

## HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

**HDRC CASE NO:** 2019-739  
**ADDRESS:** 130 BOSTON  
**LEGAL DESCRIPTION:** NCB 578 (120 BOSTON ST), BLOCK C LOT 10  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Ben Bowman/AMIBO MICROESTATES LLC  
**OWNER:** Ben Bowman/ARCHER RICK & CAROL  
**TYPE OF WORK:** Construction of a rear accessory structure  
**APPLICATION RECEIVED:** December 11, 2019  
**60-DAY REVIEW:** February 09, 2020  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to construct a rear accessory structure to feature approximately 290 square feet. The proposed accessory structure will be located at the rear of the previously approved new construction at 130 Boston Street, located within the Dignowity Hill Historic District.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### FINDINGS:

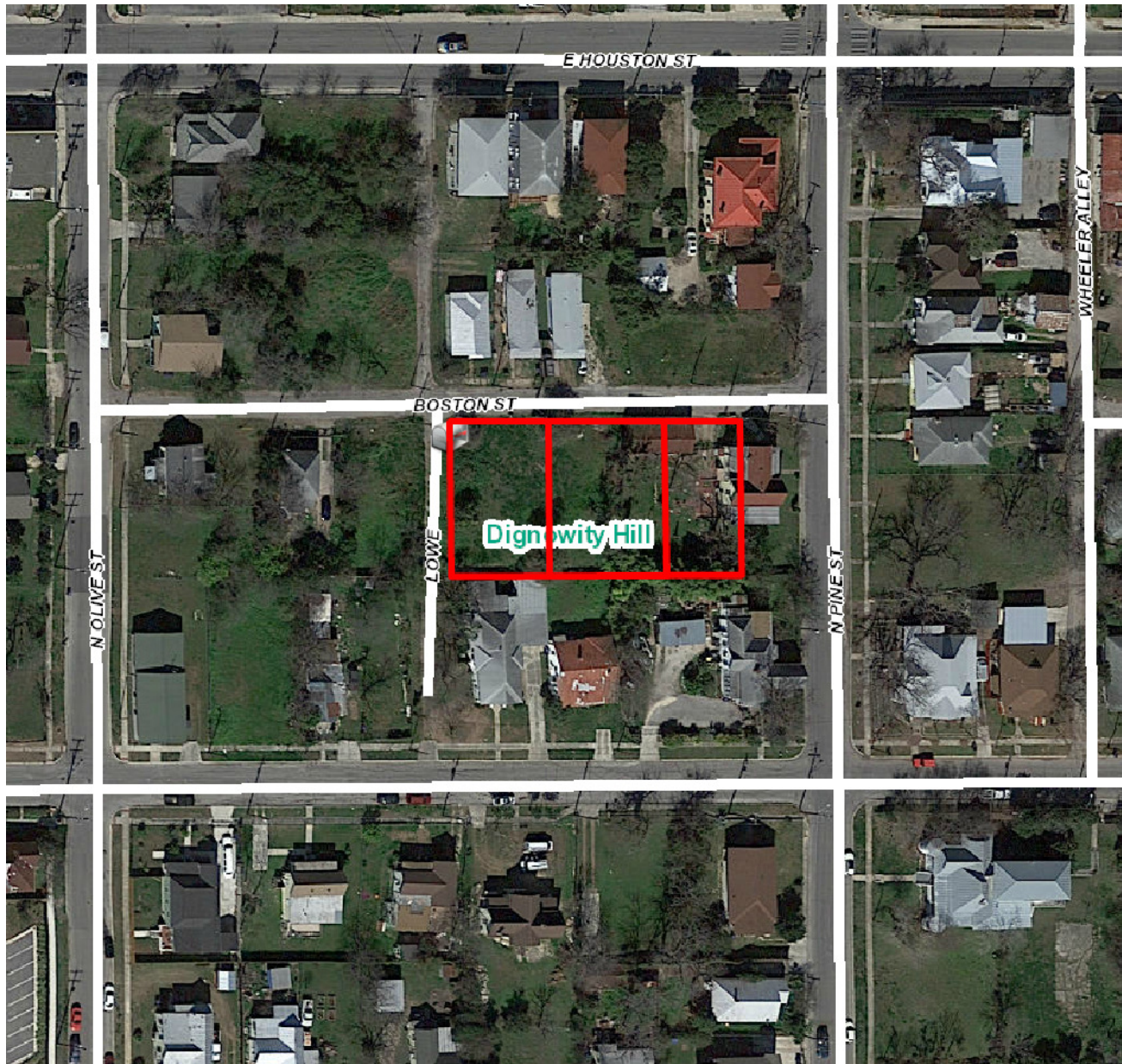
- a. The applicant is requesting a Certificate of Appropriateness to construct a rear accessory structure to feature approximately 290 square feet. The proposed accessory structure will be located at the rear of the previously approved new construction at 130 Boston Street, located within the Dignowity Hill Historic District.
- b. **MASSING & FORM** – The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be designed to be visually subordinate to the primary structure on the lot in terms of their height, massing and form. Additionally, new accessory structures should be no larger in plan that forty (40) percent of the primary structure’s footprint. The proposed new construction is consistent with the Guidelines.
- c. **CHARACTER** – The Guidelines for New Construction 5.A.iii. notes that new accessory structures should relate to the period of construction of the primary structure on the lot through the use of complementary materials and

