

# HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2022

**HDRC CASE NO:** 2022-425  
**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:** Louie Ladua  
**OWNER:** Treasures RE LLC  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** August 04, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

## APPLICABLE CITATIONS:

*UDC Section 35-618 Tax Exemption Qualifications:*

*(e) Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

## FINDINGS:

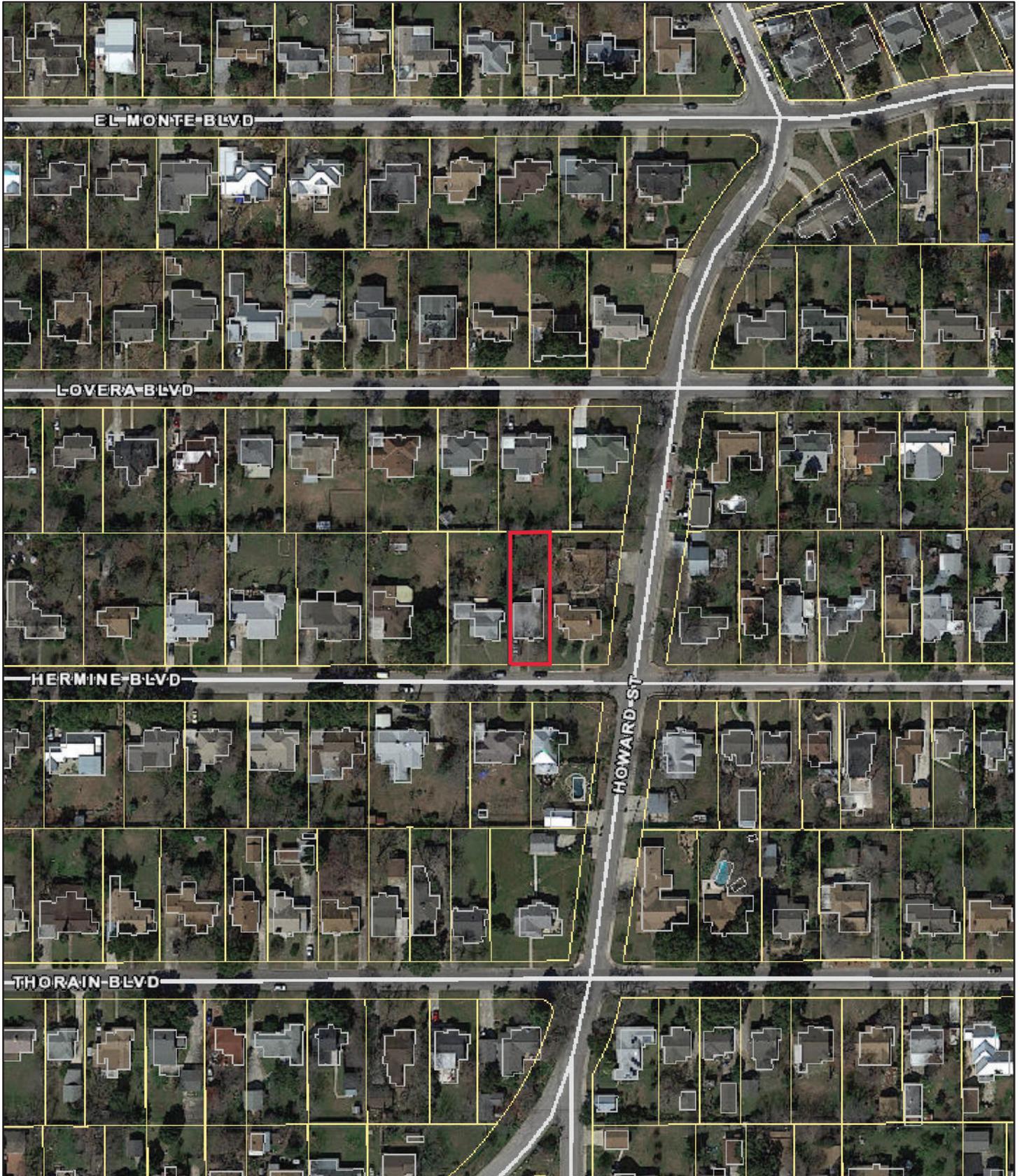
- a. The primary structure located at 207 Hermine is a 1-story single-family residence constructed circa 1950 in the Minimal Traditional style. The structure features a rectangular plan, a low-sloped composition shingle front gable roof, wood cladding in a chevron pattern, a front gable front porch awning 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 property received Historic Tax Certification on April 6, 2022. The applicant is requesting Historic Tax Verification.
- 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. Staff conducted a site visit on August 29, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.

