

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No: 16

HDRC CASE NO: 2015-336
ADDRESS: 232 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9008 BLK 4 LOT 33 34 & 35
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Robert Domer
OWNER: Robert Domer
TYPE OF WORK: Window replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the front 8 original 1930s wood windows with new energy efficient vinyl double hung windows.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows and Screens

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

FINDINGS:

- a. The applicant proposes to replace 8 original 1930s wood windows located on the historic structure's front façade, with new energy efficient vinyl double hung windows.
- b. On August 21, 2015, staff made a site visit assessing the physical condition of 8 original windows designated for replacement. Based on the site visit, staff determined the 8 original windows are in overall good condition and considered repairable with damage limited to paint chipping and minor dry rot. Historic windows should only be replaced in kind if deteriorated beyond repair.
- c. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., historic windows should be preserved. The applicant's proposal to replace the historic, wood windows with new vinyl windows is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on finding b and c.

CASE MANAGER:

Adam Ronan



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 28, 2015

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Protection

282

HYUNDAI

1A4194
THE USED CAR FACTORY





A photograph of a window with white shutters. The window is set into a wall with a stone lintel and a concrete base. The shutters are closed, and a sticker is visible on the bottom left shutter. The sticker reads: PROTECTION BY SONITROL security systems 736-4636. Green foliage is visible in the bottom corners of the frame.

PROTECTION BY
SONITROL
security systems
736-4636

















The window replacement will be accomplished in two phases. Front 8 windows will be phase-1. Back 6 windows will be phase-2.

9800 WINDOWS



**So inspiring, you might want to
think about charging admission.**

With Simonton Impressions® 9800 windows, your house goes from being a home to a virtual art gallery. Simonton Impressions windows feature the look and style of classic wood windows, with the strength, energy efficiency and durability of vinyl. In addition, the durable

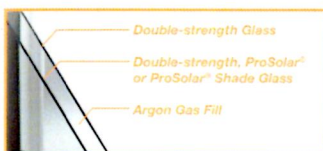
fusion-welded construction and a variety of advanced, energy-saving glass packages, performance features and options truly make Simonton Impressions 9800 windows works of art.



9800 Thermal Dynamics

Making the best even better. Featuring a 3/4" insulating glass unit, ProSolar Low E glass and an Argon gas fill, the standard glass package on Simonton Impressions windows offers impressive energy-efficiency. But advanced features in our optional glass packages can offer even greater energy-efficiency, comfort and safety.

Sensor Glass®



An optional glass package that combines ProSolar Low E glass or

ProSolar® Shade with an Argon gas fill, a 1" double-strength I.G. unit and the Super Spacer® — a non-metallic foam spacer which is more thermally efficient than other types of spacer systems.

Super Sensor Glass®



This package features a 1" insulating glass unit with three panes of double-strength glass that produce two separate air spaces for added insulation. Combine this with two layers of ProSolar or ProSolar Shade double-strength glass, Super Spacer and

Argon or a heavier Krypton gas fill to achieve superior thermal performance.

Super Sensor Plus Glass™



For the ultimate combination of energy efficiency and security, this remarkable glass package features a 1" I.G. unit with laminated glass and a layer of ProSolar or ProSolar Shade double-strength glass. Add an Argon or Krypton gas fill along with the Super

Spacer system for advance energy-efficiency. In addition, laminated glass increases protection against forced entry, reduces noise transmission and inhibits harmful UV rays from entering the home.

