

HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

HDRC CASE NO: 2018-110
ADDRESS: 170 HERMINE BLVD NCB
LEGAL DESCRIPTION: 9007 BLK 13 LOT 5&6
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Robert Beldon
OWNER: Joseph Gamez
TYPE OF WORK: Construction of rear addition and deck, window replacement
APPLICATION RECEIVED: March 05, 2018
60-DAY REVIEW: May 04, 2018
REQUEST:

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

- 1) Construct a rear addition to feature approximately 480 square feet
- 2) Roof addition
- 3) Construct a rear deck to feature approximately 484 square feet
- 4) Install new double-hung wood windows

APPLICABLE CITATIONS:

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

3. Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing 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. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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.

2. Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof

specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The structure at 170 Hermine was constructed circa 1930 in the minimal traditional configuration and features elements of the Spanish Eclectic architectural style including an arched entryway and stone façade. Windows have been removed and an addition has been constructed prior to approval.
- b. **WINDOWS** – The homeowner had replaced the original wood windows of the home with vinyl windows with wood trim, as well as removed three window openings on the side elevation. After the HDRC hearing on February 7, 2018 in which vinyl replacement of wood windows was denied, the homeowner through the applicant is requesting to install wood double-hung windows in all window openings as well as restore the three removed window opening on the side elevation. Per the Guidelines for Exterior Maintenance and Alterations 2.B. iv. new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when the original windows are deteriorated beyond repair. The proposed windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. 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 concealed by a wood window screen set within the opening. Staff finds the proposed wood double-hung windows consistent with the Guidelines.
- c. **ADDITION** – The application has proposed to install a 480 addition at the rear of the property. The addition features a door and double-hung window on the east elevation and two double-hung windows on the south elevation. The addition features shingle roofing to match the existing structure and horizontal hardi siding which provides a clear visual distinction between the new and old (stone façade) forms. The addition also features a gable roof at a height that is subordinate to the existing primary structure. Staff finds the proposal consistent with the Guidelines for Additions 3.1. through 4.
- d. **ROOF ADDITION** – The applicant has also propose to construct a new rear gable roof which would envelope the existing rear hipped roof. The new roof’s ridge would meet at the primary existing gable’s ridge in height. Per the Guidelines for Additions 3.1.B.ii, one should limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way and full-floor second story additions that obscure the form of the original structure are not appropriate. Staff finds the new taller gable roof would obscure the original hipped roof form with a subordinate height to the primary gable roof.
- e. **DECK** – The applicant has proposed to install a rear deck to wrap begin at the rear façade and wrapping around two sides of the proposed addition. Staff finds that the proposed rear deck is consistent with the Guidelines for Exterior Alterations 7.B.ii.

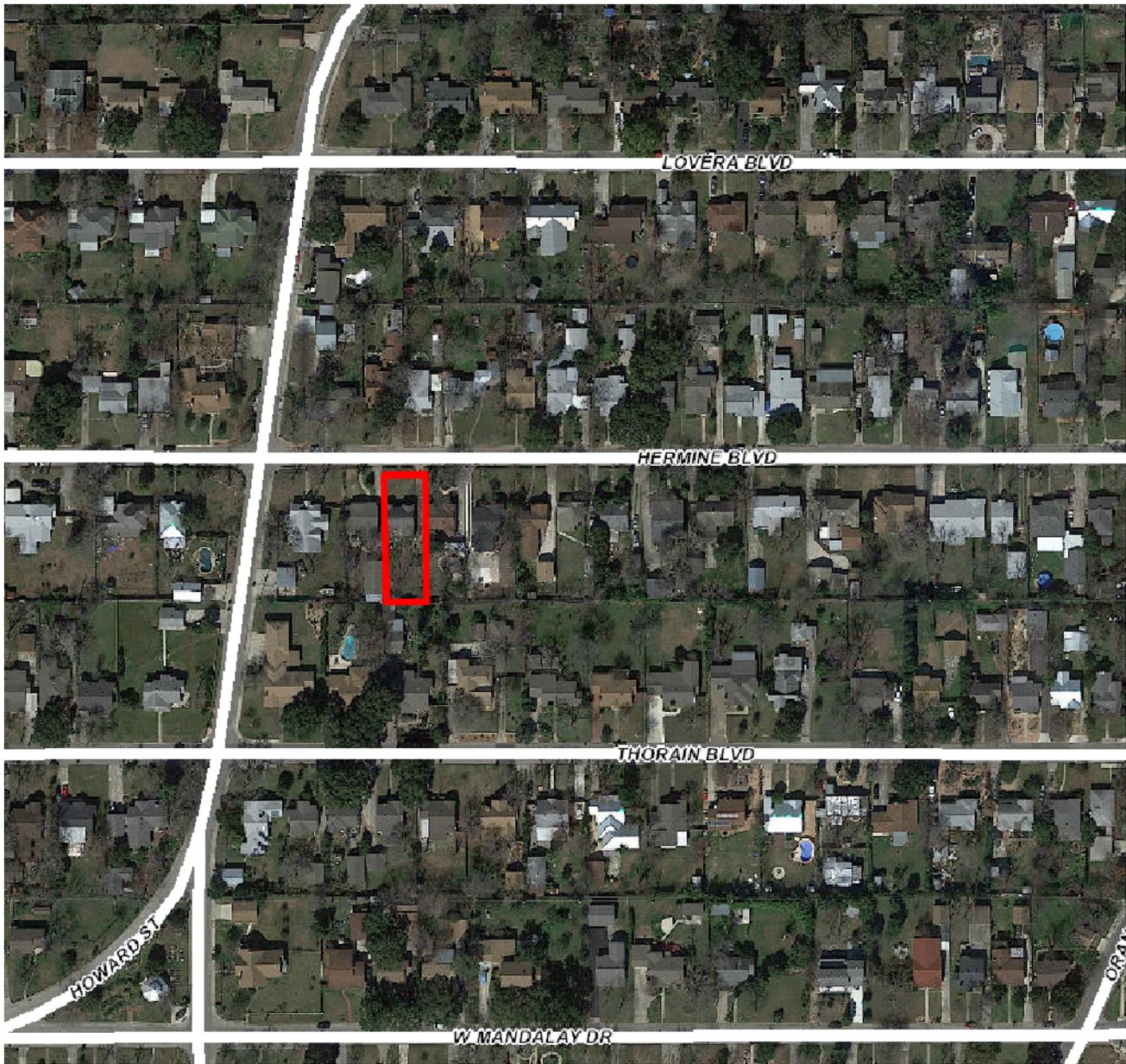
RECOMMENDATION:

1. Staff recommends approval to replace the windows with the wood double-hung windows as proposed and to

- reinstall the three removed window openings with wood double-hung windows based on finding B.
2. Staff recommends approval of the rear addition as proposed based on finding C.
 3. Staff does not recommend approval of the rooftop addition as proposed based on finding D. Staff recommends the applicant submit a roof form that does not require the removal or covering of the existing hipped roof and/or feature a height that is subordinate to the primary gable of the historic structure.
 4. Staff recommends the approval to install a rear wood deck as proposed based on finding E.

