

# HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

**HDRC CASE NO:** 2018-133  
**COMMON NAME:** 120 BOSTON - Boston Commons  
**ADDRESS:** 122 BOSTON  
126 BOSTON  
130 BOSTON  
**LEGAL DESCRIPTION:** NCB 578 (120 BOSTON ST), BLOCK C LOT 7  
NCB 578 (120 BOSTON ST), BLOCK C LOT 8  
NCB 578 (120 BOSTON ST), BLOCK C LOT 9  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Cotton Estes/High Cotton Architects  
**OWNER:** Benjamin Bowman/Amibo Microestates LLC  
**TYPE OF WORK:** Conceptual Approval - New Construction  
**APPLICATION RECEIVED:** March 16, 2018  
**60-DAY REVIEW:** May 15, 2018  
**REQUEST:**

The applicant is requesting conceptual approval to construct six, residential structures on the vacant lots at 120, 122, 126 and 130 Boston. The proposed new construction will feature both one and two story structures, a total of nine living units, on site automobile and bicycle parking, on site trash and recycling dumpsters, a courtyard and pavilion.

## 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.

#### *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 principal 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 vacant lots at 120, 122, 126 and 130 Boston Street features approximately 15,000 square feet. The applicant has proposed to construct six, residential structures on the vacant lots at 120, 122, 126 and 130 Boston. The proposed new construction will feature both one and two story structures, a total of nine living units, on site automobile and bicycle parking, on site trash and recycling dumpsters, a courtyard and pavilion.
- b. 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.
- c. 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 proposed front setbacks that are consistent with the side setback of the historic structure located at 413 N Pine. The applicant has proposed staggering setbacks for the four building that address Boston. Regarding orientation, the applicant has proposed for each structure to feature an entrance orientation that fronts Boston. This is consistent with the Guidelines.
- d. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.
- e. 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. While there are no two story residential structures on Boston Street, staff finds that the proposed location of the structures, at the intersection of Boston and Lowe Streets in the center of the block appropriate. Staff finds that given the distance from N Olive, E Crockett, N Pine and E Houston Streets, the proposed two story masses will not rear as such.
- f. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has not specified foundation and floor heights at this time. The applicant is responsible for

complying with this section of the Guidelines.

- g. **ROOF FORM** – The applicant has proposed a series of gabled roofs. The proposed roof forms are found throughout the Dignowity Hill Historic District. The proposed roof forms are consistent with the Guidelines.
- h. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the proposed window and door openings are sized consistently with openings found on nearby Folk Victorian structures. This is consistent with the Guidelines.
- i. **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. Generally, staff finds the proposed lot coverage to be appropriate.
- j. **MATERIALS** – The applicant has proposed materials that include traditional tri-coat stucco or undecorated cementitious fiberboard panels, horizontal tongue and groove siding at recessed porches, standing seam metal or corrugated metal roofs. Staff finds the use of stucco or fiberboard panels to be appropriate given the adjacent historic structure that features plaster covered limestone walls; however, staff finds that additional horizontal siding should be incorporated. Horizontal siding should feature a smooth finish and an exposure of four (4) inches. Regarding roofs, staff finds standing seam metal roofs with 18 to 21 inch panels, 1 to 2 inch tall seams, a standard galvalume finish and crimped ridge seams to be consistent with the Guidelines.
- k. **WINDOW MATERIALS** – At this time the applicant has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are 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 an 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.
- l. **ARCHITECTURAL DETAILS** – The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity Hill Historic District. Staff finds this to be appropriate and consistent with the Guidelines.
- m. **SITE DESIGN** – The applicant has proposed locations for on site courtyards, a pavilion, and walkways and paths throughout the site. The applicant has noted concrete or stone walkways, concrete site walls and native xeric and bioretention plantings. The applicant has noted that all street facing yards will be lawn. The applicant is responsible for providing a detailed landscaping plan when returning for final approval.
- n. **PARKING** – The applicant has proposed parking locations off of Lowe Street, parallel to Boston street and a driveway on the far east side of the lot. In total, the applicant has proposed fourteen (14) parking locations. Staff finds the proposed parking to be appropriate as the parking mirrors that found throughout the district in regards to location.