- e. Approval of Tax Verification by the HDRC in 2022 denotes that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

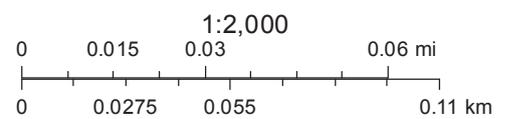
Staff recommends approval based on findings a through e.

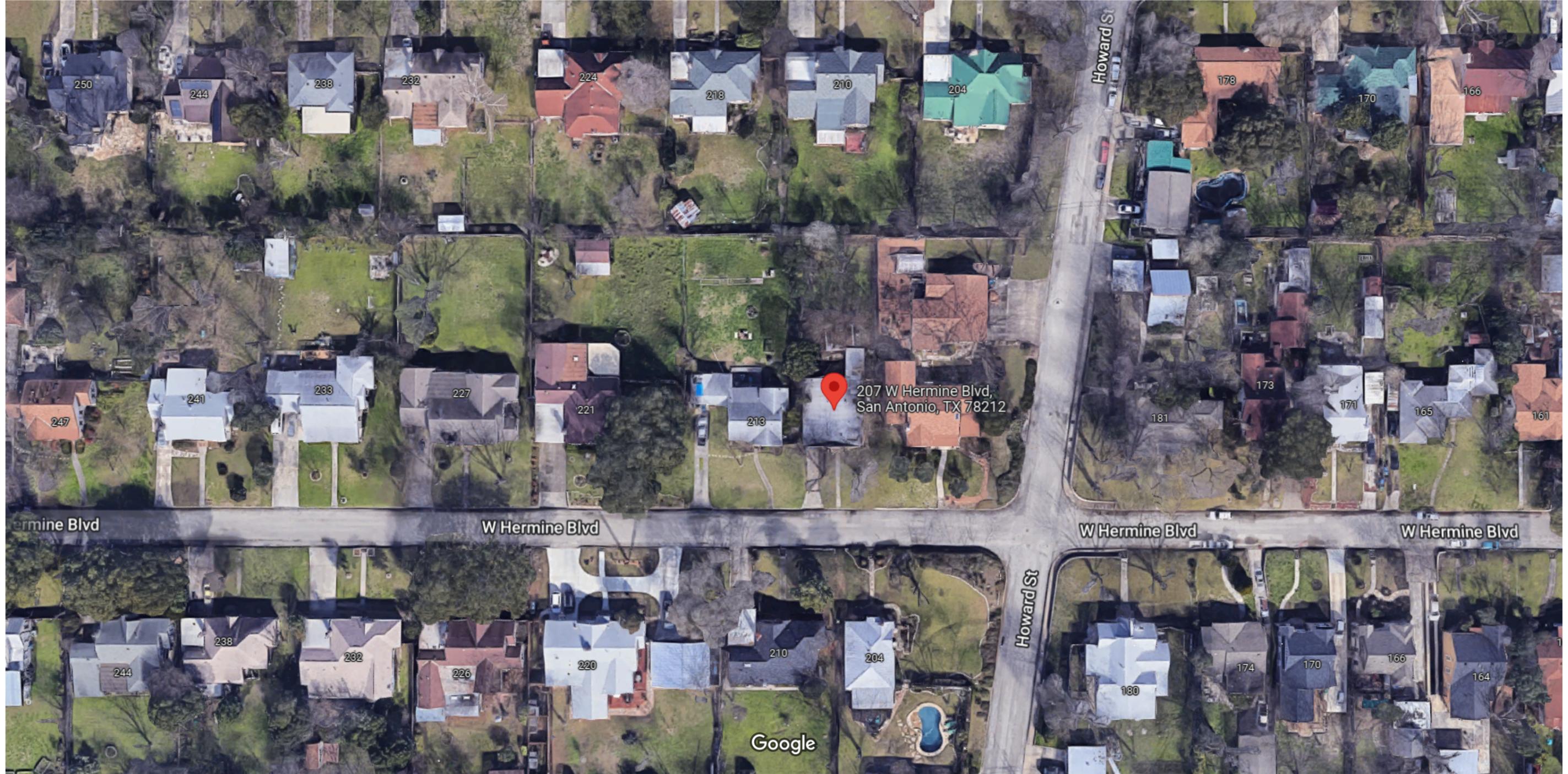
# City of San Antonio One Stop

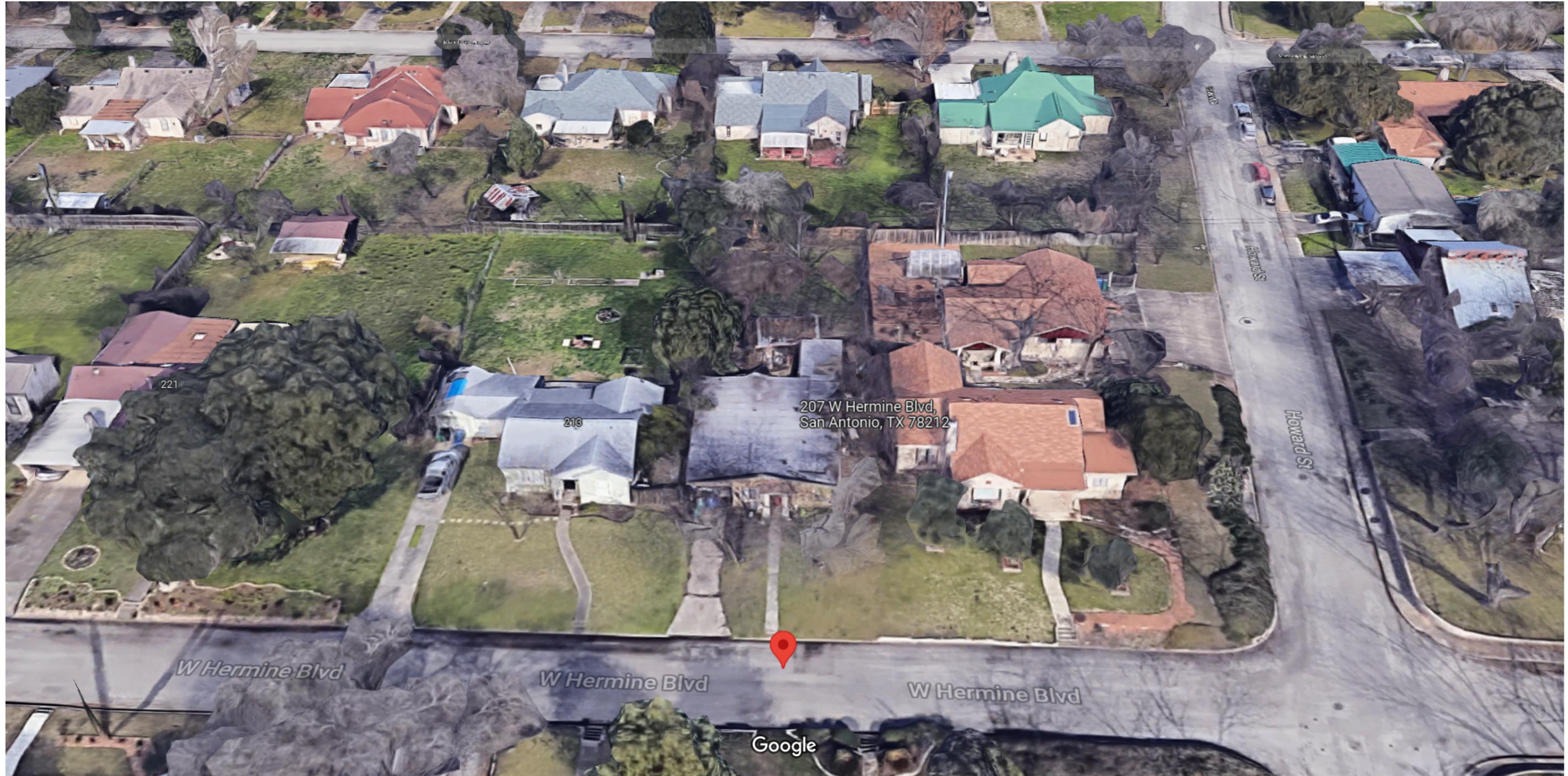


April 1, 2022

 User drawn lines







**COLOR PHOTO OF THE HOME FROM THE STREET – 207 Hermine Blvd**



COLOR PHOTOS OF THE EXTERIOR – 207 Hermine Blvd



COLOR PHOTOS OF THE INTERIOR – 207 Hermine Blvd





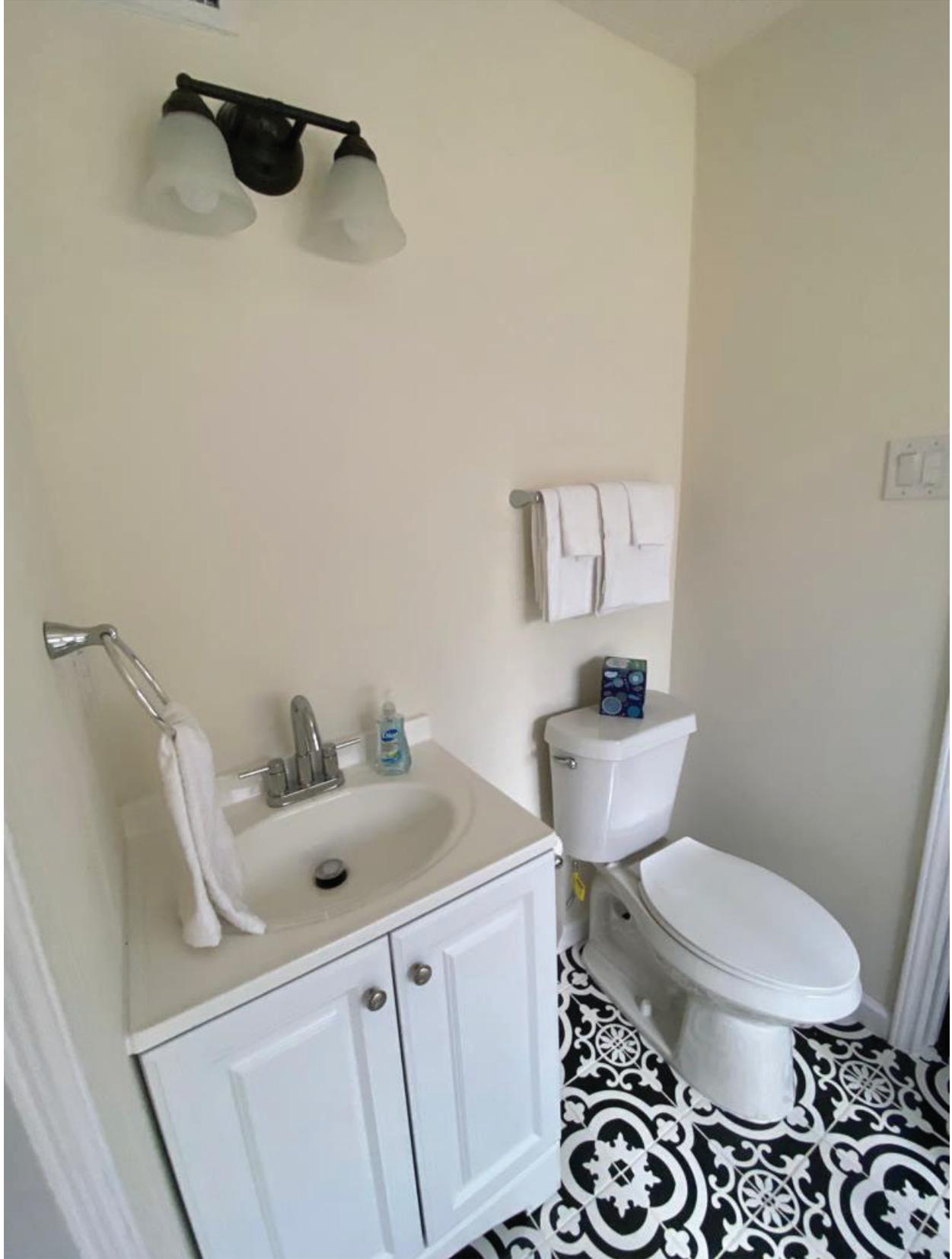












## **Narrative of Completed Work – 207 Hermine Blvd**

Converted single family home into a duplex. The City of San Antonio approved the duplex format. The