

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-185
ADDRESS: 207 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9005 BLK 3 LOT 55 AND 56
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Elizabeth Luna/Treasure RE/Heaven Sent Property Solutions LLC
OWNER: Elizabeth Luna/Treasure RE/Heaven Sent Property Solutions LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: March 24, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 207 Hermine.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

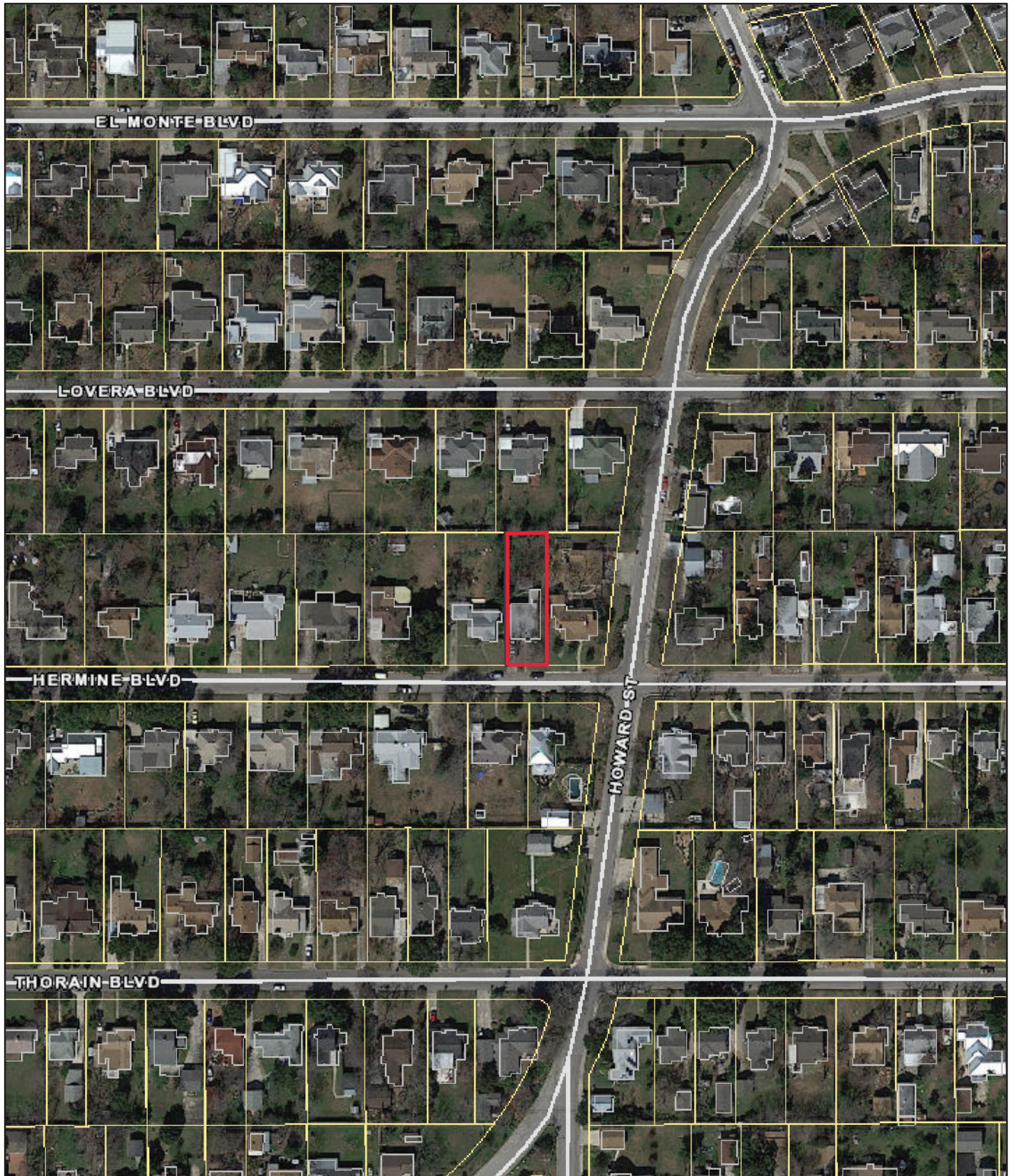
FINDINGS:

- a. The primary structure located at 207 Hermine is a 1-story single-family residence constructed circa 1950 in the Minimal Traditional style. The structure features a rectangular plan, a low-sloped composition shingle front gable roof, wood cladding in a chevron pattern, a front gable front porch awning on wood supports with stone bases, an attached carport, and fixed and one-over-one aluminum windows. The property is contributing to the Olmos Park Terrace Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, foundation repair, window repair, roof replacement, siding repair, soffit and fascia repair, porch column repair, and site work. Certificates of Appropriateness are required for all exterior scopes of work.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete.

