

# HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

**HDRC CASE NO:** 2022-147  
**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:** SOTELO PEDRO & ANTONIA  
**TYPE OF WORK:** Construction of a rear and side addition  
**APPLICATION RECEIVED:** February 15, 2022  
**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 485 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, in-kind.
4. Repair the historic structure's wood siding.
5. Perform fenestration modifications to the historic structure by removing and modifying existing window openings.

## 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 580 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. **SIDING REPAIR** – The applicant has noted the repair of the existing, wood siding. Staff finds this to be appropriate and consistent with the Guidelines.
- d. **FENESTRATION MODIFICATIONS** – The applicant has proposed to remove existing window openings from both the east and west facades of the historic structure. The Guidelines for Exterior Maintenance and Alterations notes that existing window and door openings should be preserved. Staff finds the removal and modification of existing window openings as well as the creation of contemporarily sized window openings to be inappropriate and inconsistent with the Guidelines.
- e. **ADDITION** – The applicant has proposed to construct an addition to the 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. Generally, staff finds the proposed addition to be consistent with the Guidelines.

- f. ADDITION (Materials) – The applicant has proposed materials that include 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. If composite siding is used, it should feature a smooth finish and four inch exposure. If wood siding is used, it should feature a 117 profile to match the siding of the original structure.
- g. 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. Staff finds that window openings should be added to both the east and west facades.
- h. 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 architectural elements to be appropriate; however, staff finds that additional window fenestration should be added to both the east and west facades. Fenestration should be consistent with that found historically within the historic structure.
- i. 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.
- j. DRIVEWAY – The applicant has proposed to install a new ribbon strip 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 the keeping of the ribbon strip profile to be appropriate. The driveway should not exceed ten (10) feet in width, per the Guidelines.

## **RECOMMENDATION:**


- 1. Staff recommends approval of item #1, the construction of a rear addition with the following stipulations:
  - i. That the applicant install either composite siding with the 4 inch exposure and smooth finish or 117 profile wood siding.
  - ii. That the applicant install additional window fenestration and window openings in both the east and west facades.
  - iii. That the applicant install wood or aluminum clad wood windows that are consistent with staff's standards for windows in additions and new construction.
- 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 h. This is to include the exiting flare.
- 3. Staff recommends approval of item #3, the installation of a new ribbon strip driveway provided that it features no more than ten (10) feet in width.
- 4. Staff recommends approval of item #4, siding repair, based on finding c.
- 5. Staff does not recommend approval of item #5, modifications to historic window openings and the creation of additional window openings in the historic structure. Staff recommends all existing window and door openings be preserved as they exist.

