

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2025

HDRC CASE NO: 2025-027
ADDRESS: 210 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9008 BLK 4 LOT 44 THRU 46
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Yolanda Jimenez/NEISD
OWNER: Yolanda Jimenez/BSS FINANCIAL LLC
TYPE OF WORK: Driveway and apron installation; and apron modifications
APPLICATION RECEIVED: February 07, 2025
60-DAY REVIEW: April 8, 2025
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Increase the width of an existing driveway apron.
2. Install a new front yard concrete driveway apron 18'5" wide and tapers to 15'8".
3. Install a 15'8" wide by 48' long gravel driveway in the front yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- 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.
- 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.

C. CURBING

- Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The property located at 210 Hermine Blvd is a one-story, single family Minimal Traditional structure constructed c. 1938 and first appears on the 1938 Sanborn Map. The property features stone cladding with brick detailing, hipped and gable roof forms, a composition shingle roof, and a carport. This property contributes to the Olmos Park Terrace Historic District.

- b. VIOLATION – On February 3, 2025, staff was notified through a 311 report and by phone that work without permits or a Certificate of Appropriateness had been done onsite. On the same day, OHP staff went onsite, took compliance photos, and issued a Notice of Investigation. After working with Development Services to find the property owner's contact information, OHP staff reached out to the property owner on February 6, 2025, informing them of the violation. The next day, the property owner submitted a post-work application.
- c. APRON WIDTH INCREASE – The applicant is requesting approval to increase the width of an existing concrete driveway apron. The Historic Design Guidelines for Site Elements 5.B.ii. states to maintain the width and configuration of original curb cuts. Staff finds the increase in width generally appropriate.
- d. APRON INSTALLATION – The applicant is requesting approval to install a new front yard concrete driveway apron 18'5" wide and tapers to 15'8". The Historic Design Guidelines for Site Elements 5.B.ii. states to avoid introducing new curb cuts where not historically found. The property located at 210 Hermine Blvd has an existing curb cut and driveway located onsite. Staff finds the installation of the curb cut does not conform to Guidelines.
- e. DRIVEWAY INSTALLATION – The applicant is requesting approval to install a 15'8" wide by 48' long gravel driveway in the front yard. Site Elements 5.B.i. states to retain and repair in place historic driveway configurations. The property located at 210 Hermine Blvd has an existing driveway located onsite. Staff finds the installation of the new driveway does not conform to Guidelines.

RECOMMENDATION:

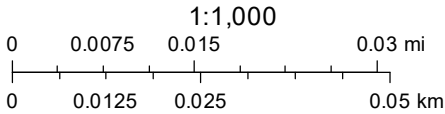
Item 1: Staff recommends approval of the request to increase the width of the existing concrete apron, based on the findings.

Staff does not recommend approval of items 2 and 3, based on findings a through d. Staff recommends the applicant remove the new curb cut and driveway and install landscaping based on Guidelines.

City of San Antonio One Stop



February 13, 2025



Feb 13, 2025 at 5:07:23 PM
213 Hermine Blvd
San Antonio TX 78212
United States



Feb 13, 2025 at 5:07:14 PM
213 Hermine Blvd
San Antonio TX 78212
United States



Feb 13, 2025 at 5:07:07 PM
213 Hermine Blvd
San Antonio TX 78212
United States



Feb 13, 2025 at 5:07:36 PM
213 Hermine Blvd
San Antonio TX 78212
United States





Investigation Report

Property

Address	210 Hermine
District/Overlay	Olmos Park Terrace
Owner Information	BSS Financial, LLC

Site Visit

Date	02/03/2025
Time	11:44 AM (-6 GMT)
Context	citizen report
Present Staff	Bryan Morales
Present Individuals	Neighbor
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Installation of a curb cut and apron, gravel driveway.
Description of interaction	Talked with neighbor who reached out via 311. Concerned about work without a COA or permits.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with neighbor/family/tenant, Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

