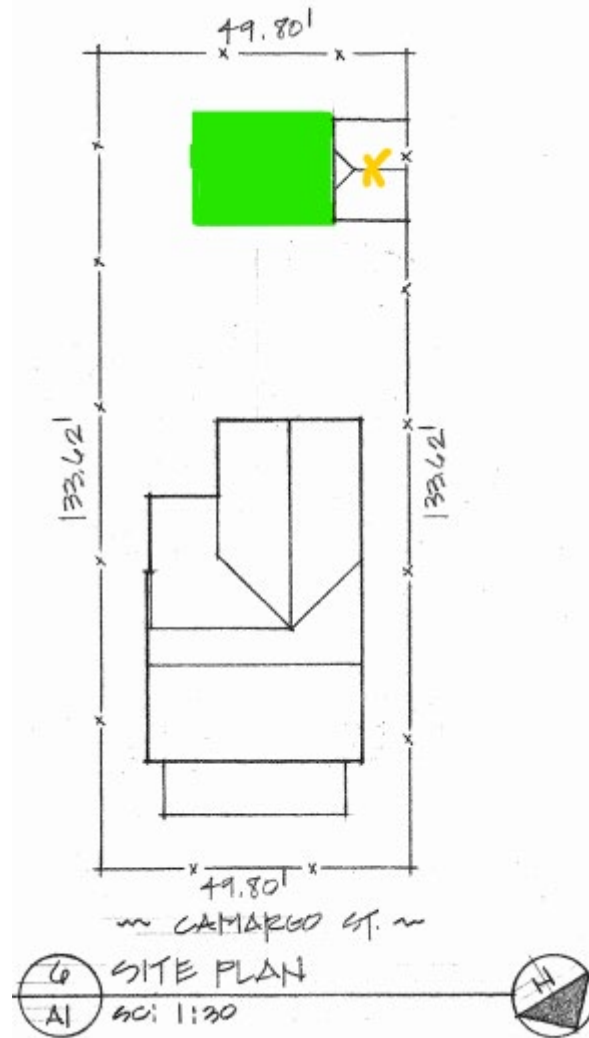
586 Porches/ Garage sf:

Code	Description	MV Budget					
69C	Shower Door						
71	Topsoil						
71A	Grass						
71B	Irrigation						
71C	Final Grade						
71D	Other Landscape						
72	Flatwork xxxsqft @ \$4.00						
73	Gutters						
73A	culvert, fill, labor						
73B	wood burning stove flue						
73C	Shutters						
74	Rough Clean	\$500.00					
74A	Final Clean	\$300.00					
74B	ext clean	\$500.00					
74C	SVC Toilet	\$600.00					
80	dumpster	\$1,500.00					
81	Mailbox						
82	Screen Porch						
90	Finish Out						
95	Construction Burden						
	Other						
	Other						
	Bank Fees						
	Bank Inspection Fees						
98	Insurance						
	Interim Interest						
	Taxes						
	Lot Cost						
	Management Fee	\$7,000.00					
	Discount Points						
	Overhead						
	Contingency	\$5,000.00					
	<b>TOTAL</b>	<b>\$121,882.00</b>		<b>\$0.00</b>			

[D Alvarez](#)  
[<kountrysideplaceservicesllc@gmail.com](mailto:kountrysideplaceservicesllc@gmail.com)

# 116 Camargo

Review for request for demolish.



### Current Site Plan:

The area with the yellow x represents the current location of our part of the carriage house.

The green area is where we would propose moving structure and adding onto it for a total of no more than 580sq ft (40x14) with 5 ft setbacks on the east and west sides of the ADU. We are requesting an exception to also make the back a 5ft setback.

## Front View

Yellow portion is on our property and white is on next door neighbor's property, but we have a shared wall separating these structures. Note that there is no foundation; structure is sitting on the ground.













Pecan Tree is compromising integrity of structure and roof

.







Enter your search term

# Side Profile























Back of structure









Enter your search term











Gmail

Rebecca Trujillo ·

---

**Carriage Home Options**

5 messages

**Carlos Villarreal** <

Mon, Jun 28, 2021 at 11:20 PM

To: |  Rebecca Trujillo <rebecca123@gmail.com>

Paul,

Thanks for meeting with us via phone today.

As discussed, Rachel Rettaliata, Historic Preservation Specialist advised our options are

1. To Demolish
2. Move the entire structure to one either property
3. Historic has not dealt with a structure being shared by 2 parties so she did not know how historic would feel by only keeping one piece.

Rebecca and I prefer submitting a request to Demolish.

If you and Crystal are in favor, we can work together to submit the request preferably before the end of this week.

Please call or email with any questions or concerns.

Regards,

Rebecca and Carlos

---

**Paul Rodriguez** ·

Wed, Jun 30, 2021 at 11:13 AM

To: Carlos Villarreal

Cc: Rebecca Truj

Hi Carlos and Rebecca, great speaking with you the other day. I was able to discuss our conversation with Kristal and my in-laws. At this point in time, I don't think we are interested in demolishing our half. We understand that demolishing the whole thing is certainly easier but we still need the functionality of our half for storage and we have not made any concrete decisions on our plans for our backyard. We certainly understand that you want to demolish your half so that you can build your casita with the 5 foot setback to stay in during the construction. We don't want to impede on your progress but we will not go into a joint agreement for demolishing. I believe that it is possible to demolish one side of it without damaging the other. Please feel free to call us to discuss further or we can touch base the next time you come out to Camargo. Take care. Talk soon.

Paul Rodriguez

[Quoted text hidden]

---

**Carlos Villarreal**

Wed, Jun 30, 2021 at 11:18 AM

To: Paul Rodrigue

Cc: Rebecca Truji

Thanks,

Would you all be interested in moving the whole building to your property?

[Quoted text hidden]

---

**Carlos Villarreal** ·

Wed, Jun 30, 2021 at 11:23 AM

To: Paul Rodrigue

Wed, Jun 30, 2021 at 11:23 AM

**Carlos Villarreal**

To: Paul Rodriguez

Cc: Rebecca Trujillo

--

Also, we have been told by Katie from historic that if it's moved, it's not subjected to the 5' easement in the destination property.

[Quoted text hidden]

---

**Paul Rodriguez**

To: Carlos Villarreal

Cc: Rebecca Trujillo

--

Thu, Jul 1, 2021 at 10:52 AM

Hi Carlos and Rebecca,

We are not interested in having the whole structure moved onto our property. Thanks and have a great day.

Paul

On Wed, Jun 30, 2021 at 11:18 AM Carlos Villarreal

wrote:

[Quoted text hidden]