

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 14

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: Install carport
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate 19'-8" x 20' carport, wrap posts in cedar veneer to create square posts, and widen driveway.

APPLICABLE CITATIONS:

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

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.

FINDINGS:

- a. At the March 16, 2016, HDRC Hearing, the applicant received approval for various exterior modifications and improvements including remove front deck and rebuild front porch, demolishing walls of the addition and repurposing as an exterior covered deck, replacing existing light fixture with new oil rubbed bronze fixture with a frosted shade, replacing garage and front door, and repairing existing wood windows.
- b. The commission action from March 16, 2016, included referring the request for installing a carport to meet with the Design Review Committee.
- c. This request was reviewed by the Design Review Committee on March 23, 2016, where committee members made design suggestions regarding the carport's height, detailing on the posts, and widening of the driveway.
- d. 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.
- e. The applicant is proposing to relocate the existing, 19'-8" x 20', pre-fabricated carport from in front of the garage onto the driveway to side of the east façade. The 10 metal posts will increase from 5' to 6' in height. The posts

will be squared with 1" x 6" boards and wrapped in a cedar veneer. Each of the 10 posts will be given a foot, by wrapping a 1" x 6" around the bottom.

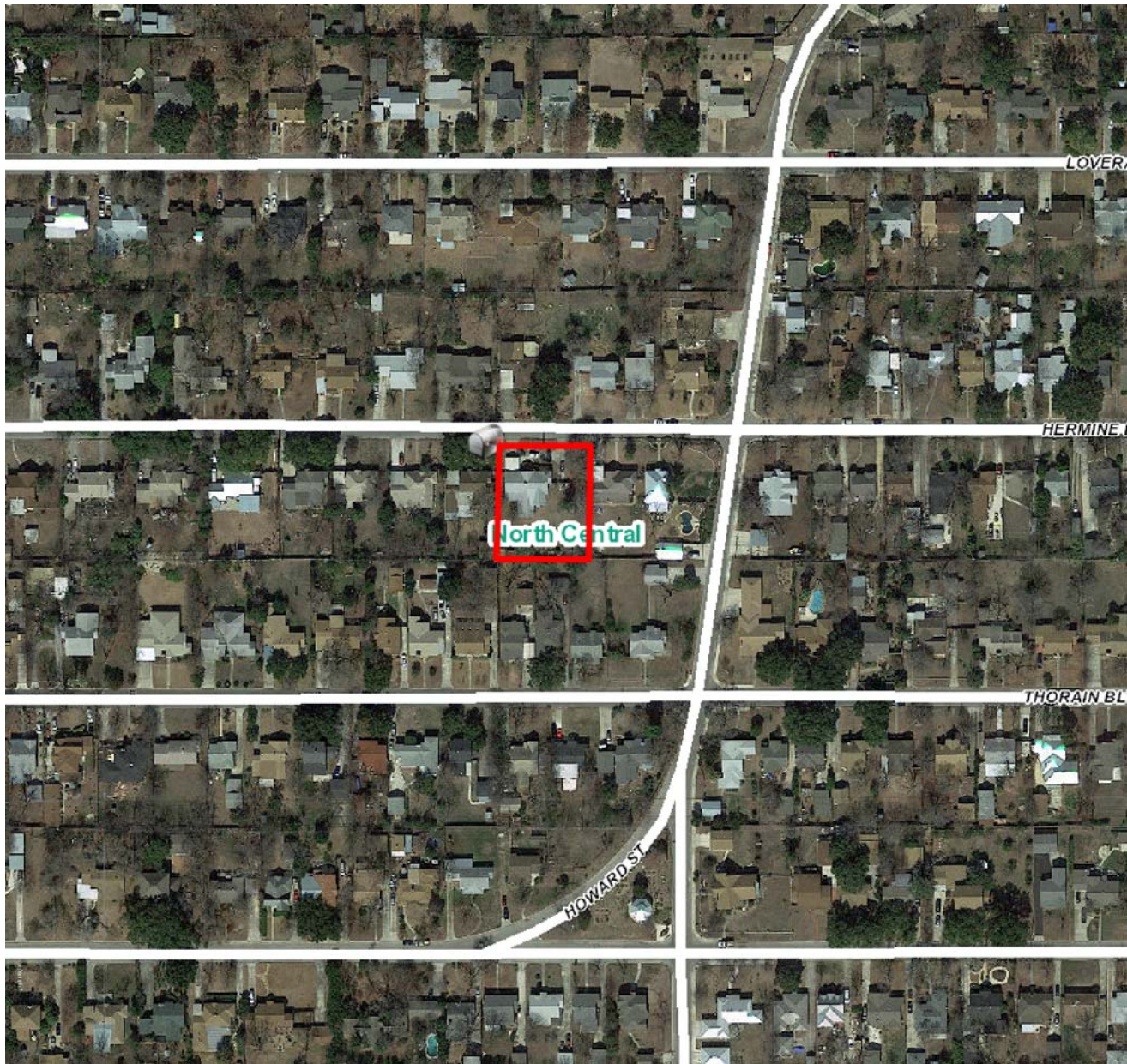
- f. The applicant is also proposing to widen the left concrete driveway to accommodate the 19' wide carport. The driveway will gradually increase in width starting at the expansion joint, until it reaches 19' in width.
- g. According to the Guidelines for Exterior Maintenance and Alterations 9., new outbuildings should relate to the period of construction to the main structure. Staff made a site visit February 8, 2016, and found that carports are prominent on the street. Staff finds the placement of the carport appropriate; 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.

