

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2016

Agenda Item No: 16

HDRC CASE NO: 2016-055
ADDRESS: 220 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9008 BLK 4 LOT 39 THRU 43
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Stevie Bear/Community REI LLC
OWNER: Austin Hedges/Community REI LLC
TYPE OF WORK: Exterior modifications
REQUEST:

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

1. Remove front deck and rebuild front porch.
2. Demolish walls of the addition and repurpose as an exterior covered deck.
3. Relocate 19'-8" x 20' carport and wrap posts in cedar to create square cedar posts.
4. Replace garage door.
5. Replace front door.
6. Replace existing light fixture with new oil rubbed bronze fixture with a frosted shade.
7. Replace wood windows with vinyl double hung windows.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

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.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- 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.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

FINDINGS:

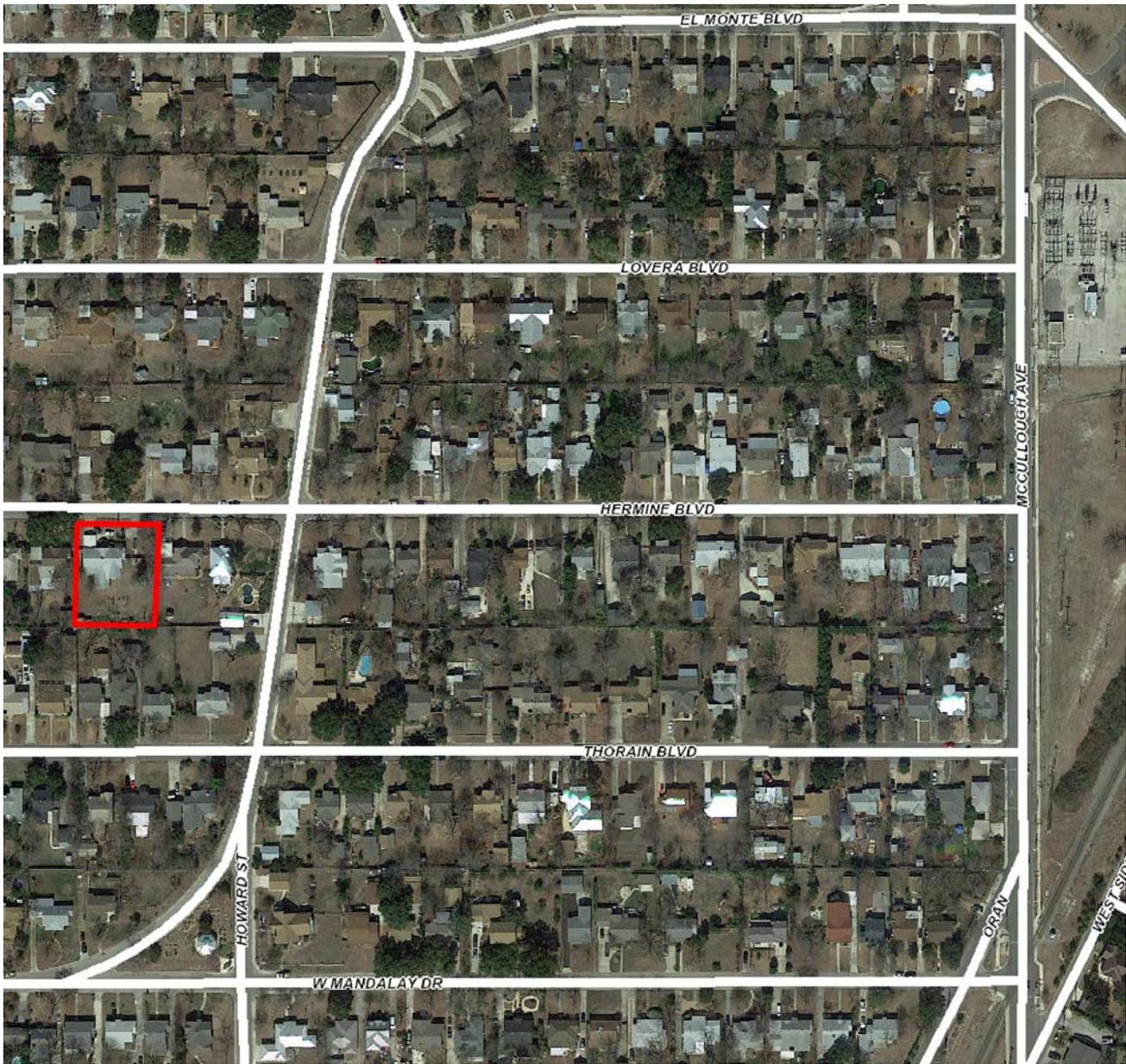
- a. The main structure at 220 W Hermine is a mid century house of modest size featuring one front gable and a shed roof over the front porch.
- b. At the front of the primary historic structure there is currently an existing deck. The applicant is proposing to remove the existing non-contributing deck and restore the front porch to its original configuration with three concrete steps and a concrete landing. The applicant is proposing to rewrap the two existing posts in cedar. According to the Guidelines for Exterior Maintenance and Alterations 7.B.v., porches should be reconstructed based on accurate evidence of the original, such as a photograph. The applicant has provided a historic photo exhibiting the original porch. The applicant's proposal is consistent with the Guidelines.
- c. At the rear of the primary historic structure, the applicant has proposed to demolish three walls of the rear of the house, and repurpose as a 20'-3" x 20'-4" covered deck, with lumber decking, 6 new lumber posts, 6 recessed lights in existing ceiling, and two ceiling fans. The applicant area to be exposed is an addition as there are masonry walls enclosed in the interior.
- d. The applicant has proposed to install a sliding glass door. Staff recommends that the applicant provide product specifications regarding this door.
- e. The applicant is proposing to relocate the existing, 19'-8" x 20', non-contributing carport from in front of the garage onto the driveway to side of the east façade as well as wrap the posts in cedar to create square posts. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction to the main structure. Staff finds this placement appropriate. Staff made a site visit February 8, 2016, and found that carports are prominent on the street; however staff finds that a prefabricated carport structure is not appropriate for the historic structure's architecture style or the district. The applicant's proposal to locate the prefabricated carport structure to the side of the primary historic structure is not appropriate.
- f. The applicant is proposing to replace the existing rotted garage door with a white, steel carriage house door with windows lights. The garage door would not be functioning as the applicant is converting the garage into living space. Staff finds that the proposed carriage door with window lights is not appropriate architecturally for the primary historic structure. Staff finds that a door with minimal detailing and ornamentation would be more appropriate.
- g. The existing front door is solid wood painted white, with an existing white storm door. The applicant is proposing to replace the solid wood front door with a craftsman style mahogany door with decorative glass, and removing the storm door. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i., doors and hardware should be replaced with in-kind materials; when in-kind materials are not feasible features should match size, material, and profile of historic element. Staff finds the faux-craftsman style door is not appropriate for the mid-century style house.
- h. The applicant is proposing to remove two existing front light fixtures and replace right fixture with similar fixture that has oil rubbed bronze finish and a frosted shade. According to the Guidelines historic light fixtures should be preserved and maintained and rewiring should be considered to extend their lifespan. The historic photograph shows that the left lighting fixture is historic. Staff recommends that the applicant repair existing fixtures.
- i. The applicant is proposing to replace 12 wood windows with vinyl double hung windows. According to the Guidelines for Maintenance and Alterations 6.A.iii., historic windows should be preserved unless 50% or more of a window's components must be reconstructed. Staff made a site visit on February 8, 2016, and found that windows in the front are in poor condition, but repairable. Staff recommends the historic windows be repaired.