Documentation

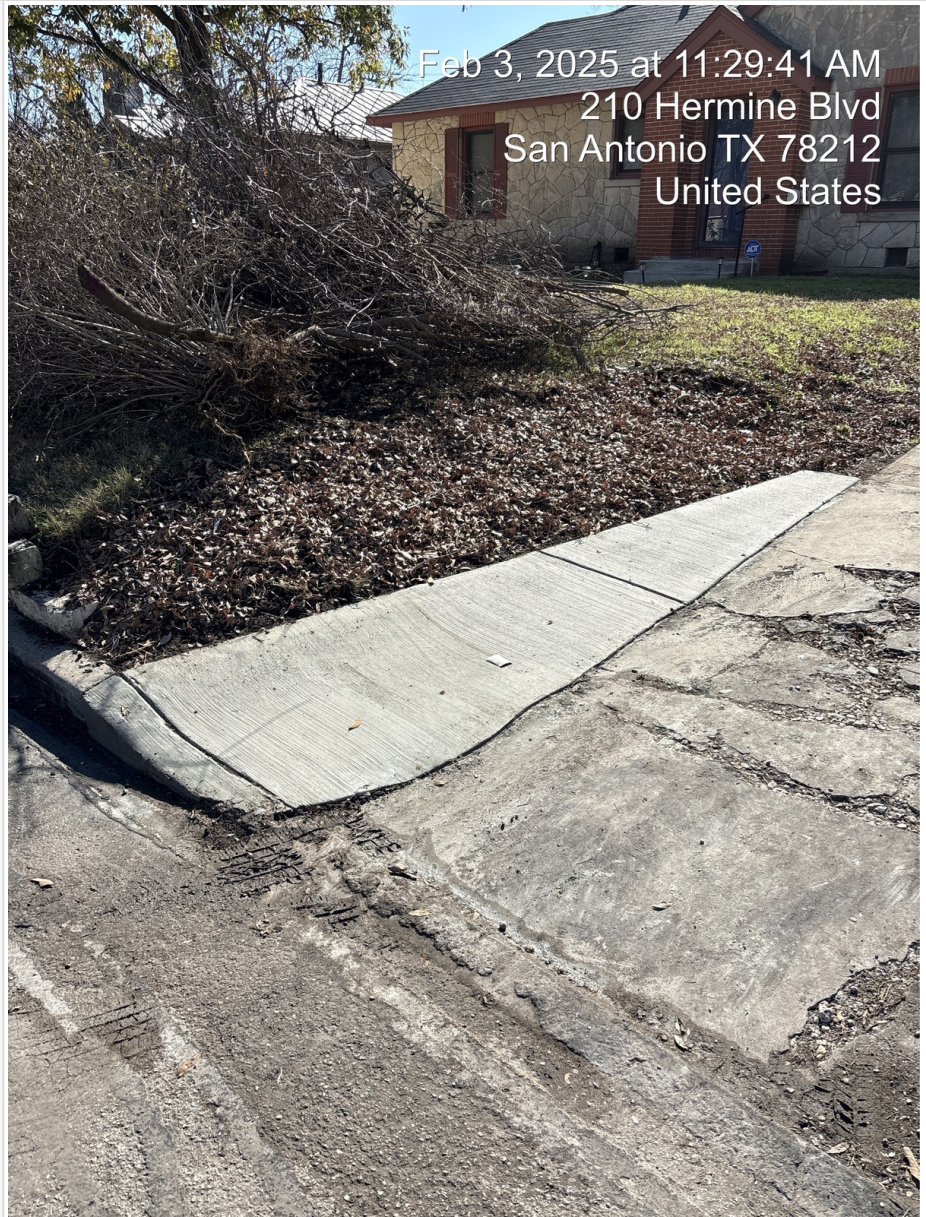


Photographs



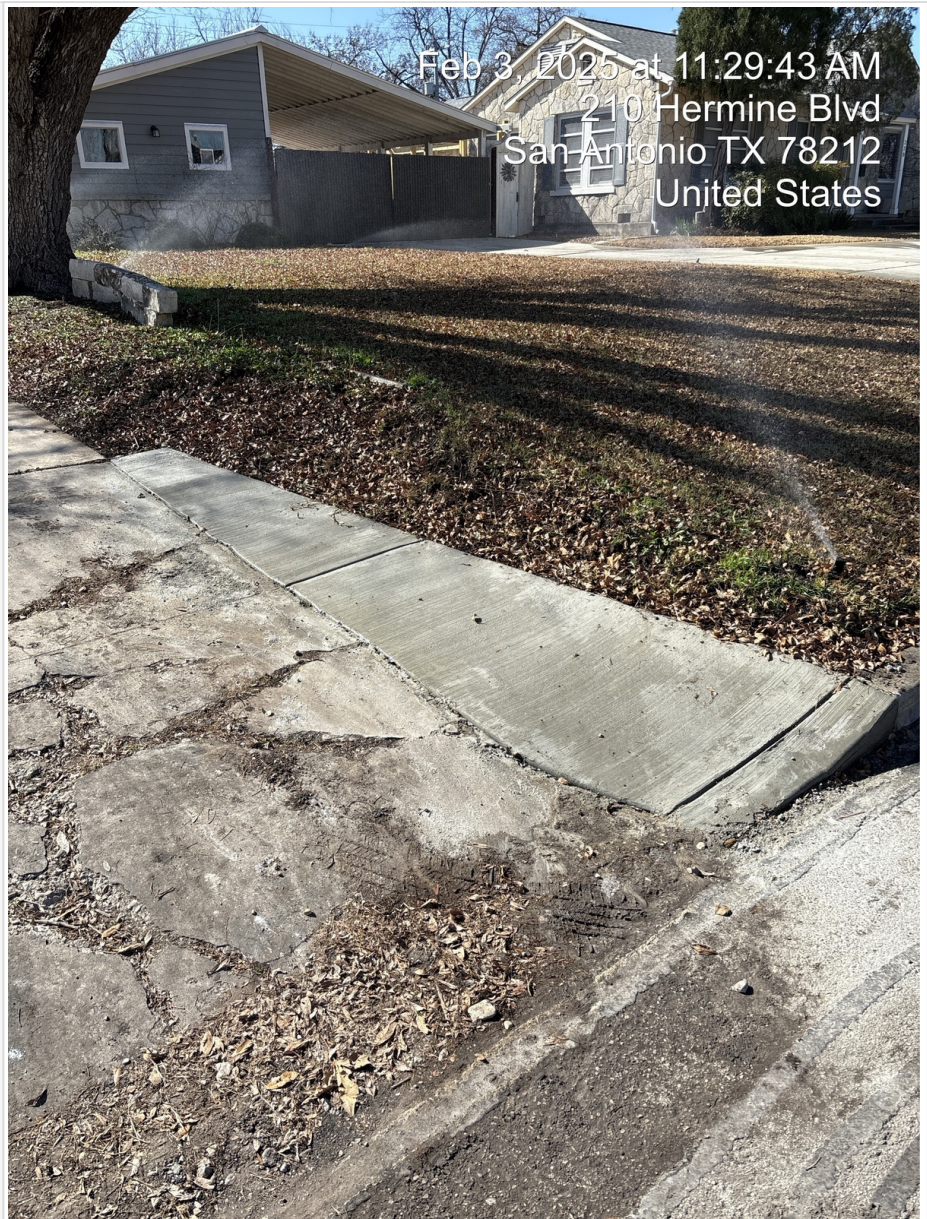


Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report



	02/03/2025 11:47 AM
Additional photos were taken on another device.	No



Efrain Driveway



Gracias

Si ahorita se las
mando

Gracias

1:45 PM



Del otro lado no
tome fotos



RCS mes...



