

# HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2019

**HDRC CASE NO:** 2019-463  
**ADDRESS:** 111 BOSTON  
**LEGAL DESCRIPTION:** NCB 578 BLK B LOT 7&8  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Robert Lee/LINDLEE LLC  
**OWNER:** Robert Lee/LINDLEE LLC  
**TYPE OF WORK:** Construction of a 2-story residential structure  
**APPLICATION RECEIVED:** August 09, 2019  
**60-DAY REVIEW:** October 08, 2019  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting conceptual approval to a 2-story, single family residential structure on the vacant lot at 111 Boston, located within the Dignowity Hill Historic District. The applicant has proposed for the structure to feature approximately 1,630 square feet.

## APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

*i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

*ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

*i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

*i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

*ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

*iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

*i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

*ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

*i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

*i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

*ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

*iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

*iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

*v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### 4. Architectural Details

#### A. GENERAL

*i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

*ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

*iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

*v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### 6. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

*i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

## B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
  - ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
  - iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

## B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## 3. Landscape Design

### A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

### B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings

should be incorporated into the design.

#### D. TREES

*i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

*ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

### 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.

### 7. Off-Street Parking

#### A. LOCATION

*i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

*ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

*iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

#### B. DESIGN

*i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

*ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

*iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

## FINDINGS:

- a. The applicant is requesting conceptual approval to a 2-story, single family residential structure on the vacant lot at 111 Boston, located within the Dignowity Hill Historic District. The applicant has proposed for the structure to feature approximately 1,630 square feet. This adjacent lot is also addressed as 115 Boston, and has formerly been addressed as 117 Boston.
- b. ADJACENT LOTS – The lots addressed as 115 and 118 Boston also have planned new construction by the same developer. The applicant has submitted information regarding general footprints for the proposed adjacent lots; however, the footprints and lot layouts for those lots are not part of this application.
- c. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on September 10, 2019. At that meeting, Committee members review the proposed new construction and noted that it was generally appropriate; however, the Committee did recommend the extension of the porch across the front façade.
- e. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The lot at 111 Boston features approximately 4,140 square feet. The proposed footprint is consistent with the Guidelines.
- f. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has provided a setback diagram noting that the proposed new construction will feature a setback that is greater than those found historically on the block. Staff finds this to be appropriate and consistent with the Guidelines.
- g. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is appropriate and consistent with the Guidelines.
- h. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed an overall height of 27' – 2". The existing structures on the block each feature one story in height. Boston alley features a decrease in elevation from east to west. The applicant has submitted a street elevation noting the proposed new construction, the existing structures on the block, and the change in grade and elevation; however, this diagram does not include the most adjacent historic structure.
- i. SCALE & MASS – Staff finds that it would be most appropriate for the proposed new construction to feature a mass similar to those found historically on the block at the front and increased massing at the rear; however, the applicant's increase setback may reduce the proposed massing at the front when compared to adjacent historic structures.
- j. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. At this time, the applicant has proposed an overall foundation height that is twelve (12) inches. Staff finds this to be appropriate and consistent with the Guidelines.
- k. ROOF FORMS – The applicant has proposed roof forms that include front and side facing gabled roofs, rear facing hipped roofs, and a hipped porch roof. These roof forms are found historically within the Dignowity Hill Historic. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines; however, staff finds that the proportions of the porch roof should be modified for the proposed porch roof to feature a shallower pitch than what has been proposed.
- l. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that are generally consistent with those found historically within the Dignowity Hill Historic District regarding their size and profiles. Staff finds that the applicant should continue to explore additional fenestration, and larger proportioned windows on the east and west facades toward the front façade.
- m. MATERIALS – At this time, the applicant has not specified materials; however, per the elevation drawings, the applicant has proposed lap siding, shingle roofing and standing seam metal roofing. Staff finds that if composite siding is used, it should feature an exposure of four (4) inches, a thickness of ¾", and mitered corners. Standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Additionally, staff finds that the proposed porch roof and