RECOMMENDATION:

Staff recommends approval for items #1 and #2 based on findings b and c with the stipulation that the applicant provide specifications for the two fixtures and rear door prior to receiving a Certificate of Appropriateness. Staff does not recommend approval of items #3 through #7 based on findings d through i. Staff recommends the applicant propose a front door that is architecturally appropriate as noted in finding g, propose a garage door with minimal detailing and ornamentation as noted in finding e and repair existing light fixtures and windows as noted in findings h and i.

CASE MANAGER:

Lauren Sage



220 W Hermine

Exterior Modifications

Printed: Feb 04, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

220 Hermine Blvd. Olmos Park Terrace, San Antonio, Texas

Scope of work with photos

CREI recently acquired 220 Hermine from a wholesaler, under distressed conditions. With the exception of a fairly new roof, the property had been neglected for some time. It was partially gutted inside, deteriorated inside and out, had a failing foundation, broken windows, buckled floors, plumbing leaks, NO insulation, poorly added additions, many illegal or outdated “fixes”, and was not securable. CREI plans to change all of that, and bring this fine shell of a home back to its previous glory (which we have seen photos of in our research!).





CREI will bring the front back to a more original look. Cleaning the stone as best we can with the gentlest means possible, and decking only the front porch, as it was originally, removing the poorly built large front deck with no footings that stands there now, and replacing it with greenery and flora, something similar to what was there in days past, but current to today's lawn care and water needs. See elevation of what's to be proposed

The house across the street has done a great job, a photo of their home is included below and CREI will be thinking of it as a guide when we direct our landscaping.



Hermine has good bones. Foundation folks were out after the engineer did her report (foundation, electrical, plumbing, and HVAC have all pulled their own permits), and they did a fair amount of work, which did add to the masonry stress on the house. Hence, we will be having masonry corrections made as part of our rehabilitation of Hermine, and looking to match cement and stone as close as possible.







CREI will also be looking to re-surface our semi-circular drive, as well as our drive ways, and would like to move the carport to the opposite driveway, refurbishing it, raising it 12- 18 inches, and wrapping the posts in cedar or stone to make for a very nice high end looking covered parking area. This will allow us to address the garage area, without the carport being in the way, and allow the front of the home to be viewed in its entirety without a carport attached to it. There is precedent for carports throughout the area, both attached and detached, but there is nothing as nice as what we will be building.