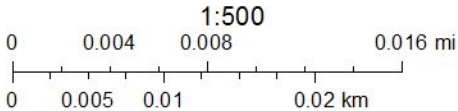


City of San Antonio One Stop



March 11, 2022

 COSA City Limit Boundary







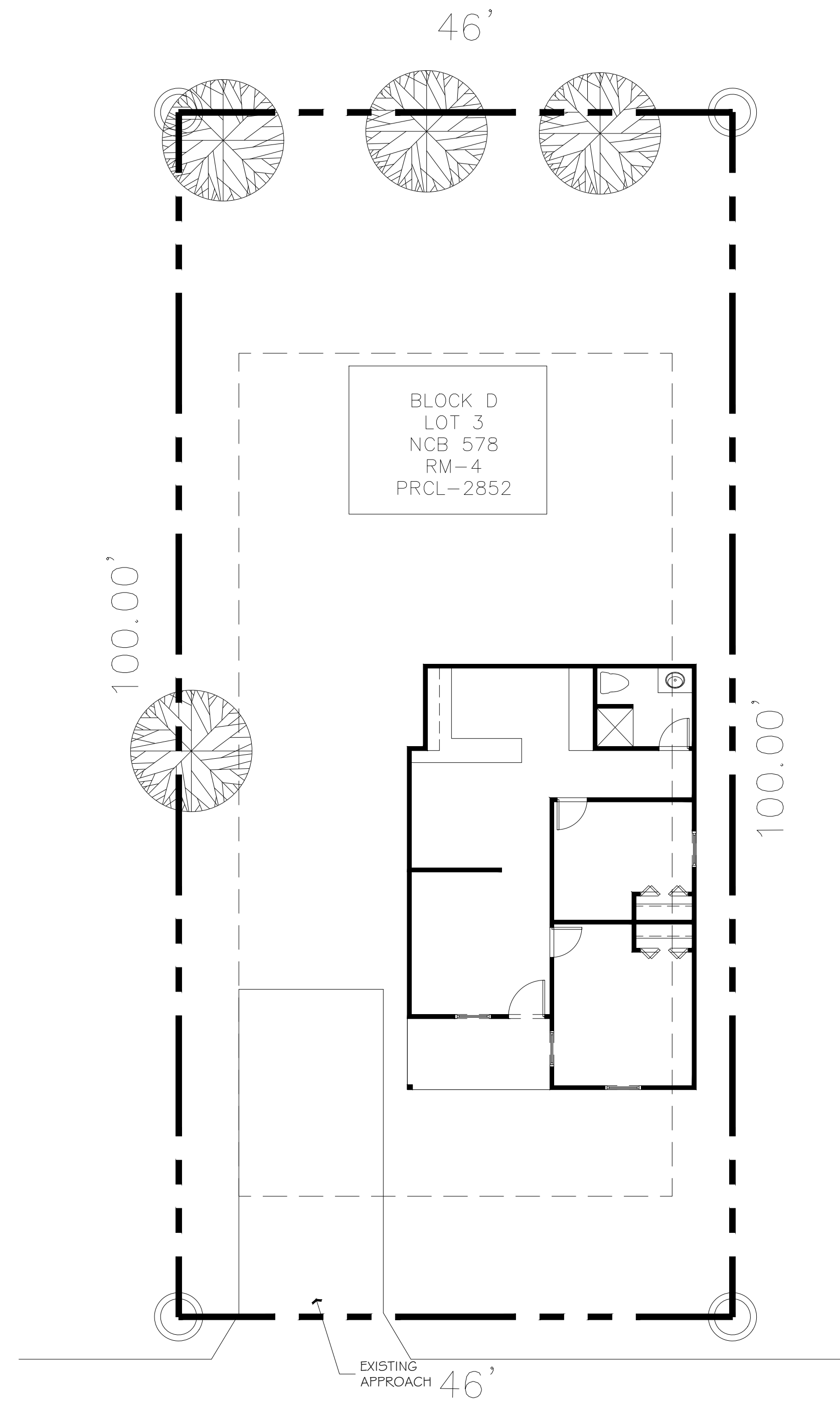






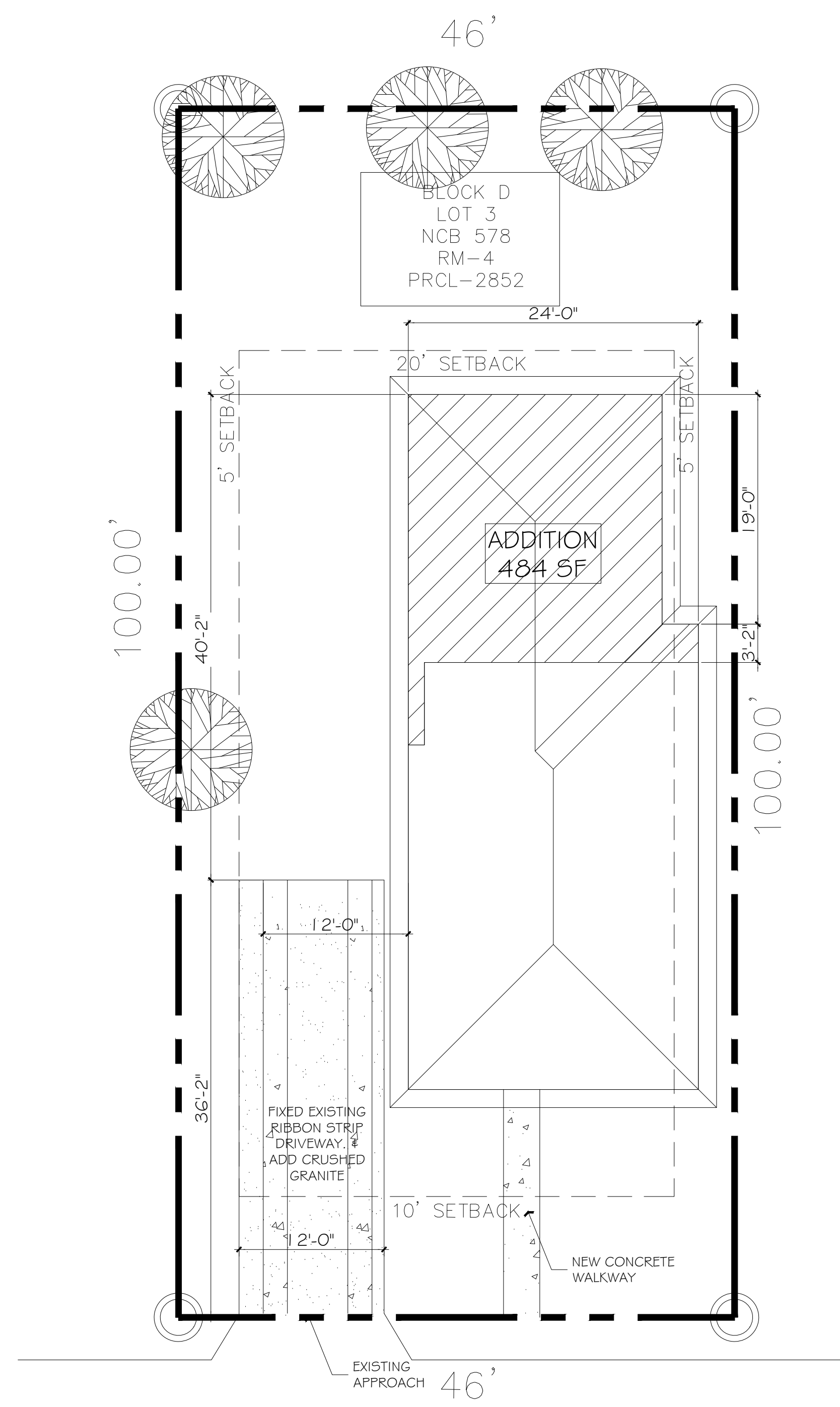
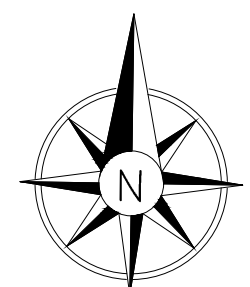