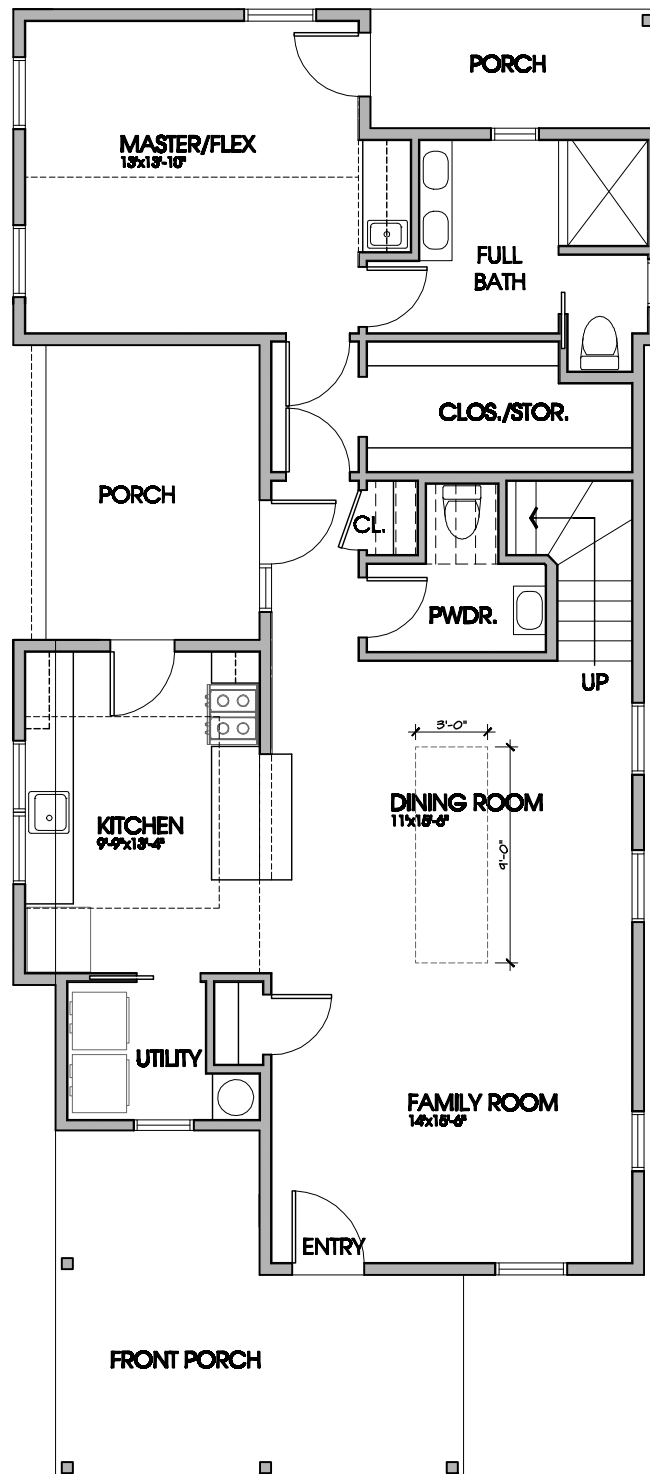
main roof of the proposed new construction should feature the same material.

- n. **WINDOW MATERIALS** – At this time, the applicant has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed. Staff finds the proposed windows to be appropriate; however, meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- o. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be appropriate; however, the applicant should continue to study fenestration patterns and reduced massing. Additionally, as noted in the above findings, staff finds that the proposed porch roof form should be modified to feature a shallower pitch and should extend across the entire front façade of the historic structure.
- p. **DRIVEWAY** – The applicant has proposed a concrete, ribbon strip driveway on the west side of the lot. The existing historic structures on this block do not feature formal driveways, but instead feature informal front yard parking. Staff finds the proposed driveway to be appropriate; however, the driveway should not feature a width of more than ten (10) feet.
- q. **SIDEWALK** – The applicant has proposed to install a sidewalk at the right of way on Boston. Staff finds this to be appropriate; however, the applicant is to submit documents to staff to confirm that the proposed sidewalk will match those found within the district.
- r. **LANDSCAPING** – The applicant has not provided specifics regarding landscaping installations at this time. Staff finds that the applicant should submit a detailed landscaping plan prior to returning for final approval.

