

HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

HDRC CASE NO: 2018-398
ADDRESS: 116 CAMARGO
LEGAL DESCRIPTION: NCB 923 BLK 4 LOT E 49.8 FT OF 3
ZONING: RM-4,HE
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Krause House
APPLICANT: Office of Historic Preservation
OWNER: William Mealy
TYPE OF WORK: Recommendation regarding historic building abatement
APPLICATION RECEIVED: July 31, 2018
60-DAY REVIEW: September 29, 2018
REQUEST:

The Office of Historic Preservation is requesting a recommendation from the HDRC regarding the abatement of a rear portion of the historic house at 116 Camargo. This recommendation will be used to inform future decision making by staff and the Building Standards Board.

APPLICABLE CITATIONS:

Sec. 35-615. - Prevention of Demolition by Neglect.

(a) Applicability. In keeping with the city's minimum housing standards, the owner, or other person having legal custody and control of a designated historic landmark or structure in a local historic district shall preserve the historic landmark or structure against decay and deterioration and shall keep it free from any of the following defects:

- (1) Parts which are improperly or inadequately attached so that they may fall and injure persons or property;
- (2) Deteriorated or inadequate foundation;
- (3) Defective or deteriorated floor supports or floor supports that are insufficient to carry the loads imposed safely;
- (4) Walls, partitions, or other vertical supports that split, lean, list, or buckle due to defect or deterioration or are insufficient to carry the loads imposed safely;
- (5) Ceilings, roofs, ceiling or roof supports, or other horizontal members which sag, split, or buckle due to defect or deterioration or are insufficient to support the loads imposed safely;
- (6) Fireplaces and chimneys which list, bulge, or settle due to defect or deterioration or are of insufficient size or strength to carry the loads imposed safely;
- (7) Deteriorated, crumbling, or loose exterior stucco or mortar, rock, brick, or siding;
- (8) Broken, missing, or rotted roofing materials or roof components, window glass, sashes, or frames, or exterior doors or door frames; or
- (9) Any fault, defect, or condition in the structure which renders it Structurally unsafe or not properly watertight.

(b) Compliance. The owner or other person having legal custody and control of a designated historic landmark or structure in a local historic district shall, in keeping with the city's minimum housing standards, repair the landmark or structure if it is found to have any of the defects listed in subsection (a) of this section. In addition, the owner or other person having legal custody and control of a historic landmark or a building, object, site, or structure located in a historic district shall keep all property, including vacant property, clear of all weeds, fallen trees or limbs, debris, abandoned vehicles, and all other refuse as specified under the city's minimum housing codes and ordinances.

(c) Enforcement.

(1) The historic preservation officer and the historic and design review commission are authorized to work with a property owner to encourage maintenance and stabilization of the structure and identify resources available before taking enforcement action under this section.

(2) The historic and design review commission, on its own initiative, or the historic preservation officer may file a petition with code compliance requesting that the city proceed under the public safety and housing ordinance to require correction of defects or repairs to any structure covered by subsection (a) above so that such structure shall be preserved and protected in accordance with the purposes of this article and the public safety and housing ordinance.

FINDINGS:

