

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO: 2019-530
ADDRESS: 105 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9006 BLK 14 LOT 42 43 & E 12.5 FT OF 44
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Norma Rogers
OWNER: Norma Rogers
TYPE OF WORK: Porch modifications, installation of an ADA ramp
APPLICATION RECEIVED: September 03, 2019
60-DAY REVIEW: November 02, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant seeks a Certificate of Appropriateness to:

1. Install composition decking and stairs over the existing concrete porch and staircase.
2. Install a temporary and removable ADA ramp.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

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

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters

that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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.

FINDINGS:

- a. The primary structure located at 105 Hermine Blvd is a 1-story single family structure constructed circa 1940 in the Minimal Traditional style. The home features a painted rock veneer façade, an asymmetrical front porch, a prominent side chimney, and a side gable configuration with exposed rafter tails. The structure is contributing to the Olmos Park Terrace Historic District.
- b. **PORCH DECKING** – The applicant has proposed to install composite porch decking over the existing concrete porch and concrete porch steps. According to the Historic Design Guidelines, existing porch details and materials should be retained. Staff finds that the installation of decking over the existing concrete will create an adverse condition and contribute to the trapping of water between the two materials and facilitate deterioration of the existing concrete porch. This condition may also contribute to water infiltration into the primary structure and other existing materials over time. Staff finds that the existing concrete porch should be repaired in lieu of the installation of composite decking.
- c. **ADA RAMP** – The applicant has proposed to construct an ADA ramp at the front entrance. The ramp will be temporary and removable and will feature cedar railings and posts. According to the Historic Design Guidelines for Site Elements, new ramps should be designed to complement the historic character of the building and be visually unobtrusive to minimize impact, especially if visible from the public right-of-way. Staff finds that the location of the removable ramp does not detract from the significance of the historic structure.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the composite decking installation over the concrete porch and stairs based on finding b. Staff recommends that existing concrete porch be repaired to address settling issues in lieu of the installation of composite decking to conceal deterioration.

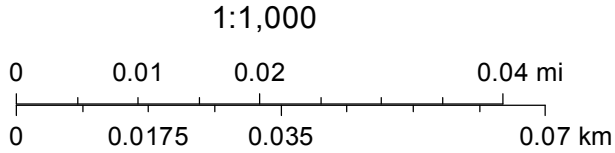
Item 2, Staff recommends approval of the ADA ramp and railing installation based on finding c.

City of San Antonio One Stop



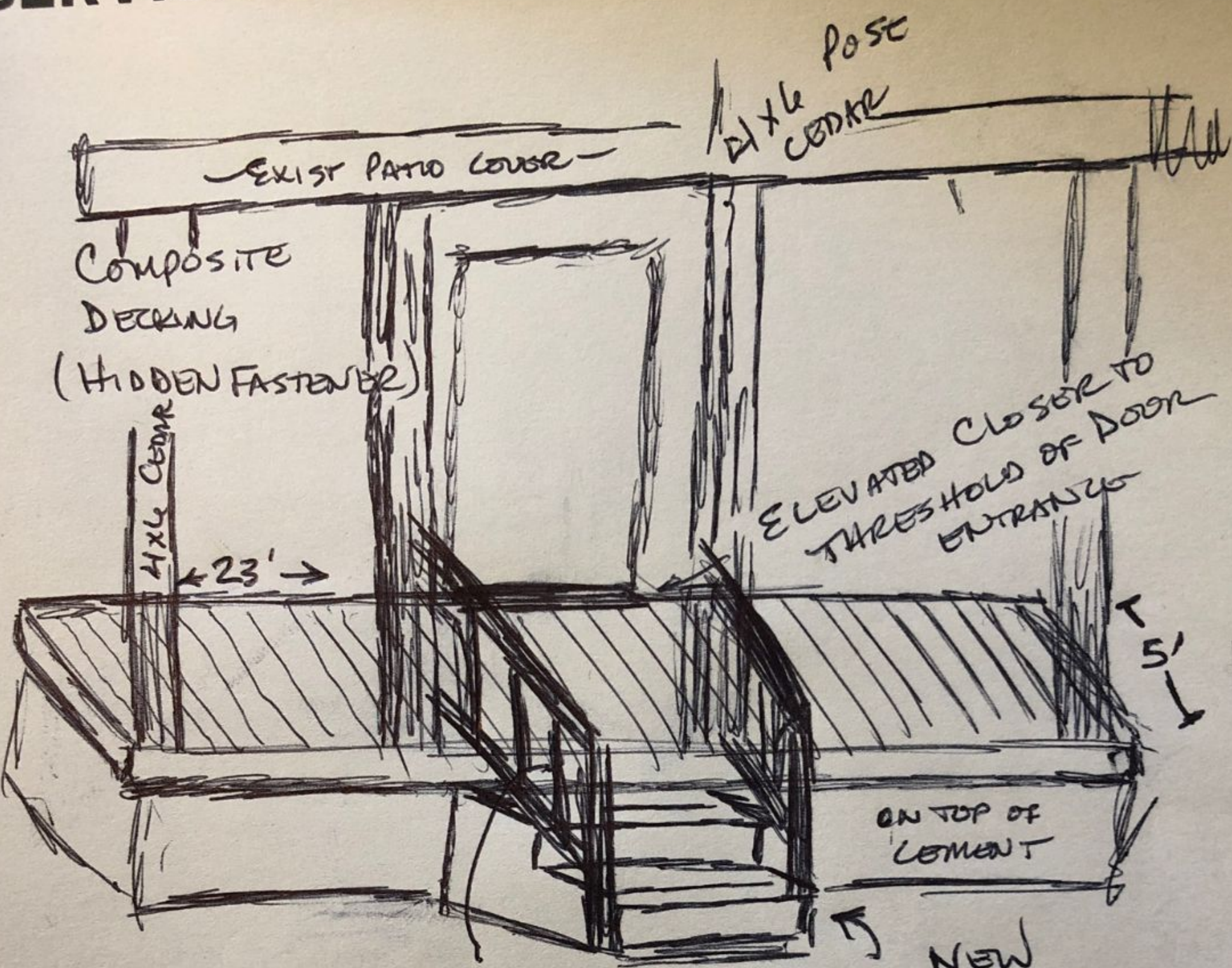
September 26, 2019

—— User drawn lines



CoSA





-NEW-

Composite Decking
Hidden Fastener

23' x 5'

4x6 CEDAR POSTS.

\$6750⁰⁰