Triumph Trucking LLC
PO Box 1085
Lytle, TX 78052
830-584-6687

696611

CUSTOMER'S ORDER NO.

DATE

2-1-75

NAME

ADDRESS

210 Hiram

CITY, STATE, ZIP

SA TX

SOLD BY

CASH

C.O.D.

CHARGE

ON. ACCT.

MDSE. RETD.

PAID OUT

QUAN.

DESCRIPTION

PRICE

AMOUNT

1

2 base

350

350

2

thru 1 stls

250

500

3

4

total 850

5

6

7

8

9

10

11

12

RECEIVED BY

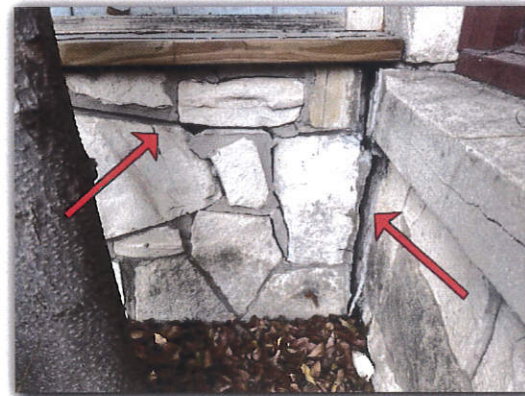
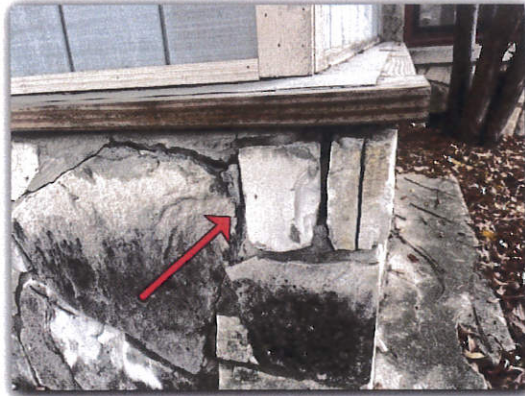
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Interior:

Noted: Signs of previous repair/newer paint in places.

Noted: Cracks are visible along the sheet rock seams.

Noted: What appears to be a dead bird is present behind the stove.

1. Sheetrock/Baseboards are damaged in places.
2. Signs of structural settling or movement. Stress cracks are present.

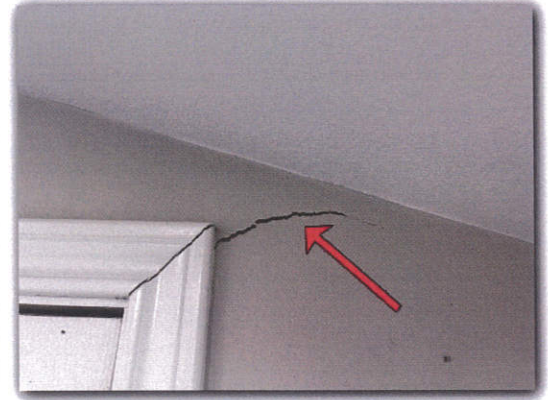
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



☒ ☐ ☐ ☒

F. Ceilings and Floors

Comments:

Ceiling:

