HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 28

HDRC CASE NO:	**2017-019**
ADDRESS:	220 HERMINE BLVD
LEGAL DESCRIPTION:	NCB 9008 BLK 4 LOT 39 THRU 43
ZONING:	R-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Olmos Park Terrace Historic District
APPLICANT:	Chet Graham
OWNER:	Chet Graham, Kristin Graham
TYPE OF WORK:	Construct addition and rear carport

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 198 square foot rear addition and construct a and accessory structure, that is 448 square feet, with an attached carport of 560 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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.
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.

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.

Historic Design Guidelines, Chapter 4,Guidelines for New Construction
5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

a. The main structure is a minimal traditional house of modest size featuring a stone façade, composition shingle roof, cross-gabled roof and a shed roof over the front porch. It is a contributing structure in the Olmos Park Terrace, and was designated in 2007.

<u>Findings related to the request to construct a rear addition</u>

b. SCALE, MASSING, AND FORM – There is an existing rear covered porch with a shed roof, that is approximately 166 square feet. The proposed addition had a shed roof at the same height as the existing porch shed roof. The rear addition is approximately 200 square feet. According to the Guidelines for Additions 1., the addition should utilize a similar roof form, be subordinate to the principal façade, and be consistent with the height of the existing structure. Staff finds the proposed addition is consistent with the Guidelines as it is in the rear and in replace of an existing covered porch.
c. MATERIALS – The main structure includes stone, wood lap siding, and composition shingles. The proposed addition will include wood lap siding and composition shingles. According to the Guidelines for Addition 3.A.i., materials should match type, color, and offset to distinguish the addition from the main structure. The proposed addition is adjacent to a stone wall and offset 6” from the plane of the main structure. Staff finds the proposal consistent with the Guidelines.
d. ARCHITECTURAL DETAILS – The main structure has wood one over one windows and a rear wood door with half

window light. The proposed addition will obscure 1 one over one window and the rear door. The addition will use a salvaged solid wood door with square panels and install 3 horizontal rectangle windows. According to the Guidelines for Additions 4.Aii, incorporate details that are in keeping with the architectural style of the original structure. Details should be simple and compliment the character of the main structure. Staff finds the windows, doors and fenestration consistent with the main structure and the Guidelines.

Findings related to the request to construct a rear accessory structure

e. SETBACKS/ORIENTATION – There is an existing 6' cedar plank fence and behind it there is open lawn and one tree. The new construction will be set along the existing fence line and is 5' from the left property line. 36' of the existing fence will be removed to expose the front façade of the new construction. Staff finds the proposed setbacks and orientation are consistent with the Guidelines for New Construction 5.B, as the carport is set behind the main structure.

f. CHARACTER – The main structure is a minimal traditional house of modest size featuring a stone façade, composition shingle roof and a cross-gabled roof. The proposed rear accessory structure has a front gable roof, wood lap siding, stone siding, a standing seam metal roof and is one-story and 448 square feet of enclosed space. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction of the principal building. Staff finds the proposal consistent with the Guidelines in terms of siding, scale, and roof form, but finds that the roof material not consistent with the Guidelines. Staff recommends the roof be a material similar to that on the main structure.

g. MASSING/FORM – The proposed accessory structure is a one-story building with a carport. The proposed structure is approximately 12' tall and the footprint of the structure and carport is approximately 1,000 square feet. According to the Guidelines for New Construction 5.A., new outbuildings should be no larger in plan than 40% of the principal historic structure's foot print, and should be visibly subordinate to historic structures. Staff made a site visit January 11, 2017, and found that the proposed garage would be minimally seen from the public right-of-way as it is set to the rear of the main structure. Staff finds the proposed form consistent with the Guidelines.

h. WINDOWS/DOORS – The proposed accessory structure is a one-story building with a carport, 3 pedestrian doors and 5 fixed windows. The proposed windows are wood fixed windows with 2 x 2 dividing lights and two wood one over one. The double doors are solid wood with one single light in each and the single door is a salvaged door from the rear of the main structure. According to the Guidelines for New Construction 5.A.v., doors and windows should be similar in proportion and materials as those traditional found in the district. Staff finds the proposed door and window proportions consistent with those found on the main structure.