*Need elevation for carport with cedar wrapped posts.

The plan is to remove the walls and subflooring of that bad back room addition you see in the photos, leaving just the four posts, properly wrapped, and proper roof support (we have already had an engineer over), with the opening that attaches to the house a sliding glass door (it is too small for French doors, and sits lower, so French won't work)

We would then build a nice footed deck over the former room area, properly leveling out the post so as to have a level, mostly covered back deck, with a small portion uncovered for the BBQ etc., coming off the main house.

As you can see, the back room is not only in poor, and dilapidated condition, and doesn't match up to the original, but it is uninhabitable as well.

See elevation of covered back deck





CREI's crews would also add new energy efficient windows all around, to help that New 5-ton gas HVAC we have just installed work to its highest efficiency. Again, there is precedence for new windows in the area, though we hope to keep as much of the wood as we can – inside & out – there are areas, like the garage doors, and windows at Hermine, where there isn't much wood (or windows) left to save.

There will be new windows and exterior doors.

See windows we are going to install.



Speaking of the garage, as you saw by the photos, the doors are essentially rotted off the garage, only one is left propped up against the frame, and the wood in that area is completely deteriorated. There are quite a few garage conversions in the area, and CREI is converting this garage into a very upscale master retreat, with loft, walk in closet, slider closet, walk in shower, double vanity, and high ceilings.

See garage elevation





Photos from rear and right side, as well as front and left side -



Rear Photo



Yard phot with outbuildings – good one stays – rusted one will be removed .



Products
and Services

What can we help you find?

Your Store
Select a Store

Sign in
or Register



JELD-WEN | Model # THDJW185600163 | Internet # 206732789

36 in. x 80 in. Ashmore Camber Top 3/4 Lite Unfinished Mahogany Prehung Front Door with Brickmould and Patina Caming

★★★★★ | Write the First Review + | Ask the first question +



\$753.96 /each

 PRODUCT NOT SOLD IN STORES

Open Expanded View +

Click Image to Zoom

PRODUCT OVERVIEW Model # THDJW185600163 | Internet # 206732789

JELD-WEN Authentic wood doors combine the beauty of wood with quality craftsmanship to bring you doors that are visually captivating and reliable. Wood brings a sense of warmth and artistry to any home, whether it's elegantly modern or comfortably traditional. They're constructed with beauty in mind and lasting performance at heart. To prevent warping and splitting, our wood doors feature an "engineered" core construction with premium wood veneers on top for the best performance and stain finish quality, as well as matching solid wood sticking and edge bands for an even match.

- Elegance of wood with quality craftsmanship
- Energy efficient core to help lower heating and cooling cost, engineered finger-jointed wood core construction with premium wood veneers for the best performance and stain finish quality
- Meranti mahogany is a high-density, long-lasting hardwood with deep, rich looking grain and a natural elegance
- Door frame (jamb) and brickmould (trim) are made with AuraLast wood that is guaranteed not to rot and are unfinished, ready to paint or stain
- Wood panel door adds a sense of charm and elegance to any home, insulated glass helps keep your home warmer in the winter and cooler in the summer
- Decorative glass brightens and transforms your entryway without compromising privacy
- Unfinished doors give you the design flexibility to choose any finish color, door must be finished on all 6 sides to seal properly
- Door is prehung in frame for easier installation, predrilled double bore hole for lock installation (lock sold separately)
- From the outside, door opens into the home with hinges on the left
- Check local building codes before beginning your project to ensure compliancy, not all products are suitable for locations that experience severe weather

SPECIFICATIONS

DIMENSIONS

Door Size (WxH) in.	36 x 80	Rough Opening Height	81.75
Door Thickness (in.)	1.75	Rough Opening Width	37.5
Jamb Size (in.)	4-9/16"		

DETAILS

Color Family	Unfinished Wood	Glass Style	Decorative
Color/Finish	Unfinished	Glass Type	Camber top
Door Configuration	Single Door	Hinge Finish	Nickel
Door Handing	Left-Hand/Inswing	Included	No additional items or accessories included
Door Style	Craftsman	Material	Wood
Door Type	Exterior Prehung	Number of Hinges	3
Features	Brickmould,Weatherstripping	Panel Type	2 Panel
Finish Type	Unfinished	Product Weight (lb.)	175 lb
Glass Caming Finish	Patina	Returnable	90-Day

WARRANTY / CERTIFICATIONS

Energy Star Qualified	Not Qualified	Manufacturer Warranty	5-Year Limited Warranty
Fire rating	None		

MORE PRODUCTS WITH THESE FEATURES

Door Configuration: **Single Door**

Door Size (WxH) in.: **36 x 80**

Door Handing: **Left-Hand/Inswing**

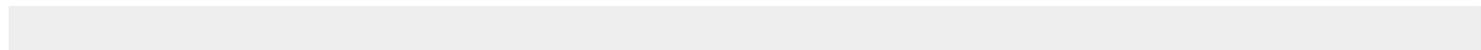
Glass Type: **Camber top**

Glass Style: **Decorative**

Finish Type: **Unfinished**

Color Family: **Unfinished Wood**

SEARCH



Your Store: **Nwc San Antonio, TX**

Your Store: **San Antonio, TX**



Pella Carriage House Series 96-in x 84-in Insulated White Garage Door with Windows

Item #: 420661 | Model #: 123520

Be the first to

\$1,185.60

Get 5%* Off Every Day or Special Financing**
Minimum Purchase Required



- Facebook
- Pinterest
- Twitter
- Google+
- Email

FREE Parcel Shipping

Sent by carriers like UPS, FedEx, USPS, etc.