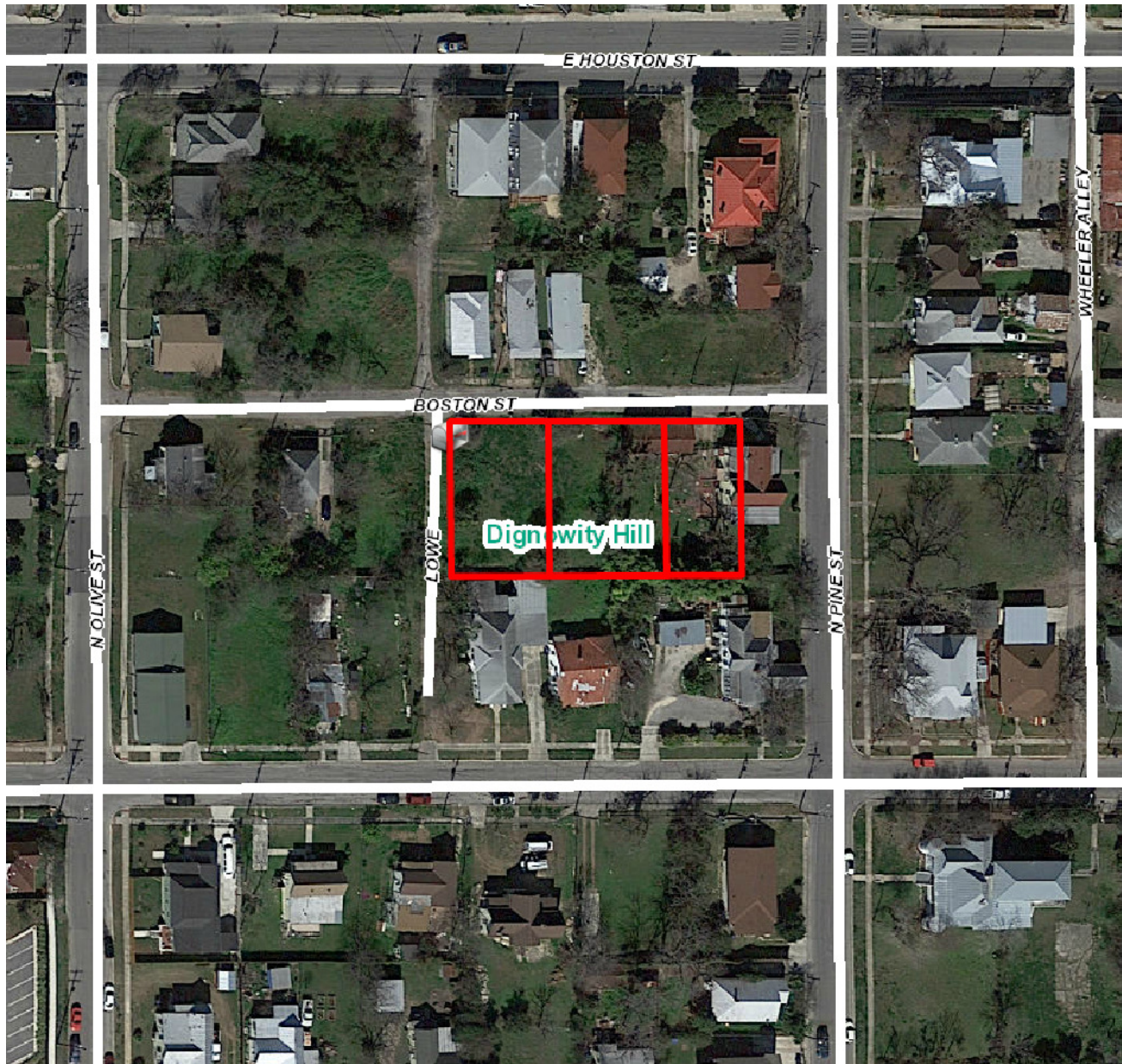
## **RECOMMENDATION:**

Staff recommends conceptual approval with the following stipulations:

- i. That the applicant propose foundation heights that are consistent with the Guidelines as noted in finding f.
- ii. That all horizontal siding should feature a smooth finish and an exposure of four (4) inches, that standing seam metal roofs feature 18 to 21 inch panels, 1 to 2 inch tall seams, a standard galvalume finish and crimped ridge seams.
- iii. That a detailed landscaping plan be submitted when returning for final approval.
- iv. That the applicant explore the inclusion of additional horizontal siding on the facades of each structure to provide a variation in façade materials.

## **CASE MANAGER:**

Edward Hall



## 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

E Crockett St

E Crockett St

N Olive St

Hawthorn St

Hawthorn St

Hawthorn St

Hawthorn St





## BOSTON COMMONS

120 Boston Street, San Antonio Texas  
Assets & Architects | HighCotton Architects  
CONCEPT DESIGN 03.16.2018





AERIAL FROM NORTHWEST

# BOSTON COMMONS

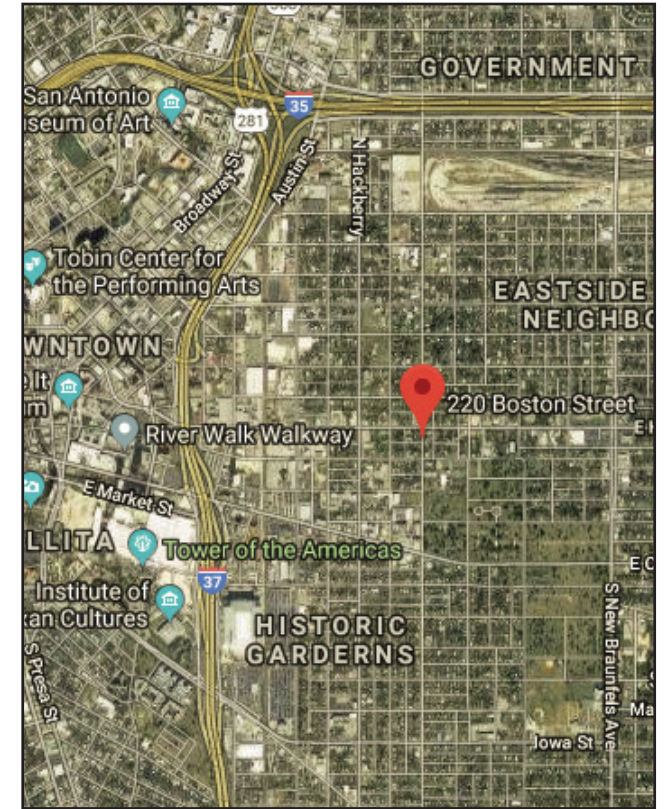
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DIAGRAM