OHP approved the exterior scope of work which included keeping the existing windows, and painting the exterior of the house white with black trim. The duplex had foundation leveling completed, complete whole house rewiring, new interior and exterior plumbing, new flooring, new drywall, new ceiling fans, two new kitchens and two new bathrooms and installed a new roof.

Complete time schedule:

We began the work in January 2022; and finished the work in July 2022.

Itemized list of interior and exterior scope of work:

See spreadsheet

Itemized list of final costs:

See spreadsheet

**Hermine**

	<b><u>Status</u></b>	<b><u>Responsible party</u></b>
Secure Historic admin approval for window GLASS replacement	completed	Eliz
Luna Glass to replace window glasses	completed	Luna Glass Works - Rene Luna
Secure CoSA approval for amended plat and survey	completed	city has it in review; should be done by 3/25
		Eliz submitted app to Clayton; must have amended plat approved before it'll be re-addressed.
Secure new addressing for unit 101 & 102 from CoSA	completed	Eliz - Send to CPS new services application; copy Jesse McKinley @ CPS
Submit new addressing to CPS	completed	Eliz - Send to CPS new services application; copy Jesse McKinley @ CPS
CPS: apply for two separate electric meters	Hold	
CPS: secure application for 2 new separate meters from CPS website:	completed	Jason @ Mr. Watts.
secure plumbing bid	Done	Eliz - \$11,100 labor and materials
Secure HVAC bids	Done	
Research tankless water heaters	Pass	Won't use
Craigslist: Post metal clothesline for Free	completed	completed
submit application for Historic property tax freeze	completed	Ruby
		Eliz- should hear from OHP by 3/25 if they need anything from us in prep for 4/2 hearing. Schedule final inspection after 100% of rehab completed for final implementaiton.
Call and email Historic department to follow up on status of prop tax freeze application	approved	
Vivint: call/ email to request \$43 monthly monitoring rate after installation.	4/2/22	Elizabeth
STR permit: request new permit		Maria Perez
	scheduled May	
Internet: ATT	9	Elizabeth
order flooring, and all finish out materials.		
	scheduled May	
Pick up unit 1 living room furniture	12	Elizabeth / 2 men and a truck

