

HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO: 2021-444
ADDRESS: 114 BOSTON
LEGAL DESCRIPTION: NCB 578 BLK D LOT 3
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: jaime jimenez/Jaime Jimenez Idea Studio
OWNER: Miguel Galvan
TYPE OF WORK: Construction of an addition, roof modifications, site work, driveway installation
APPLICATION RECEIVED: August 30, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Construct an addition featuring approximately 622 square feet to the historic structure at 114 Boston, located within the Dignowity Hill Historic District.
2. Replace the existing concrete walkway with a new concrete walkway.
3. Replace the existing ribbon strip driveway with a solid concrete driveway.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.

- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. 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.
- ii. 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.
- iii. 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.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. 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.
- ii. 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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct an addition featuring approximately 622 square feet to the historic structure at 114 Boston, located within the Dignowity Hill Historic District.
- b. The historic structure at 114 Boston was constructed in the Craftsman style circa 1925 and is first found on the 1951 Sanborn Map. The historic structure features a hipped roof. The structure currently features non-original vinyl windows and a small rear addition.
- c. **ADDITION** – The applicant has proposed to construct an addition to both the side and rear of the historic structure. The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. The addition, as proposed would feature massing that is approximately 1/3 of the width of the historic structure and would modify the historic structure's roof form. The proposed addition is not consistent with the Guidelines.
- d. **ADDITION (Materials)** – The applicant has proposed materials that include a stucco façade, a standing seam metal roof, and new siding with a four inch exposure. Generally, staff finds the proposed siding and metal roof to be appropriate; however, per the Guidelines, a stucco façade on a house that features wood siding is not appropriate. Staff finds that the proposed addition should feature wood siding that matches the exposure of that found on the historic structure.
- e. **ADDITION (Windows)** – At this time, the applicant has not specified window materials for the proposed addition. Staff finds that wood or aluminum clad wood windows should be installed to be consistent with staff's standard specifications for windows in new construction.
- f. **ADDITION (Architectural Details)** – The Guidelines for Additions 4.A. notes that additions should be designed to reflect their time while respecting the historic context of the historic structure and should incorporate architectural details that are consistent with those of the original structure. Generally, staff finds the

proposed addition to be inconsistent with the Guidelines given the proposed location, fenestration profile (fixed, square windows), and materials. Staff finds that all proposed window openings should feature sizes that are consistent with those found on the historic structure.

- g. WALKWAY – The applicant has proposed to replace the existing concrete walkway with a new concrete walkway. The existing concrete walkway is damaged and staff finds its replacement to be appropriate; however, staff finds that the existing profile should be maintained, including the flare at the front porch steps.
- h. DRIVEWAY – The applicant has proposed to install a solid concrete driveway where an existing ribbon strip driveway exists. The Guidelines for Site Elements note that new driveways should feature a similar configuration as those found historically within the district in regards to their materials, width and design. Staff finds that the existing ribbon strip profile should be maintained.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, the construction of an addition, based on findings c through f. Staff recommends that the addition should primarily be located at the rear of the historic structure, should not increase the massing in width of the historic structure, and should feature materials and architectural details that are consistent with those found on the historic structure.
2. Staff recommends approval of item #2, the replacement of the existing concrete walkway provided that it is replaced in-kind, with a matching profile, based on finding g.
3. Staff does not recommend approval of item #3, the replacement of the existing concrete ribbon strip driveway with a solid concrete driveway, based on finding h.

An aerial photograph of a residential neighborhood with property lines and lot numbers overlaid. The lots are arranged in a grid-like pattern. Lot 114 is highlighted with a red rectangle. The lot numbers visible are: 1618, 1622, 1630, 425, 421, 417, 415, 1021, 1019, 1025, 428, 424, 420, 111, 115, 1718, 1722, 1724, 1730, 425, 421, 430, 428, 422, 418, 414, 412, 406, 122, 126, 130, 413, 1101, 1107, 1111, 1115, 1119, 1121, 1133, 1201, 331, 1022, 1102, 1108, 1112, 1120, 1126, 1130, and 328.