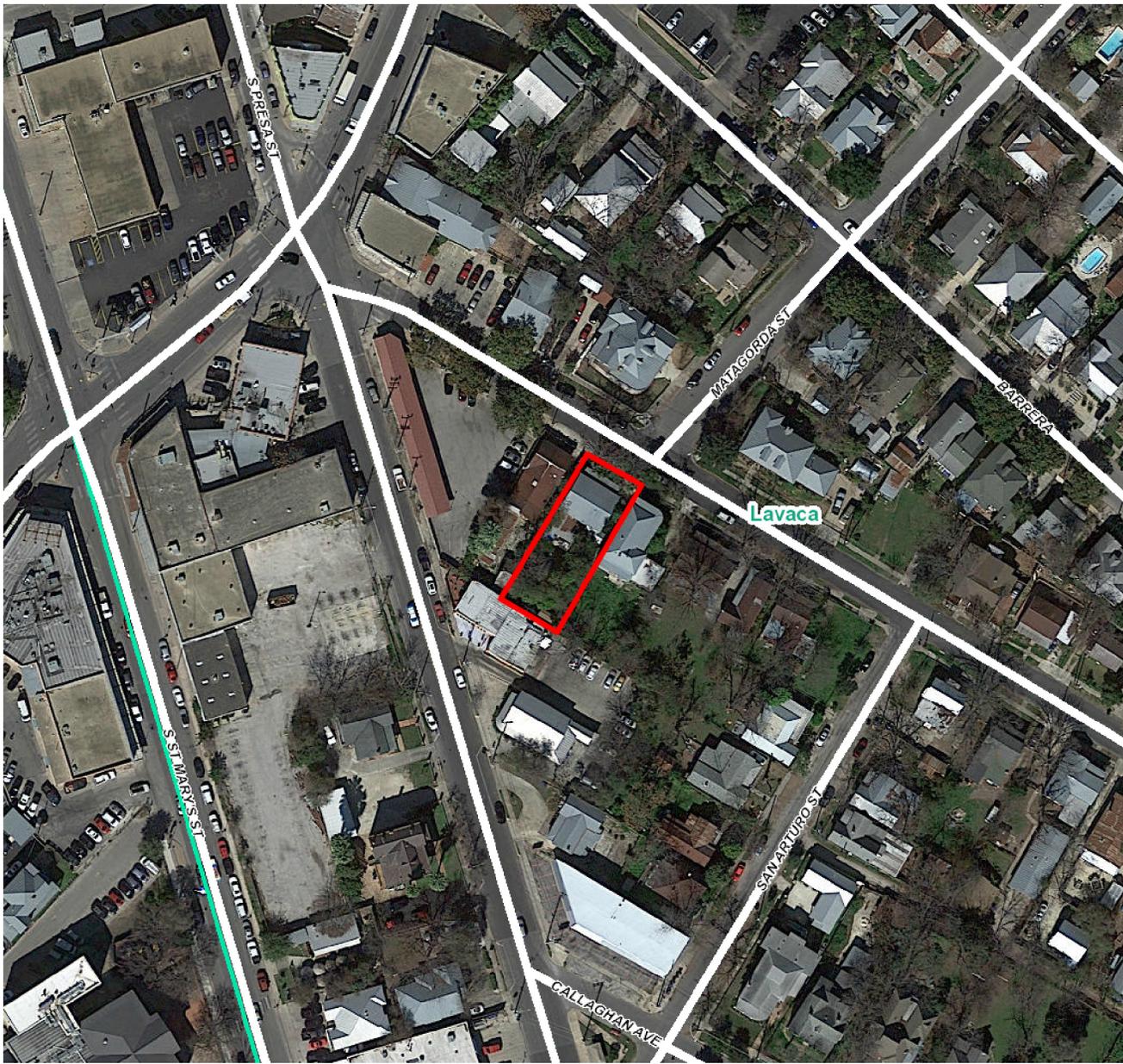
- a) **HISTORIC CONTEXT** - The house at 116 Camargo is a vernacular, caliche block home with a square plan with a rear ell extension. It first appears on the 1892 Sanborn Maps and staff believes the building is also shown on the 1886 Koch aerial map. It was likely constructed prior to 1880, but portions may be older. Portions of the rear ell also feature caliche block construction, but there is a clear structural separation between the primary footprint and the ell. The rear ell is accessed via a single doorway through the rear masonry wall. Subsequent Sanborn Maps indicate that portions of the original stone walls were likely removed or altered to accommodate a large rear addition which has since been partially removed.
- b) **CONDITION** – Staff, the Design Review Committee, and representatives from the San Antonio Conservation Society performed a site visit to the property on August 7, 2018. The DRC observed extreme deterioration to the remaining wood-framed portions of the rear addition. The structure has begun to sink into an open cellar or crawlspace beneath the home. The rear portions of the home have long been exposed to the elements due to missing roof, wall, and window components. The rear wall has begun to list and separate from the house. Spalling of the stucco and separation of masonry units is evident on the western wall where the ell where it meets the primary structure. It was noted by all that while the primary portion of the structure has experienced deferred maintenance, it was overall structurally sound and did not present an immediate safety concern.
- c) Given the circumstances and extreme deterioration of the rear portions of the house, staff finds that removal of the rear ell of the house an appropriate solution. Partial removal of the structure in this manner does not constitute a demolition as reviewed under UDC 35-614 and 35-615 and provides opportunity for the stabilization and future rehabilitation of the primary, street-facing portion of the structure. Salvaged masonry components from the rear ell can be used to repair failing masonry or remaining openings in the primary structure. Removal of the wall should be done by hand to avoid further damage to the primary structure.

