

## HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

**HDRC CASE NO:** 2018-044  
**ADDRESS:** 170 HERMINE BLVD  
**LEGAL DESCRIPTION:** NCB 9007 BLK 13 LOT 5&6  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Joseph Gamez  
**OWNER:** Joseph Gamez  
**TYPE OF WORK:** Window replacement, concrete patio and driveway installation  
**APPLICATION RECEIVED:** January 22, 2018  
**60-DAY REVIEW:** March 21, 2018

### REQUEST:

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

1. Replace existing windows with vinyl windows.
2. Install a concrete patio.
3. Install a concrete driveway.
4. Construct a rear addition.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

## 5. Guidelines for Site Elements

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

#### **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. During a site visit conducted by staff on January 9, 2018, staff found that the stone façade was being removed to install Hardi siding, original windows were replaced with vinyl windows and the installation of a front porch and rear deck had been initiated. The applicant has since returned the stone façade to its configuration and is seeking approval of the remaining work.
- b. **WINDOW REPLACEMENT** – The applicant has replaced four (4) sets of wood, double-hung windows with fixed vinyl windows with two divided lights . The applicant has proposed to install wood trim to supplement the visual impact of replacing the wood windows with the new vinyl windows. The Guidelines for Exterior Maintenance and Alterations notes that new windows are to 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. Per the applicant, the original wood windows were deteriorated and have been discarded. Staff does not find a vinyl replacement consistent with Guidelines. Staff also finds that the proposed window screens and trim featuring four divided lights do not accurately represent the original, double-hung configuration of the wood windows.
- c. **COMPLIANT WINDOWS** - Staff finds that the proposed windows should 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 which will allow for the installation of an appropriate wood screen. 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.
- d. **PATIO** – The applicant has partially installed a concrete rounded patio centered to the front façade.. Staff finds that there is no evidence of an existing patio in this location or configuration associated with this structure or its architectural style. Staff does not find the patio consistent with the Guidelines for Site Elements 7.B.
- e. **DRIVEWAY** – The applicant has proposed to install a concrete driveway to replace the existing, unpaved gravel driveway. The proposed driveway will feature 9 feet in width and 110 feet in length. Per the Guidelines for Site Elements 5.B.i, new driveway configurations should be similar in material, width, and design to that historically found on the site and that pervious paving surfaces may be considered where replacement is necessary. Given that the surrounding properties also include fully paved or concrete ribbon strip driveways, staff finds the proposed driveway appropriate.
- f. **ADDITION** – Staff was able to confirm on a site visit conducted on February 2, 2018 as well as through late photograph submissions also received on February 2, 2018 that an addition was being constructed in the rear of the property. While staff finds the additional generally appropriate in massing and location, staff cannot confirm the selected siding material at this time due to a lack of construction documents in the initial application and a delayed follow-up by the applicant.

#### **RECOMMENDATION:**

1. Staff does not recommend the replacement of windows as proposed based on finding b. Staff recommends the applicant install windows that match the existing wood double-hung windows in both material and configuration

as noted in finding c. Staff also recommends that the window openings that have been removed on the south side openings be reinstalled.