FREE Store Pickup

Unavailable for This Order

This option is not available for the item you've selected.

Lowe's Truck Delivery

Unavailable for This Order

This option is not available for the item you've selected.

Pella Carriage House Series 96-in x 84-in Insulated White Garage Door with Windows **\$1,185.60**

Description

Carriage House Series 96-in x 84-in Insulated White Garage Door with Windows

- Two-layer, insulated Carriage House design steel garage door
- Energy efficient and quiet operation
- Attractive window design to complement your home's exterior
- Windows provide natural light into your garage
- SAFEShield Pinch Protection
- Be the envy of the neighborhood with your beautiful, low maintenance steel garage door
- Manufactured in the USA from recycled steel

Specifications

Actual Height (Inches)	84	Warranty	Lifetime limited
Actual Width (Inches)	96	R Value	6.64
Thickness (Inches)	2	Construction Type	Vinyl-back construction
Insulated	Yes	Decorative Hardware Included	Yes
Windows	Yes	Hardware Finish	Black
Type	Single	Hardware Included	Yes
Series	Carriage House	Window Material	Glass
Material	Steel	Spring Type	Torsion
Carriage House	Yes	Manufacturer Color/Finish	White
High Impact	No	Color/Finish Family	White

© 2016 Lowe's. All rights reserved. Lowe's and the gable design are registered trademarks of LF, LLC



Products and Services

What can we help you find?

Your Store
Cambray

Sign in
or Register



Hampton Bay | Model # BPM1691P | Internet # 202353095 | Store SKU # 393810

1-Light Oil Rubbed Bronze Outdoor Dusk-to-Dawn Wall-Mount Lantern

★★★★★ (84) | Write a Review + | Questions & Answers (9) +



Open Expanded View +

Click Image to Zoom

\$17.97 /each

- EXTERIOR WALL LANTERN
- Oil-Rubbed Bronze Finish Frosted Glass
- (1) 13 Watt GU24 Compact Fluorescent Bulb Included

NEARBY STORES MAY HAVE THIS ITEM

[Check Nearby Stores](#)

PRODUCT OVERVIEW Model # BPM1691P | Internet # 202353095 | Store SKU # 393810

Use the Hampton Bay Wall-Mount 1-Light Oil Rubbed Bronze Dusk-to-Dawn Lantern to add timeless style to your exterior living space. This energy-efficient wall lantern features a beautiful, oil-rubbed bronze finish and a frosted white glass shade. Uses 1-13-Watt CFL GU24-light bulb (included).

- Oil rubbed bronze finish
- Frosted white shade
- Includes 1-13-Watt CFL GU24-light bulb
- Not Energy Star qualified
- Home Depot Protection Plan:



Protect your investment!
Add a Protection Plan to your purchase.
[Learn more >](#)

HOME ELECTRICS

SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	6	Product Length (in.)	6 in
Product Height (in.)	8 in	Product Width (in.)	4.63 in

Your Store:
Nwc San Antonio, TX

Your Store: **San Antonio, TX**



ReliaBilt 3201 Series Vinyl Double Pane Single Strength Replacement Double Hung Window (Rough Opening: 32-in x 38-in Actual: 31.75-in x 37.75-in)

Item #: 632934 | Model #: 7198012266933201DH

Be the first to

\$120.44

Facebook

Pinterest

Twitter

Google+

Email

FREE Store Pickup

Your order will be ready for pickup from **Lowe's Of Nwc San Antonio, TX** by 02/22/2016.

Lowe's Truck Delivery

Your order will be ready for delivery to you from **Lowe's Of Nwc San Antonio, TX** by 02/22/2016.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS, FedEx, USPS, etc.

ReliaBilt 3201 Series Vinyl Double Pane Single Strength Replacement Double Hung Window (Rough Opening: 32-in x 38-in Actual: 31.75-in x 37.75-in) **\$120.44**



Description

3201 Series Vinyl Double Pane Single Strength Replacement Double Hung Window (Rough Opening: 32-in x 38-in Actual: 31.75-in x 37.75-in)

- Insulated glass panels with optimum thermal air space featuring a warm-edge spacer system
- Sashes tilt in for easy cleaning
- Reinforced multi-cavity construction offers additional thermal protection and structural integrity
- Dual push-button night latches provide easy, secure ventilation

