

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-614
ADDRESS: 241 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9005 BLK 3 LO 71 THRU 73
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Christopher Stong
OWNER: Christopher Stong
TYPE OF WORK: Porch and exterior modifications
APPLICATION RECEIVED: November 22, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a porch overhang over the front entryway of the primary structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced.

Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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:

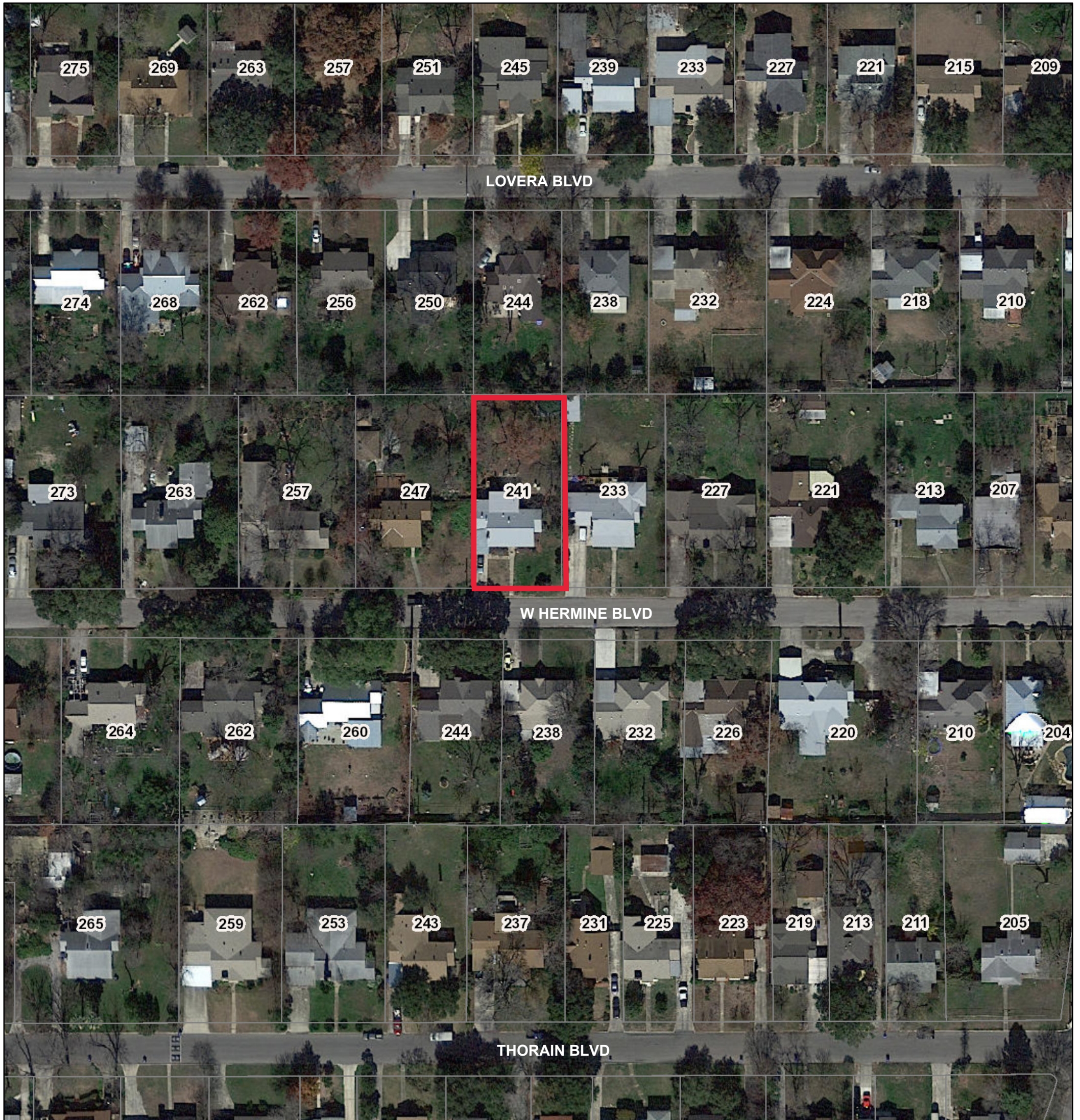
- a. The primary structure at 241 Hermine is a 1-story residential structure constructed circa 1940 in the Minimal Traditional style. The house features limestone veneer siding, ganged one over one windows, and a prominent side chimney. The structure is contributing to the Olmos Park Terrace Historic District.
- b. **PORCH MODIFICATIONS** – The applicant has proposed to install a new porch overhang with simple gable form. A porch is not historically present; however, the footprint is minimal and only occupies the ground area of the staircase, while the porch cover adds function of water dispersion above the main entryway. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. note that porch elements should not be added that create a false historic appearance, and new porch elements should not obscure or remove character defining features. Staff generally finds the proposal to be appropriate based on the overall design and added function of water dispersion above the main entryway. The installation should be done in a manner that original and character defining architectural details are not obscured.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