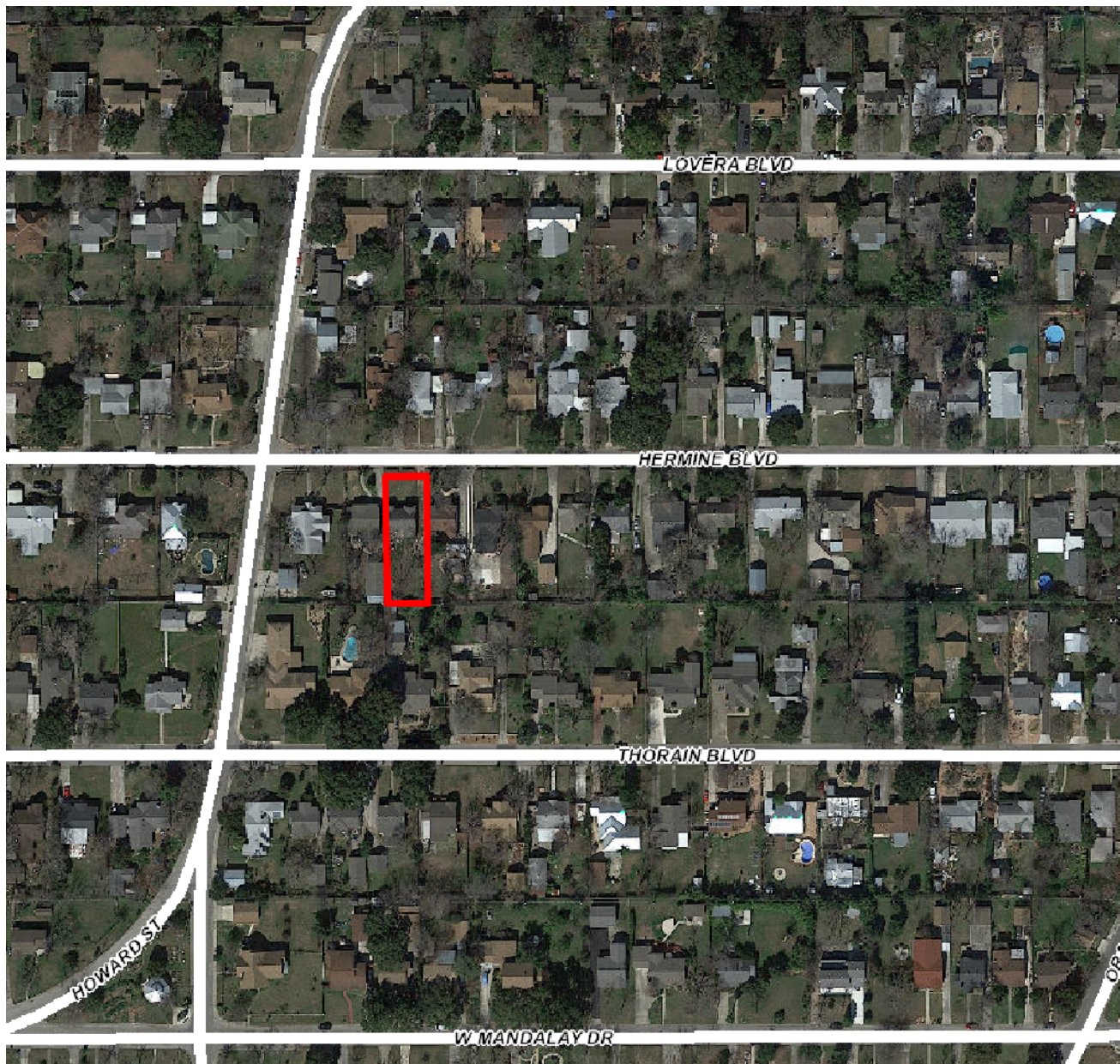
2. Staff does not recommend the installation of the concrete patio based on finding d. Staff recommends the immediate removal of unapproved work.
3. Staff recommends approval of the concrete driveway as proposed based on finding e.
4. Staff does not recommend approval of the addition at this time based on finding f. The applicant can resubmit when the proper construction documents are provided.

**CASE COMMENT:**

During a site visit conducted on January 9, 2018, staff found that the stone façade was being replaced with Hardi siding, the wood windows were be replaced with vinyl windows, and that site elements including front and rear decks were initiated for construction prior to approval. Staff posted a Notice of Investigation on the property and spoke to the owner via telephone. The applicant had since returned the stone façade to its original configuration while providing a measured drawing to staff.

During the review process, staff noticed that the south side elevation adjacent to the fence as well as the rear elevation and additions were not addressed by the applicant. A site visit conducted on February 2, 2018 as well as additional photos submitted by a family at the same time confirmed that an additional was being constructed prior to approval and that the south side elevation windows have been fully removed.