BOSTON

- LEGEND
- EXISTING TREE TO REMAIN
  - NEW TEXAS ASH

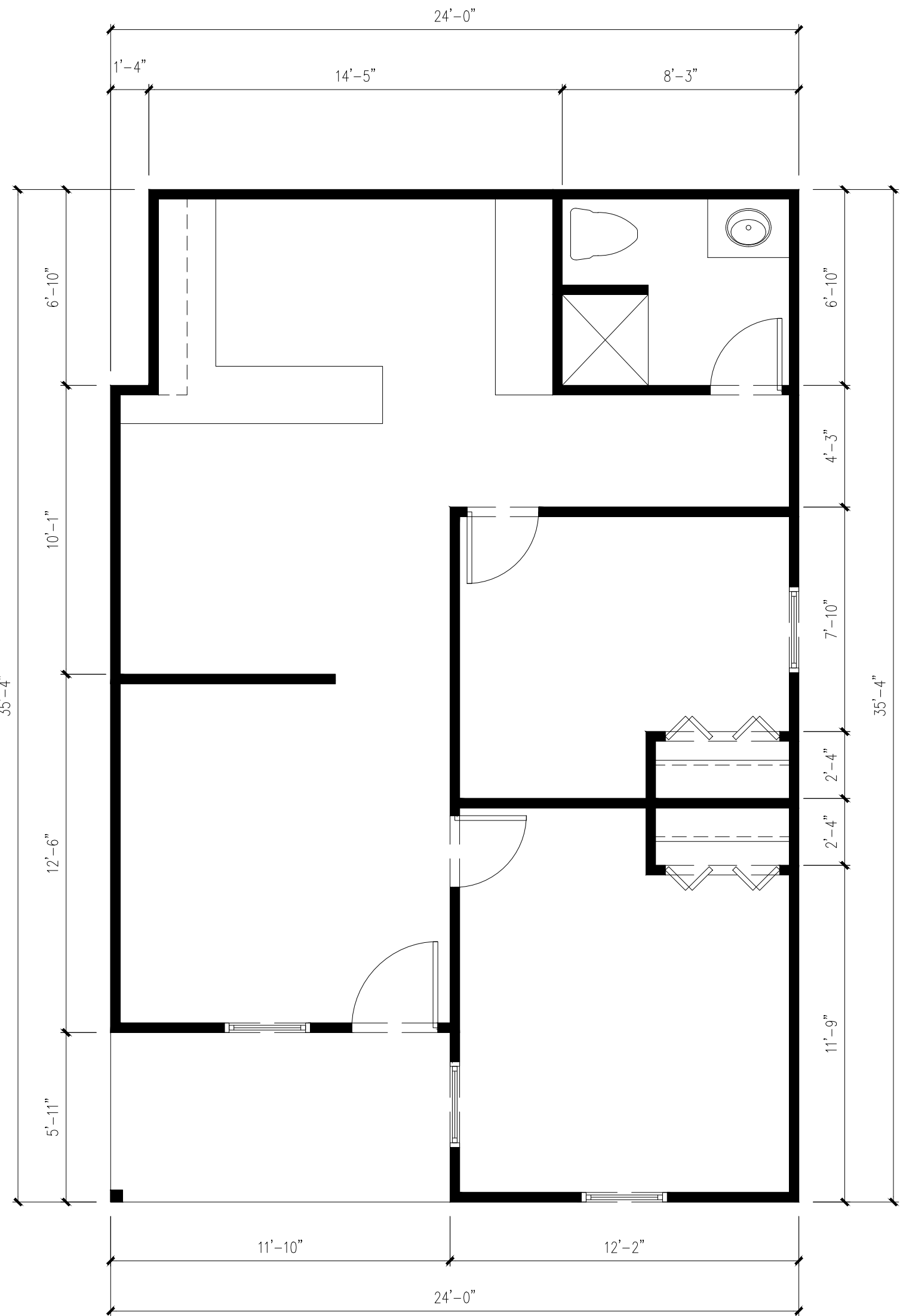


BOSTON



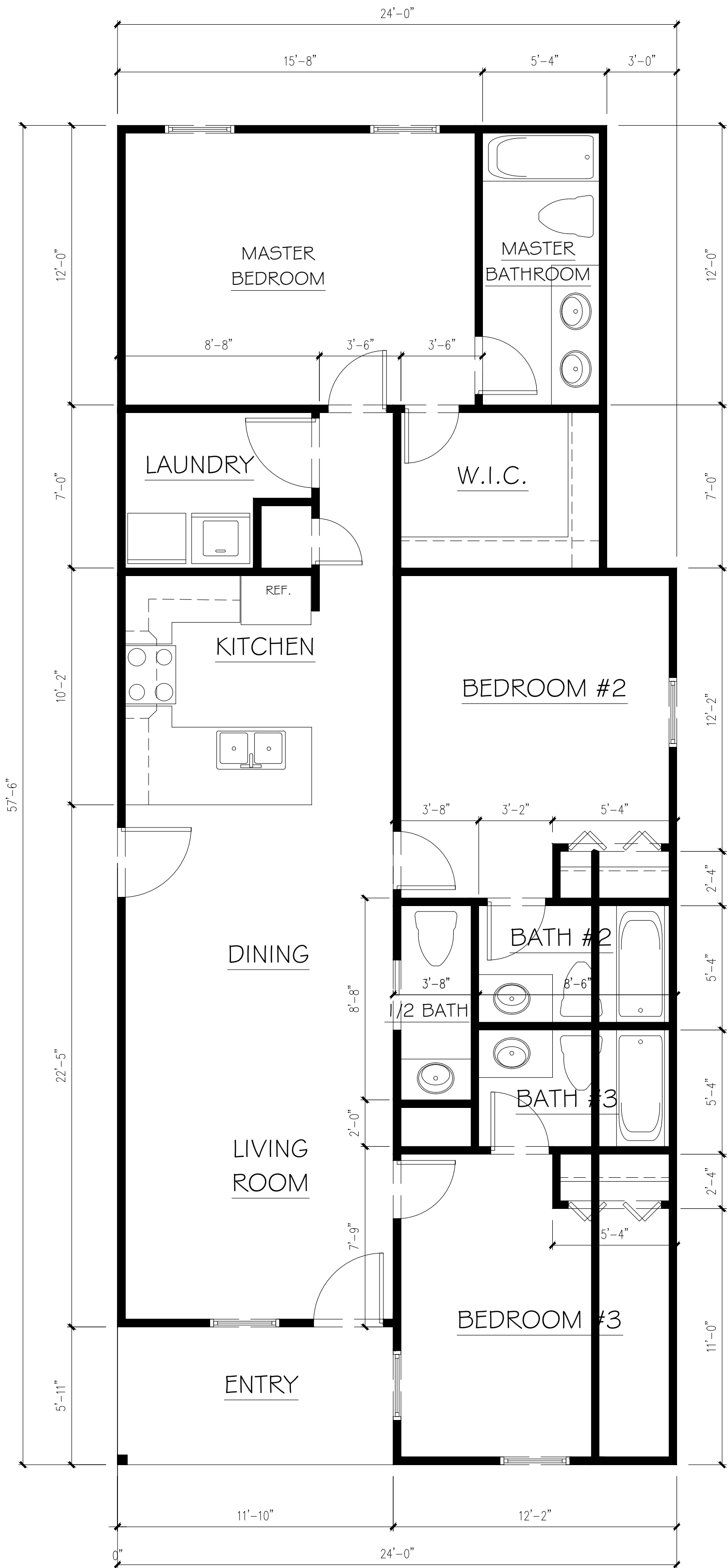
01 EXISTING FLOOR PLAN

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



02 PROPOSED FLOOR PLAN

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



WALL LEGEND:

- EXTERIOR WALL - 2X4 WOOD STUDS  
# 1 6" O.C. WITH 1/2" GYPSUM BOARD  
INSIDE # 1/2" DENS GLASS GOLD  
SHEATHING OUTSIDE (OR SIMILAR).
- INTERIOR WALL - 2X4 WOOD STUDS  
# 1 6" 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 R4.2 WHERE LESS THAN 3" IN DIAMETER.

Table R402.4.1.1

TABLE R402.4.1.1  
AIR BARRIER INSTALLATION

COMPONENT	CRITERIA <sup>a</sup>
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, I.C. 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	CRITERIA <sup>a</sup>
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.



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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 correcting 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.

FLOOR PLAN

GALVAN RESIDENCE  
114 BOSTON  
SAN ANTONIO TX. 78202

DESCRIPTION

DATE

No.