RECOMMENDATION:

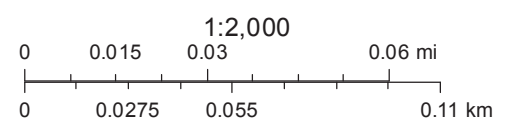
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

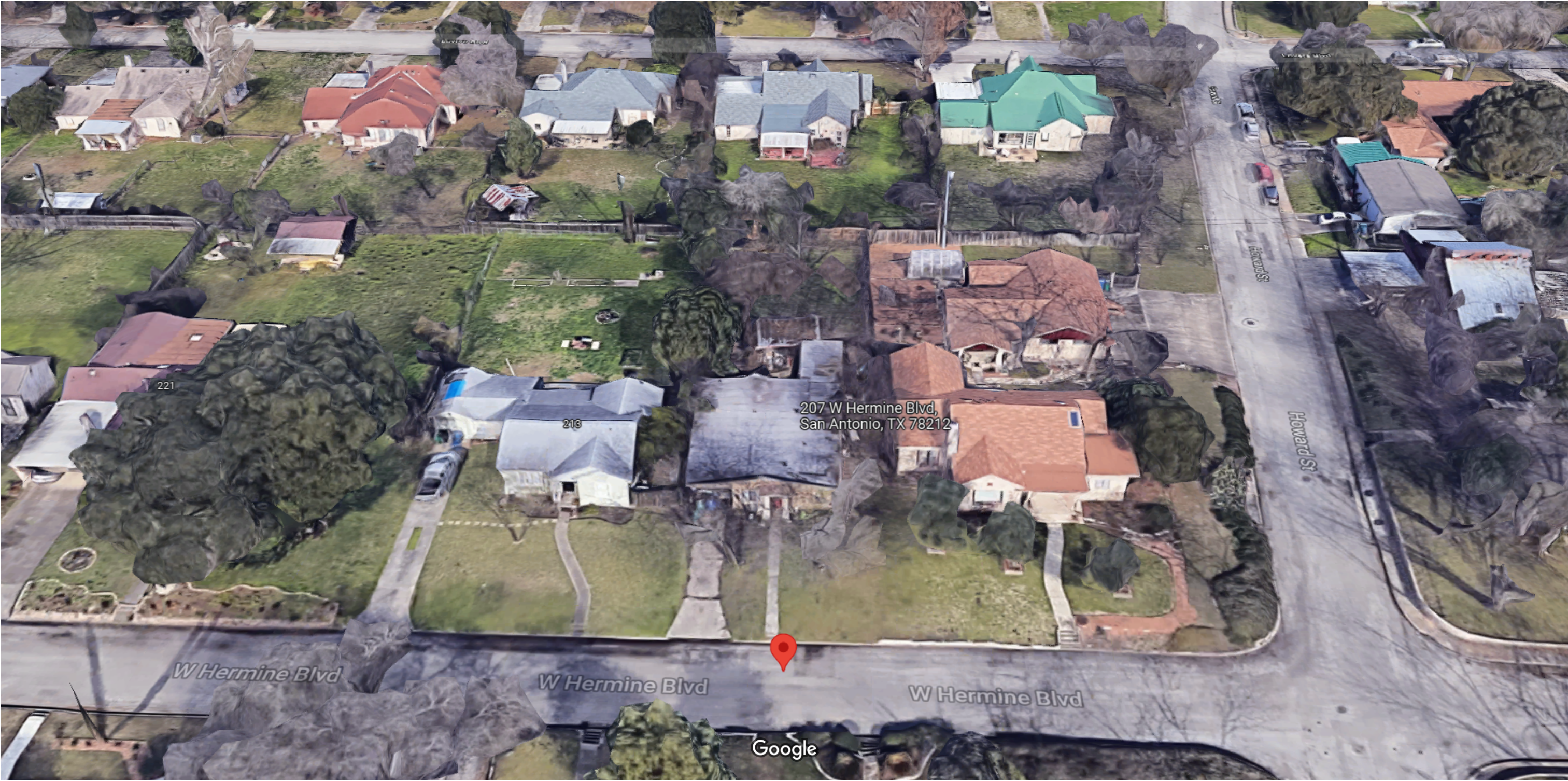


April 1, 2022

— User drawn lines







207 Hermine Drive scope of work

Exterior work:

Create a small AC closet in the green bedroom.

Gas lines. Install new smoke detectors, door stoppers, remove all old electrical wiring and cable lines.

Repair 8 windows glasses

Tear down the deteriorating roof over the breezeway.

Repair all exterior siding patch and caulk and paint.

Tear up concrete in the back patio.

Landscaping, pick up leaves, tree and brush removal.

Repair roof, gutters, soffits and fascia.

Repair existing exterior siding.

Update light fixtures.

Repair the masonry column at the front entry and the front porch patio cover.

Replace roof \$8,000

Interior work:

Remove old water heater, install Insta hots where appropriate convert unit one living room into a kitchenette: unit one bedroom create bathroom and stackable washer dryer closet area, remove carpeting, replace all doors and door knobs remove all ceiling fans throughout the house replace with recessed lighting.

Update the kitchen and bathrooms. Install a dishwasher in unit two kitchen install stackable washer and dryer.

Get a quote for moving the sink to an island a new island in the kitchen. Create furdawns for the new central heat and air ductwork.