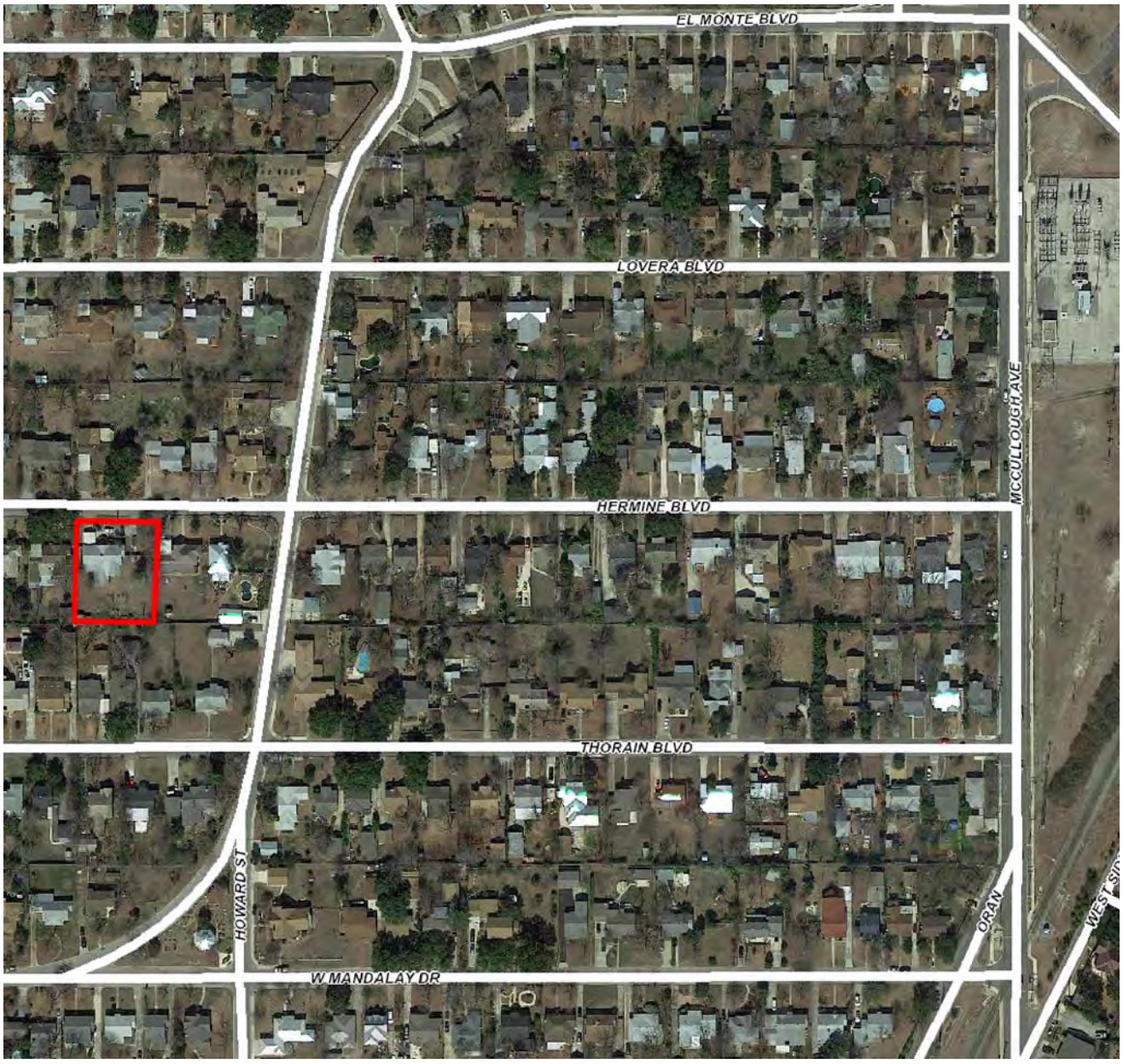
RECOMMENDATION:

Staff recommends approval based on findings a through h with the following stipulations:

1. That the windows on the addition be made of wood, inset 1 to 2 inches, and a section detail be submitted to staff prior to receiving a Certificate of Appropriateness.
2. That the roof of the accessory structure be made of composition shingles to be similar to the roof material on the main structure.
3. That a detail of the double doors on the shed be submitted to staff prior to receiving a Certificate of Appropriateness.
4. That the windows on the accessory structure be made of wood, inset 1 to 2 inches, and a section detail be submitted to staff prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Lauren Sage