CASE MANAGER:

Huy Pham

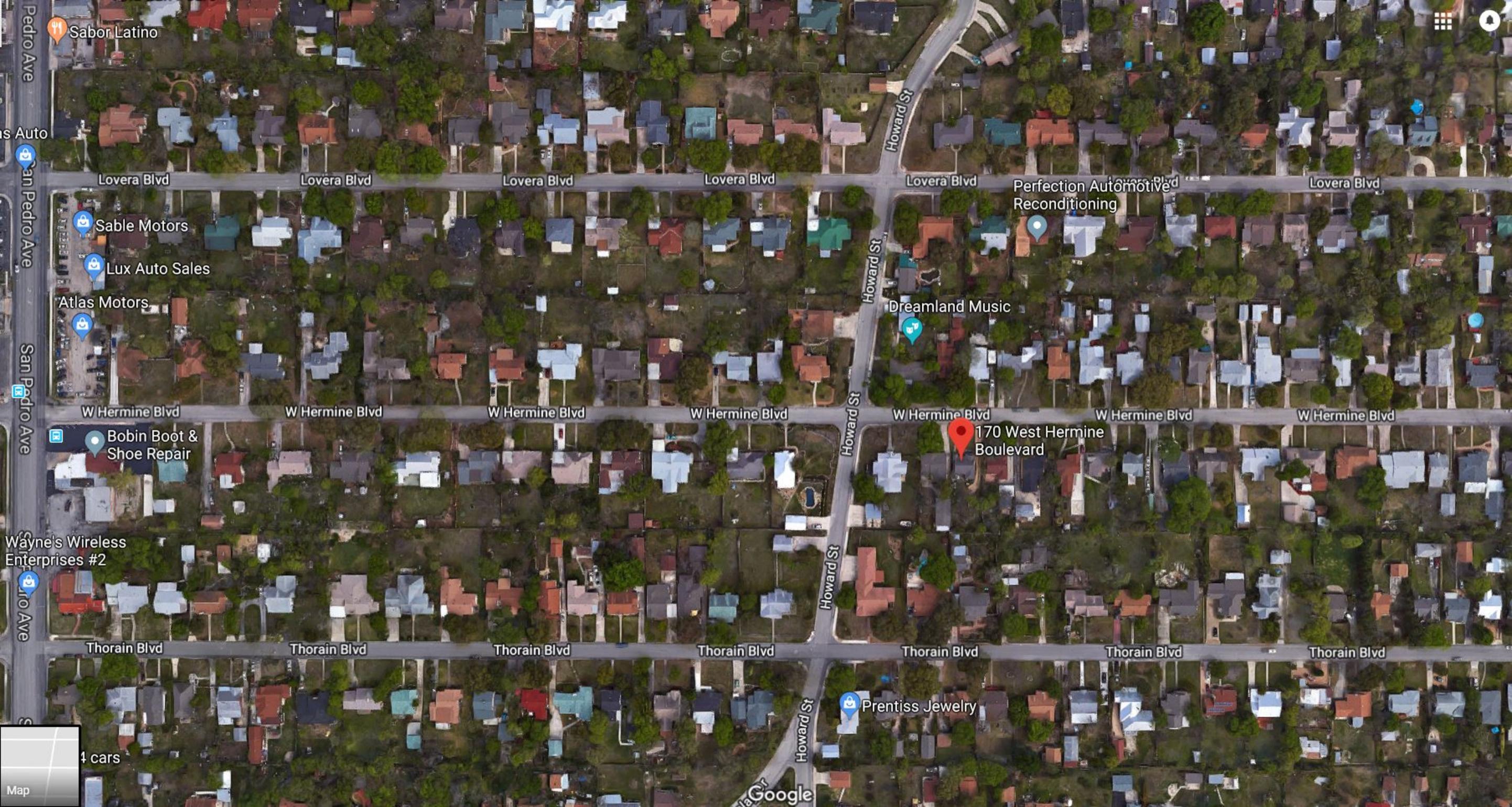


170 Hermine

Powered by ArcGIS Server

Printed: Jan 24, 2018

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Sabor Latino

Sable Motors

Lux Auto Sales

Atlas Motors

Bobin Boot & Shoe Repair

Wayne's Wireless Enterprises #2

Perfection Automotive Reconditioning

Dreamland Music

170 West Hermine Boulevard

Prentiss Jewelry

Google

4 cars

Map



Investigation Report

Property

Address	170 Hermine (170 W Hermine)
District/ Overlay	Olmos Park Terrace
Owner Information	Joseph Gamez

Site Visit

Date	02/02/2018
Time	12:04 PM (-6 GMT)
Present Staff	Huy Pham
Present Individuals	Homeowner, Contractor(s), Crew member(s)
Types of Work Observed	Exterior Maintenance and Alterations, Additions
Amount of Work Completed	75%
Description of work	Work was being performed on the rear side of the property (either fenestration changes or construction of an addition). Elevation adjacent to fence still featured Hardi siding instead of stone; window/openings have been removed.
Description of interaction	<p>Staff was placing the HDRC public notice sign as a contractor approached the front yard. Staff asked the contractor of staff could take photos of the rear side of the property to which the contractor allowed. When staff informed the contractors that the work on the rear addition has yet to be approved, one contractor called the owner (Joseph Gamez) to speak with staff.</p> <p>Mr. Gamez explained that he felt targeted by staff and that he was performing the work in compliance to which staff explained that the rear and side elevations have not been accounted for and that another stop work order will have to be issued. Mr. Gamez asked staff is remain on the site to speak with staff directly and to show staff other unapproved work by other owners/contractors. As Mr. Gamez showed up, staff explained that his comments should be reserved for his HDRC hearing on February 7, 2018. Staff was able to post a Notice of Investigation during the investigation.</p>

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Spoke with property owner, Spoke with contractor(s) and/or crew, posted "Notice of Investigation", posted "Stop Work Notice"
Deadline to contact office	02/02/2018

Documentation



Investigation Report

<p>Photographs</p>	<p>Feb 2, 2018 at 11:26:50 AM 174 Hermine Blvd San Antonio TX 78212 United States</p> 	<p>Feb 2, 2018 at 11:27:05 AM 170 Hermine Blvd San Antonio TX 78212 United States</p> 
	<p>Feb 2, 2018 at 11:27:24 AM 170 Hermine Blvd San Antonio TX 78212 United States</p> 	<p>Feb 2, 2018 at 11:28:54 AM 170 Hermine Blvd San Antonio TX 78212 United States</p> 
	<p>Feb 2, 2018 at 11:29:02 AM 170 Hermine Blvd San Antonio TX 78212 United States</p> 	<p>Feb 2, 2018 at 11:29:09 AM 170 Hermine Blvd San Antonio TX 78212 United States</p> 



Investigation Report



02/02/2018 12:14 PM

A satellite view of a building with a red location pin. The building is a large, rectangular structure with a dark roof. A red location pin is placed on the roof, with the text "170 West Hermine Boulevard" next to it. The surrounding area includes a paved area with some debris and a curved concrete structure.