**CASE MANAGER:** Huy Pham



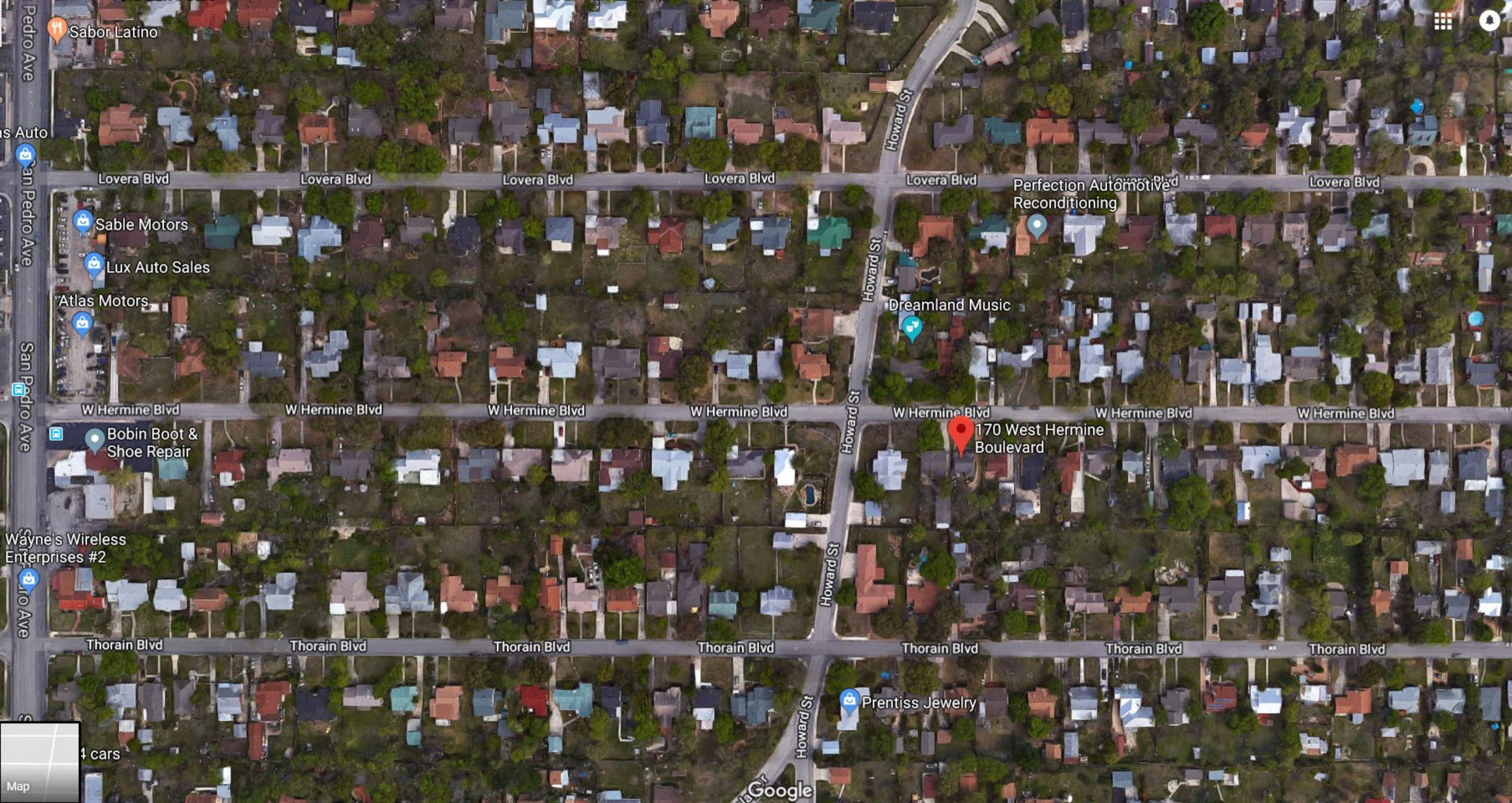
170 Hermine

Powered by ArcGIS Server

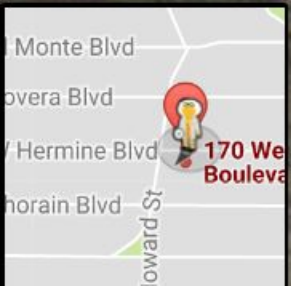
Printed: Jan 24, 2018

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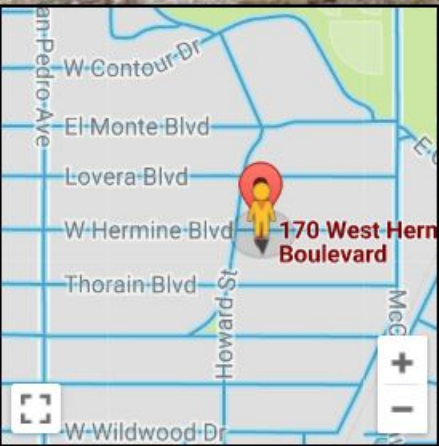




173 W Hermine Blvd  
San Antonio, Texas

Google, Inc.