Specifications

Actual Height (Inches)	37.75	Lowe's Exclusive	No
Actual Width (Inches)	31.75	Project Type	Replacement
Rough Opening Width (Inches)	32	Meets Egress Requirement	No
Rough Opening Height (Inches)	38	Lock Type	Cam
Jamb Depth (Inches)	3.25	Nail Fin	N/A
Series	3201	J Channel	N/A
Interior Color/Finish	White	Mulling	N/A
Exterior Color/Finish	White	Wood Jamb Extension	None
Hardware Color/Finish	White	Number of Locks	2
Paintable	No	Ventilation Latches	Double
Color/Finish Family	White	Tilt Mechanism	Flush
Frame Material	Vinyl	High Altitude Rated	No
Grid Type	N/A	Hurricane Approved	No

Grid Width	N/A	Miami Dade Approved	No
Grid Profile	N/A	Sound Transmission Control (STC) Rated	No
Grid Pattern	N/A	Florida Product Approved	Yes
Glazing Type	Double pane	Design Pressure (DP) Rating	35
Argon Gas Insulated	No	Texas Department of Insurance Approved	Yes
Glass Strength	Single strength	U Value	0.34
Obscure Glass	No	Meets CA Forced Entry Requirements	No
Frame Profile	Beveled	Solar Heat Gain Coefficient (SHGC)	0.29
Screen Included	Half	ENERGY STAR Qualified Northern Zone	No
Screen Type	Fiberglass mesh	ENERGY STAR Qualified North/Central Zone	No
Screen Frame Type	Extruded	ENERGY STAR Qualified South/Central Zone	Yes
Balance System	Constant force	ENERGY STAR Qualified Southern Zone	No
Tilting	Yes	Works with Iris	No
Warranty	Limited lifetime	Grid Included	No

Articles & Videos

© 2016 Lowe's. All rights reserved. Lowe's and the gable design are registered trademarks of LF, LLC