170 West Hermine
Boulevard

Google

173 W Hermine Blvd

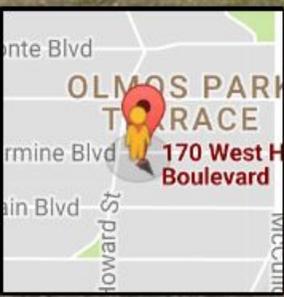
San Antonio, Texas



Google, Inc.



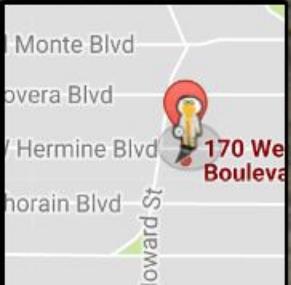
Street View - Feb 2016



Google

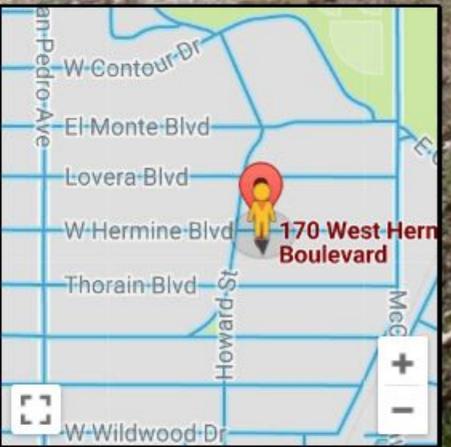


171 W Hermine Blvd
San Antonio, Texas
Google, Inc.
Street View - Dec 2014



Google

173 W Hermine Blvd
San Antonio, Texas
Google, Inc.