RECOMMENDATION:

Staff does not recommend approval based on findings e through g.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 30, 2016

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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)

FENCE
IN 1.2'

FENCE
OUT 0.9'

FENCE
OUT 1.0'

FENCE
OUT 0.5'

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

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

LOTS 44, 45 & 46

LOTS 36, 37 & 38

S 00°07'00" E 154.90'
5' B.S. (1923/229)

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

5' B.S.
(1923/229)

N 00°07'00" W 154.90'

FENCE
OUT 0.9'

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

S 90°00'00" W 75.05'

FND I.R. BEARS
S 85°18'58" W 1.20'

N 90°00'00" E 125.09'
(ASSUMED BEARING) (125')

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

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:
BEARINGS SHOWN HEREON ARE ASSUMED.

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:

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-1. 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

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

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, L.L.C.
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
 - = BUILDING SETBACK
 - O.B.S. = OUTBUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = TO BE DETERMINED
 - = POWER POLE
 - = OVERHEAD ELECTRIC
 - = ELECTRIC METER
 - = WATER METER
 - = GAS METER
 - = WOOD FENCE

DRAWN BY: JTD/TS



G.F. NO. N/A

JOB NO. 68298

TITLE COMPANY: N/A

DATE: 01/06/2016

44, 45 & 46

S 00°07'00" E 154.90

5' B.S. (1523/229)

BLOCK 4, N.C.B. 9008
19,376 SQ. FT.
0.445 ACRES

A/C
PADS

59.7'

COV.
GROUND

COV.
CONC.

CONC.

ONE STORY
STONE & SIDING

0.9'

50.0'

NEW
COV.
AREA

COV.
WOOD

12.0'

FENCE
OUT 0.9'

WOOD
DECK

COV.
AREA

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

WOOD
STEPS

35.0'

CONC.
DRIVE

S 90°00'00" W 75.0
(75'