City of San Antonio GIS
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SITE PLAN

GALVAN RESIDENCE
114 BOSTON
SAN ANTONIO TX. 78202

DESCRIPTION

DATE

No.

DRAWN

JJ

CHECKED

JJ

DATE

08/30/21

PROJECT

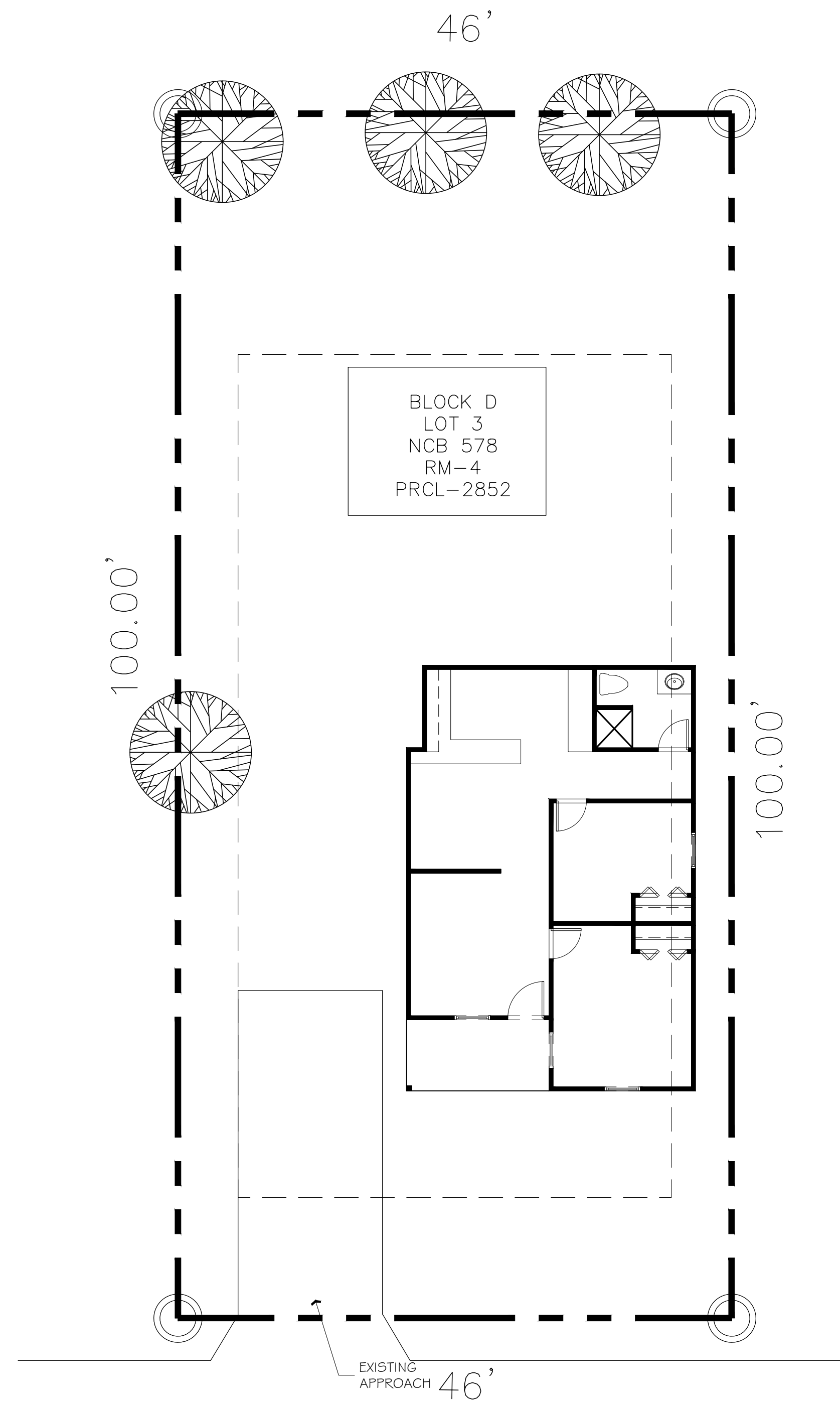
GALVAN RESIDENCE

JOB. NO.