#### **RECOMMENDATION:**

Staff recommends that the applicant address the following items prior to receiving conceptual approval:

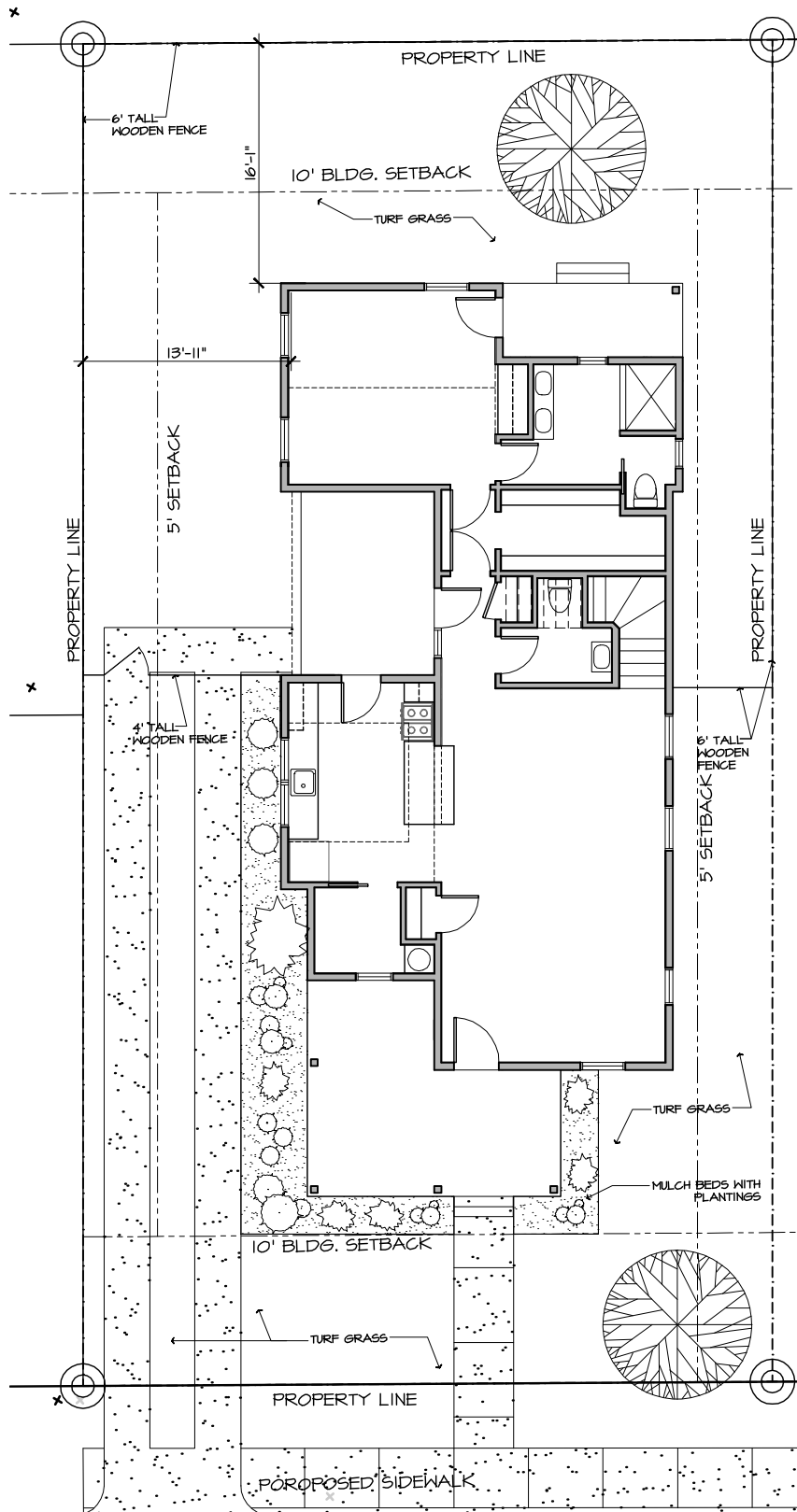
- i. That the applicant continue to study ways to reduce the proposed massing on the street elevation to be more consistent with those found historically on the block. An increased front setback could also contribute to the perception of reduced massing as noted in finding i.
- ii. That the applicant continue to revise the proposed wrap around porch roof and to achieve a shallower roof pitch and that the porch roof extend across the front facade as noted in finding k.
- iii. That the most adjacent historic structure to the west of the proposed new construction be included in the street elevation diagram.
- iv. That composite siding feature an exposure of four (4) inches, a thickness of  $\frac{3}{4}$ ” and mitered corners; that standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams, or and a standard galvalume finish; and that a uniform roofing material be used throughout, as noted in finding m.
- v. That wood or aluminum clad wood windows should be installed. Staff finds the proposed windows to be appropriate; however, meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vi. That a detailed landscaping plan be submitted when returning to the Commission for final approval.