simplified architectural details. Staff finds the proposed accessory structure to be appropriate and consistent with the Guidelines.

- d. **ORIENTATION & SETBACK** – The Guidelines for New Construction 5.B. note that new accessory structures should feature an orientation and setbacks that are consistent with those found historically within the district. The applicant has proposed to locate the accessory structure at the rear of the property, consistent with the location of historic accessory structures within the Dignowity Hill Historic District.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through d.



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2018

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120 Boston Street

Boston St

N Pine St

N Pine St

N Olive St

E Crockett St

E Crockett St

E Houston St

E Houston St

E Houston St

E Houston St



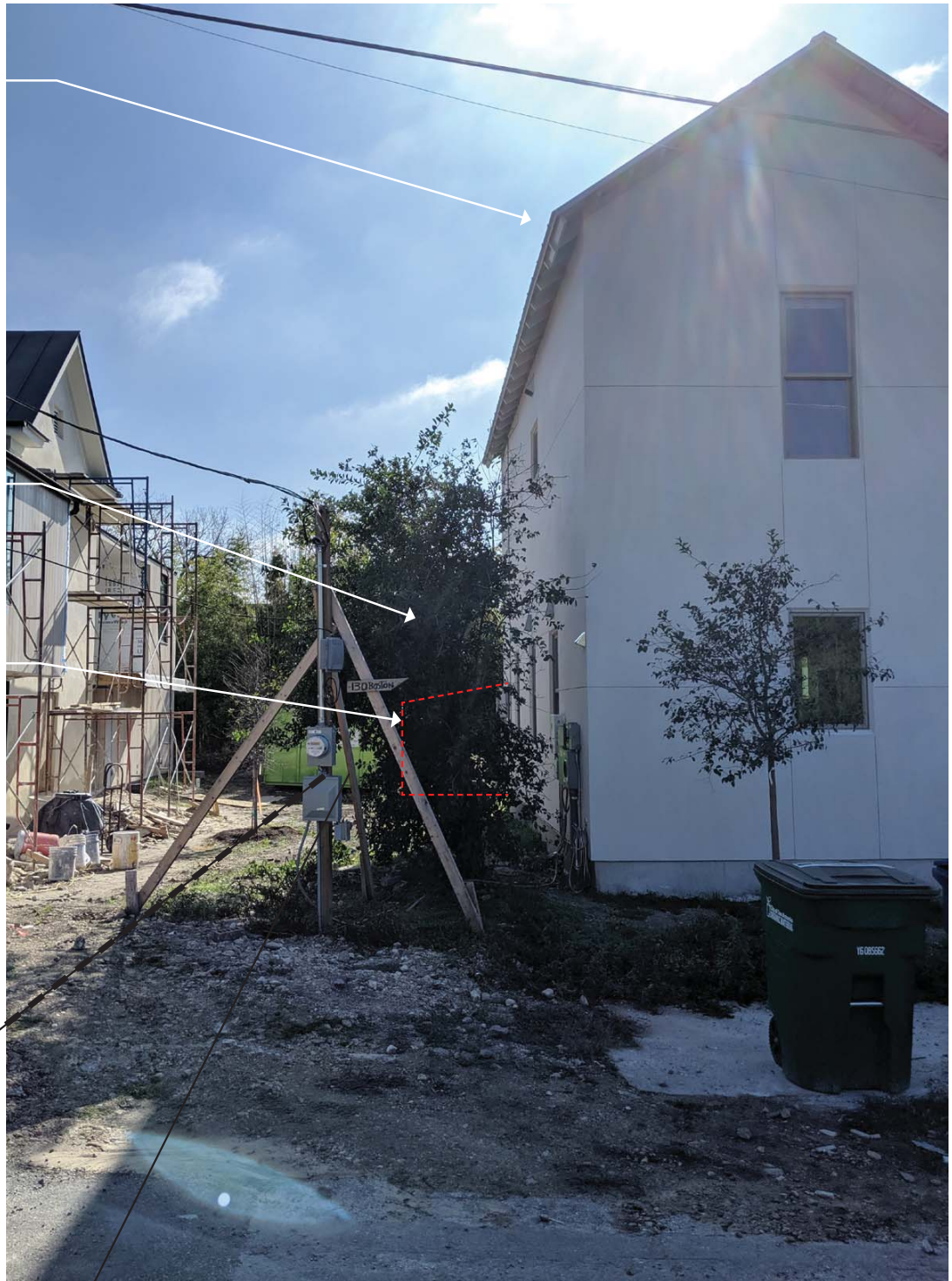
Existing Home

Existing Anaqua

Storage Shed  
Largely Obscured

Property Line

Approx 5' setback



130 Boston Storage Shed From Street  
(Approximation)





**130 Boston Existing Structure** From north



**130 Boston Existing Structure** From northwest

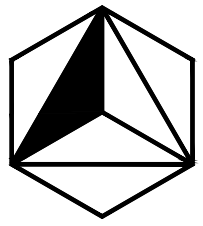
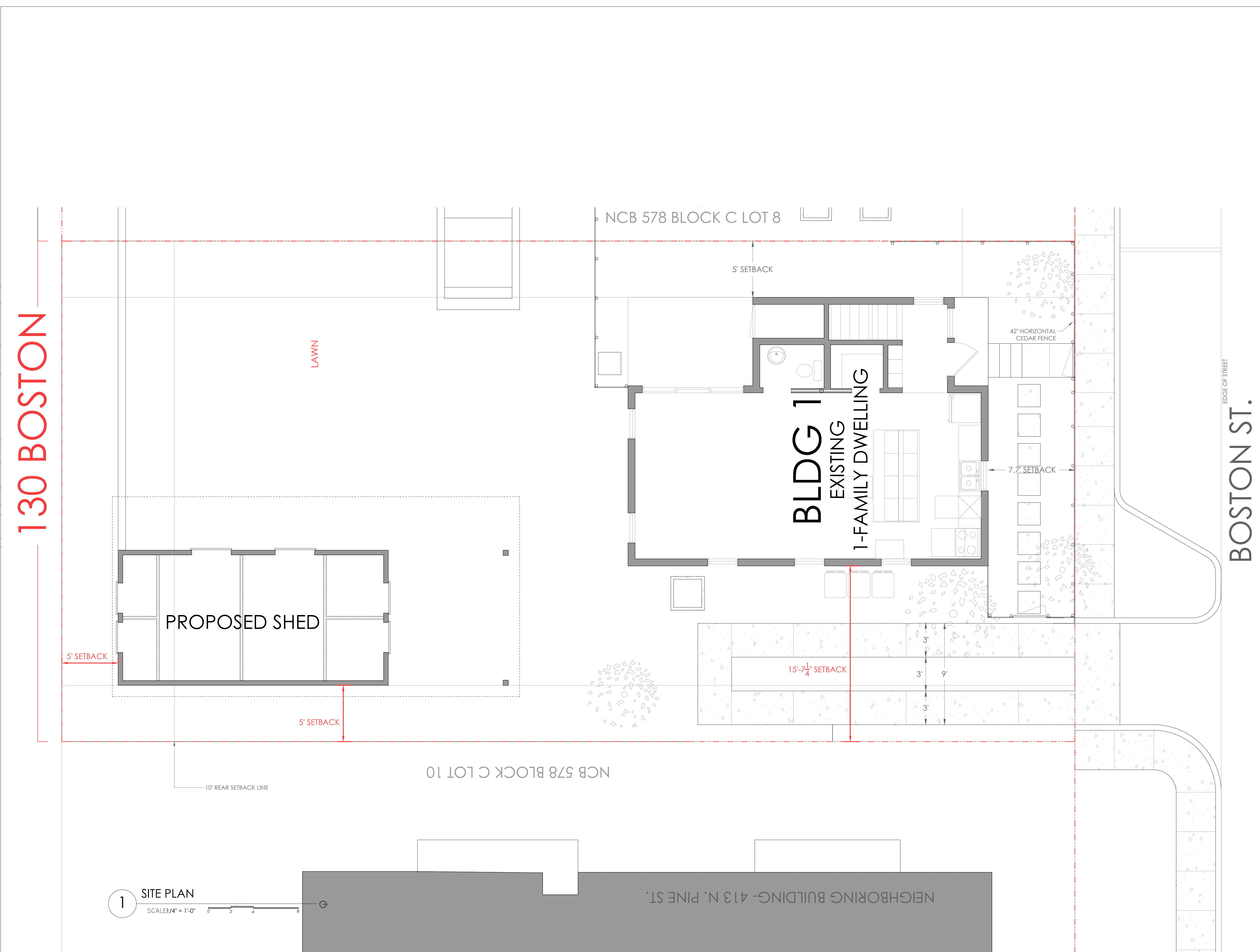