BOSTON COMMONS

120 Boston Street, San Antonio Texas  
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CONCEPT DESIGN 03.15.2018





Boston St.- Current Condition

Unofficial March 2018 Traffic Count:  
25 Vehicles / 24 Hours



Lowe Alley- Current Condition

Unofficial March 2018 Traffic Count:  
0 vehicles / 24 Hours

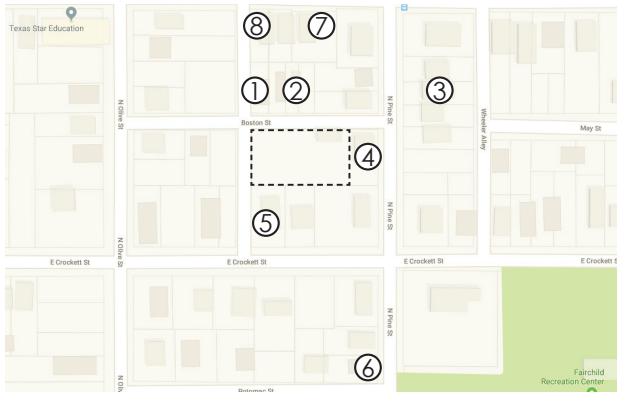


## NEIGHBORING CONTEXT

# BOSTON COMMONS

120 Boston Street, San Antonio Texas  
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CONCEPT DESIGN 03.15.2018





119 Boston St.  
1 Unit, 840 SF

Floor Area Ratio (per BCAD):  
0.31



123 Boston St.  
1 Unit, 720 SF

Floor Area Ratio (per BCAD):  
0.32



422 N. Pine St.  
2 Units Averaging 1025 SF

Floor Area Ratio (per BCAD):  
0.40



413 N. Pine St.  
1 Unit, 2878 SF

Floor Area Ratio (per BCAD):  
0.60



1119 E. Crockett St.  
1 Unit, 1365 SF

Floor Area Ratio (per BCAD):  
0.30



319 N. Pine St.  
2 Units Averaging 756 SF

Floor Area Ratio (per BCAD):  
0.34



1722 E. Houston St.  
1 Unit, 2340 SF

Floor Area Ratio (per BCAD):  
0.57



1718 E. Houston St.  
4 Units Averaging 585 SF

Floor Area Ratio (per BCAD):  
0.60

## NEIGHBORING CONTEXT

BOSTON COMMONS

120 Boston Street, San Antonio Texas  
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CONCEPT DESIGN 03.15.2018





413 N PINE ST  
EAST ELEVATION - REV  
1/8" = 1'-0" 12.16.2017



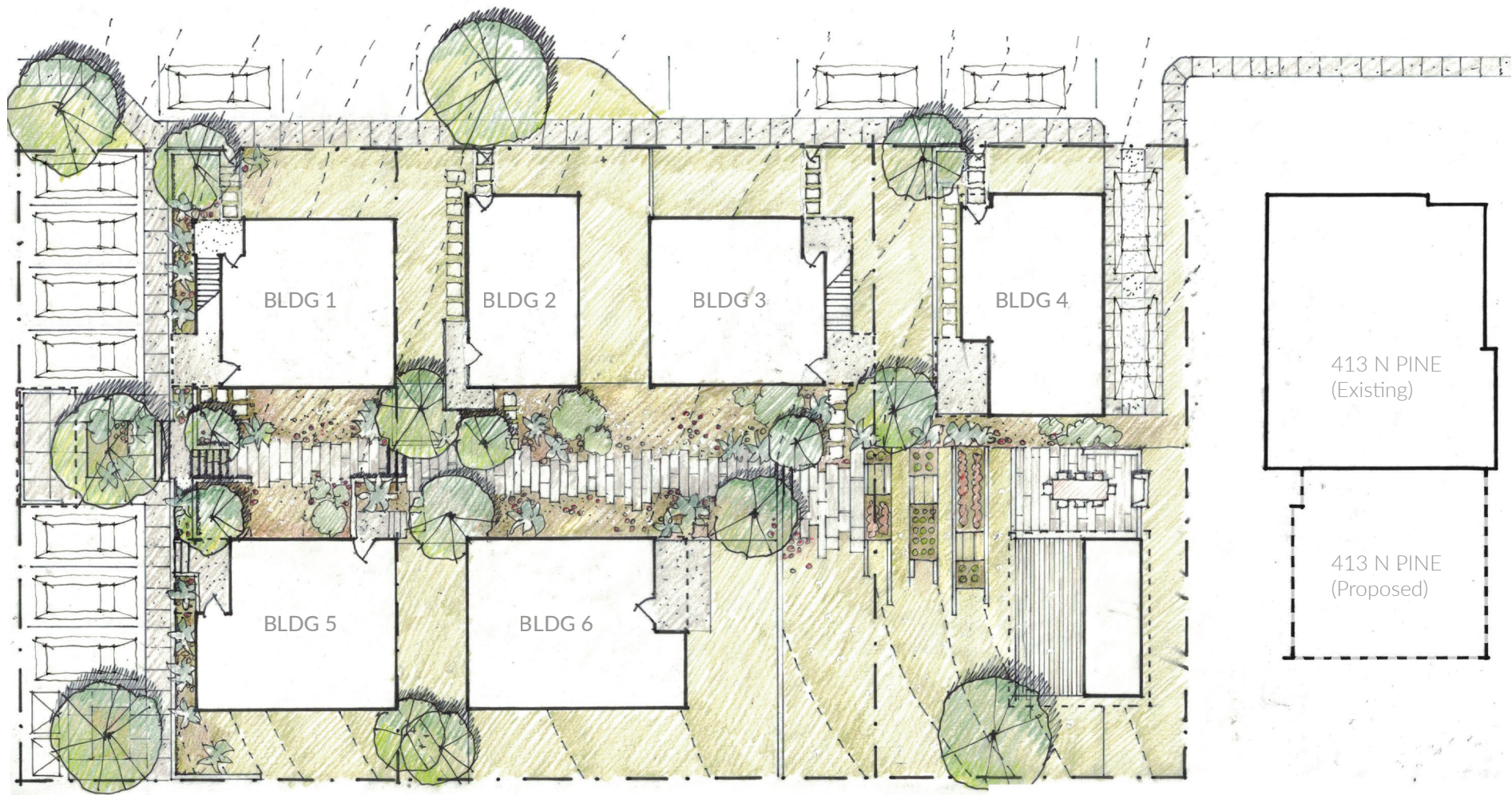
413 N PINE ST  
WEST ELEVATION - REV  
1/8" = 1'-0" 12.16.2017