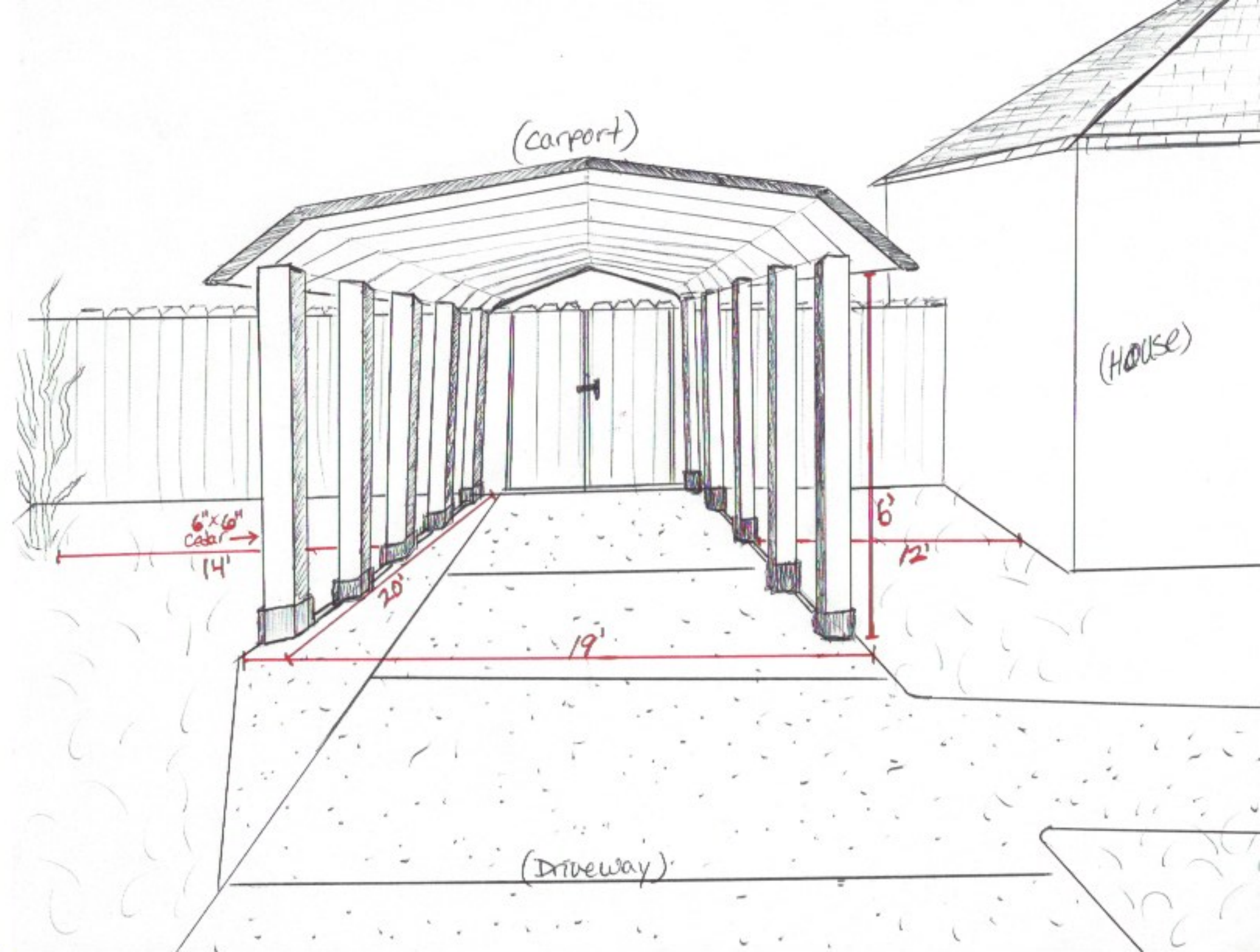
C.M.