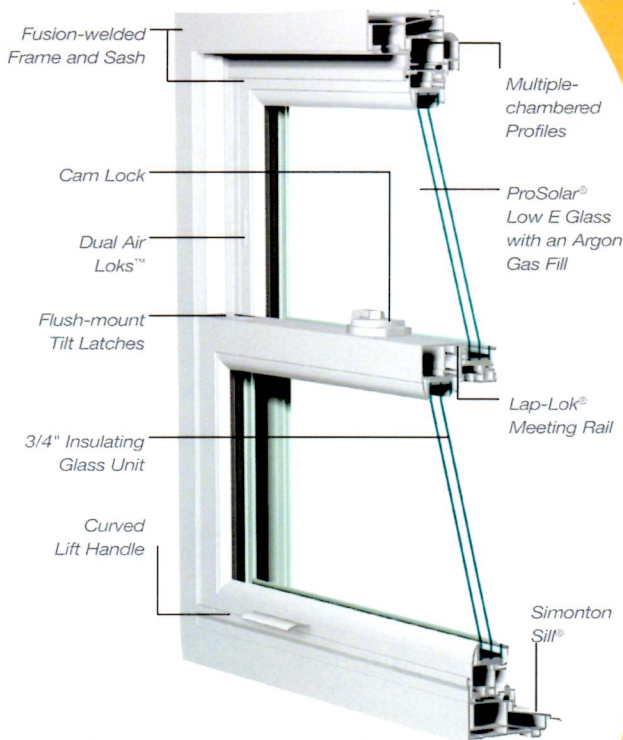


Simonton Impressions offers regionally specific glass packages for the Northern, North-Central, South-Central and Southern climate zones to meet ENERGY STAR® performance levels.



Our most advanced Low E glass, ProSolar Shade is a spectrally selective glass that blocks damaging UV rays while allowing desirable light into the home. The unique formula with three layers of silver helps provide maximum solar heat control, fade protection, visibility and energy savings.

9800 Double Hung



Optional Super Spacer®



Dual Air Loks™



Color-matched Cam Lock



Denny Clip™ Pivot System



Curved Lift Handle

Double-Lifetime Limited Warranty Simonton Impressions®

windows and doors are backed by a Double-Lifetime Limited Warranty that covers vinyl, hardware, screens and glass units. In addition, all Simonton Impressions products include a 20-year accidental Glass Breakage Warranty and products with any of the Sensor Glass® packages carry a Lifetime Glass Breakage Warranty. See your Simonton Sales Representative for complete details.



Double Hung windows tilt in for easy cleaning, while Slider windows feature a lift-out sash panel to help with window maintenance.

OPTIONS & FEATURES

The custom woodgrain interior on this Picture window configuration adds warmth to the design of the room.



Standard Interior/Exterior



White Tan

Standard Hardware Finishes



White Tan Dark Bronze (standard with woodgrain interiors)

Decorum®

BY SIMONTON

Custom Interiors



Contemporary Oak Maple Antique Cherry
Standard white exterior

Custom Hardware Finishes



Brushed Nickel Oil-rubbed Bronze Polished Brass

Custom Exteriors



Brick Bronze Chocolate Cream Pine Driftwood Tan

NOTE: Decorum® options are not available on the Garden Window.

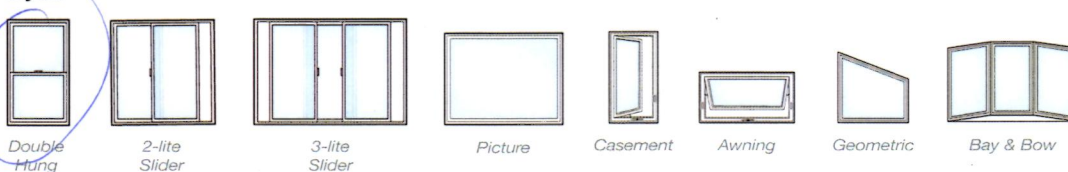
Grid Styles



Flat Sculptured

Color-matched flat and sculptured grids are available Colonial, Prairie, Perimeter and Cross patterns. Victorian and Diamond patterns are only available with flat grids. Products with exterior color are only available with sculptured grids.