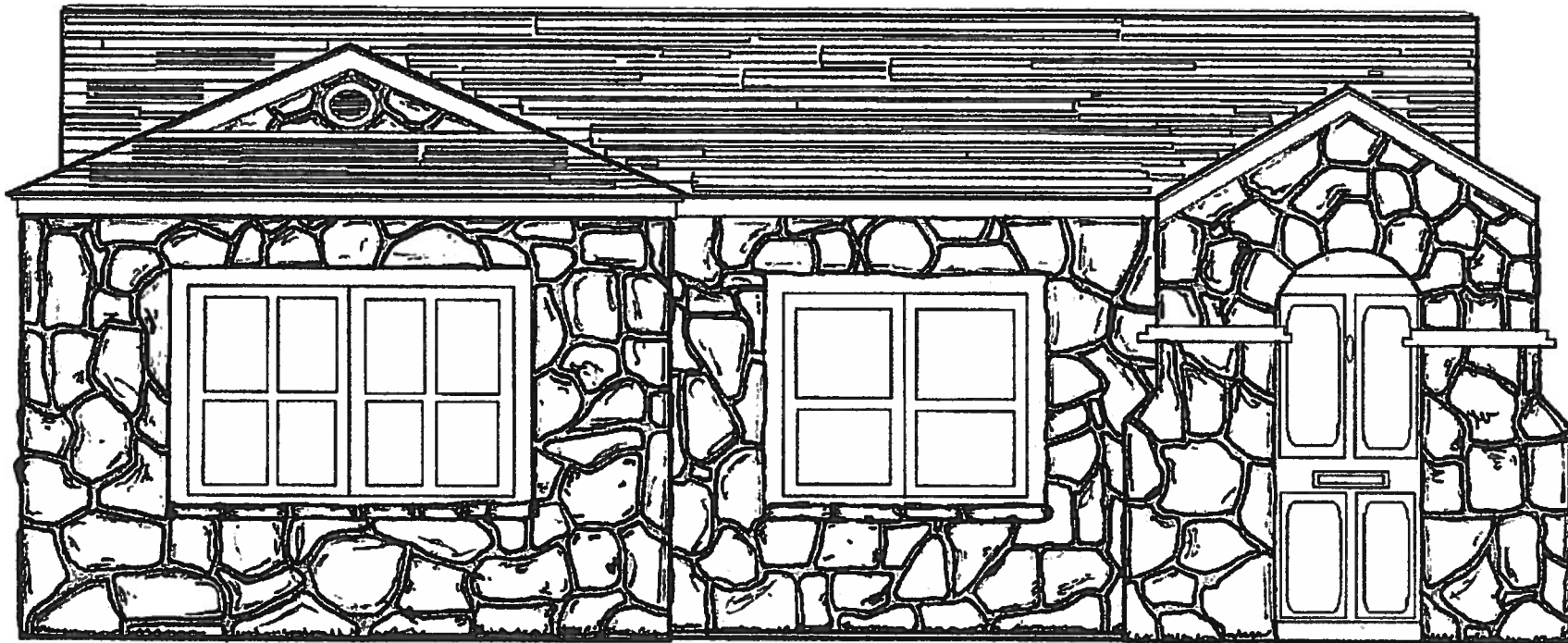
Street View - Feb 2016





170 HERMINE BLVD.  
SAN ANTONIO, TX 78212

## FRONT ELEVATION







**STONE INSTALLATION IN PROGRESS**











**WINDOWS PAINTED**



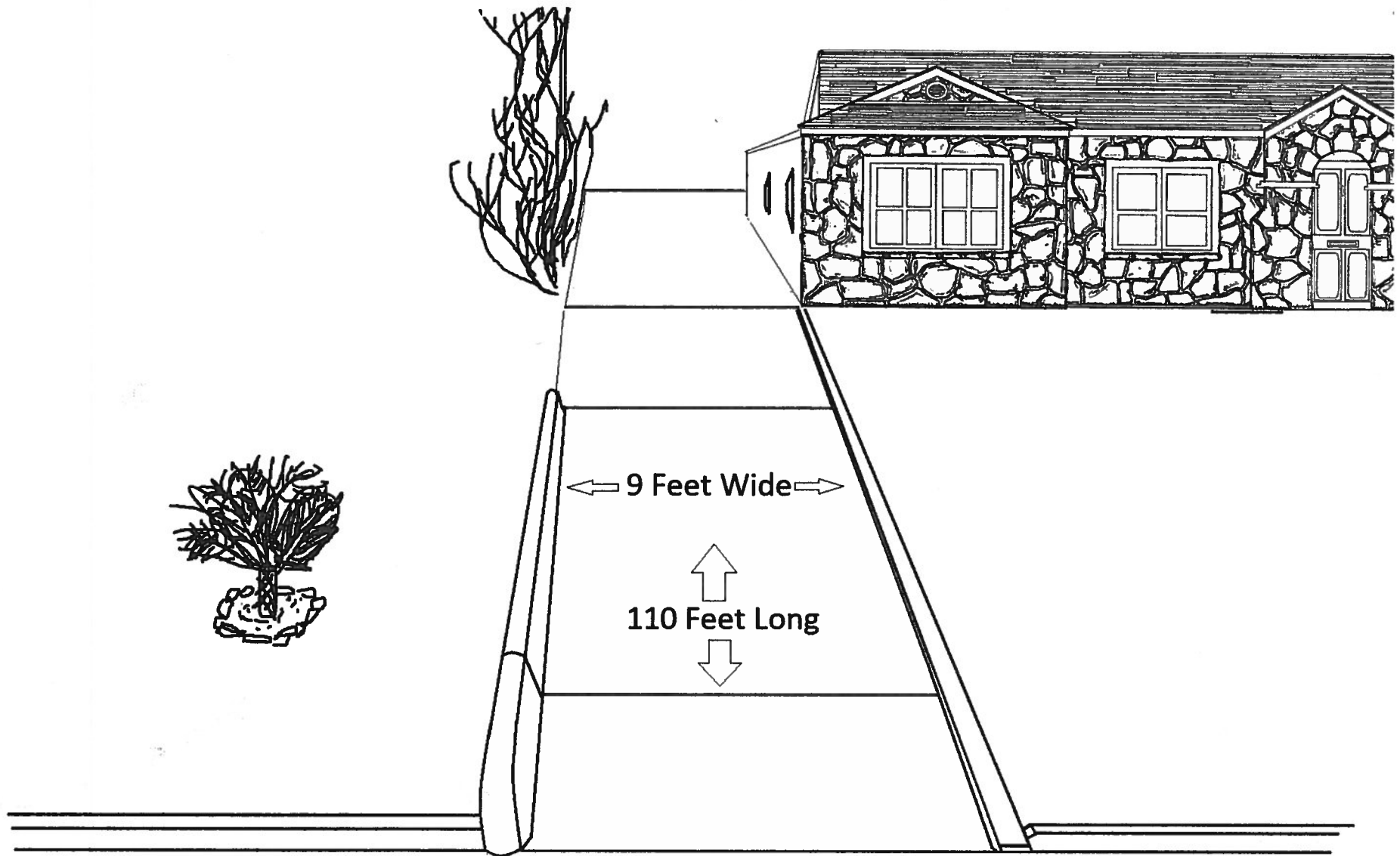


**STONE INSTALLED AROUND FRONT LEFT WINDOW**



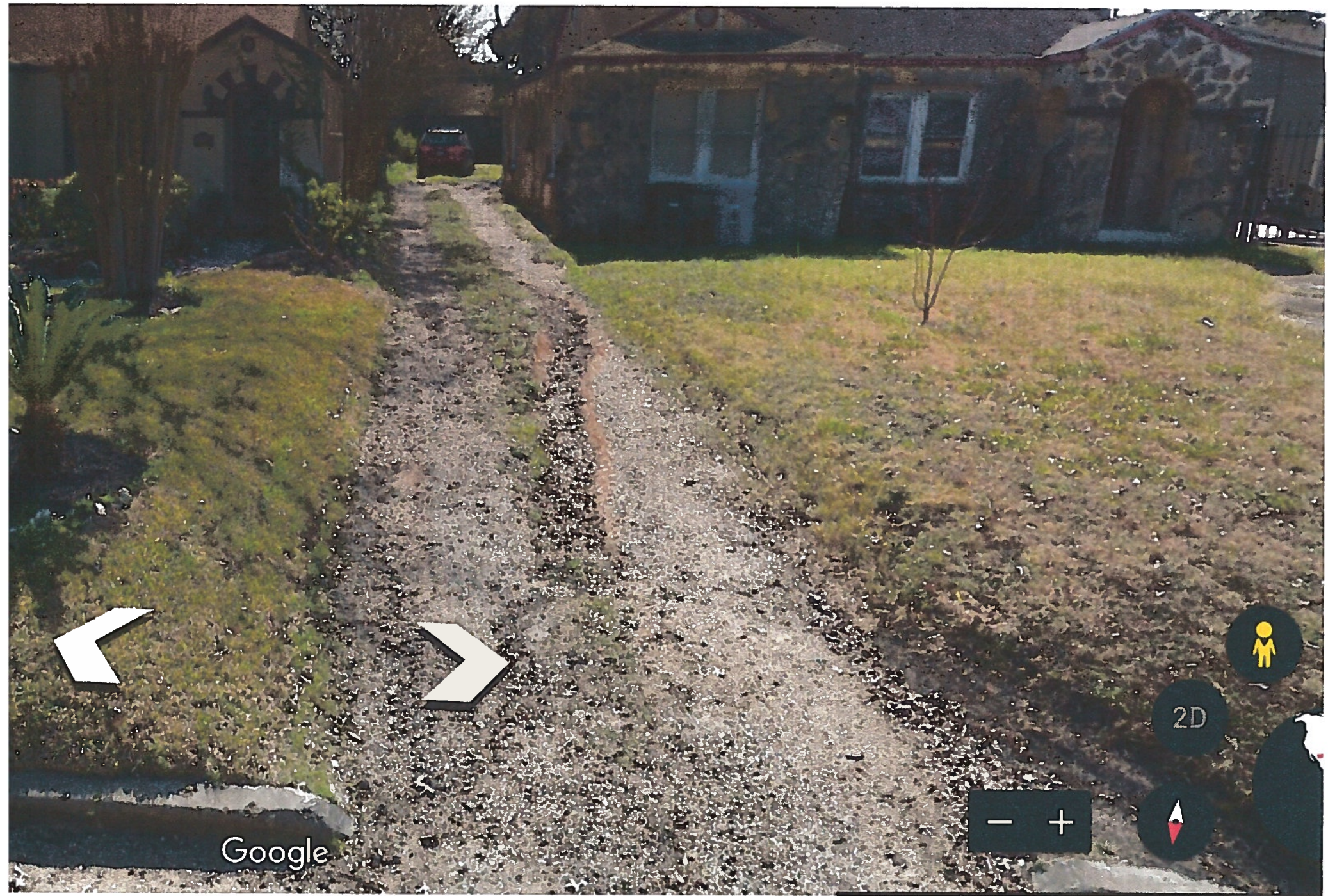


170 HERMINE BLVD.  
SAN ANTONIO, TX 78212  
**PROPOSED CONCRETE DRIVEWAY**



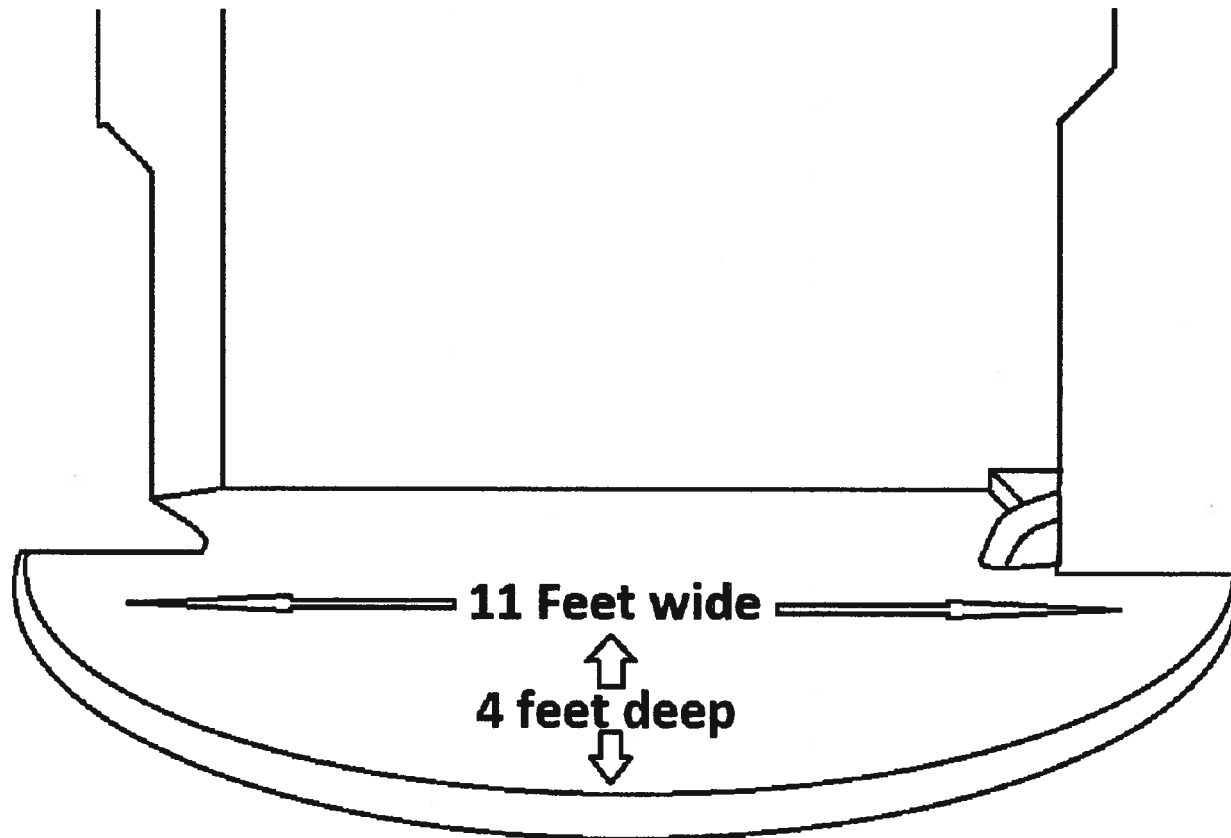


# EXISTING DRIVEWAY





170 HERMINE BLVD.  
SAN ANTONIO, TEXAS 78212  