RECOMMENDATION:

Staff recommends removal of the rear portion of the structure, with the stipulation that salvageable masonry units from the west wall be retained on site for future stabilization of the primary structure. Should the HDRC concur that this approach to abatement is appropriate, the recommendation of the Commission will serve as direction to staff to provide administrative approval to the owner for a scope of work that is consistent with the recommendation. The recommendation will also inform potential future action by the Building Standards Board.

CASE MANAGER:

Edward Hall

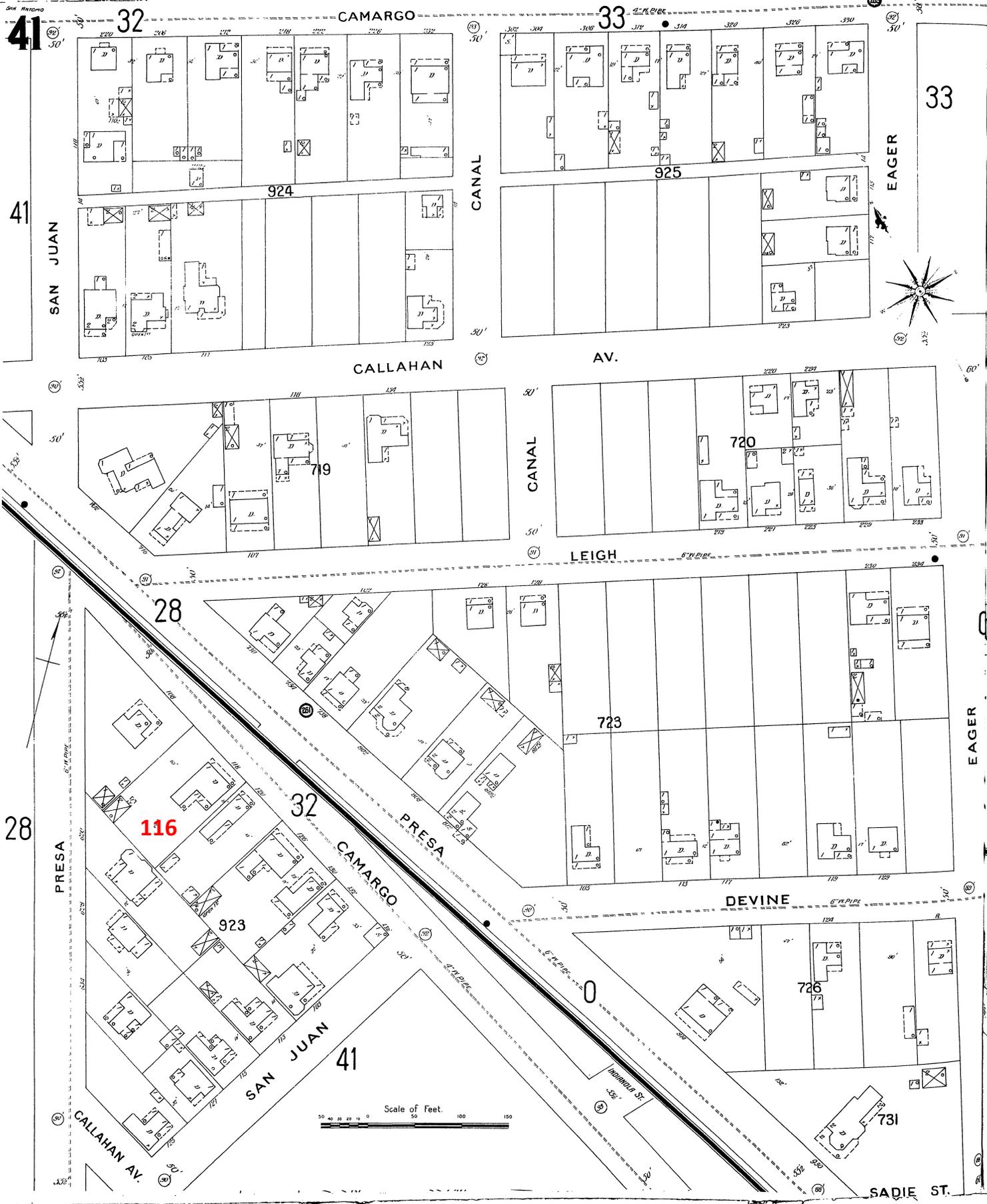


Flex Viewer

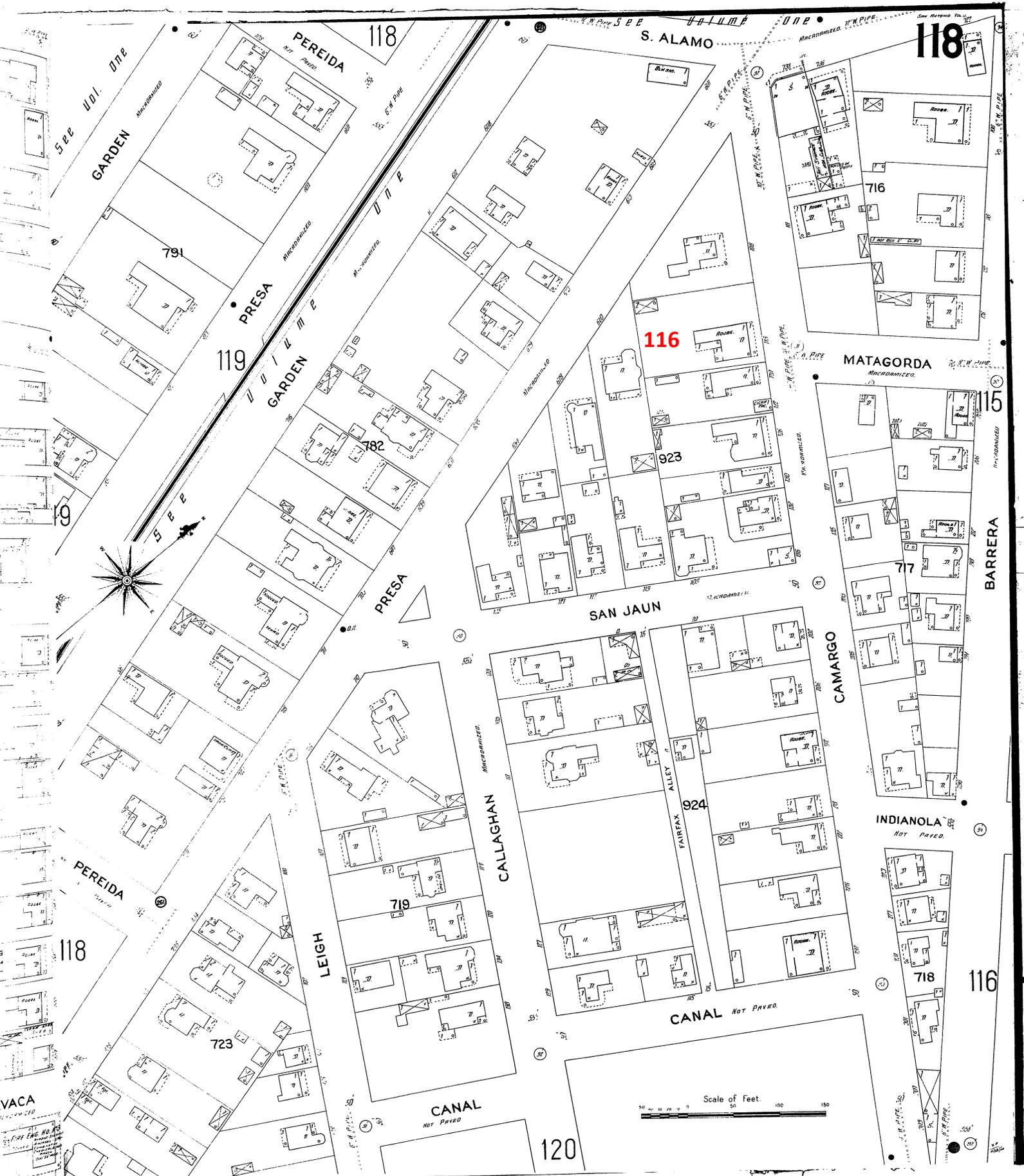
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Printed: Aug 10, 2018