21040

SHEET

A1.0



BOSTON

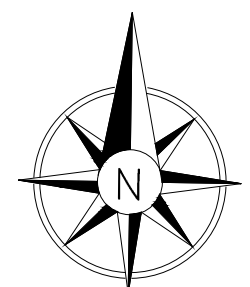
LEGEND



EXISTING
TREE TO REMAIN

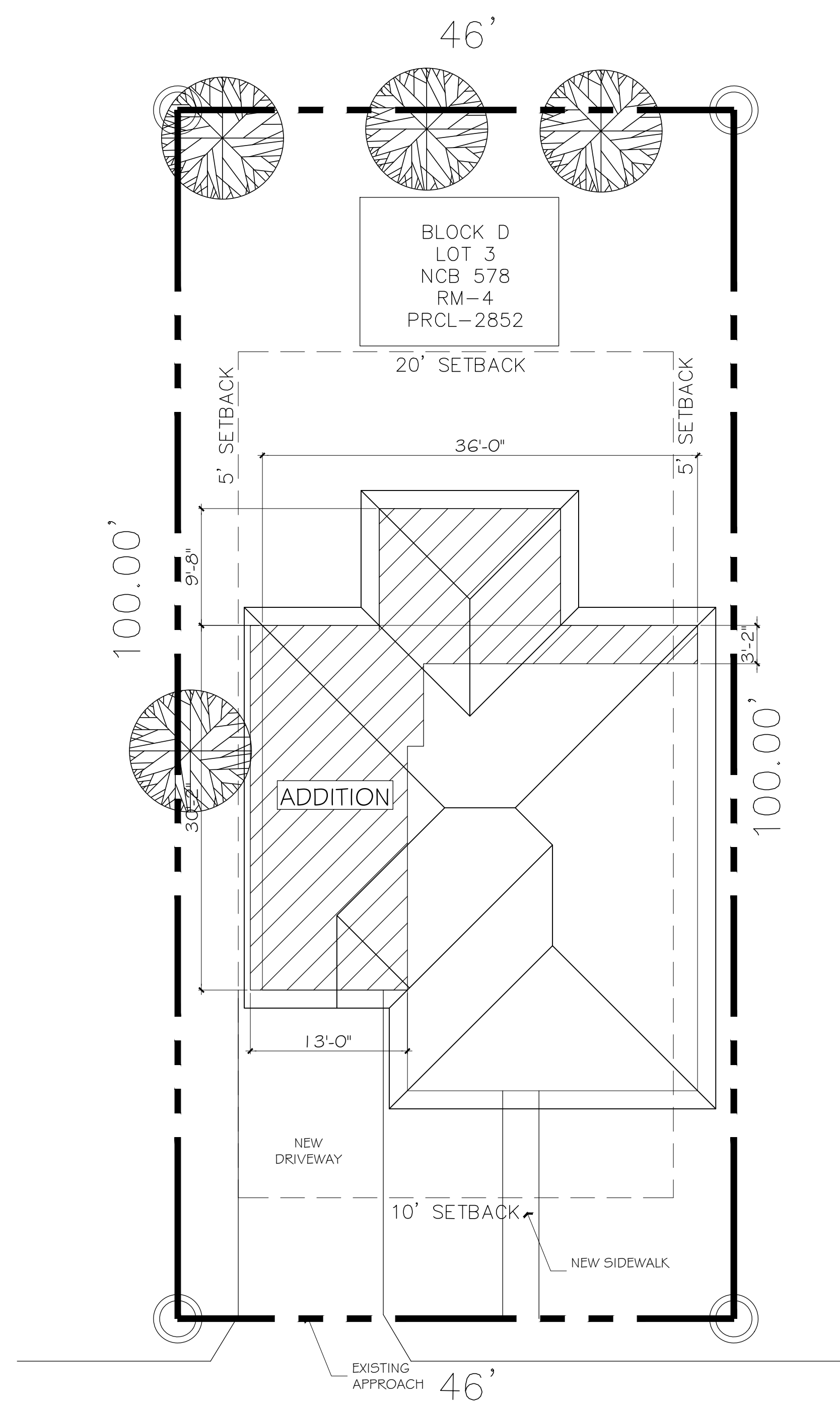


NEW TEXAS ASH



01 EXISTING SITE PLAN

SCALE: 1/8"=1'-0"