NEIGHBORING CONTEXT - 413 N Pine

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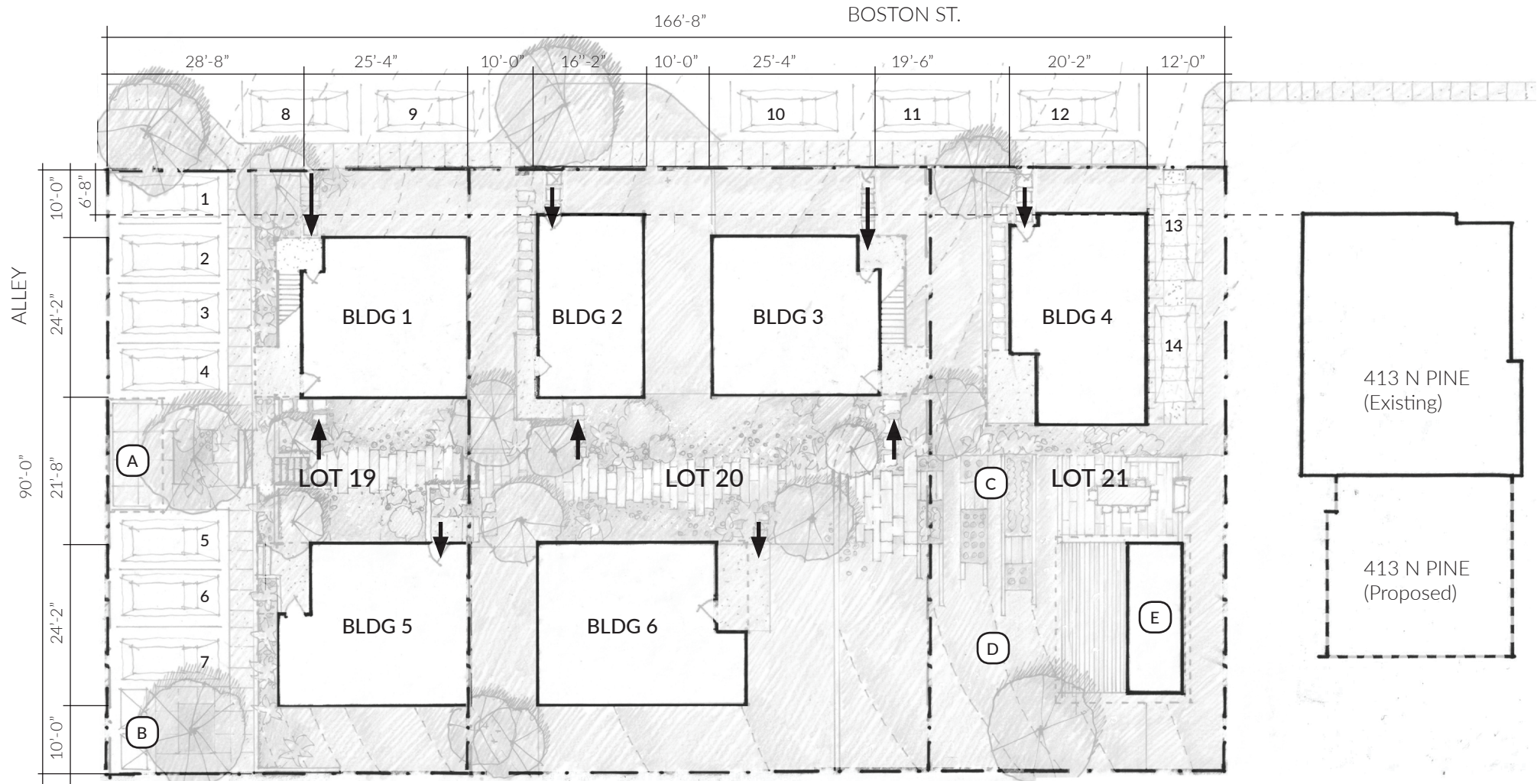