**130 Boston Existing Structure** From West- To be obscured from public view by Boston Commons primary structures



**130 Boston Existing Structure** Similar cedar siding detailing



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
	2019.10.01	PERMIT SET
	2019.12.11	PERMIT REVISIONS
	2019.12.16	PERMIT REVISIONS

BOSTON COMMONS

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SAN ANTONIO TX 78202

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STRUCTURAL ENGINEER

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TEXAS FIRM REGISTRATION # F-17272

ARCHITECT  
  
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PERMIT DRAWINGS



PROJECT NUMBER  
18-01 BOSTON COMMONS  
  
DATE  
DECEMBER 16, 2019

SHEET TITLE  
SITE PLAN +  
ROOF PLAN

SHEET NUMBER

A1.11



CODE REFERENCE:

The following list of construction or remodeling projects typically do not require a permit.

- One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 300 sq.ft.
- Cabinets & counter tops
- Carpeting and wood/laminate flooring
- Painting, plastering, repairing of sheet rock, wallpapering and tiling
- Retaining walls less than 4 ft. (See IB 171 for specific requirements)
- Sidewalks and driveways inside your property line
- Swings and playground equipment
- Window repair (replacing of broken glass only)
- Replacing of existing doors on current hinges
- Replacing of new siding over existing siding

While the above list may not require our department's services, if your property is located in a Historic, Neighborhood Conservation or Corridor District, there may be restrictions on the design and materials used.

35-516 (j)Projecting Architectural Features.

Every part of a required yard shall be open and unobstructed from the ground to the sky except for permitted accessory structures and the ordinary projection of sills, belt courses, cornices, buttresses, eaves, and similar architectural features, provided that such projections shall extend neither more than five (5) feet into any required yard nor closer than three (3) feet to any property line.

Sec. 35-370. - Accessory Use and Structure Regulations.

(b)Accessory Structures.

(1)Accessory structures exceeding thirty (30) inches in height shall be located a minimum distance of five (5) feet from any side or rear property line. In residential districts, however, if an accessory structure has no sills, belt courses, cornices, buttresses, eaves, or similar projecting architectural features, then the minimum distance from any side or rear property line may be reduced to three (3) feet.

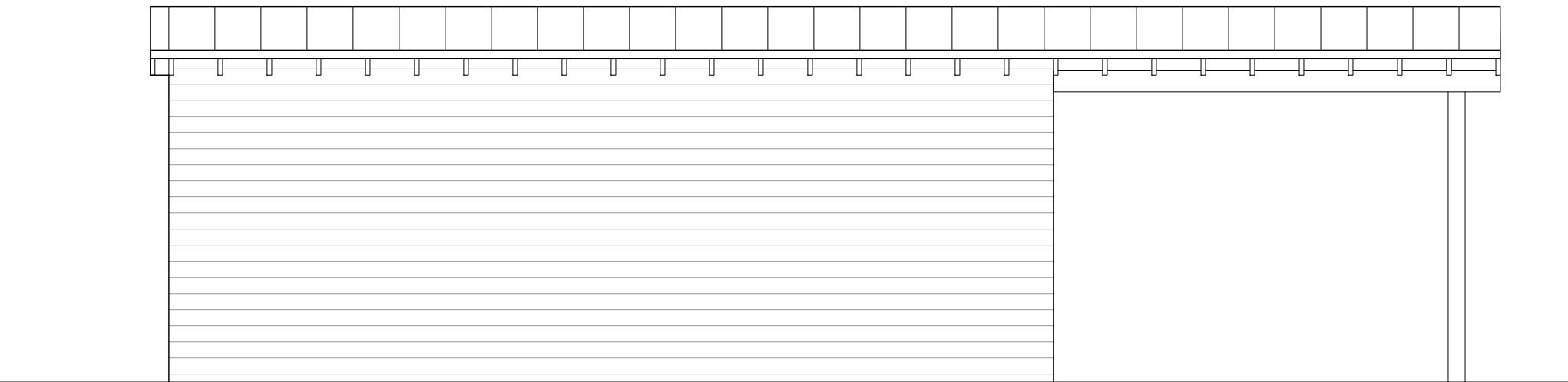
(2)Accessory structures on reverse corner lots shall maintain a minimum distance from the side street lot line equal to the depth of the front setback required on the lot to the rear.