LOTS 54 & 55

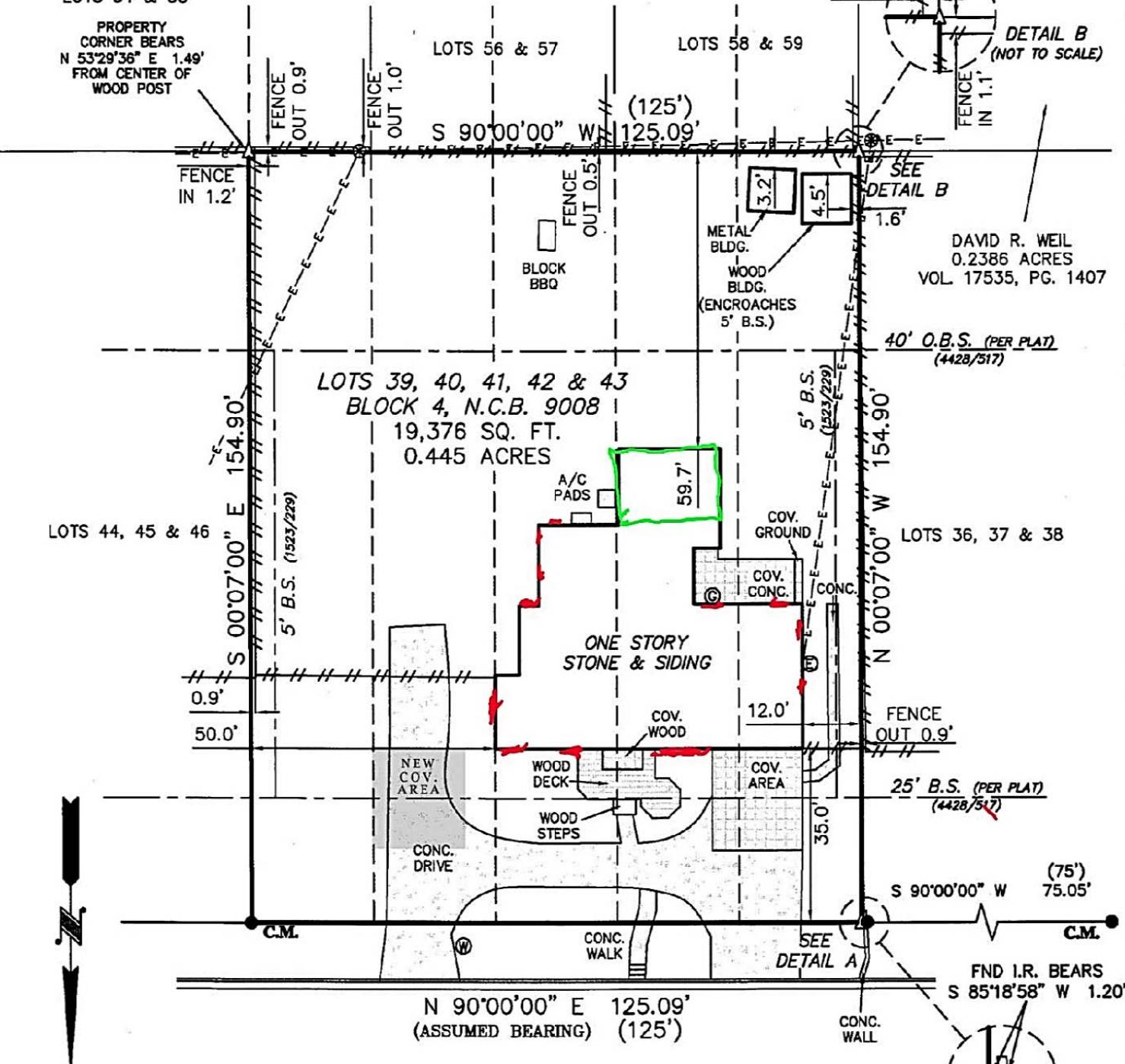
PROPERTY CORNER BEARS N 53°29'36" E 1.49' FROM CENTER OF WOOD POST

LOTS 56 & 57

LOTS 58 & 59

FENCE IN 1.2'

DETAIL B (NOT TO SCALE)



DAVID R. WEIL
0.2386 ACRES
VOL. 17535, PG. 1407

40' O.B.S. (PER PLAT)
(4428/517)

LOTS 39, 40, 41, 42 & 43
BLOCK 4, N.C.B. 9008
19,376 SQ. FT.
0.445 ACRES

LOTS 36, 37 & 38

ONE STORY
STONE & SIDING

FENCE
OUT 0.9'

25' B.S. (PER PLAT)
(4428/517)

FND I.R. BEARS
S 85°18'58\" W 1.20'

HERMINE BOULEVARD (50' R.O.W.)

DETAIL A
(NOT TO SCALE)

SCALE: 1"=30'

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS AND VOLUME 1273, PAGE 562, VOLUME 1523, PAGE 229, VOLUME 1629, PAGE 324 AND VOLUME 4428, PAGE 517, DEED RECORDS, BEXAR COUNTY, TEXAS

NOTE:
BEARING BASIS (S 90°00'00" W 200.14') BEING THE THEORETICAL LINE BETWEEN FOUND IRON RODS LOCATED AT THE NORTHEAST CORNER OF LOT 43 AND THE NORTHWEST CORNER OF LOT 36 AS SHOWN HEREON.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0405G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:

220 HERMINE BOULEVARD

Property Description:

LOTS 39, 40, 41, 42, AND 43, BLOCK 4, NEW CITY BLOCK 9008, OLMOS PARK TERRACE, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:

TBD

FIRM REGISTRATION NO.
10111700

Westar Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ - CALCULATED POINT
- - FND 1/2" IRON ROD
- () - RECORD INFORMATION
- B.S. - BUILDING SETBACK
- O.B.S. - OUTBUILDING SETBACK
- C.M. - CONTROLLING MONUMENT
- TBD - TO BE DETERMINED
- ⊕ - POWER POLE
- E— - OVERHEAD ELECTRIC
- ⊖ - ELECTRIC METER
- ⊙ - WATER METER
- ⊙ - GAS METER
- ⊙ - WOOD FENCE