FIRST	1137 SF
SECOND	684 SF
<b>TOTAL</b>	<b>1821 SF</b>

# 1 FIRST FLOOR PLAN

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



**LindLee, LLC**

**111 Boston  
CONCEPTUAL APPROVAL**

**11 - September - 2019**

all drawings, specifications and other documents, including models prepared by LindLee, LLC, are instruments of service for use solely with respect to this project and shall not be used on other projects or for the completion of this project without the expressed written permission of LindLee, LLC. shall be deemed author of these documents and shall retain all common law, statutory and other reserved rights, including copyrights. DO NOT SCALE DRAWINGS. Design subject to change.





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

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: SEPTEMBER 10, 2019

HDRC Case# \_\_\_\_\_

ADDRESS: 111 BOSTON

Meeting Location: 1901 SALAMO

APPLICANT: ROBERT LEE

DRC Members present: JEFF PETZER, SCOTT CARPENTER

Staff present: EDWARD HALL

Others present: \_\_\_\_\_

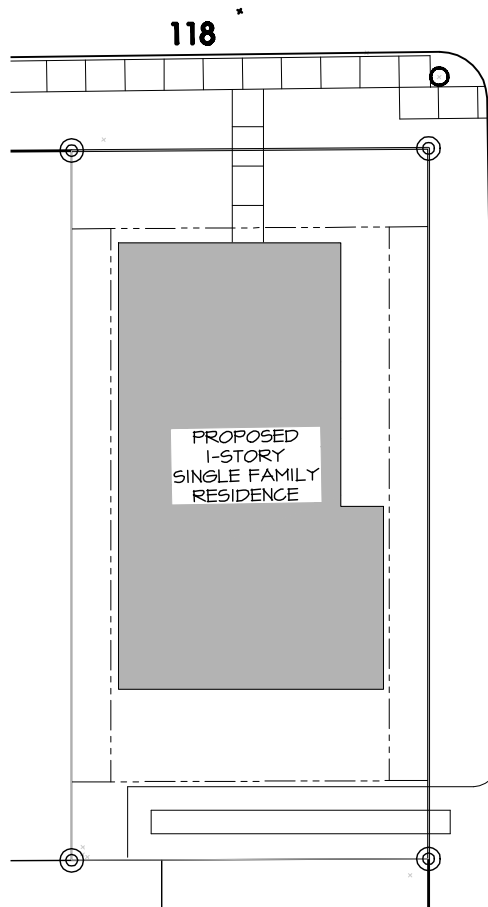
REQUEST: CONSTRUCTION OF A TWO STORY, SINGLE-FAMILY RESIDENTIAL  
STRUCTURE

COMMENTS/CONCERNS: PL: OVERVIEW OF PROPOSED DESIGN, COMMENTS  
ADDRESSING STAFF'S PREVIOUS COMMENTS, SL: HOW FAR BACK  
WILL ON SITE PARKING BE? PL: CAN BE INCREASED IN DEPTH,  
SL: UPDATES APPEAR TO BE APPROPRIATE AND CONSISTENT WITH  
THE GUIDELINES, JF: POTENTIALLY CONSIDER A PORCH EXTENSION  
ACROSS THE FRONT FACADE