## RENDERED SITE PLAN

# BOSTON COMMONS

120 Boston Street, San Antonio Texas  
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 CONCEPT DESIGN 03.15.2018





#### PROPERTY:

Total Number of Lots: 3  
Zoning: RM-4 H, Dignowity Hill  
FAR: 0.38

\*Per UDC Sec. 35-310.06-a-1-b; 4 dwelling units are allowable within each lot.

#### BUILDINGS:

Total Buildings: 6  
Living Units: 9

1. 2 Units/ 1,070 SF total
2. 1 Unit/ 745 SF total
3. 2 Units/ 1,070 SF total
4. 1 Unit/ 1,100 SF total
5. 2 Units/ 1,200 SF total
6. 1 Unit/ 630 SF total

#### COMMON AMMENITIES:

- A. Bike & Mail Covered Area
- B. Trash & Recycling Dumpsters
- C. Garden Beds
- D. Courtyard
- E. Pavilion

#### PARKING

Spaces Provided: 14  
Space/Unit: 1.55

\*Per UDC Table 35-526-3a; 9 to 18 parking spaces are allowable.  
Per UDC Table 35-526-3a and UDC 35-526-n; cluster parking is allowable.

## SITE PLAN

# BOSTON COMMONS

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NORTH ELEVATION

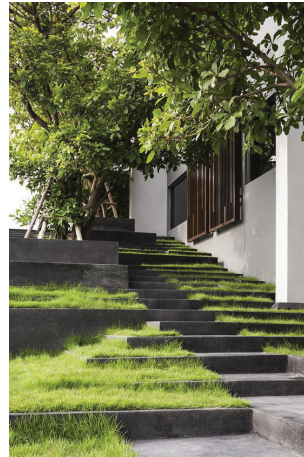
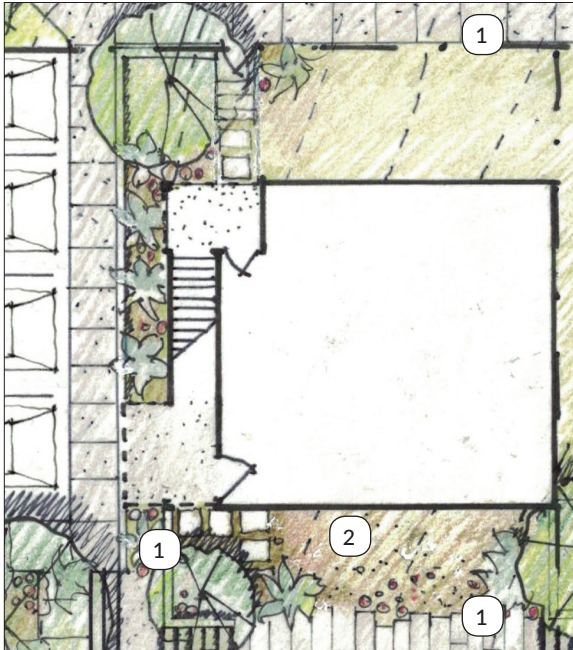
BOSTON COMMONS