BOSTON

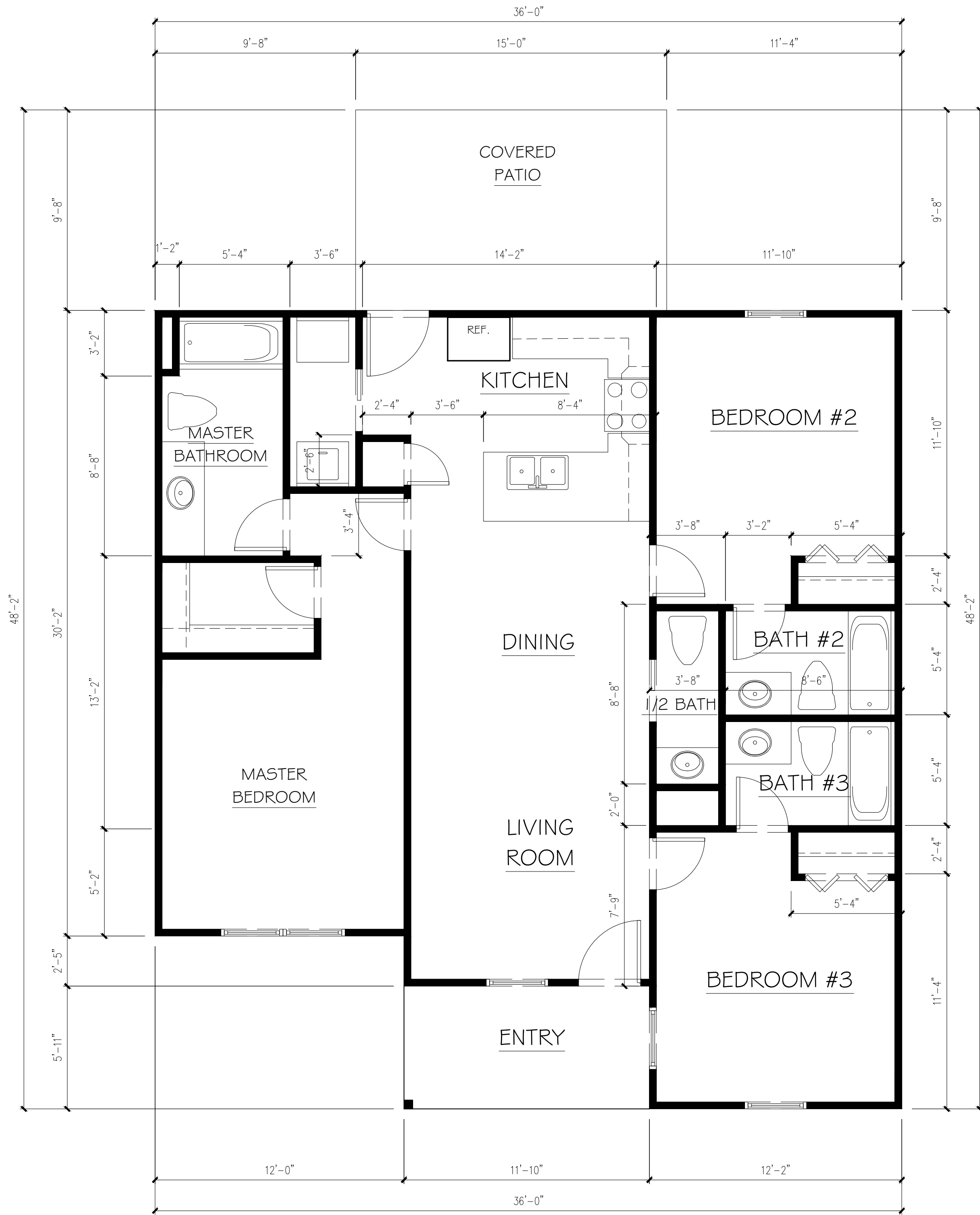
01 PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"



01 FLOOR PLAN

SCALE: 1/4"=1'-0"



WALL LEGEND:

- EXTERIOR WALL - 2X4 WOOD STUDS
1 1/2" O.C. WITH 1/2" GYPSUM BOARD
INSIDE # 1/2" DENS GLASS GOLD
SHEATHING OUTSIDE (OR SIMILAR).
- INTERIOR WALL - 2X4 WOOD STUDS
1 1/2" O.C. WITH 1/2" GYPSUM BOARD
ON BOTH SIDES.