**COMMITTEE RECOMMENDATION:** APPROVE [ ] DISAPPROVE [ ]  
**APPROVE WITH COMMENTS/STIPULATIONS:**

[Signature]  
Committee Chair Signature (or representative)

9.10.19  
Date



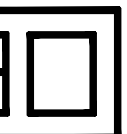
**SCALE : NS**

all drawings, specifications and other documents, including models prepared by LindLee, LLC are instruments of service for use solely with respect to this project and shall not be used on other projects or for the completion of this project without the expressed written permission of LindLee, LLC., shall be deemed author of these documents

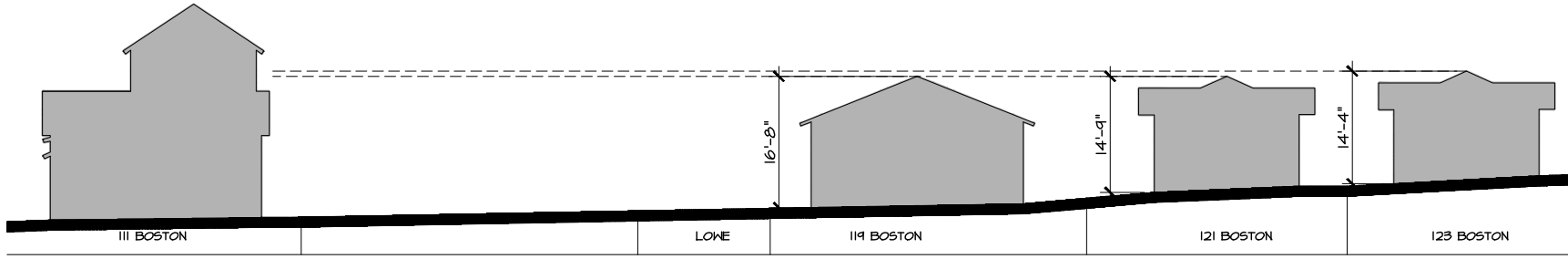


# 1 SITE CONTEXT-SETBACK

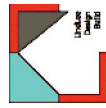
SCALE : NS

	<div> LindLee, LLC 111 Boston CONCEPTUAL APPROVAL </div>	<div> 11 - September - 2019 </div>	
--	--	------------------------------------	---

all drawings, specifications and other documents , including models prepared by LindLee, LLC. are instruments of service for use solely with respect to this project and shall not be used on other projects or for the completion of this project without the expressed written permission of LindLee, LLC., shall be deemed author of these documents