(3)The maximum lot coverage of all accessory structures shall not exceed fifty (50) percent of the total area of the side and rear yards, provided that in residential districts the total floor area does not exceed a maximum of two thousand five hundred (2,500) square feet.

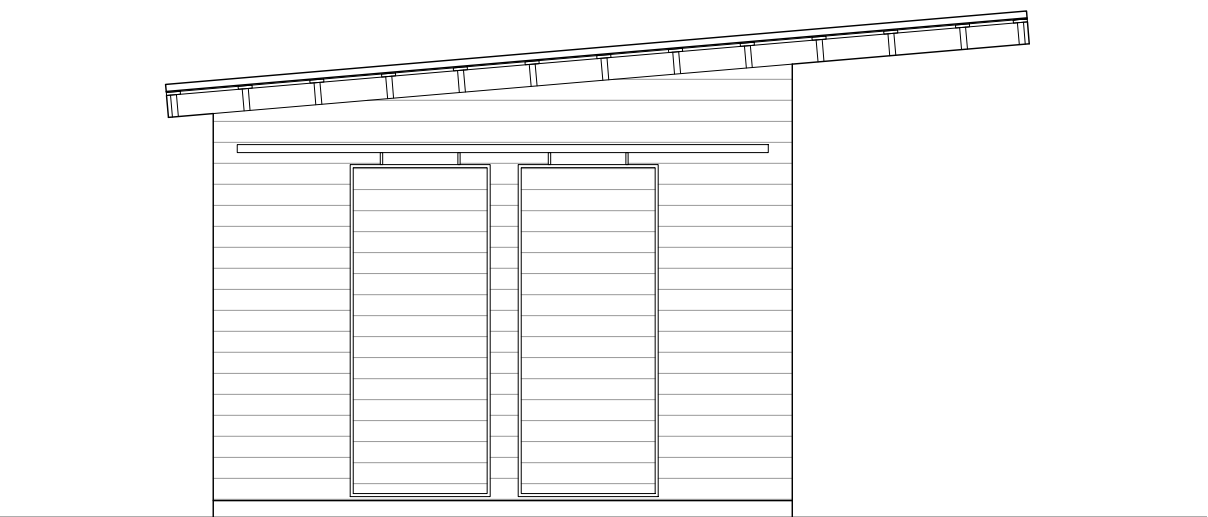
(4)Within nonresidential districts, accessory structures, except for carports, are prohibited within the side and rear setback areas of lots adjacent to residential district. The total floor area of all accessory structures shall not exceed two thousand five hundred (2,500) square feet.

(5)Accessory structures intended for use as accessory dwelling units shall also conform to the provisions of section 35-371.