Styles



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We make lasting impressions.®

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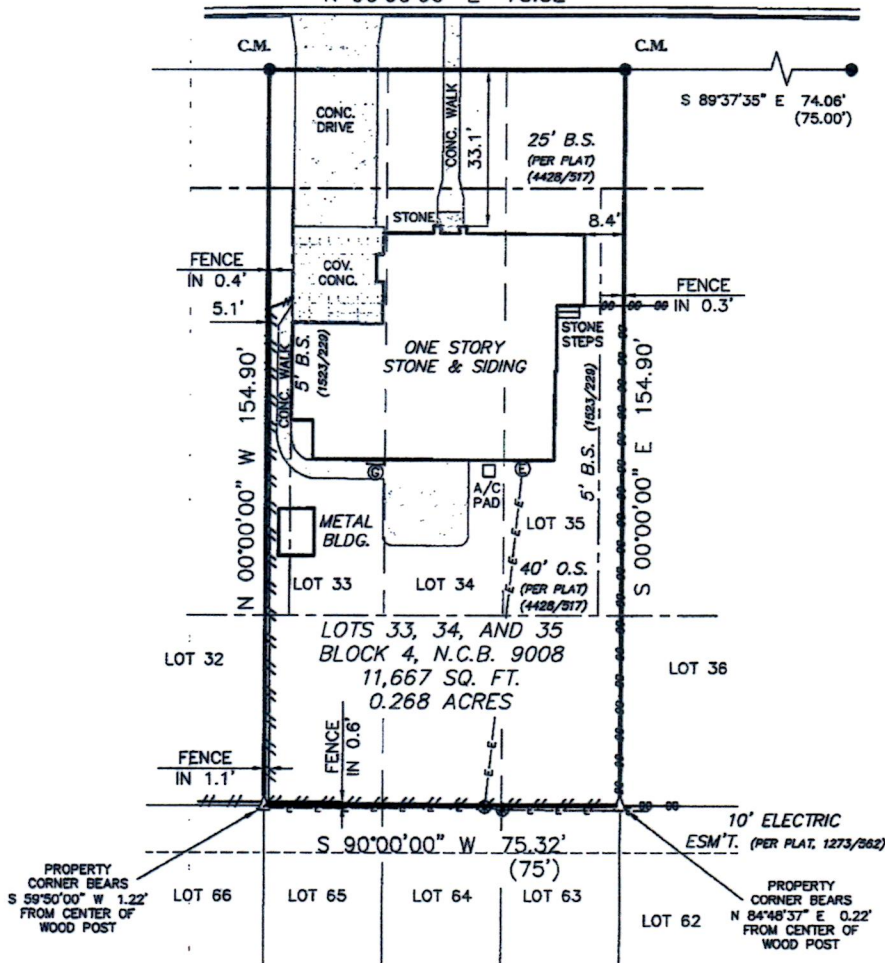
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HERMINE BOULEVARD

(50' R.O.W.)

(ASSUMED BEARING) (75')
N 90°00'00" E 75.32'



SCALE: 1"=30'

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 1523, PAGE 229, AND VOLUME 1629, PAGE 324, DEED RECORDS, AS SET OUT IN VOLUME 4428, PAGE 517, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:


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.shtml>.



Property Address:
232 HERMINE BOULEVARD

Property Description:
LOTS 33, 34, AND 35, BLOCK 4, NEW CITY BLOCK 9008, OLMOS PARK TERRACE, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
ROBERT DORMER AND BARBARA J. ABBOTT-DORMER

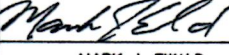

Westar Alamo
 LAND SURVEYORS, L.L.C.
 P.O. BOX 1036 MELORES, TEXAS 78023-1036
 PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- - 1/2" IRON ROD
 - () - RECORD INFORMATION
 - B.S. - BUILDING SETBACK
 - O.S. - OUTBUILDING SETBACK
 - C.M. - CONTROLLING MONUMENT
 - ⊙ - POWER POLE
 - ⊕ - OVERHEAD ELECTRIC
 - ⊖ - ELECTRIC METER
 - ⊗ - WOOD FENCE
 - ⊘ - CHAIN LINK FENCE
 - ⊙ - GAS METER
 - △ - CALCULATED POINT

DRAWN BY: LG



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
 Registered Professional Land Surveyor
 Texas Registration No. 5095

G.F. NO. 1402942480

JOB NO. 61674

TITLE COMPANY: STEWART TITLE

DATE: 09/29/2014