DRAWN BY: JTD/TS



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. N/A

JOB NO. 68298

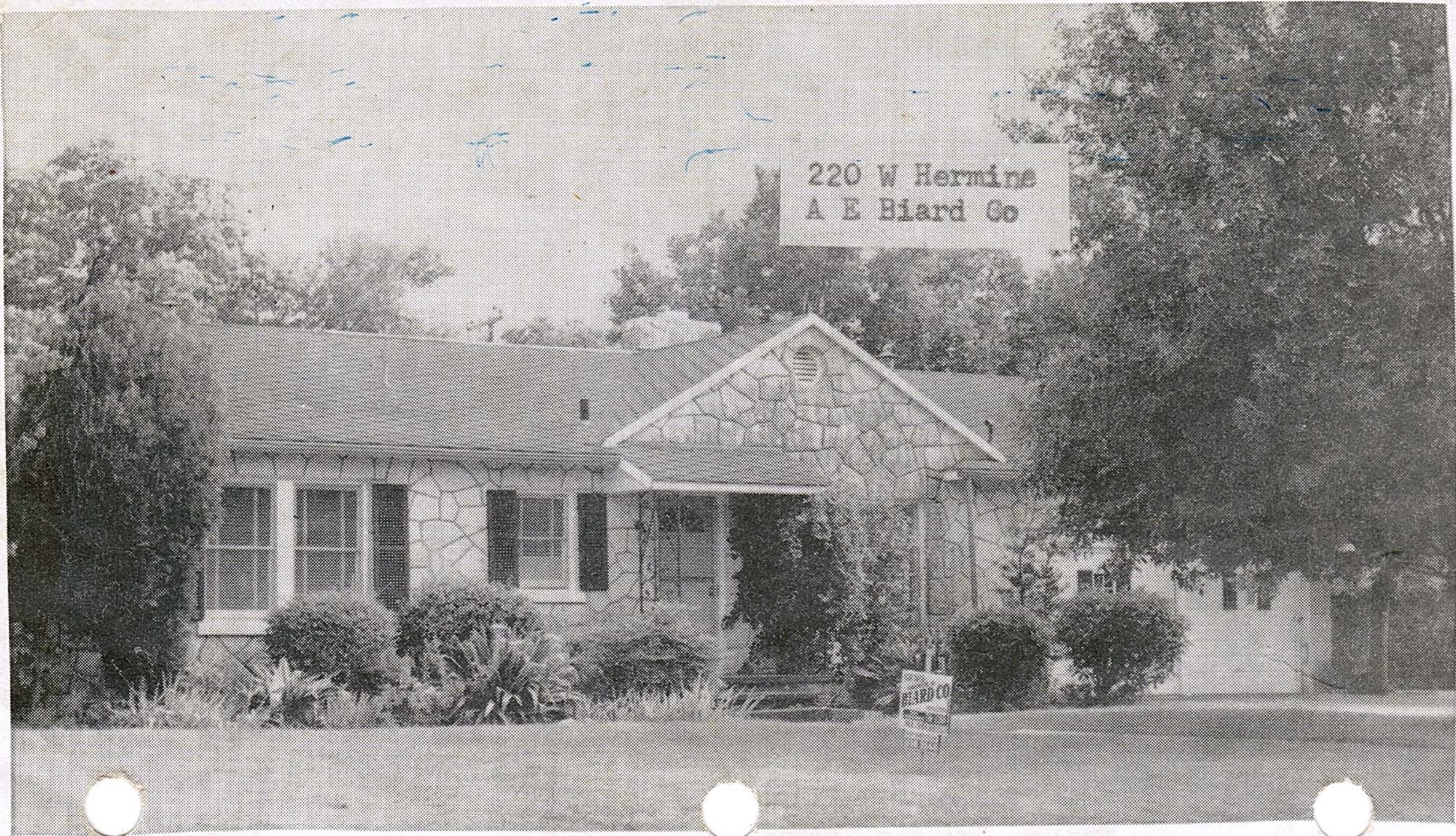
TITLE COMPANY: N/A

DATE: 01/06/2016

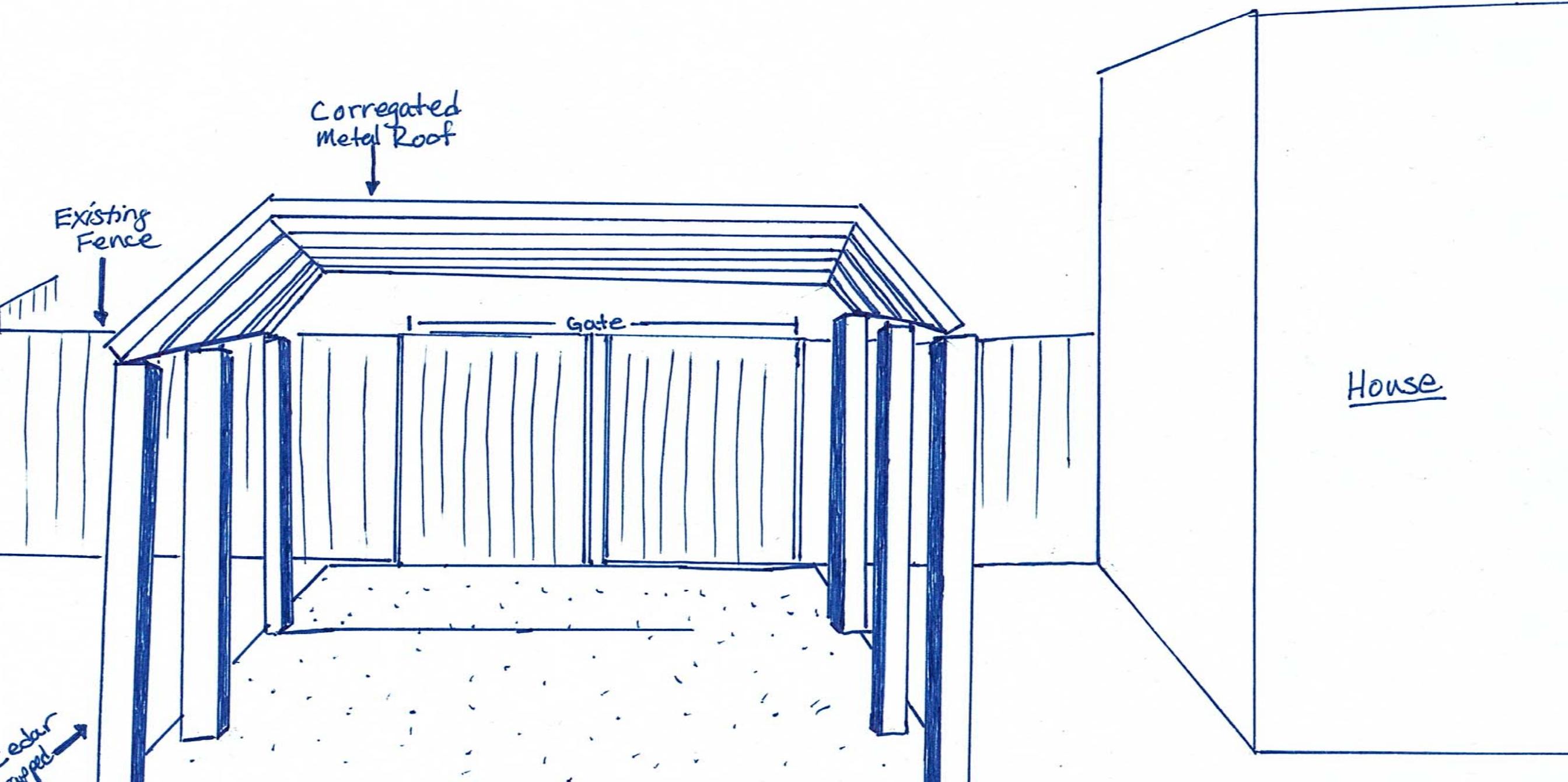


220

220 W Hermine