	estimated	actual		
Miguel's whole house remodel			demo and cleanout \$3k pd 2/16.	receipt - y
Miguel's labor pt 2			paid by TRE check.	
Miguel's labor pt 3 (includes fence)			paid by TRE check #1887 on 4/21/22 (\$1300 is part of orig scope of work; \$5,987 in change orders)	receipt - y
Miguel's labor pt 4			drywall installation pd. Eluna checking #1063; need reimbursement (orig. SOWof \$25k); include \$683 materials; trash clean up & storage door install.	receipt - y
Miguel's labor pt 5			exterior wall insulation (additional work needed change order) labor and materials, paid TRE ck #1914 on 6/6/22.	receipt - y
Miguel's labor pt 6			interior finish out invoices \$6769 (\$4380 labor, \$2389 materials); \$4722 (\$4000 labor; \$722 materials). Pd TRE ck #1914	receipt - y
Miguel's labor pt 7			final labor bill; Paid Eliz's credit card; needs to be reimbursed. Receipt labeled final	receipt - y
Miguel's Square credit card processing fee			paid Eliz's checking acct; needs to be reimbursed.	
Electrical			\$7k half payment pd 2/16; paid TRE check; bal pd 6/17 TRE ck#1913.	receipt - y
Tree (Carlos)			paid by TRE check.	receipt - y
roofing			paid by TRE check.	receipt - y
roof flanges for new plumbing vents			paid 5/31 ck #1063; Eliz paid; needs reimbursement	
Plumbing			paid half w/TRE check; \$5500 balance due; Permit # PMT22-34308577; Paid \$5500 7/12 Eliz's check; needs to be reimbursed.	receipt - y
water heater			paid Eliz's credit card on 6/27/22. Needs to be reimbursed.	receipt - y
Historic permit				
Zoning			Paid TRE check 3/23 #1886. Eliz's credit card. CoSA check received 3/22. deposited into HSPS checking account.	receipt - y
Addressing permit				
GRE Engineering amended plat			Paid 4/1 w/ TRE check #1888.	receipt - y
GRE Engineering foundation site observation/plumbing repair detail			paid Eliz's credit card. Needs to be reimbursed.	receipt - y
GRE final foundation inspection			paid Eliz's credit card. Needs to be reimbursed.	receipt - y
Westar - amended plat review			completed 3/22/22.	
Westar - amended survey			paid by Eliz's credit card. Reimbursed TRE check #1886 3/23.	receipt - y
materials			paid \$546 to miguel materials pt1 w/TRE check; Pd \$683 w/Eluna check #1063 (needs reimb); \$3111 from above pd TRE ck #1914 on 6/6.	receipt - y
materials - Miguel			hermine materials (final) Paid Eliz's credit card; Needs to be reimbursed. Receipt #final	receipt - y
materials - plumbing			paid Eliz's Home depot card; needs reimbursement	receipt - y
Foundation			paid w/ TRE check	receipt - y
Foundation - stabilizing work			pending invoice. Work completed. Needs to be paid.	
Internet setup AT&T			paid Eliz's credit card. Needs to be reimbursed.	receipt - y
Vivint alarm security			estimate	
Insurance				
HVAC			Paid in full. Paid with #1915 TRE 7/18/2022 \$7522. Paid original half payment of \$7200 w/ TRE check. Need to confirm w/Fayyaz.	receipt - y
window cleaning			pd 2/21/22 - shining image Eliz credit card; Reimbursed TRE check #1886 3/23.	
water bill			awaiting first bill 4/20/22	
Electrical bill			\$25.17 paid 3/22 by Eliz checking account; Reimbursed TRE check #1886 3/23. \$42.95 pd by Eliz checking account, needs reimbursement.	receipt - y
dumpster			paid by Miguel 2/9/22	receipt - y
brush removal			paid by Eliz credit card. Reimbursed TRE check #1886 3/23.	receipt - y
Appliances			5/30 bought new dishwasher \$583.52 w/Home depot card; needs reimbursement; 7/6 bought used fridge & over the range micro for unit 1 appliances & stove for unit 2 from A+ \$811; paid w/ Eliz's card. Needs reimbursement.	receipt - y
tax certificate			paid via Eliz credit card. Reimbursed TRE check #1886 3/23.	
back yard concrete work			Miguel's labor and materials bid 7/11. Needs to be paid.	
Lawn care			paid Eliz's checking acct; needs to be reimbursed.	receipt - y
Engineer thank you treats			doughnuts & cookies	receipt - y
earnest money refund			refund of earnest money from Mazurek attorney office	receipt - y
Glen Chase option money			non-refundable option money from first transaction with Mazurek's office.	receipt - y
Window glass replacement			Luna's glass works; completed; No charge	
AC wall units			paid Eliz's credit card. Needs to be reimbursed.	receipt - y
AC wall unit mounts			paid Eliz's credit card. Needs to be reimbursed.	
AC window units (2) Home Depot			paid Eliz's Home depot card; needs reimbursement	receipt - y
Stackable Washer/Dryer			delivery by Fernando May 23	receipt - y
STR furnishings				
Unit 1 living room furniture				
SAWS Water May 22, 2022			Paid by Eliz's credit card; needs reimbursement	Receipt - y
HOT Permit HOT-006445				Receipt - y