DRAWN

JJ

CHECKED

JJ

DATE

03/09/22

PROJECT

GALVAN RESIDENCE

JOB. NO.

21040

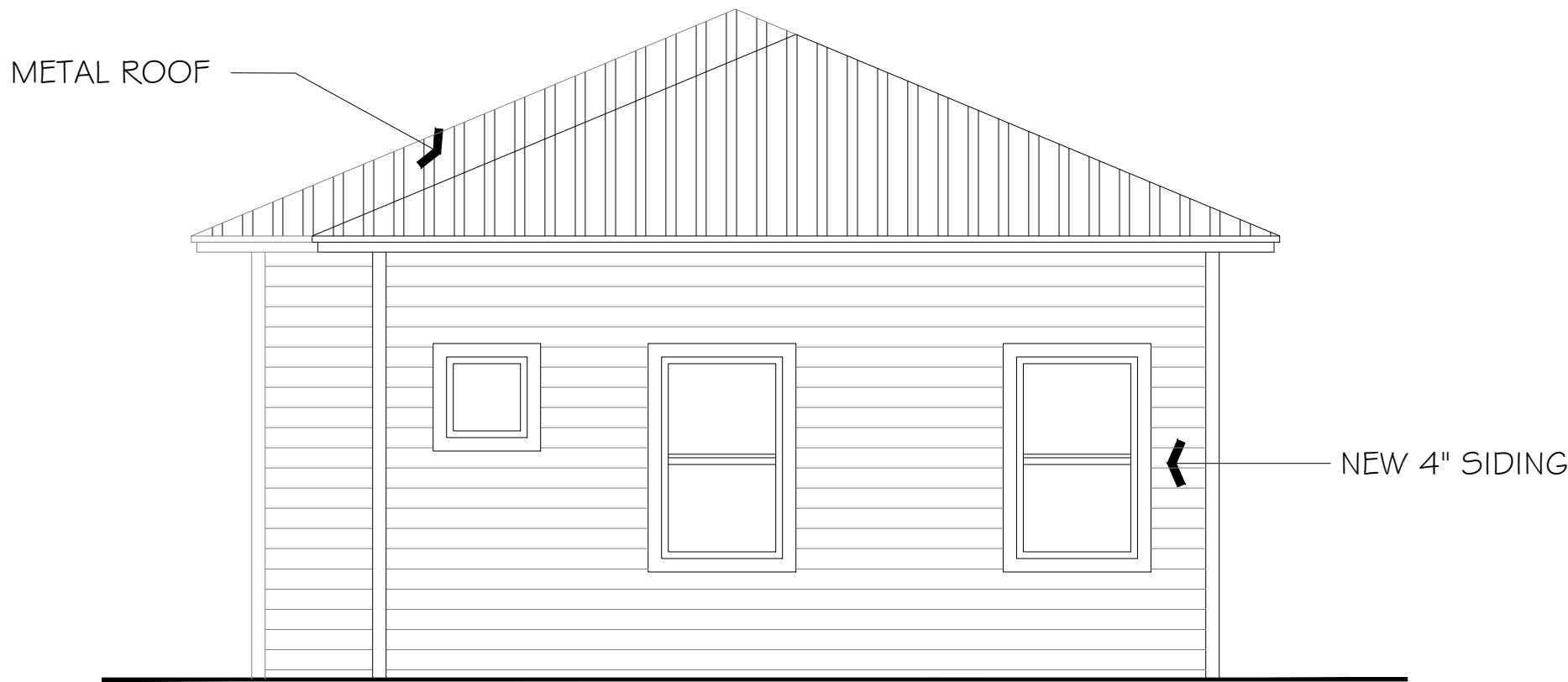
SHEET

A2.0



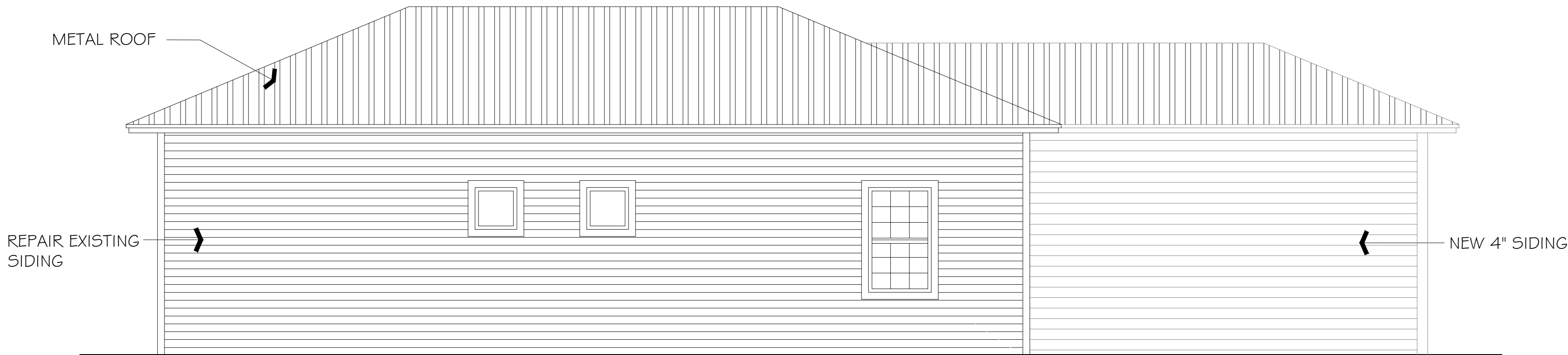
01 FRONT ELEVATION

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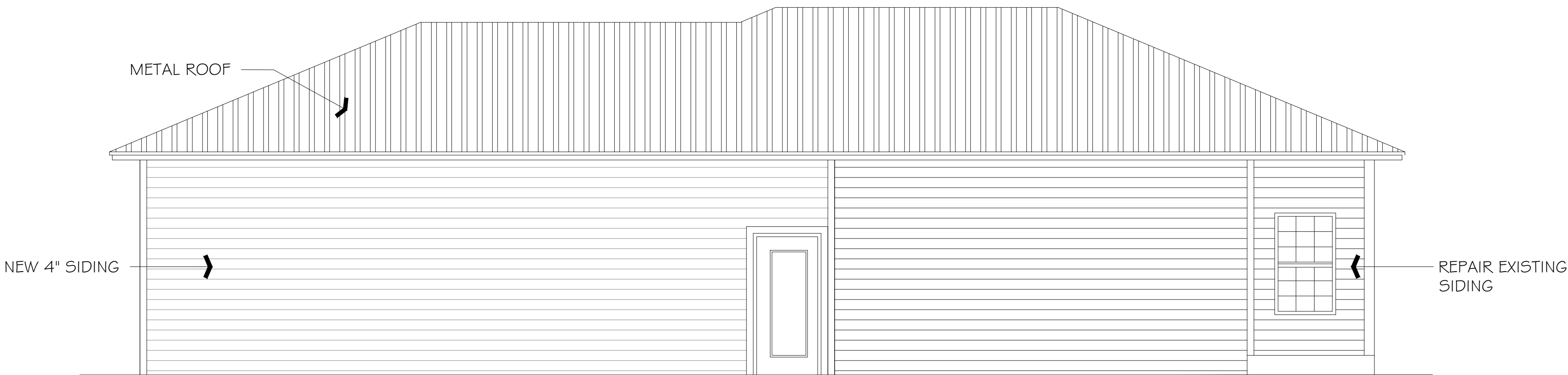
02 REAR ELEVATION

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



03 RIGHT SIDE ELEVATION

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



04 LEFT SIDE ELEVATION

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