**NEWLY INSTALLED PATIO**





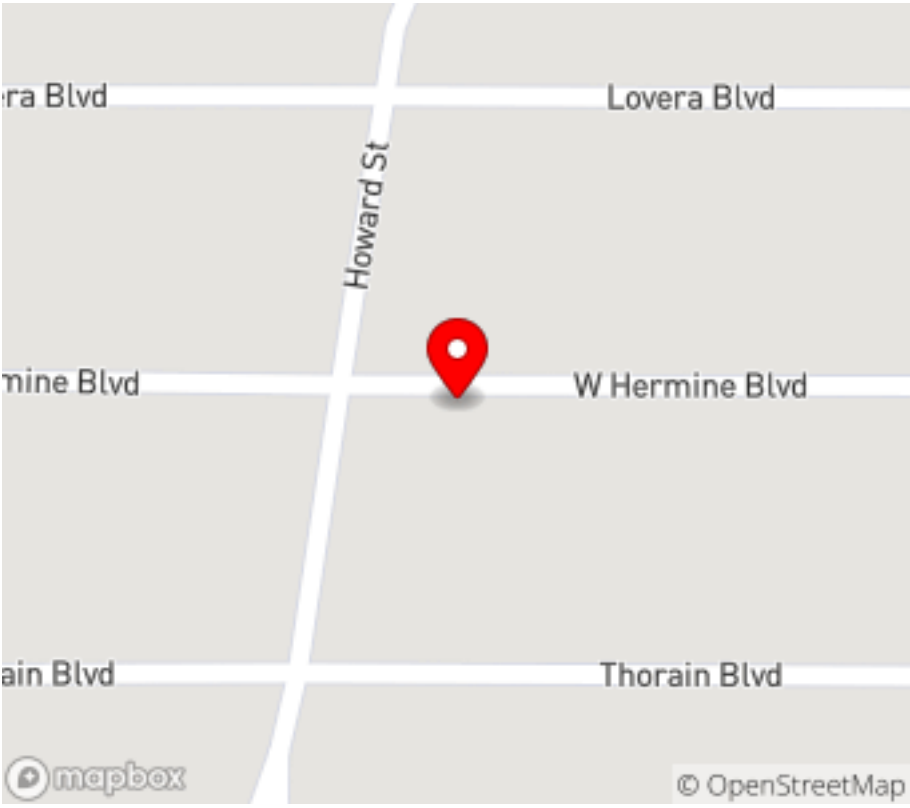






## Investigation Report

### Property

|                   |   |
|-------------------|---|
| Address           | 170 Hermine Blvd  |
| District/ Overlay | Olmos Park Terrace  |
| Owner Information | SCHLINKE LETA F   |
| Location Map      |  |
|                   | Lat: 29.4831412704936 Long: -98.4947169666165                                       |

### Site Visit

|                          |  |
|--------------------------|--|
| Date                     | 01/09/2018   |
| Time                     | 11:39 AM (-6 GMT)  |