Two Men And A Truck moving	Paid by Eliz's credit card; needs reimbursement	Receipt - y	
GTRE Engineering	Pre Pour inspection of Repair Detail	Receipt - y	
Tiles	paid Lowe's Pros 7-7 \$		
Two Men And A Truck moving (part 2 final move)	4 location furniture p/up delivery and set up for both units.	receipt - y	
Mi Casa Furniture	Beds for both units Paid Eliz's credit card; needs to be reimbursed.		
Stanley Steamers	Mattress cleanings		
Supplies	Supplies from various stores for both units		
Sheer value property management	PM time/travel / set up fees		
Office liquidators sofa sleeper	Paid 7/8 eliz's credit card; needs reimbursement	receipt - y	
Yard re-design	Juan, landscaper labor and materials estimate.		
cleaning crew	7/11/22 Paid Eliz's check #1487 -bertha carrasco	no	
	Received check for Eliz personal for \$26,000 TRE ck #1918		
Window washing	Shining Image of Texas, Inc. Paid July 15, 2022	Yes	
Mattress cleaning	Stanley Steemer Inv #12858433-3 paid AE #1002	Yes	
Refrigerator	A+ Appliance Order #03227		
Delivery fee	Delivery fee for Refrigerator - Have NOT received invoice yet		
Acurate Pest Control		18/07/2022	
All American AC & Refrigeration	2 Paid with #1915 TRE 7/18/2022	yes	
SAWS Water July 22, 2022	Paid with on-line banking HS Conf #9923187	Yes	
Fernando Appliance Delivery	paid Hermine install of microwave, oven, etc	Yes	
Totes from Costco (4)	paid cash from receipts to Christa	Yes	
Walmart - furnishing (bathroom/outside)	paid via Pay Pal	Yes	



Exterior repair & painting  
completed



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 4, 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:** Nelson Gonzalez - Permanent Po.box160823  
**OWNER:** Elizabeth Luna/QUM QASR SERIES LLC - RIJEN - 3225 MCLEOND DR STE 100  
**TYPE OF WORK:** Foundation/skirting

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to: repair the foundation with the installation of 22 concrete piers on the primary structure.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 2/4/2022 12:10:34 PM

**ADMINISTRATIVE APPROVAL TO:** repair the foundation with the installation of 22 concrete piers on the primary structure.

**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

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**

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**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

# Window 1



207

207

626

Window  
Window 1



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 -  
close



# Window 9



Window  
10



# Window 10



Window  
10





Window 11



Window 12

Window 12



Window 13



Window 14





M RUS  
UP













207

A photograph of a light blue, six-panel door with a white frame. The door is set in a yellow wall with horizontal siding. To the left of the door, the number '207' is mounted on the wall. The door has two brass doorknobs. The scene is lit by bright sunlight, creating strong shadows on the door and the surrounding wall.



