Street View - Feb 2016



Google

ADDITION



REAR ORIGINAL STRUCTURE

RIGHT SIDE FROM FRONT
LEFT SIDE FROM REAR



REAR VIEW



REAR WINDOWS ON ADDITION



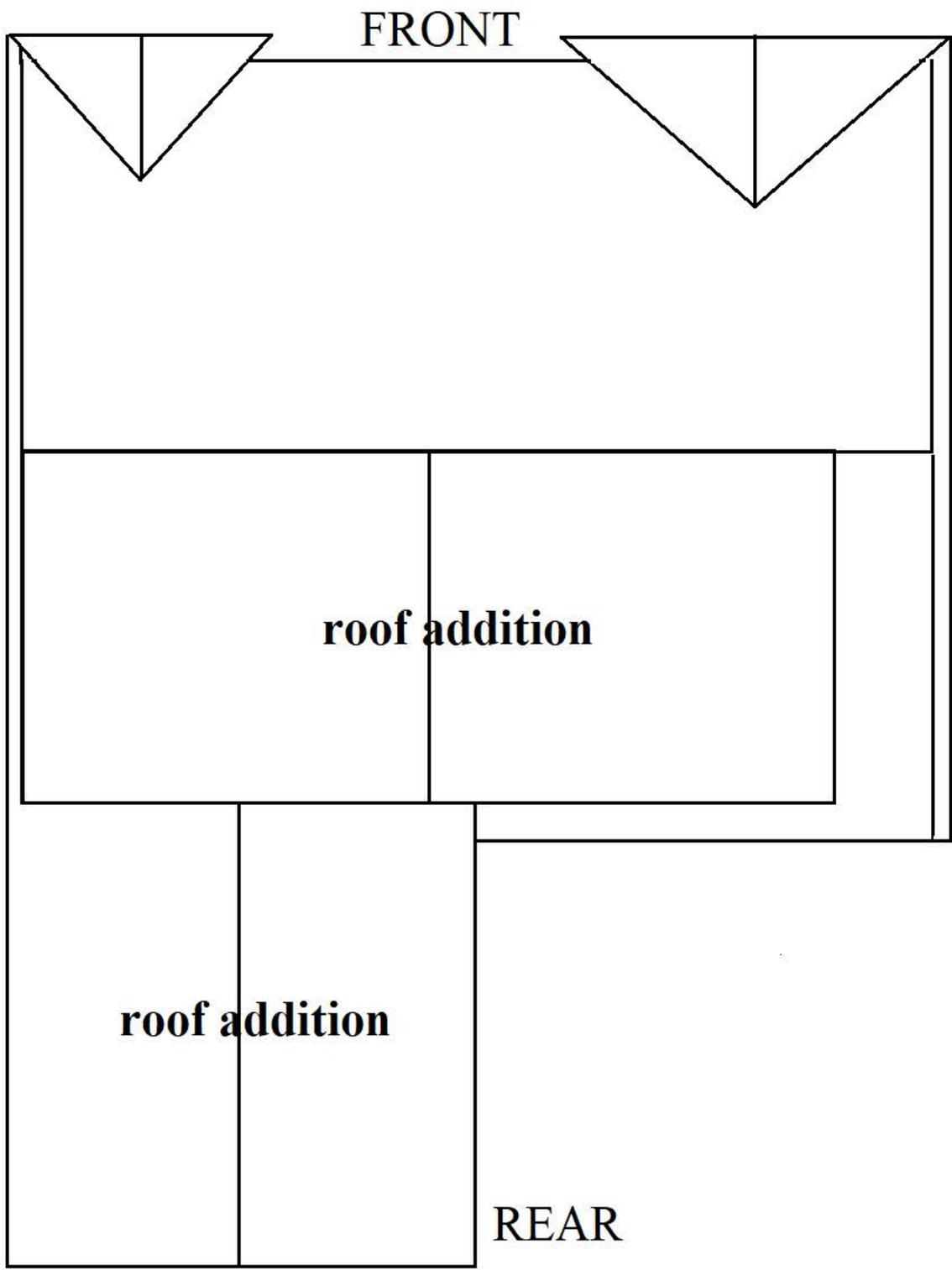
REAR WINDOW

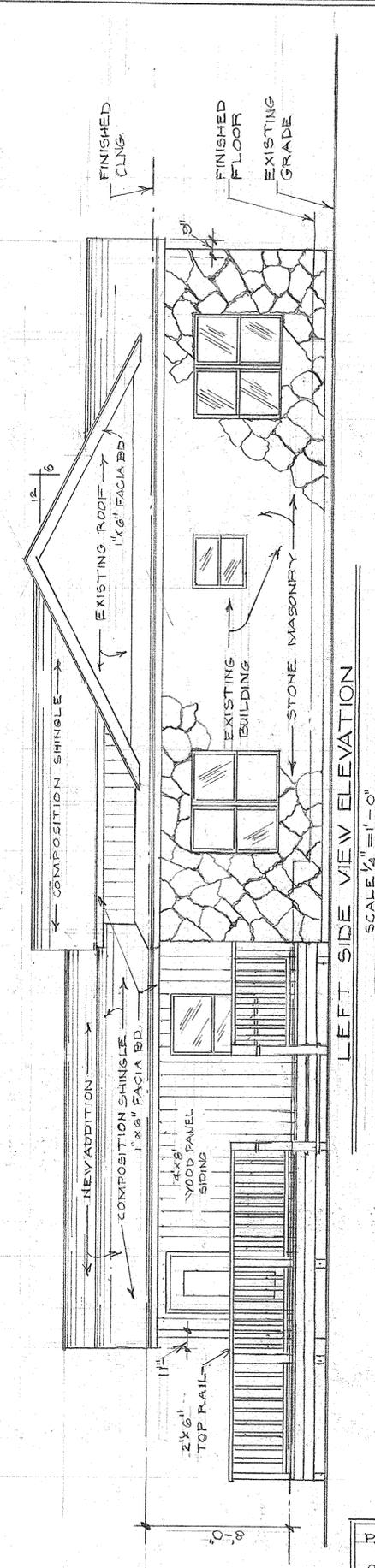
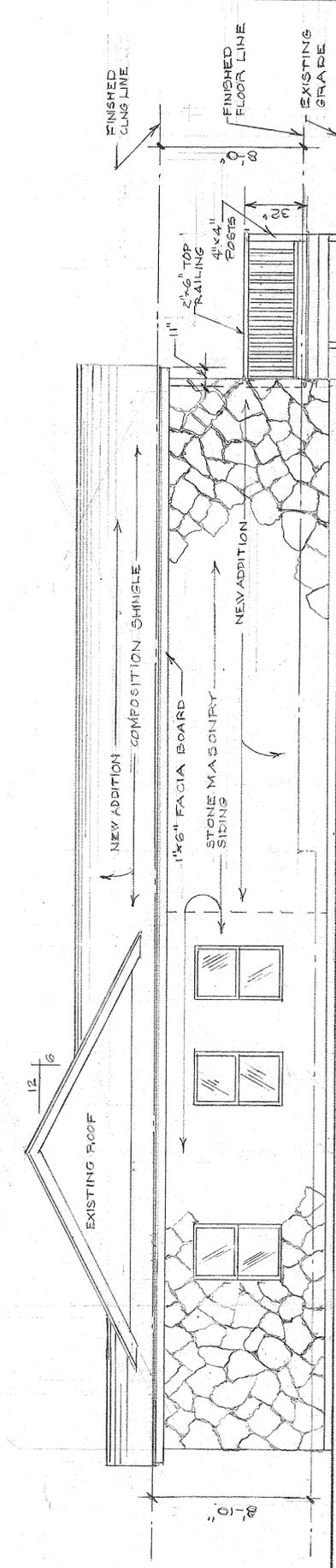
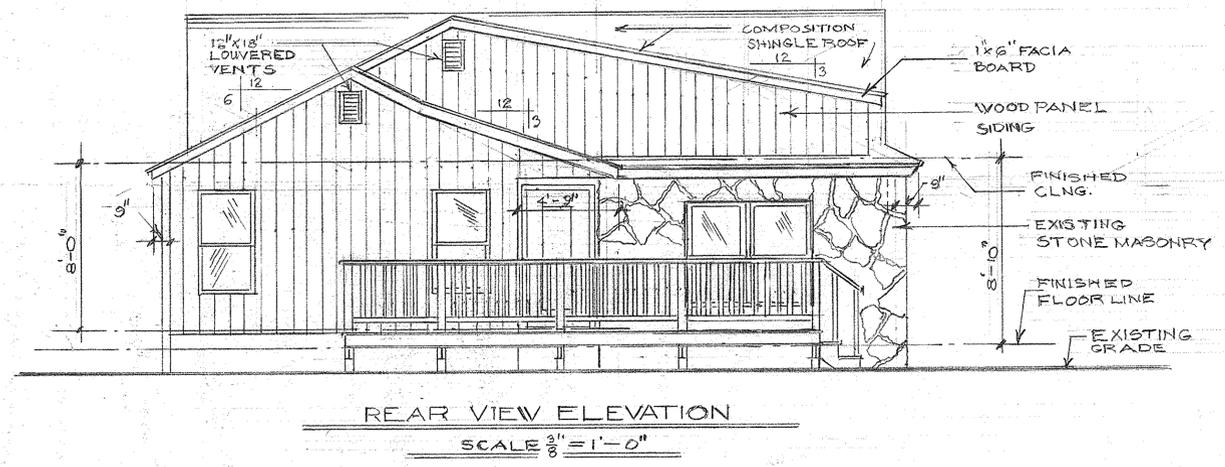
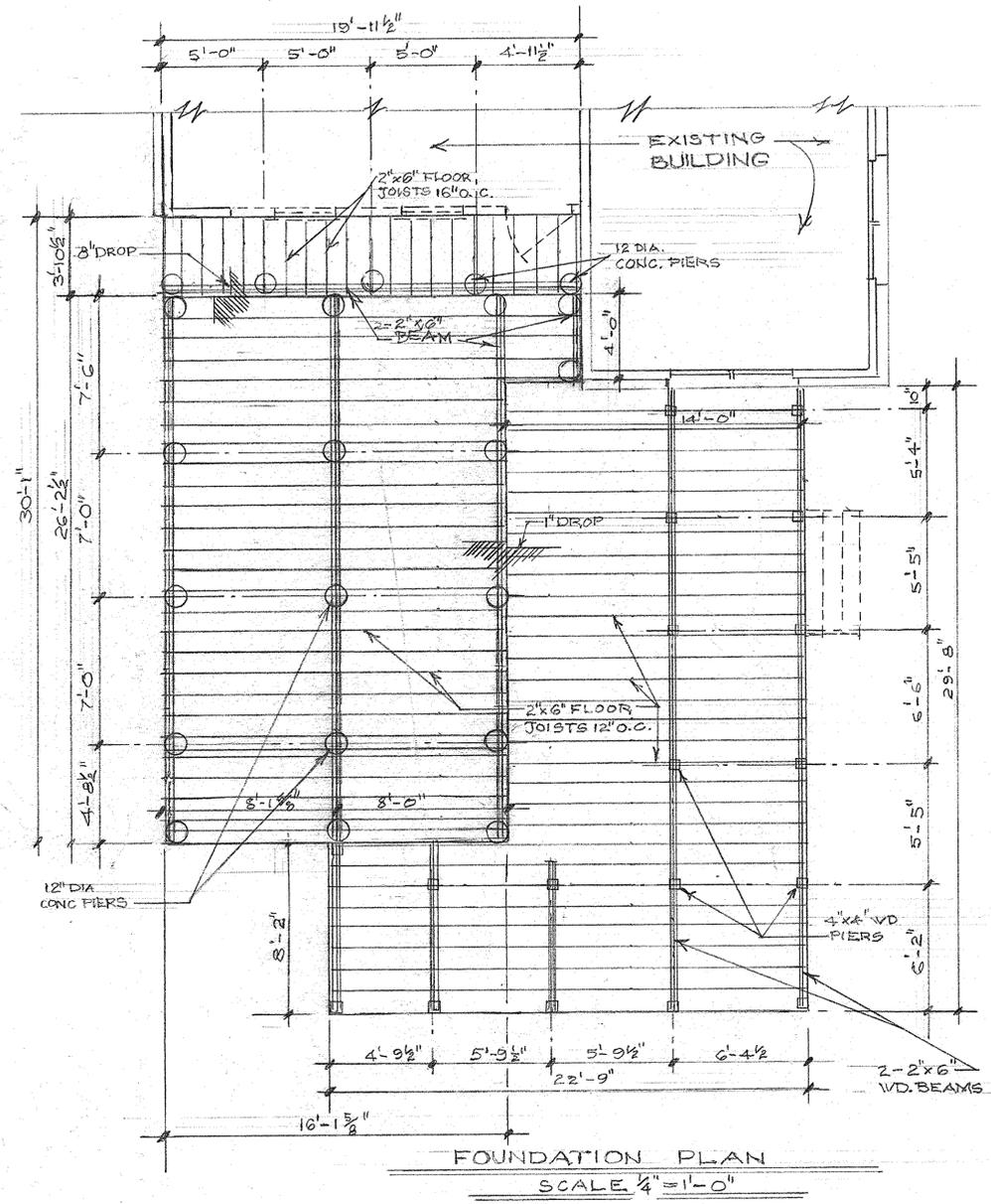