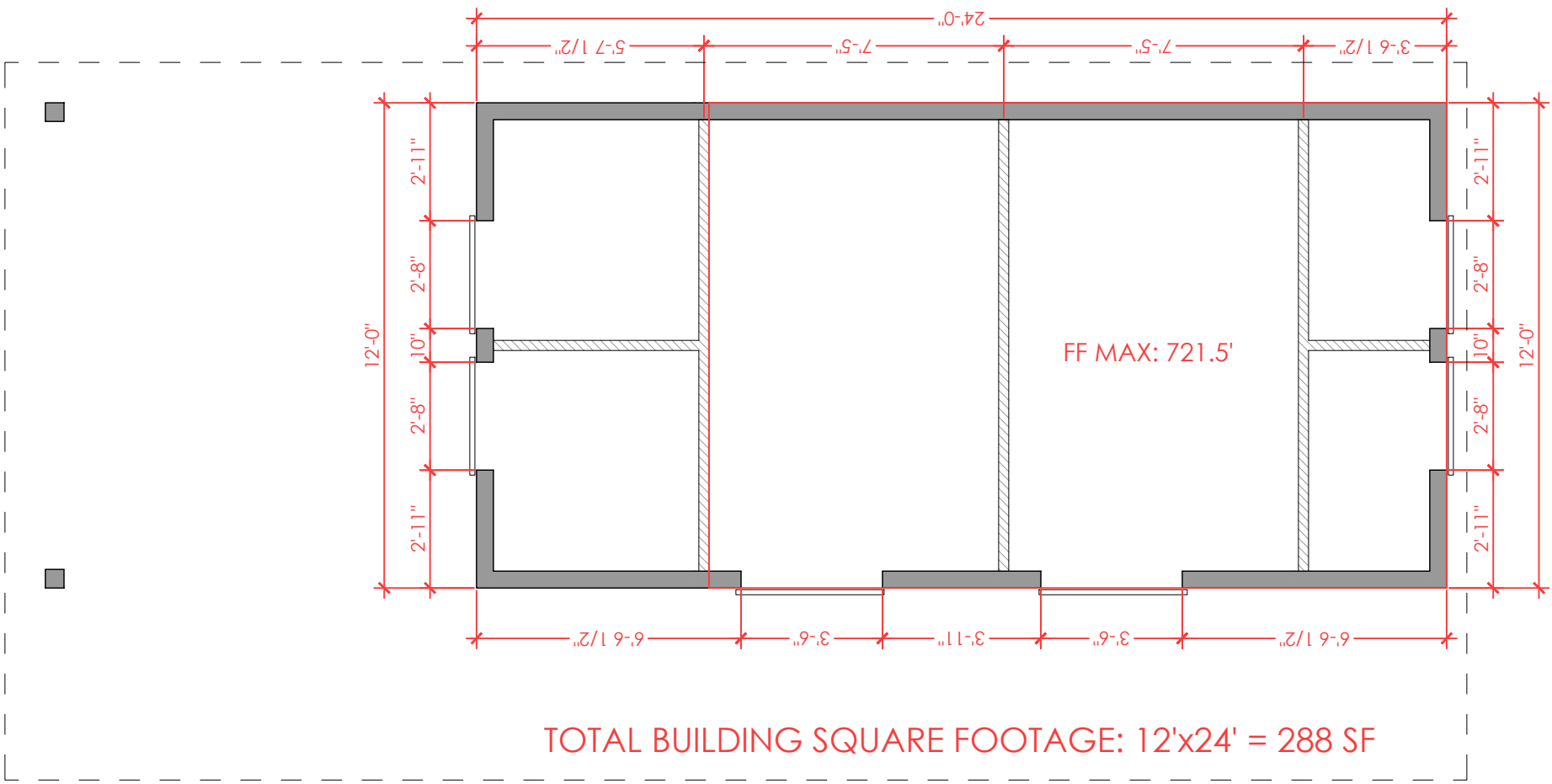
(6)Accessory structures shall only be permitted within the side or rear yard area within all single-family and mixed residential districts, as identified in section 35-303, with the exception of carports and garages permitted pursuant to section 35-516(g). Subsection (6) shall not apply to residentially zoned property when the primary use is a church, school or other permitted nonresidential use.



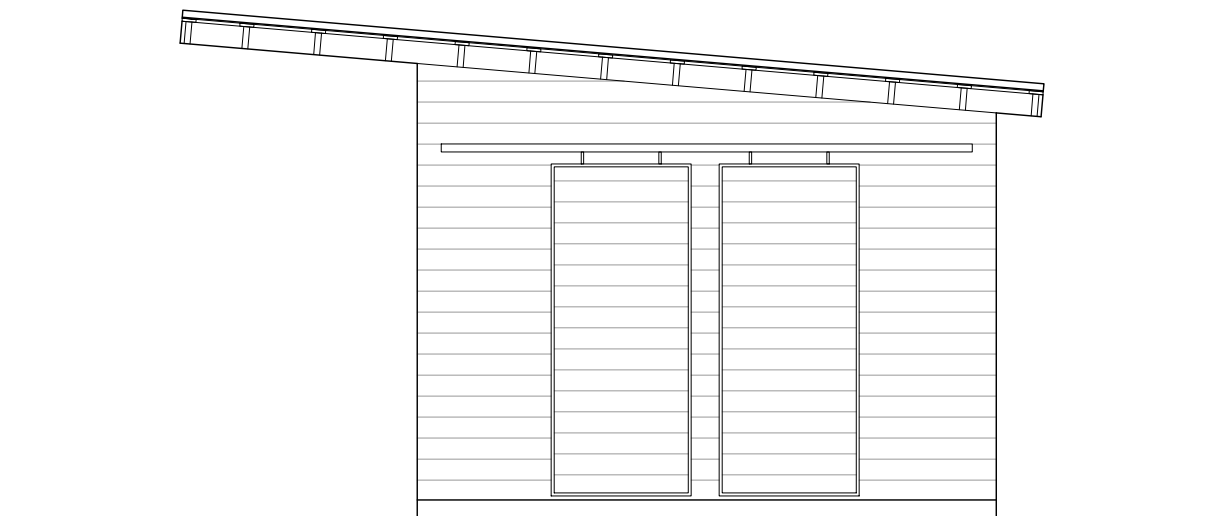
1 EXTERIOR ELEVATION- EAST  
SCALE 1/4" = 1'-0"