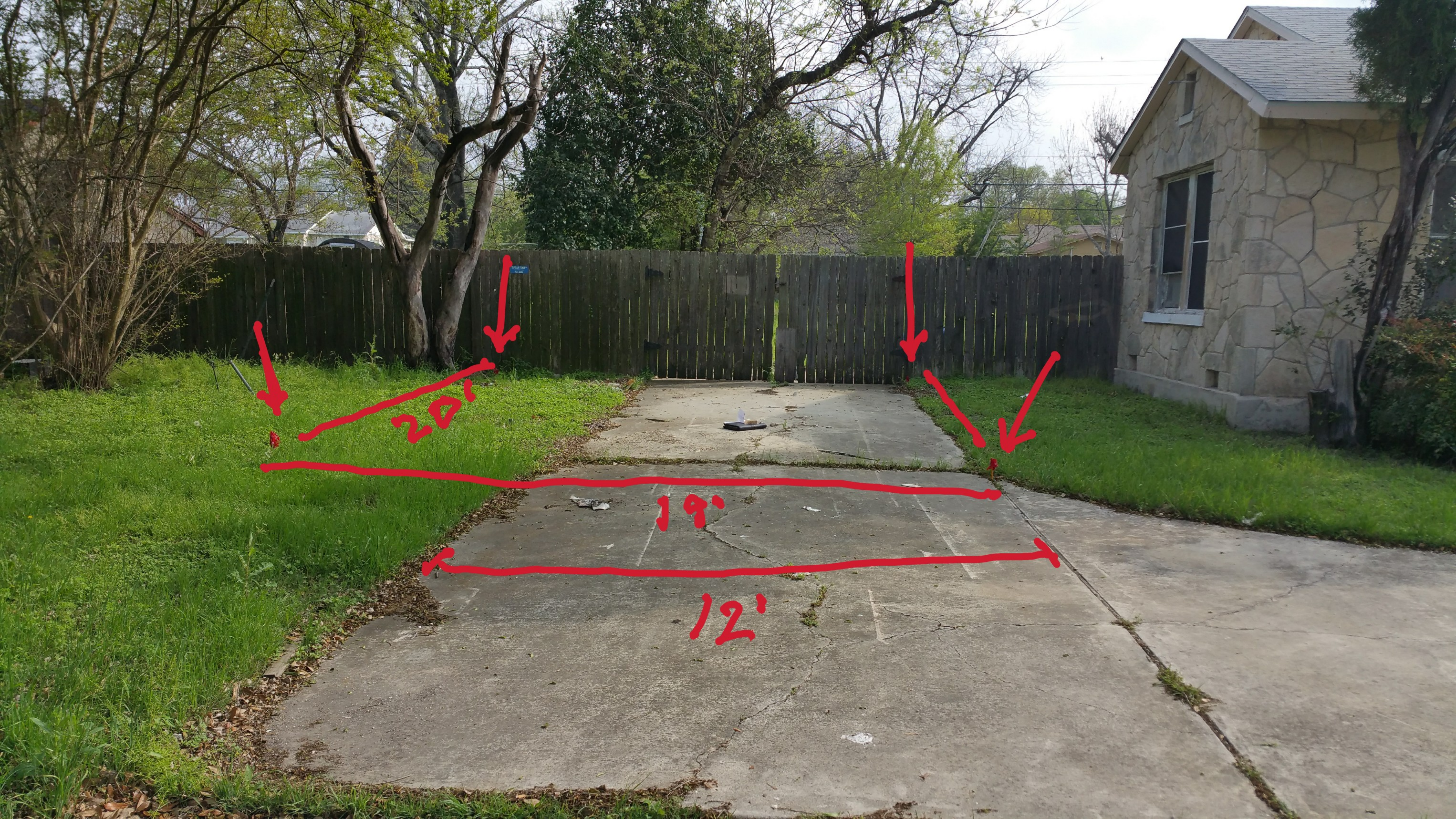
CONC.
WALK

SEE
DETAIL A

C

LOTS 36, 37 & 38









CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 3.23.16 HDRC Case# 2016 -

ADDRESS: 220 W Hermine Meeting Location: Southtown

APPLICANT: Sterie Bear, Austin Hedges

DRC Members present: Betty Feldman, Ann-Marie Grubb

Staff present: Lauren Sage

Others present: _____

REQUEST: carport - keep prefabricated

COMMENTS/CONCERNS: @ HDRC discussed moving back

BF: How would you increase height? How will
you install?

WAG: Are you pushing it back together?

BF: 1"x6" veneer appropriate
(How would you wrap cedar?)

metal Poles are 2"? How will end on the

ground? We don't want it to sit up? suggest on top

of board & put wooden/cedar base 6"x1" ~ foot.

Footing would look better

COMMITTEE RECOMMENDATION: APPROVE [☒] DISAPPROVE [☐]

APPROVE WITH COMMENTS/STIPULATIONS:

as discussed


Committee Chair Signature (or representative)

4-23-2016
Date

AG: would gate open?

BF: 6' dimension is at the pole?

AG: How would you pour concrete?

BF: suggest expand from ^{2nd} expansion joint and then rest at 20' / 20'