SIDE WINDOW ON

170 W. Hermine Blvd.

ROOF DRAWING





170 HERMINE WINDOWS

Quote #: 83D8L2J

A Proposal for Window and Door Products prepared for:

Job Site:

78216

Shipping Address:

GUIDO LUMBER COMPANY

8526 VIDOR AVE

SAN ANTONIO, TX 78216-6045

TOM BRASWELL
GUIDO LUMBER COMPANY
8526 VIDOR AVE
SAN ANTONIO, TX 78216-6045
Phone: (210) 344-8321
Fax: (210) 344-4343
Email: tbraswell@guidoco.com

This report was generated on 3/1/2018 1:05:54 PM using the Marvin Order Management System, version 0002.19.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

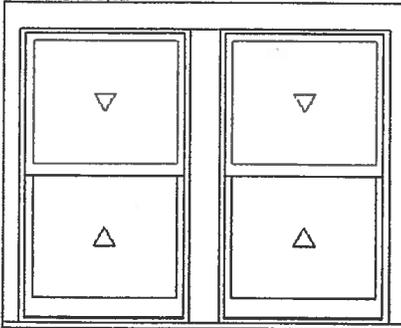
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 3		TOTAL UNIT QTY: 6		EXT NET PRICE: USD 4,957.44		
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	A	Marvin	Wood Marvin Assembly RO 71 3/4" X 57 1/2" Entered as Size by Units	1,419.14	2	2,838.28
2	B	Marvin	Wood Ultimate Double Hung CN 2824 RO 34 3/8" X 57 1/2" Entered as CN 2824	689.72	3	2,069.16
3	DELIVERY	Non-Marvin	Other DELIVER WINDOWS TO JOBSITE	50.00	1	50.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: A	Net Price:		1,419.14
Qty: 2		Ext. Net Price:	USD	2,838.28



As Viewed From The Exterior

Entered As: Size by Units
 MO 75 7/8" X 61 9/16"
 FS 70 3/4" X 57"
 OC 75 3/8" X 61 5/16"
 RO 71 3/4" X 57 1/2"
Egress Information A1, A2
 Width: 29 13/16" Height: 22 1/4"
 Net Clear Opening: 4.61 SqFt
Performance Information A1, A2
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.2
 Visible Light Transmittance: 0.46
 Condensation Resistance: 57
 CPD Number: MAR-N-68-03199-00001
 ENERGY STAR: NC, SC, S
Performance Grade A1, A2
 Licensee #739
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 899X2059 mm (35.38X81.06 in)
 LC-PG40 DP +40/-40
 FL15162

Primed Pine Exterior	59.16
Bare Pine Interior	
2W1H - Rectangle Assembly	
Assembly Rough Opening w/ Subsill	
71 3/4" X 57 1/2"	
Unit: A1	557.38
Wood Ultimate Double Hung	
CN 2824	
Rough Opening w/ Subsill	
34 3/8" X 57 1/2"	
Glass Add For All Sash/Panels	18.68
Top Sash	
Primed Pine Sash Exterior	
Bare Pine Sash Interior	
IG - 1 Lite	
Low E3 w/Argon	
Stainless Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Bare Pine Sash Interior	
IG - 1 Lite	
Low E3 w/Argon	
Stainless Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
White Sash Lock	
White Jamb Hardware	11.68
No Screen	-20.24
Unit: A2	557.38
Wood Ultimate Double Hung	
CN 2824	
Rough Opening w/ Subsill	
34 3/8" X 57 1/2"	
Glass Add For All Sash/Panels	18.68
Top Sash	
Primed Pine Sash Exterior	
Bare Pine Sash Interior	
IG - 1 Lite	
Low E3 w/Argon	
Stainless Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Bare Pine Sash Interior	
IG - 1 Lite	
Low E3 w/Argon	
Stainless Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
White Sash Lock	
White Jamb Hardware	11.68
No Screen	-20.24

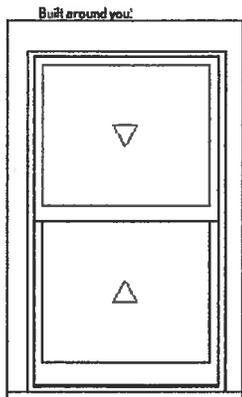
Vertical Space Mull 4" 70.84
 Primed Pine Exterior Mull Cover
 Factory Mull Charge 27.25
 4 9/16" Jamb
 Primed Pine 5" 5/4 Flat Casing - Top 126.89
 Primed Pine 3" 5/4 Flat Casing - Side
 Primed Pine Standard Subsill
 No Installation Method
 ***Note: Non-certified mull: check with local code officials for project specific requirements.

Initials required

Seller: _____

Buyer: _____

Line #2	Mark Unit: B	Net Price:		689.72
Qty: 3		Ext. Net Price:	USD	2,069.16



As Viewed From The Exterior

Entered As: CN
 MO 38 1/2" X 61 9/16"
 CN 2824
 FS 33 3/8" X 57"
 OC 38" X 61 5/16"
 RO 34 3/8" X 57 1/2"
Egress Information
 Width: 29 13/16" Height: 22 1/4"
 Net Clear Opening: 4.61 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.2
 Visible Light Transmittance: 0.46
 Condensation Resistance: 57
 CPD Number: MAR-N-68-03199-00001
 ENERGY STAR: NC, SC, S
Performance Grade
 Licensee #739
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 899X2059 mm (35.38X81.06 in)
 LC-PG40 DP +40/-40
 FL15162

Primed Pine Exterior 29.58
 Bare Pine Interior
 Wood Ultimate Double Hung 557.38
 CN 2824
 Rough Opening w/ Subsill
 34 3/8" X 57 1/2"
 Glass Add For All Sash/Panels 18.68
 Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 White Sash Lock
 White Jamb Hardware 11.68
 No Screen 20.24
 4 9/16" Jamb
 Primed Pine 5" 5/4 Flat Casing - Top 92.64
 Primed Pine 3" 5/4 Flat Casing - Side
 Primed Pine Standard Subsill
 No Installation Method

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: DELIVERY	Net Price:		50.00
Qty: 1		Ext. Net Price:	USD	50.00

Other DELIVER WINDOWS TO JOBSITE

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD	4,907.44
Non-Taxable Other: USD	50.00
8.250% Sales Tax: USD	404.86
Project Total Net Price: USD	5,362.30