N

220 W Hermine

Exterior Modifications

Printed:Feb 04, 2016


220
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
TIME: 1PM/5PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO


220
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
TIME: 2:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 335-0278
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO


220
INFO BOX

OLMOS PARK TERRACE

220 HERMINE

CHET & KRISTIN GRAHAM

1.) ~~INSTALL 10'X10' TUFF SHED (KEYSTONE KR-600) PER NOTES ON SITE SURVEY.~~

2.) CONSTRUCT 11'X18' UTILITY ADDITION TO HOME. LOCATED IN REAR OF HOME.

A.) FLOOR TO BE PIER & BEAM TO EXISTING FLOOR LEVEL.

B.) MOVE GAS METER FROM EXISTING LOCATION TO NEW LOCATION ON THE WEST SIDE OF HOME (SEE PICS.)

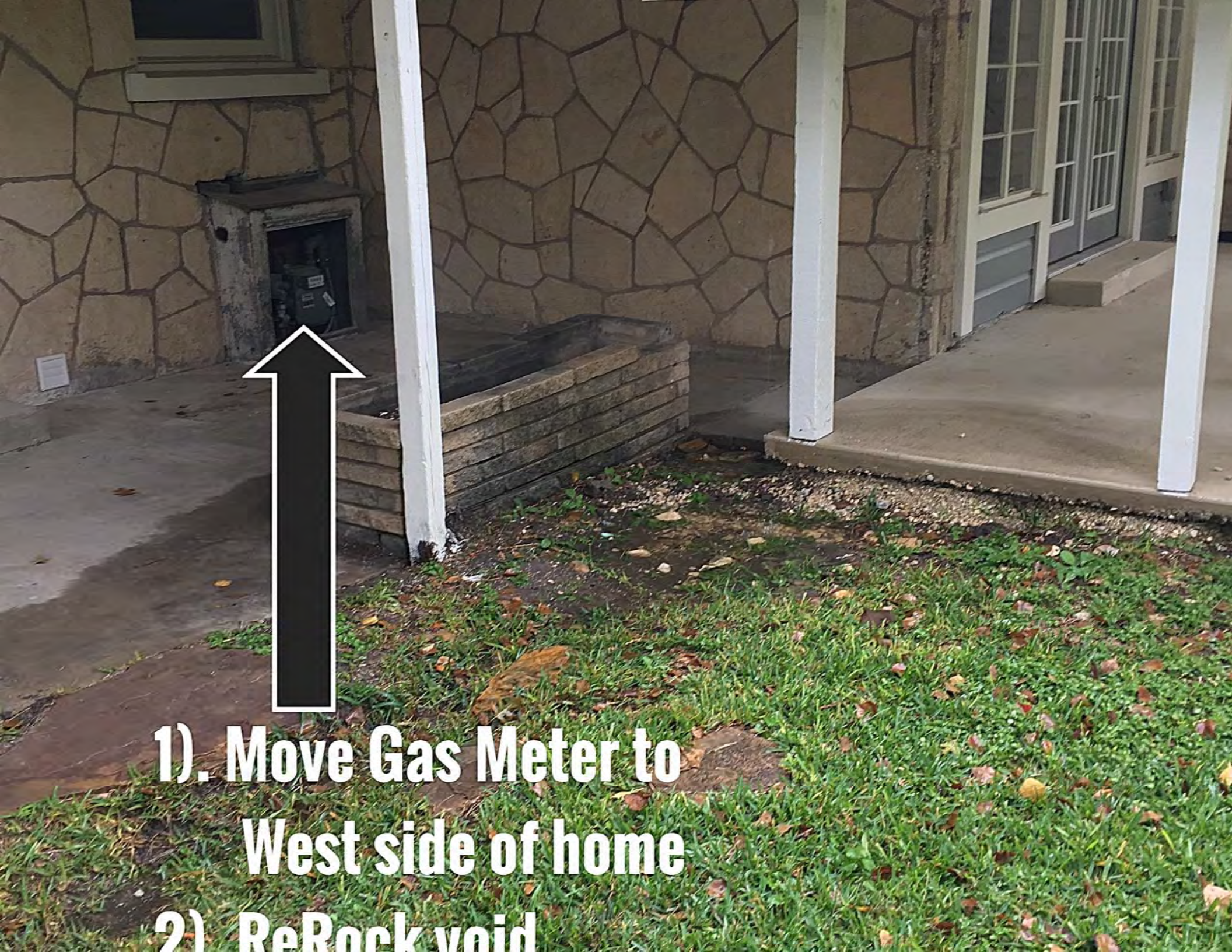
C.) WALLS TO BE CONVENTIONAL 2"X4" FRAMING AND INSULATION

D.) OUTSIDE COVERING TO BE 5.5" SHIPLAP(PINE) PAINTED SAME AS FRONT OF HOME. (SEE PICS.)

E.) ONE DOOR TO ACESS OUTSIDE ON THE WEST SIDE OF ADDITION (SEE DRAWINGS)

3.) NEW CONSTRUCTION: 28'X36' SHOP/CAR PORT ON CEMENT SLAB.


Shop/carport 36'x28'


1). Move Gas Meter to
West side of home
2). ReRock void


Install gas meter here


PROPERTY OF CPS
3 083 430


Remove 2ea. Brick planter boxes.


220
Use same style shiplap and same color
For utility room addition


This period wood door to be
Used for West side single
Enterance to shop.

REBUILD THIS FENCE

MOVE EXISTING 10'X10' TUFF SHED TO THIS LOCATION

TUFF SHED OLD LOCATION

ADD THIS FENCE

EXISTING TREES

11'X18' UTILITY ADDITION

MOVE GAS METER TO HERE.

LOTS 54 & 55

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

FENCE OUT 0.9'

FENCE OUT 1.0'