A E Beard Co



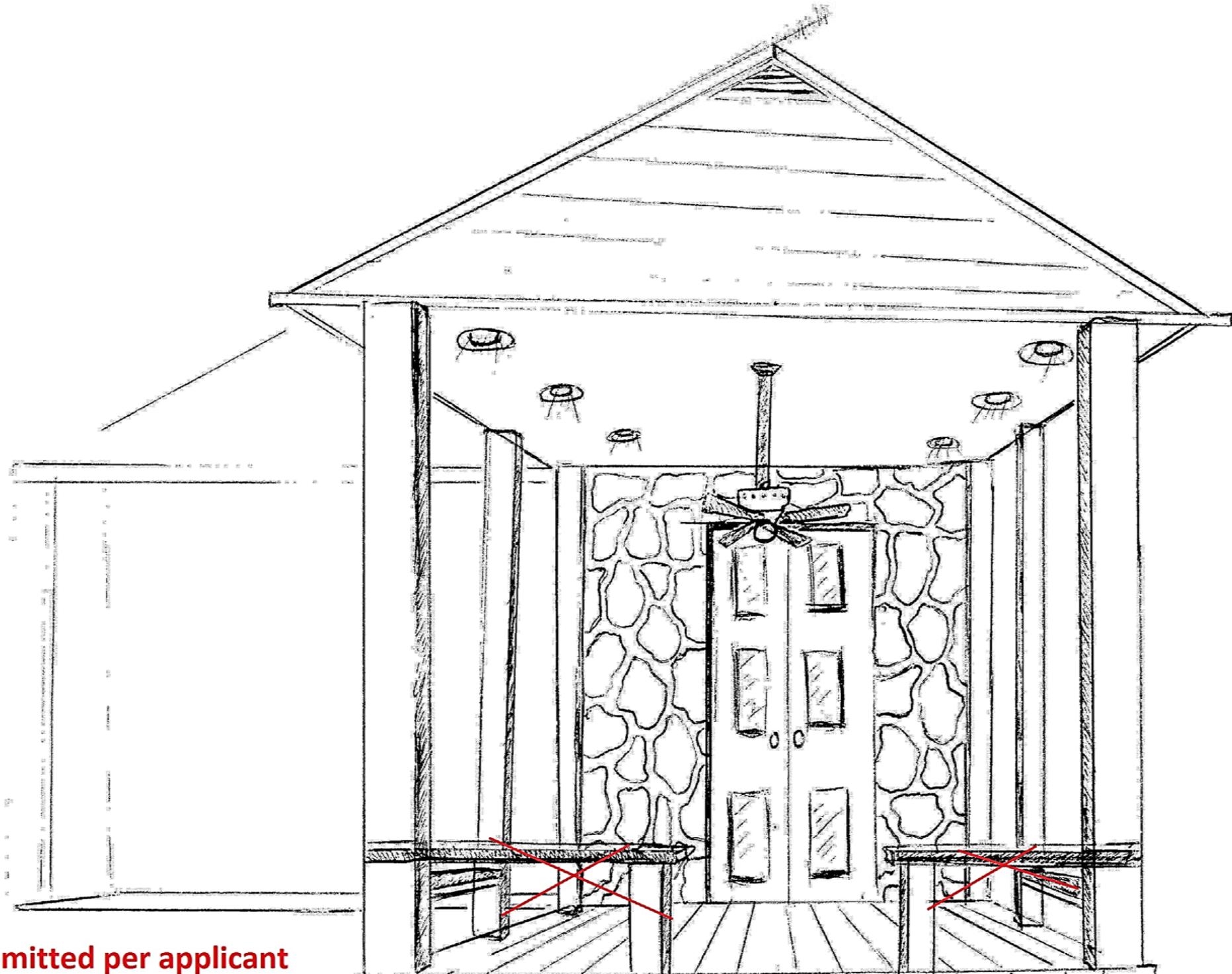
220 W. HERMINE Blvd.
CARPORT ELEVATION DRAWING





EXAMPLE OF CEDAR POSTS

Covered Back Deck Sketch



Railing omitted per applicant





















220







Bill Mowbray Association

220