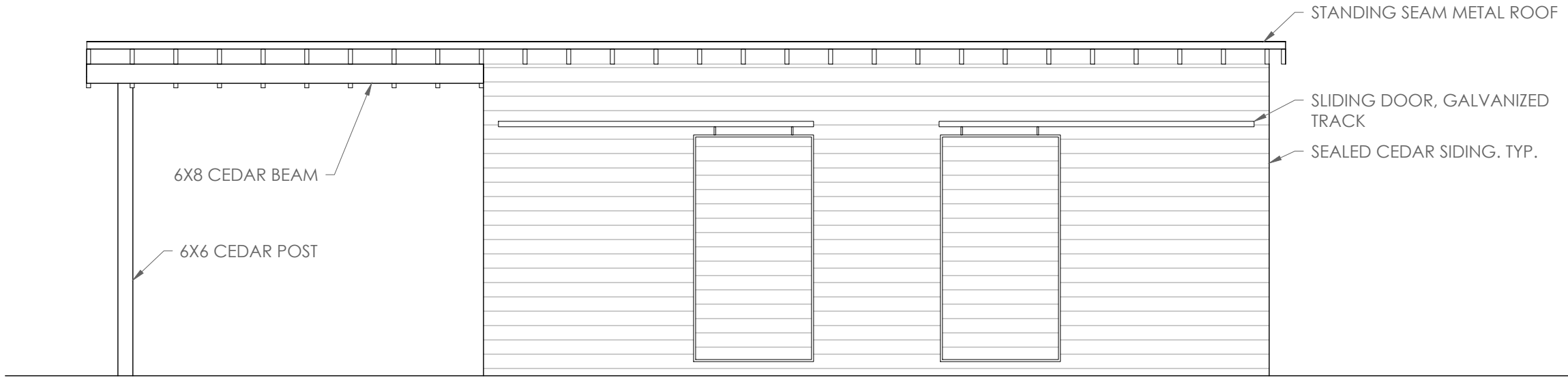
2 EXTERIOR ELEVATION- NORTH  
SCALE 1/4" = 1'-0"



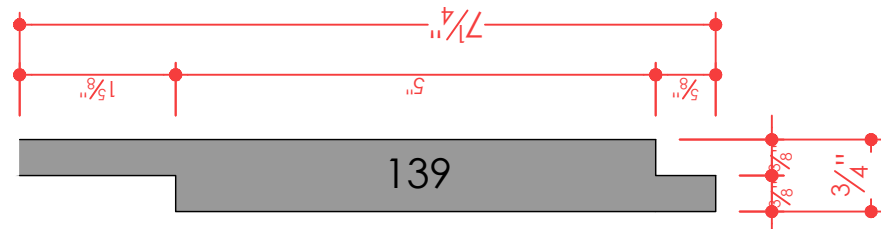
3 BUILDING PLAN  
SCALE 1/4" = 1'-0"