LOTS 56 & 57

S 90°00'00" W (125') 125.09'

LOTS 58 & 59

FENCE IN 1.2'

DETAIL B (NOT TO SCALE)

FENCE IN 1.1'

FENCE IN 1.2'

SEE DETAIL B

4.5'

1.6'

ME BLDG.

WOOD BLDG. (ENCROACHES 5' B.S.)

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

FENCE OUT 0.5'

BLOCK BBQ

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

5' B.S. (1523/229)

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

S 00°07'00" E 154.90'

N 00°07'00" W 154.90'

A/C PADS

59.7'

COV. GROUND

LOTS 36, 37 & 38

LOTS 44, 45 & 46

5' B.S. (1523/229)

SHOP

CARPORT

28'

36'

COV. CONC.

CONC.

ONE STORY STONE & SIDING

0.9'

50.0'

12.0

FENCE OUT 0.9'

COV. WOOD

WOOD DECK

WOOD STEPS

COV. AREA

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

35.0'

CONC. DRIVE

(75') 75.05'

S 90°00'00" W

C.M.

CONC. WALK

SEE DETAIL A

FND I.R. BEARS S 85°18'58" W 1.20'

CONC. WALL

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

DETAIL A (NOT TO SCALE)

SCALE: 1"=30'

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

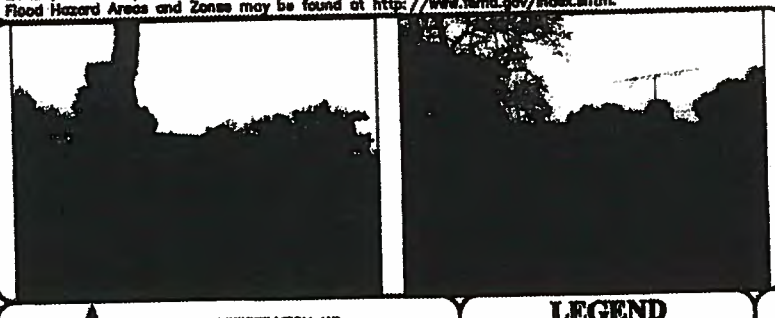
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS AND VOLUME 1273, PAGE 562, VOLUME 1523, PAGE 229, VOLUME 1629, PAGE 324 AND VOLUME 4428, PAGE 517, DEED RECORDS, BEXAR COUNTY, TEXAS

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. 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 1038 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

Δ	= 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
(E)	= ELECTRIC METER
(W)	= WATER METER
(G)	= GAS METER
-/-	= WOOD FENCE

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

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.