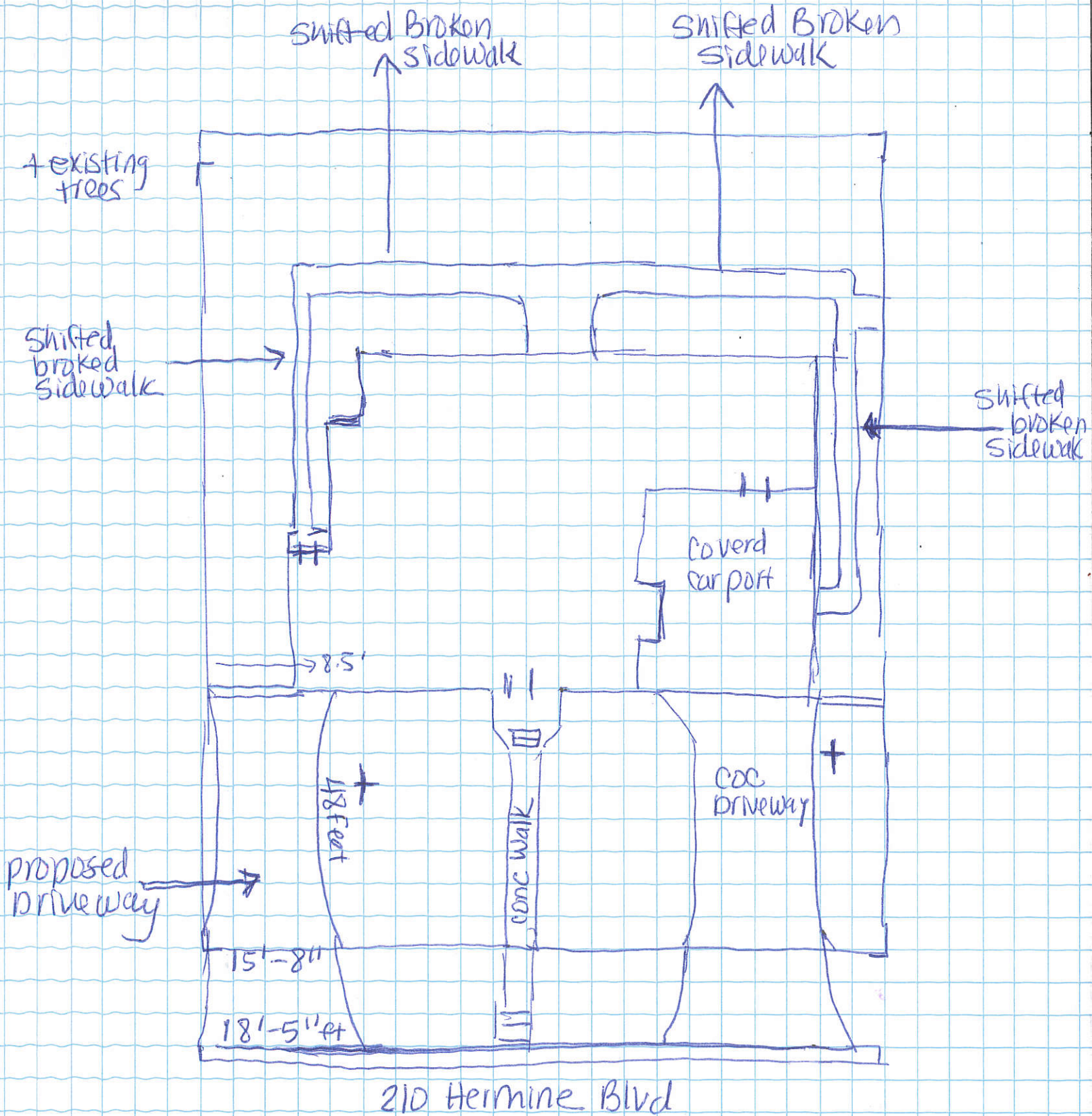
Noted: Signs of previous repair/newer paint in places.

Noted: Cracks are visible along the sheet rock seams.

Floors:

1. The floor is visibly not level in one or more locations.
2. Wood flooring is damaged. Middle living room.







Sidewalks broken & slanted towards the house from the left side of the house



Sidewalk broken & slanted from the right side of the house backyard view



Front right-side view







Uneven side walk damaged



Front left fence blocking the flow of water











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State: Texas

City: San Antonio

Date: 1911-Mar. 1951 *

Volume: vol. 5, 1924-June 1950



[Previous](#) [Next](#)