Terms and Conditions

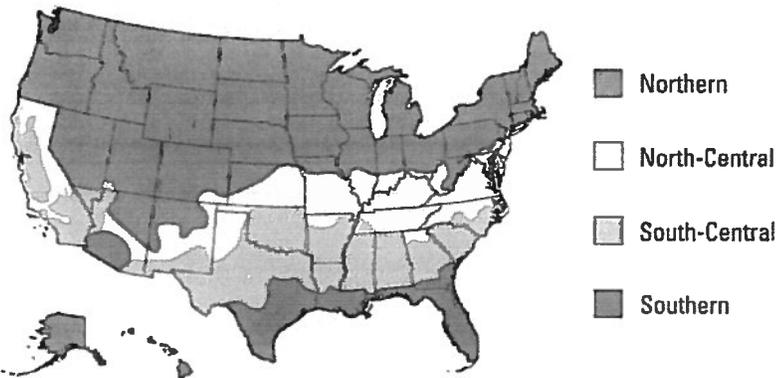
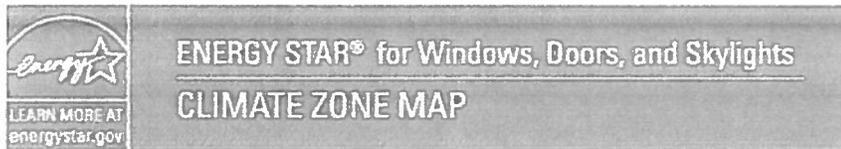
Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

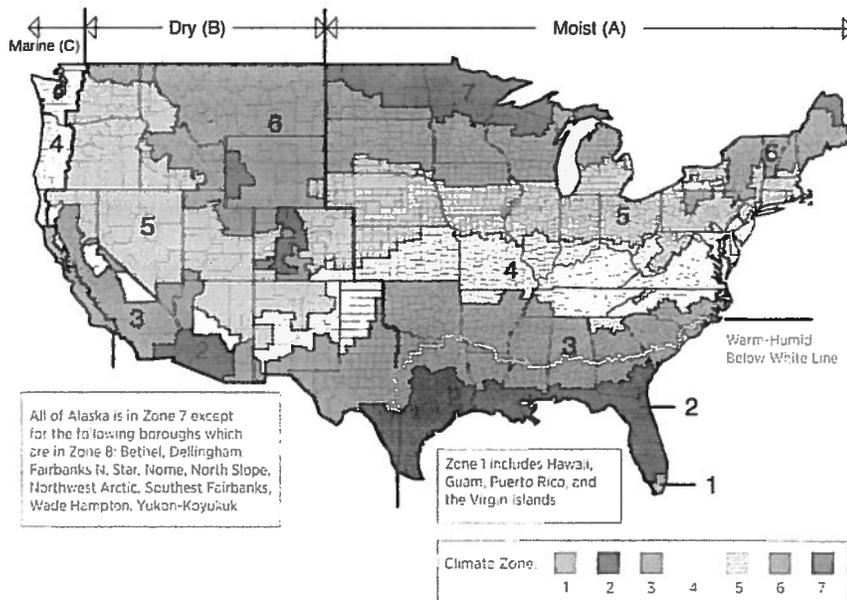
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org/WindowRatings.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions



PURCHASE APPROVAL/SIGN OFF

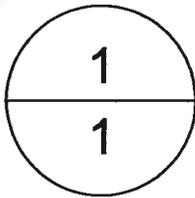
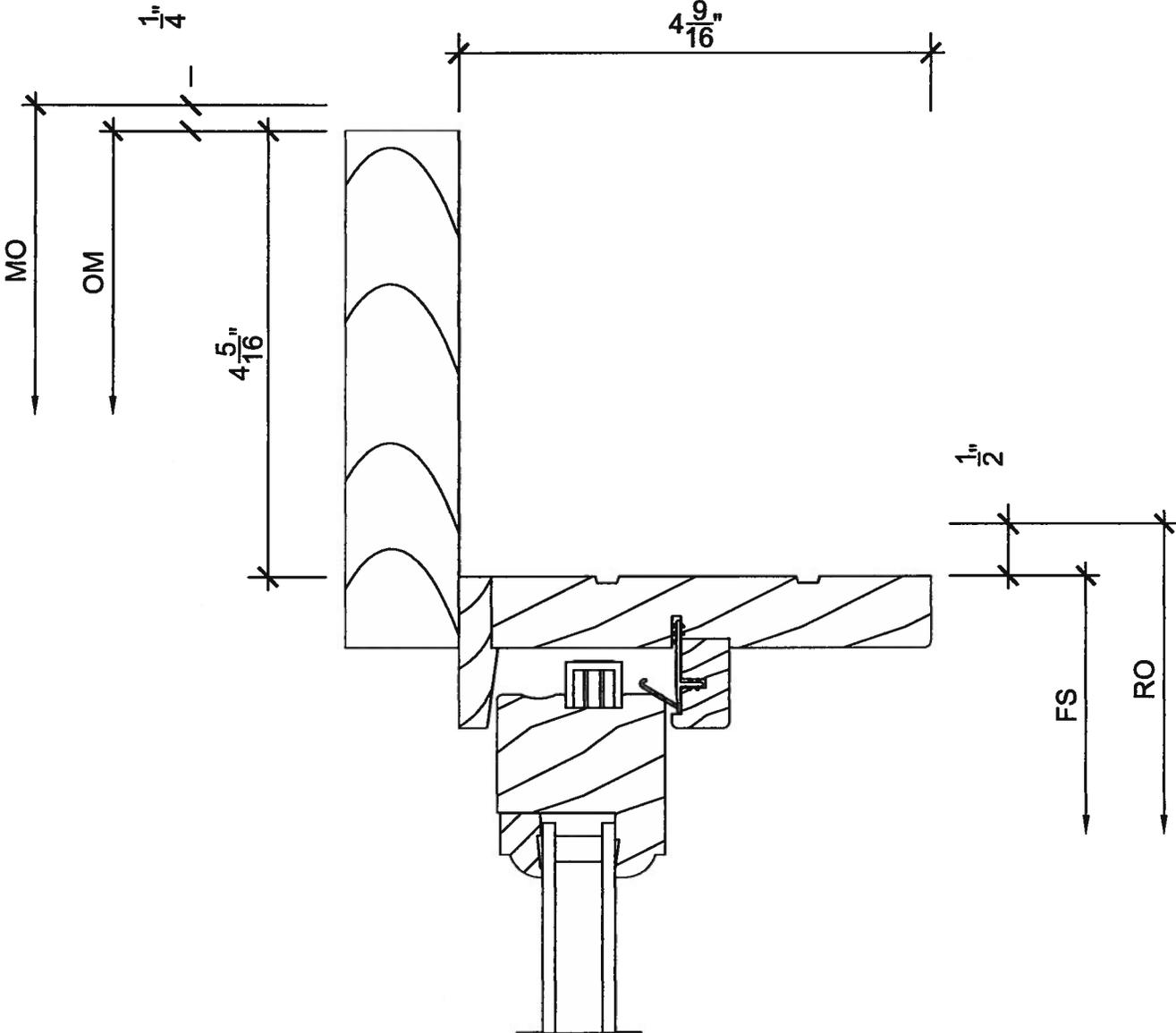
Project Subtotal Net Price: USD	4,907.44
Non-Taxable Other: USD	50.00
8.250% Sales Tax: USD	404.86
Project Total Net Price: USD	5,362.30