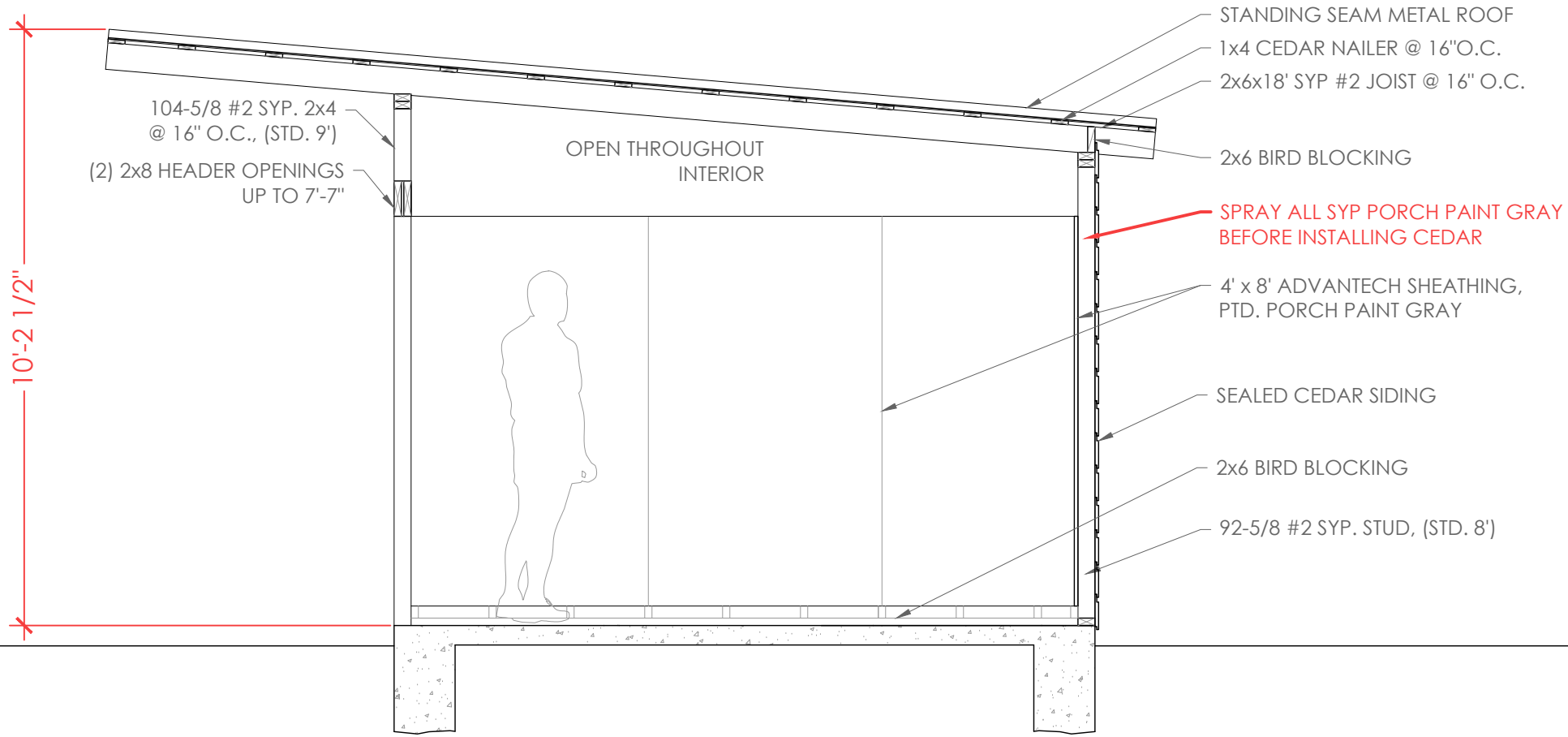
4 EXTERIOR ELEVATION- SOUTH  
SCALE 1/4" = 1'-0"



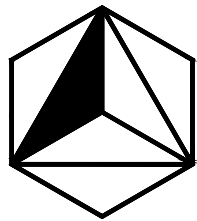
4 EXTERIOR ELEVATION- WEST  
SCALE 1/4" = 1'-0"



PROPOSED CEDAR SIDING PROFILE



2 CONSTRUCTION SECTION  
SCALE: 3/8" = 1'-0"



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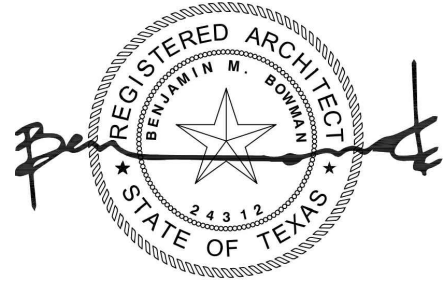
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PROJECT NUMBER  
18-01 BOSTON COMMONS  
DATE  
DECEMBER 16, 2019

SHEET TITLE  
STORAGE SHED

SHEET NUMBER

A2.90