- i. That the installation be done in a manner that original and character defining architectural details, including the dentil detailing above the door, are not obscured.

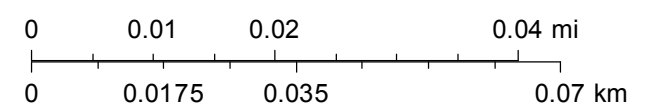
City of San Antonio One Stop



December 8, 2021

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels





241

Mandalay Dr
San Antonio, Texas
Google
Street View - Feb 2021



Google

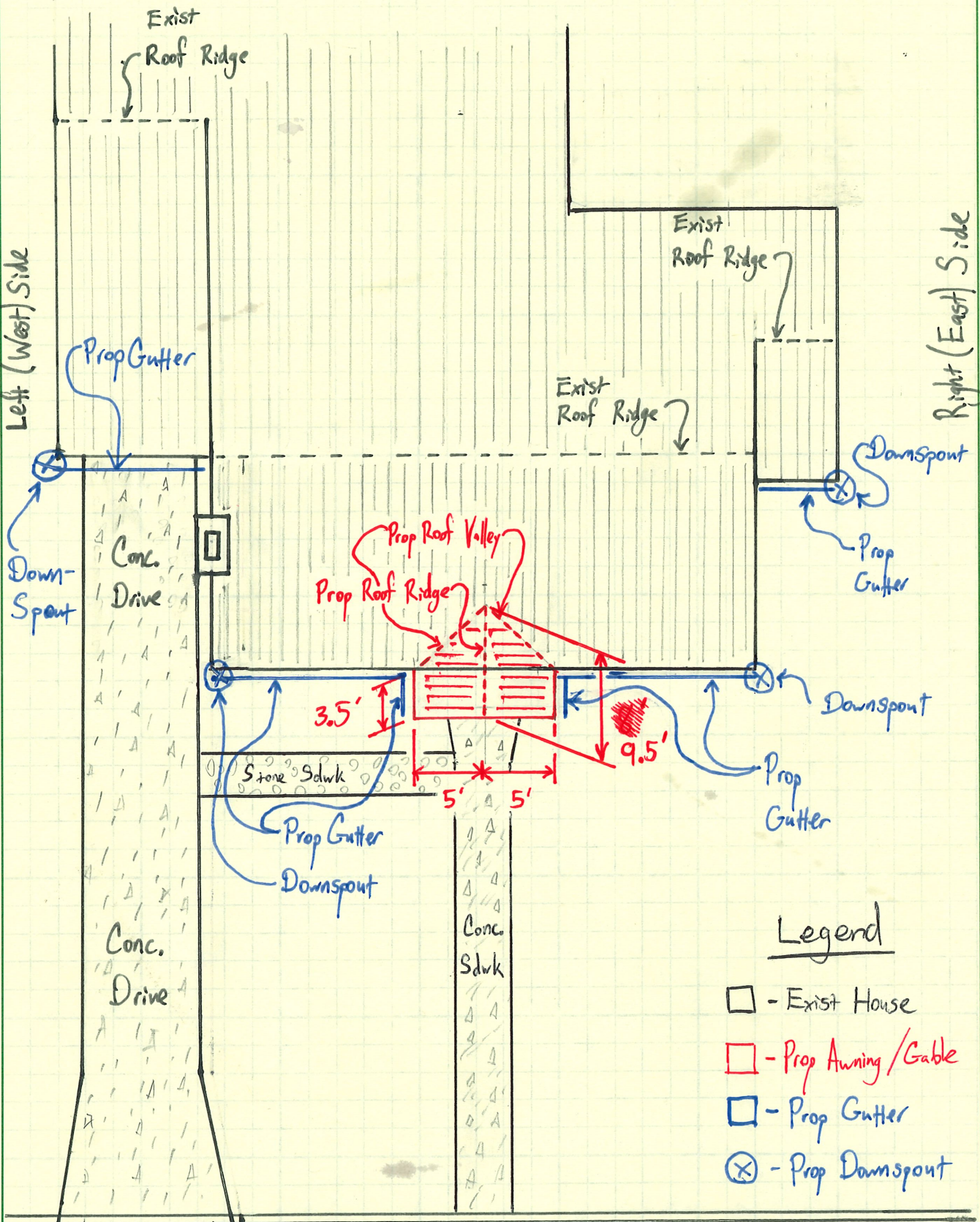








Plan



3-0235 — 50 SHEETS — 5 SQUARES
 3-0236 — 100 SHEETS — 5 SQUARES
 3-0237 — 200 SHEETS — 5 SQUARES
 3-0137 — 200 SHEETS — FILLER

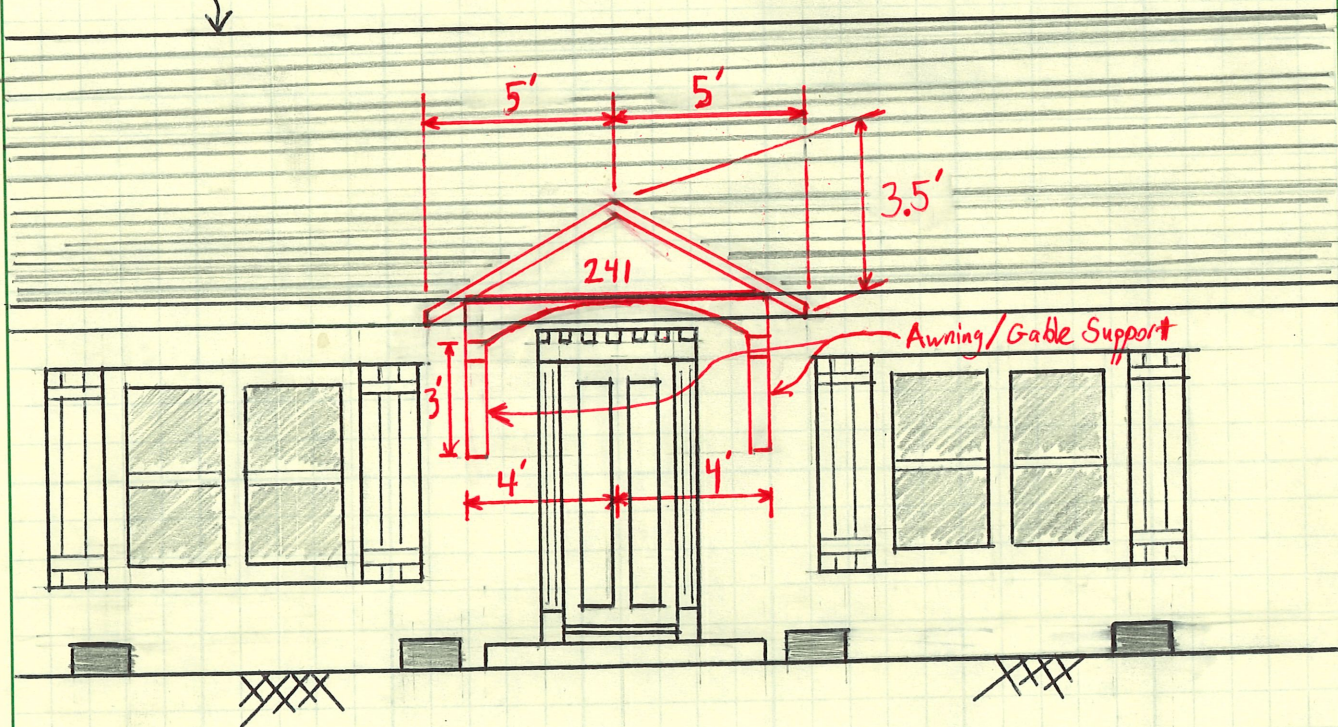
COMET

Profile (Street View)