| Present Staff            | Huy Pham   |
| Present Individuals      | Contractor(s), Crew member(s)  |
| Types of Work Observed   | Exterior Maintenance and Alterations   |
| Amount of Work Completed | 75%  |
| Description of work      | <ol style="list-style-type: none"><li>1) Removal of stone facade and installation of vinyl siding.</li><li>2) Removal of wood windows and installation of vinyl windows.</li><li>3) Initiated construction of front and back decks.</li></ol> <p>*Much of the removed materials are still on site.</p> |









## Investigation Report

|                            |   |
|----------------------------|---|
| Description of interaction | Spoke with contractors and crew members (5-6) who called the lead contractor and owner. Owner explained that he has worked on other houses in the area and did not know he need approval. He was generally cooperative but continued asking what would happen if he continued work or why he could not install those new elements if the structure was already dilapidated. Staff explained the approval process and informed him of the repercussions of continuing work as well as the January 19th, 2018 application deadline for the first February HDRC hearing. |
|----------------------------|---|

### Action Taken

|                            |  |
|----------------------------|--|
| Violation Type             | No Certificate of Appropriateness (Code 35-451a)   |
| 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 | 01/09/2018   |

### Documentation

|             |  |
|-------------|--|
| Photographs |     |
|             |   |
|             |   |





## Investigation Report





## Investigation Report



01/09/2018 11:51 AM