**CONTEXT**  
SCALE: NS

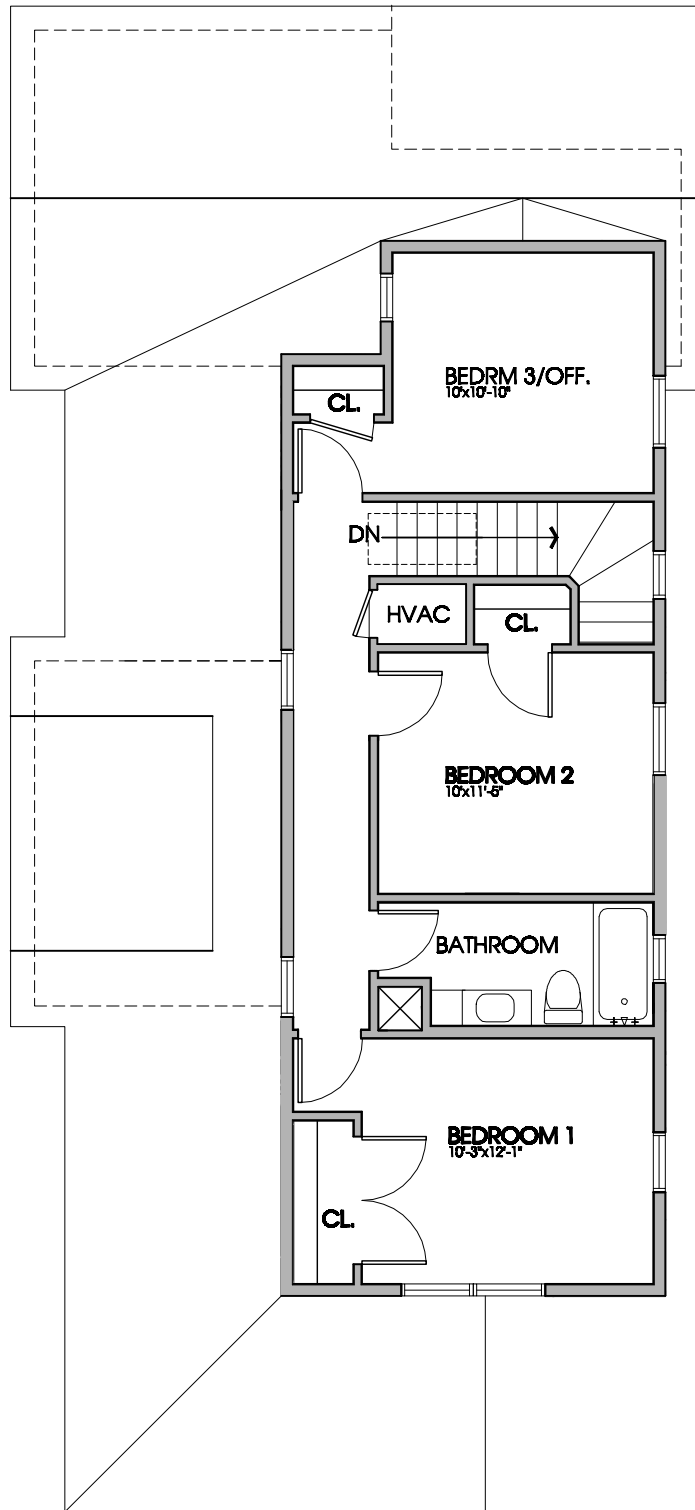


**LindLee, LLC**

**111 Boston**  
CONCEPTUAL APPROVAL

10 - September - 2019





# 1 SECOND FLOOR PLAN

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

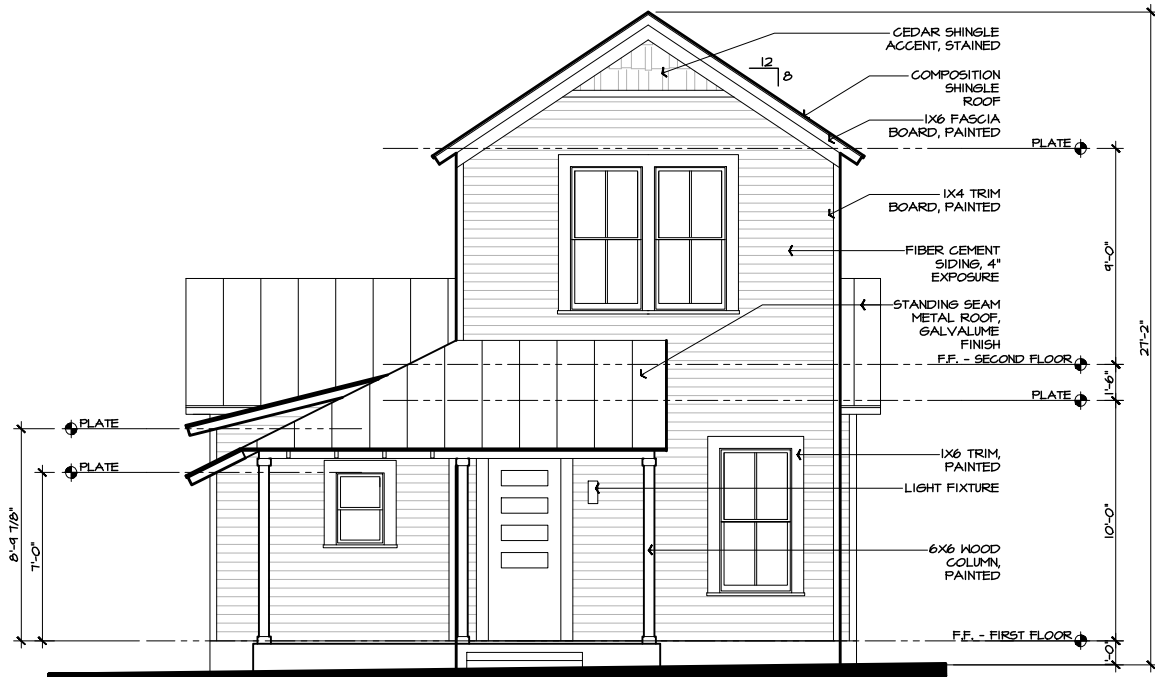


LindLee, LLC

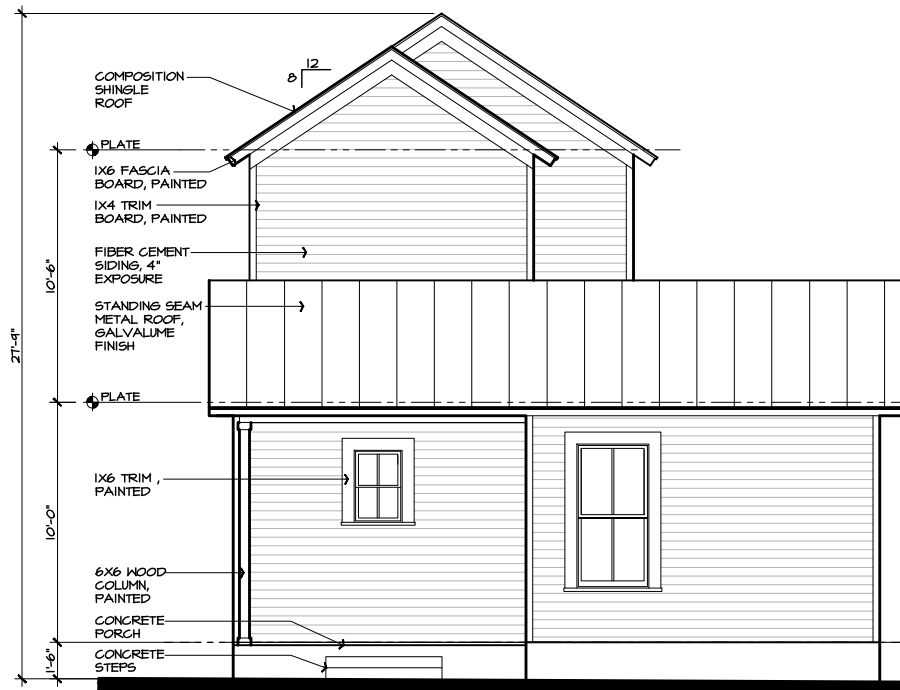
111 Boston  
CONCEPTUAL APPROVAL

10 - September - 2019





**1 FRONT/SOUTH ELEVATION**  
SCALE : 1/8" = 1'-0"



**2 REAR ELEVATION**  
SCALE : 1/8" = 1'-0"



LindLee, LLC

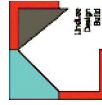
111 Boston  
CONCEPTUAL APPROVAL

10 - September - 2019



**WEST ELEVATION**

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



**LindLee, LLC**

**111 Boston**  
CONCEPTUAL APPROVAL

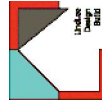
**10 - September - 2019**





**1 EAST ELEVATION**

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



**LindLee, LLC**

**111 Boston**  
CONCEPTUAL APPROVAL

**10 - September - 2019**