Legend

- - Exist House
- - Prop Awning/Gable

Exist. Peak of Roof

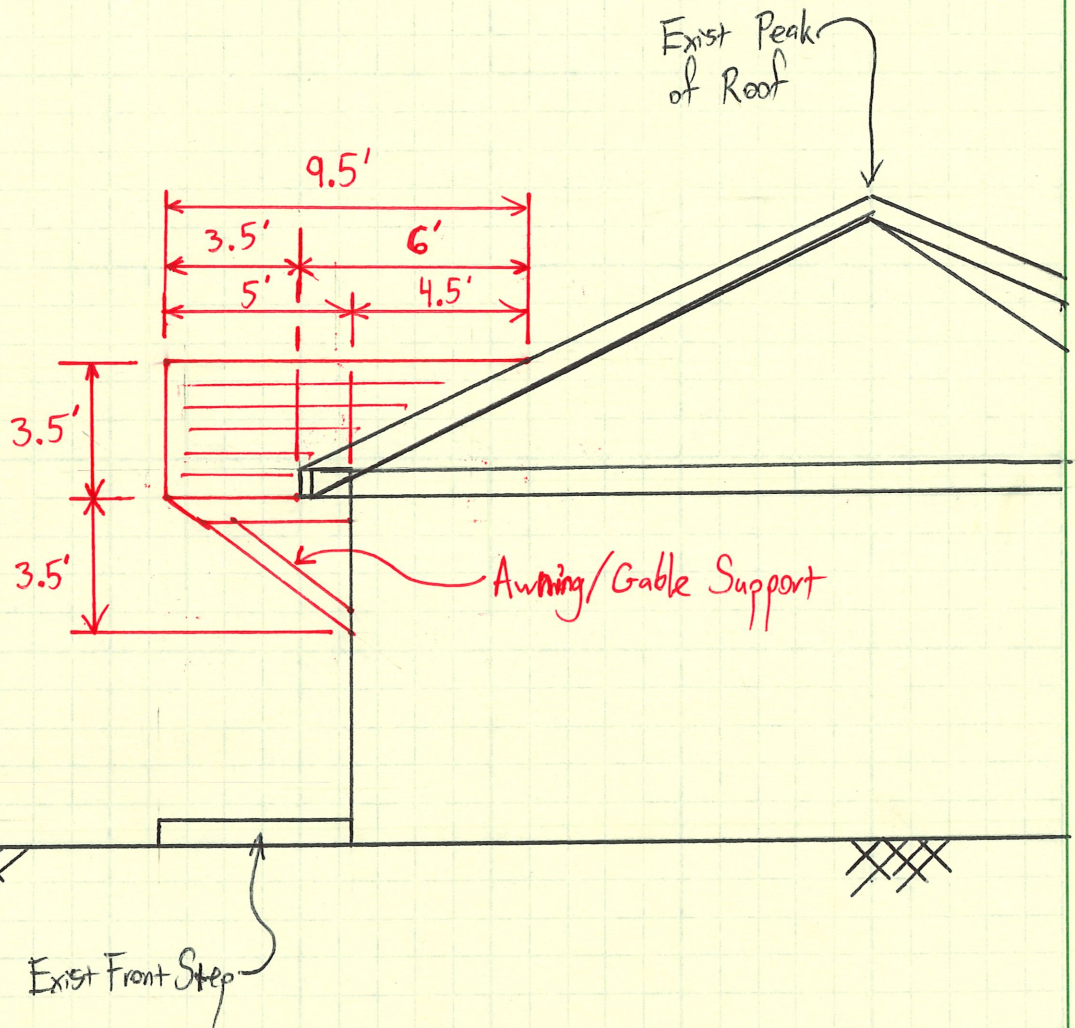


* See Cross Section Detail A-A for Awning/Gable Support Details

Cross Section A-ALegend

□ - Exist House

□ - Prop Awning/Gable



246 W Mandalay Dr

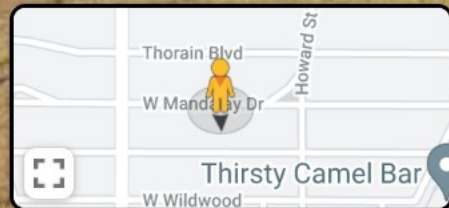
San Antonio, Texas



Google



Street View - Feb 2021



Google