Install new flooring throughout.

Update light switches and electrical outlet covers.

Remove all carpeting and flooring, close the wall between unit two kitchen and unit one front living room entryway.

Re wire the whole property

	estimated
Miguel's whole house remodel	\$25,000.00
Miguel's labor pt 2	
Electrical	\$ 13,000.00
Trim & Lawn (Carlos)	\$ 1,500.00
roofing	\$ 8,000.00
Plumbing	\$ 8,000.00
Historic permit	\$ 300.00
Zoning	\$ 360.00
Addressing permit	\$ 200.00
GRE Engineering amended plat	\$ 4,700.00
Westar - amended plat review	\$ 700.00
Westar - amended survey	\$ 700.00
materials	\$ 17,000.00
Foundation	\$ 7,650.00
Internet setup AT&T	\$ 200.00
Vivint alarm security	\$ 700.00
Insurance	\$ 1,400.00
HVAC	\$ 14,000.00
window cleaning	\$ 125.00
water bill	
Electrical bill	
dumpster	\$ 500.00
brush removal	\$ 90.00
Appliances	\$ 10,000.00
	\$ 103,535.00

Window 1



207

207

626

Window
Window 1



A photograph of a house exterior under a clear blue sky. The house features a light-colored, vertically-planked siding. On the left, there is a white door set within a small porch supported by a stone pillar. To the right of the door is a window with a white frame and a dark screen. The text "Window 2" is overlaid in white on the wall between the door and the window. The foreground consists of a grassy lawn with some dry patches, and a shadow of the person taking the photo is visible in the bottom left corner.

Window 2

Window 2



Window 3

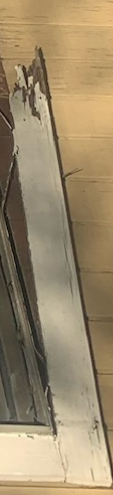
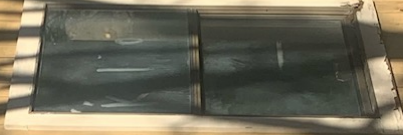


Window 3

Window 4

Window 6

Window 5



Window 6



Window 7 to be eliminated



Window 9



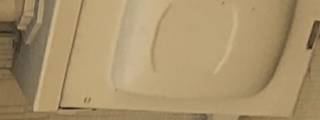
Window 8



Window 7



Window 6



Window 9



Window
10



Window 10



Window
10





Window 11



Window 12

Window 12

Window 13

Window 14





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 2, 2022

ADDRESS: 207 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9005 BLK 3 LOT 55 AND 56
HISTORIC DISTRICT: Olmos Park Terrace
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Elizabeth Luna/Treasure RE / Heaven Sent Property Solutions LLC - 130 W Skyview DR
OWNER: Treasure RE / Heaven Sent Property Solutions LLC - 600 Regency Trail
TYPE OF WORK: Exterior alterations, Landscaping/hardscaping/irrigation, Roofing, Repair and Maintenance, Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: repair 8 windows and replace the glass with low-e clear, non-reflective glass.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

DATE: 3/2/2022 11:34:40 AM

ADMINISTRATIVE APPROVAL TO: repair 8 windows and replace the glass with low-e clear, non-reflective glass. Windows #2, 3, 4, 5, 6, 8, 9, and 13 are approved for repair.

The wholesale replacement of any window unit is not requested or approved at this time.

APPROVED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 21, 2022

ADDRESS: 207 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9005 BLK 3 LOT 55 AND 56
HISTORIC DISTRICT: Olmos Park Terrace
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Elizabeth Luna/Treasure RE / Heaven Sent Property Solutions LLC -
OWNER: Treasure RE / Heaven Sent Property Solutions LLC -
TYPE OF WORK: Exterior alterations, Landscaping/hardscaping/irrigation, Roofing, Repair and Maintenance, Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)repair the existing siding with in-kind materials, (2)replace the existing roof with in-kind material, (3)paint the exterior of the house in off-white with black trim and red doors, (4)repair the wood front porch columns and limestone bases with in-kind materials, (5)repair the existing front porch roof to match existing.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 2/21/2022 4:20:37 PM

ADMINISTRATIVE APPROVAL TO: 1. Repair the existing siding with in-kind materials.

2. Replace the existing roof with in-kind material.

No modifications to the roof form or roof pitch are approved at this time. All chimney, flue, and related existing roof details must be preserved.

3. Paint the exterior of the house in Benjamin Moore Swiss Coffee for the body, Benjamin Moore black for the trim, and enamel gloss in red or Deja Blue for the exterior doors.

The painting of any unpainted masonry is not requested or approved at this time.

4. Repair the wood front porch columns and limestone bases with in-kind materials to match existing.

5. Repair the front porch roof with in-kind materials to match existing.

APPROVED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer



Mr Ross
up













207

A photograph of a white, six-panel door set within a white frame. The door has a brass handle and a keyhole. To the left of the door, the number '207' is mounted on a yellow wall. The scene is brightly lit, casting strong shadows across the door and the surrounding wall.



