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

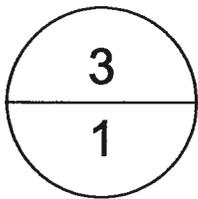
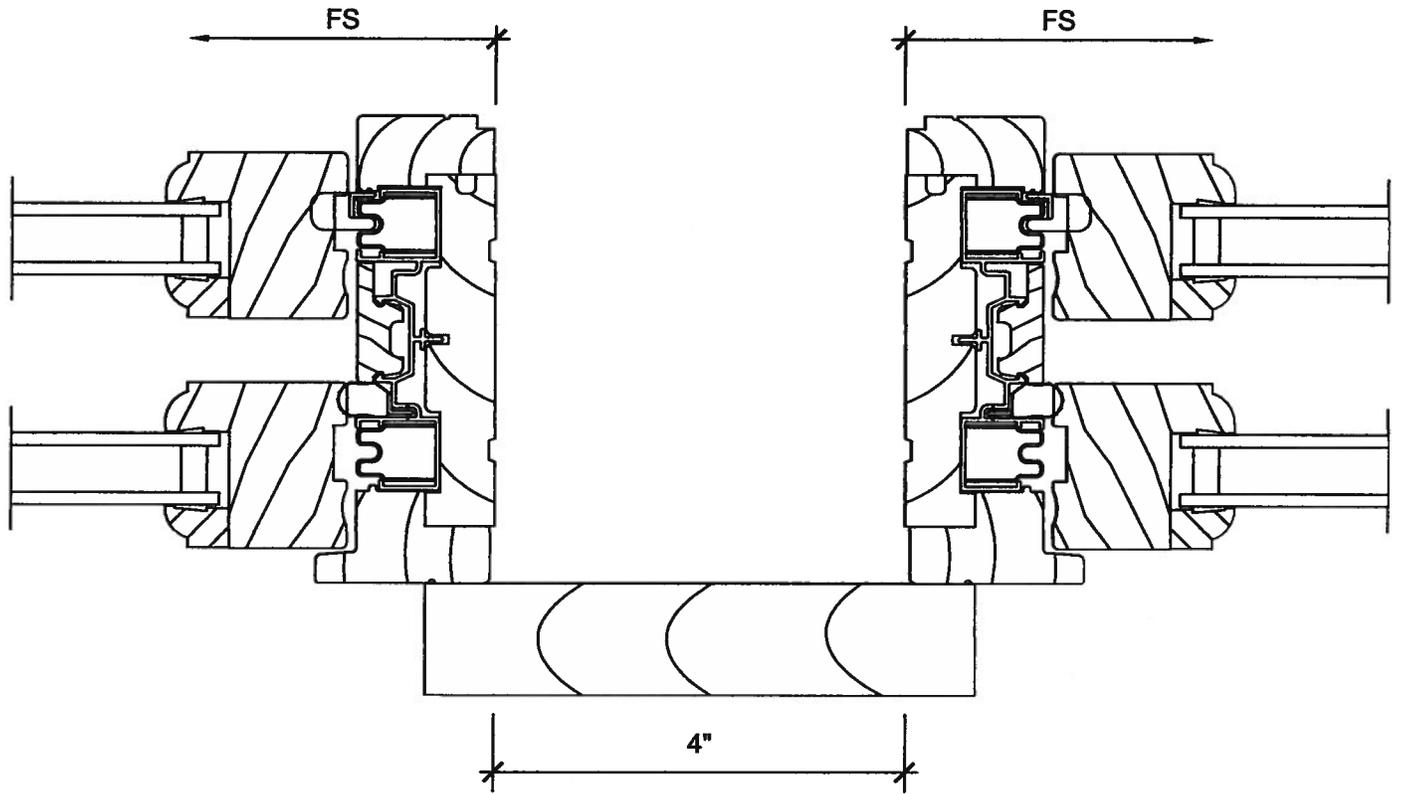
Seller: _____