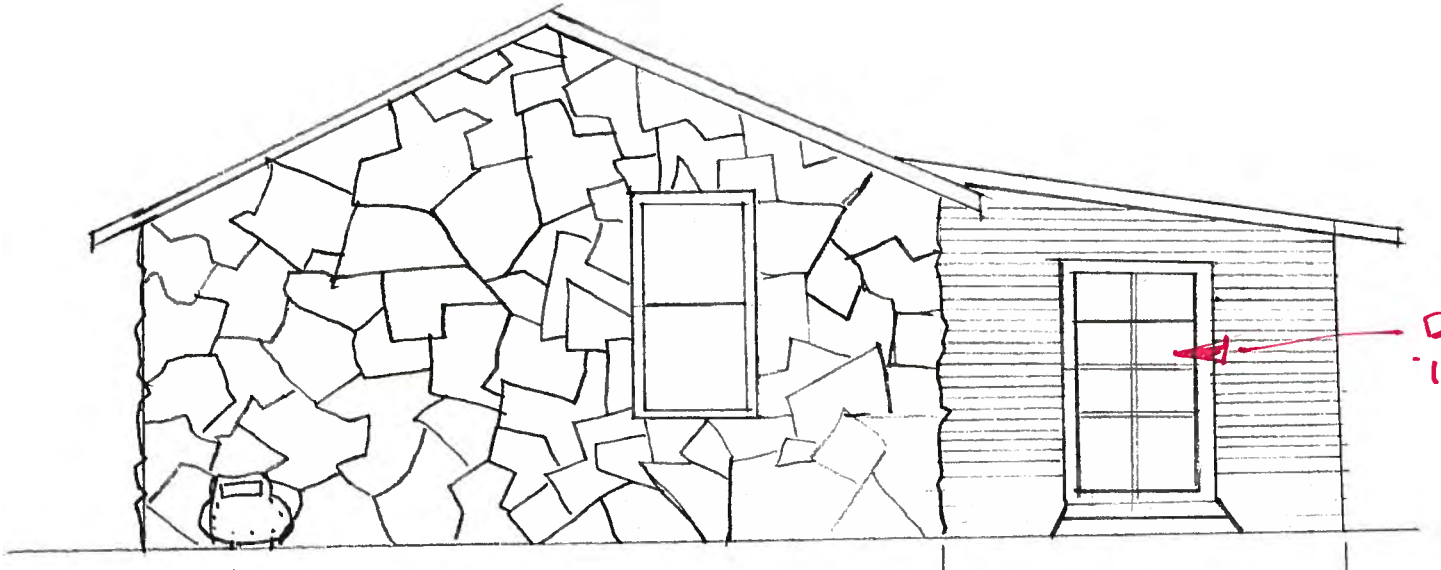
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: JTD/TS