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY DESIGNER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- ALL EXTERIOR DIMENSIONS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS OF EXISTING HOUSE.
- SUPPLY AND RETURN DUCTS IN ATTIC SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3" IN DIAMETER.



SAN ANTONIO TX. 78216
jaime@ideastudio.com
210.279.6916

These drawings are to be an instrument of service and shall remain the property of the Designer. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Designer. Contractor is responsible for confirming and correlating dimensions of the job site. The Designer will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

Table R402.4.1.1

TABLE R402.4.1.1
AIR BARRIER INSTALLATION

COMPONENT	CRITERIAa
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim joists	Rim joists shall include the air barrier
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall have an air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls. Fireplaces shall have tight fitting doors.

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Modify Section R402.2 and add new Section R402.2.1.

R402.2 Specific insulation requirements (Prescriptive). In addition to the requirements of Section R402.1, insulation shall meet the specific requirements of Sections R402.2.1 through R402.2.12. Insulation shall also be installed in accordance with Table R402.2.

R402.2.1 Insulation installation requirements (Mandatory). Insulation shall be installed in accordance with Table R402.2.1.

Renumber remaining Section numbers.

TABLE R402.2
INSULATION INSTALLATION

COMPONENT	CRITERIAa
Cavity insulation installation	All cavities in the thermal envelope shall be filled with insulation. The density of the insulation shall be at the manufacturers' product recommendation and said density shall be maintained for all volume of each cavity. Batt type insulation will show no voids or gaps and maintain an even density for the entire cavity. Batt insulation shall be installed in the recommended cavity depth. Where an obstruction in the cavity due to services, blocking, bracing or other obstruction exist, the batt product will be cut to fit the remaining depth of the cavity. Where the batt is cut around obstructions, loose fill insulation shall be placed to fill any surface or concealed voids, and at the manufacturers' specified density. Where Faced Batt is used, the installation tabs must be stapled to the face of the stud. There shall be no compression to the batt at the edges of the cavity due to inset stapling installation tabs. Insulation that upon installation readily conforms to available space shall be installed filling the entire cavity and within the manufacturers density recommendation.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation. Batt insulation installed in attic roof assemblies may be compressed at exterior wall lines to allow for required attic ventilation.
Walls	Corners and headers shall be insulated. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Rim joists	Rim joists shall be insulated.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space. Batts in narrow cavities shall be cut to fit and installed to the correct density without any voids or gaps or compression. Narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls. There shall be no voids or gaps or compression where cut to fit. Insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated.

FLOOR PLAN

GALVAN RESIDENCE

114 BOSTON
SAN ANTONIO TX. 78202

DESCRIPTION

DATE

No.

DRAWN
JJ

CHECKED
JJ

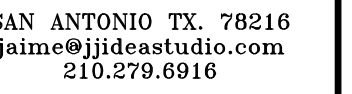
DATE
08/30/21

PROJECT
GALVAN RESIDENCE

JOB. NO.
21040

SHEET

A2.0



drawings are to be an instrument of service and shall remain the property of the Designer. They are not to be used on other projects or extensions to this project except by written permission to the Designer. Contractor is responsible for confirming and correlating dimensions at the job site; the Designer will not be responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with the project.



SCALE: $1/4" = 1'-0"$



SCALE: 1/4" = 1'-0"



SCALE: $1/4" = 1'-0"$



SCALE: 1/4" = 1'-0"

EXPLANATIONS

GALVAN RESIDENCE
114 BOSTON

SAN ANTONIO TX. 78202

[illegible]

DRAWN
JJ
CHECKED
JJ
DATE
08/30/21
PROJECT
GALVAN RESIDENCE
JOB. NO.
21040
SHEET

A4.0