Buyer: _____

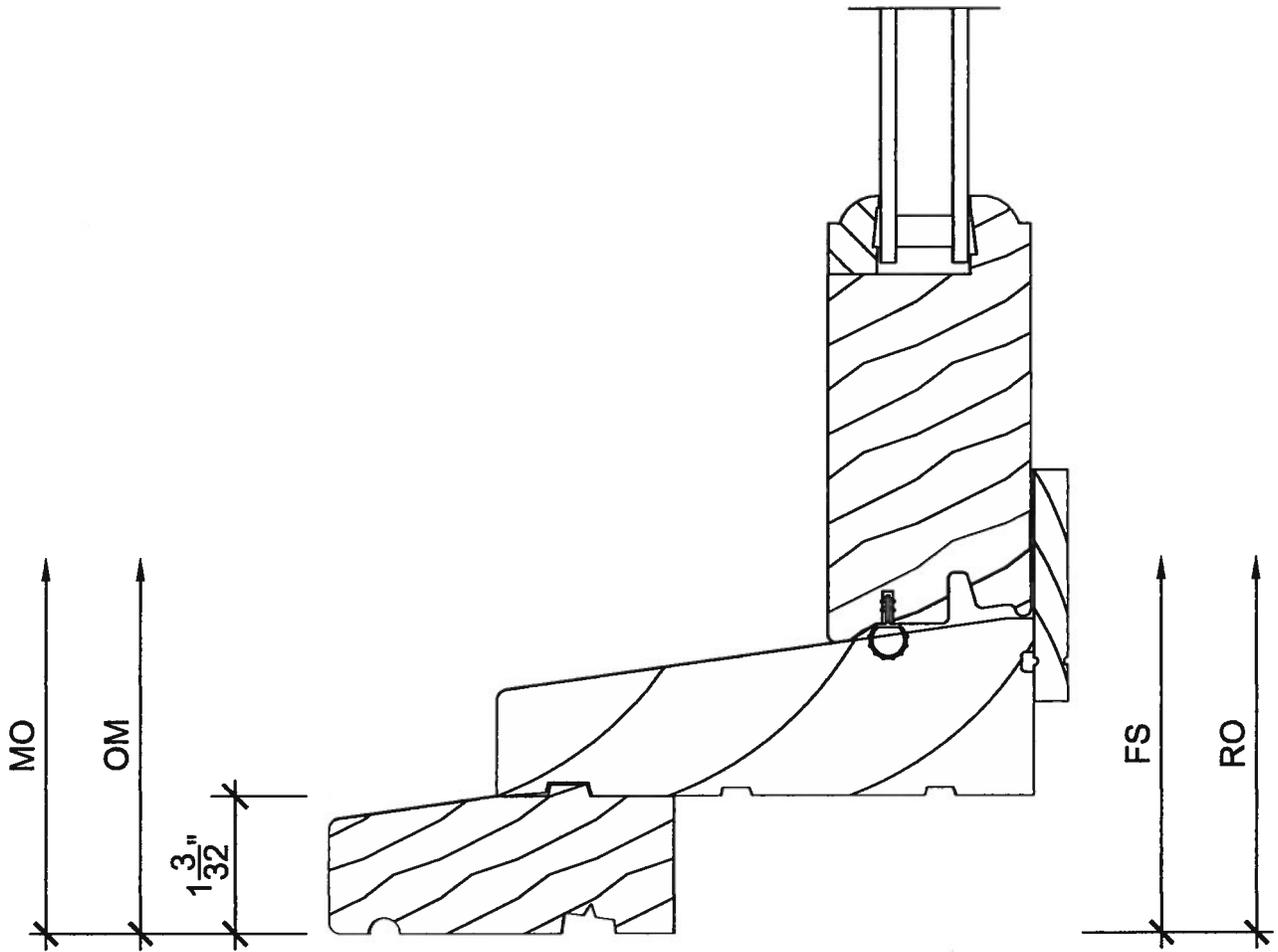
WINDOW SPECS



Head

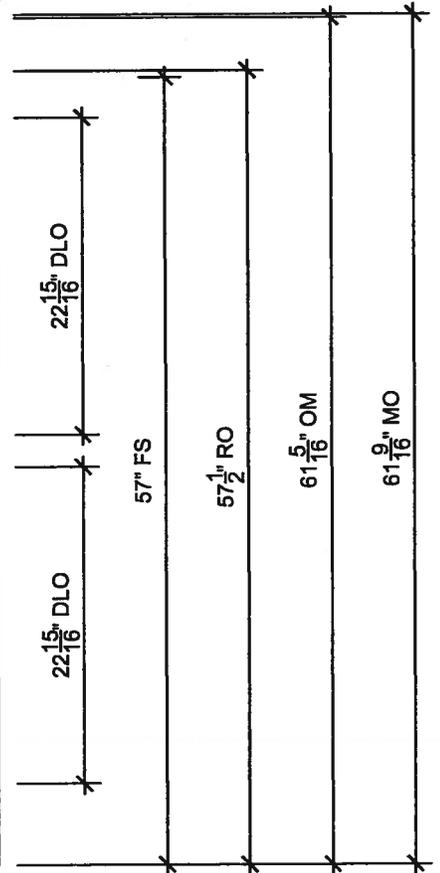
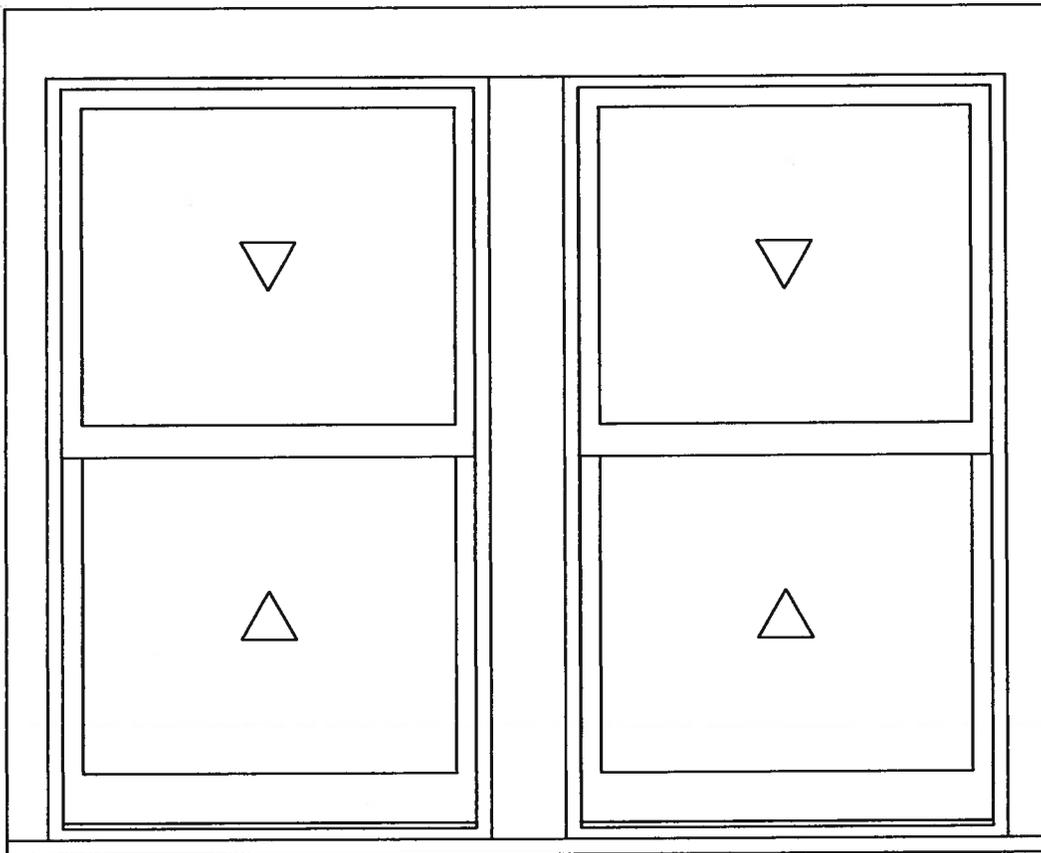
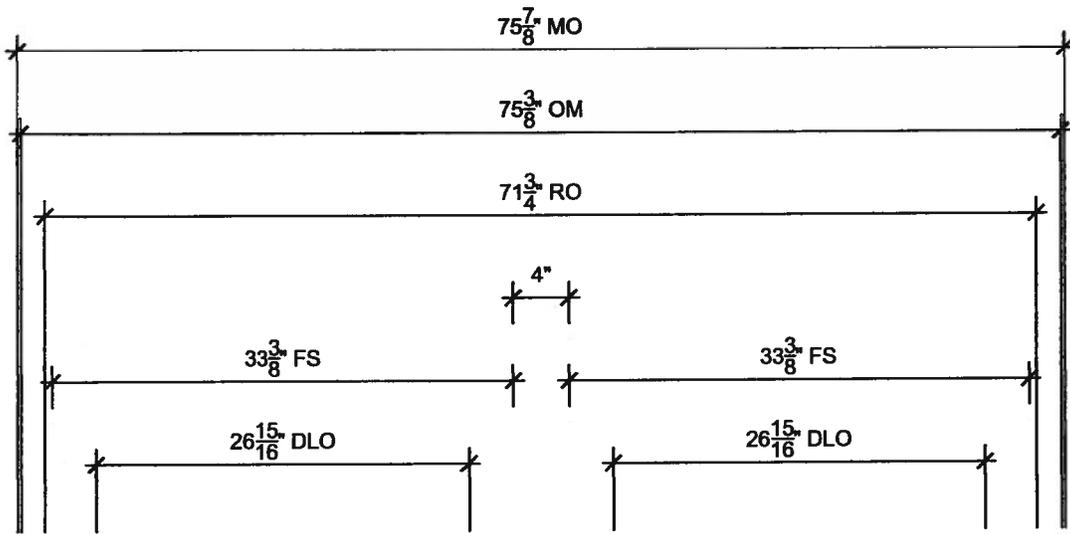


Vertical Mullion



4
1

Sill



A