G.F. NO.	N/A	JOB NO.	68298	TITLE COMPANY: N/A	DATE: 01/06/2016

OLMOS PARK TERRACE

220 HERMINE

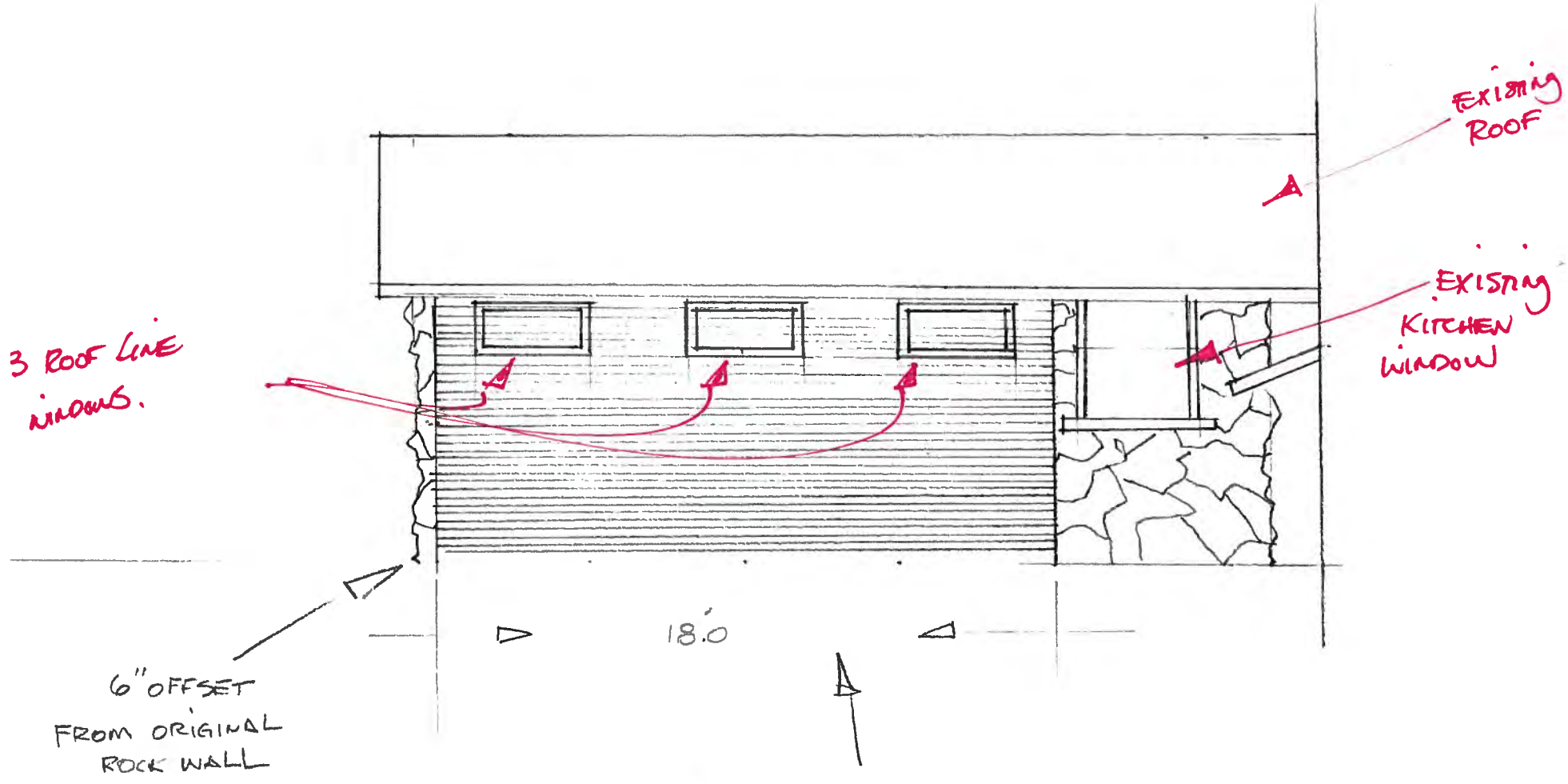


WEST SIDE VIEW OF ADDITION

LL GRAHAM
2016

OLMOS PARK TERRACE

220 HERMINE