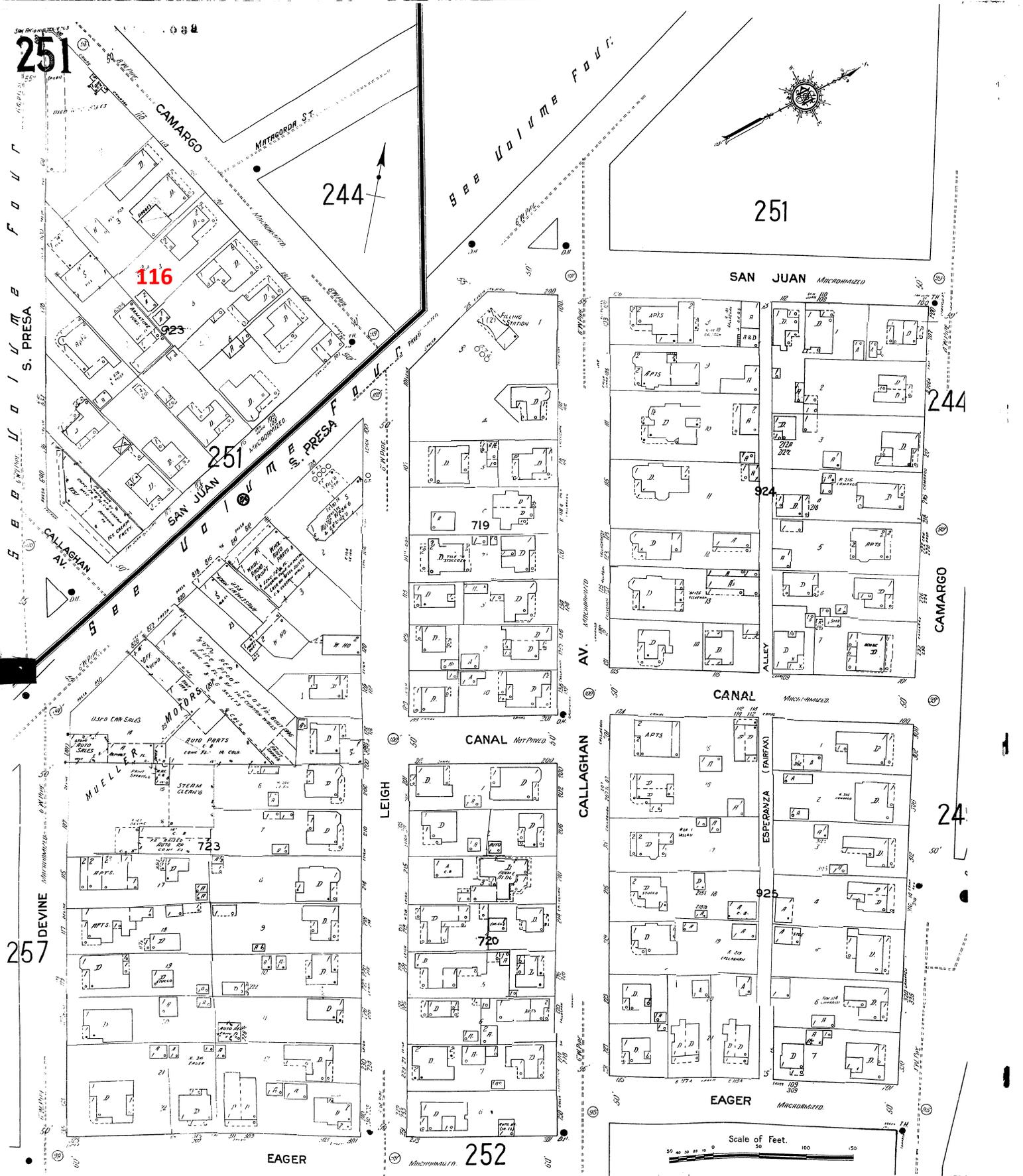
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Scale of Feet
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San Antonio TX 78210
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