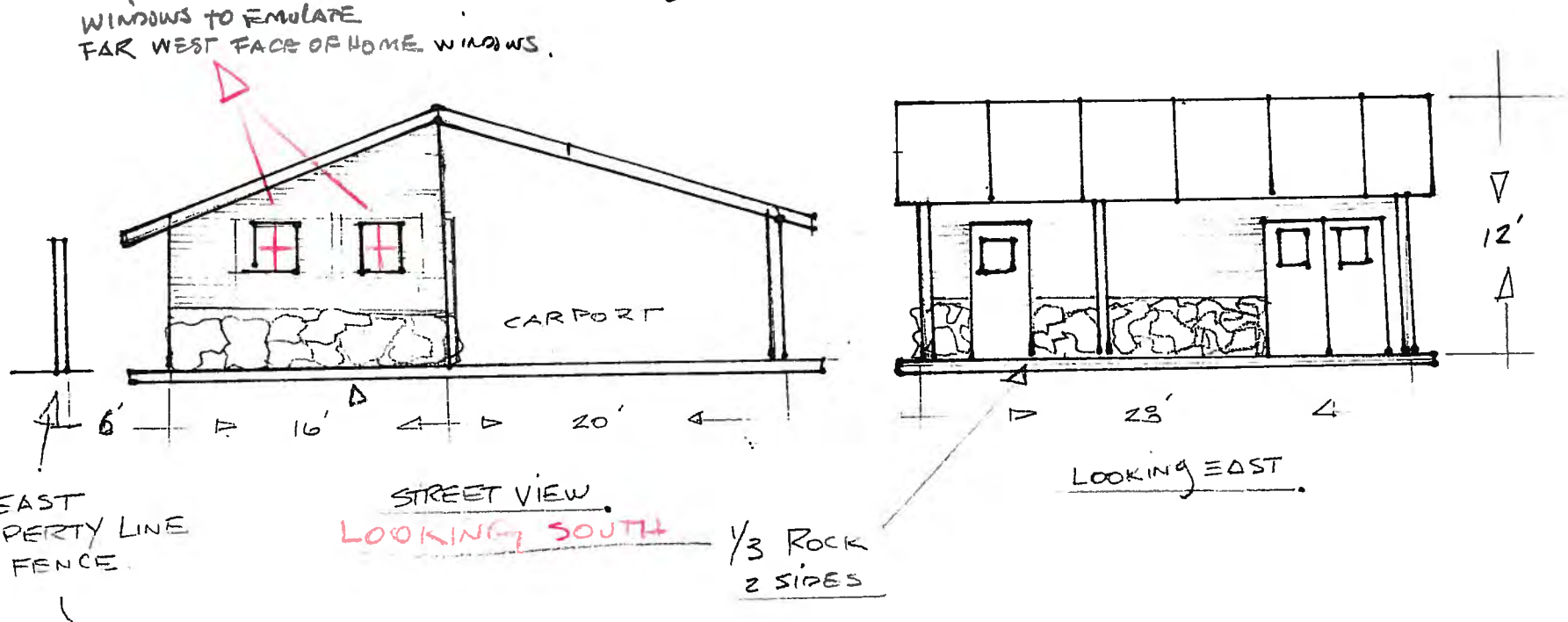


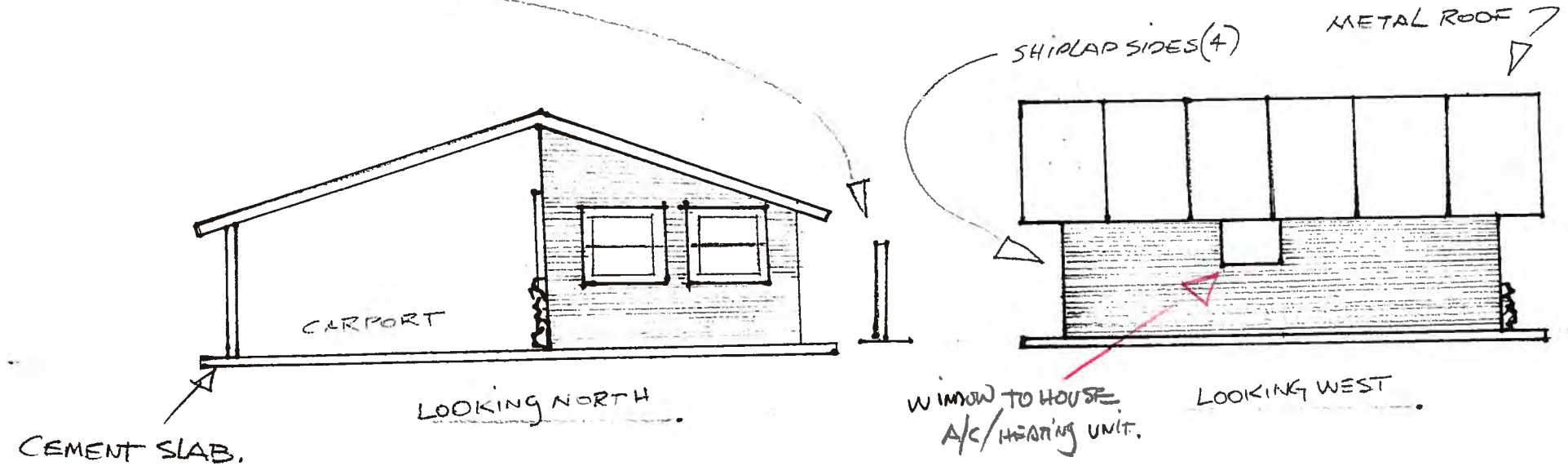
SOUTH SIDE VIEW OF ADDITION

GRAHAM 2016

OLMOS PARK TERRACE

220 HERMINE






Shop back double doors
To be 8 pane solid wood doors.