0' 5' 10' 20' 40'

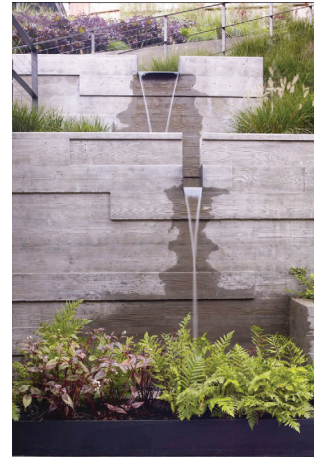
120 Boston Street, San Antonio Texas  
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CONCEPT DESIGN 03.15.2018



## Landscape



**1. Paving/ Steps:** new ROW sidewalk to match existing on Olive St. Interior walkways and steps to be concrete or stone.

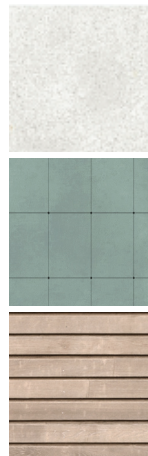
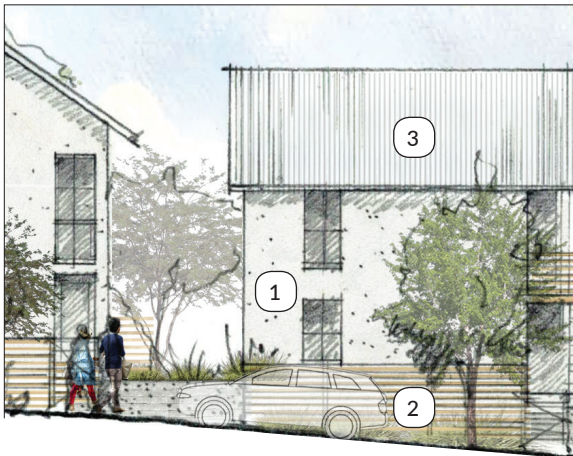


**2. Site walls:** concrete w/ exposed drainage feature to allow water flow between bioretention basins

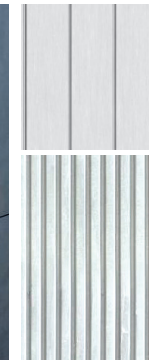


**3. Planting:** native xeriscape & bioretention selections for interior. Street-facing yards to be lawn.

## Building



**1. Siding Type 1:** Traditional tri-coat stucco, or un-decorated cementitious fiberboard panels.  
**2. Siding Type 2:** Horizontal T&G wood at recessed porches. Gapped wood boards for fences and railings.



**3. Roofing:** Standing seam metal, or corrugated metal. New Dignowity example of corrugated metal siding, right.



## MATERIALS

BOSTON COMMONS

120 Boston Street, San Antonio Texas  
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 CONCEPT DESIGN 03.15.2018





VIEW FROM CORNER OF BOSTON & PINE ST.

BOSTON COMMONS

120 Boston Street, San Antonio Texas  
Assets & Architects | HighCotton Architects  
CONCEPT DESIGN 03.15.2018



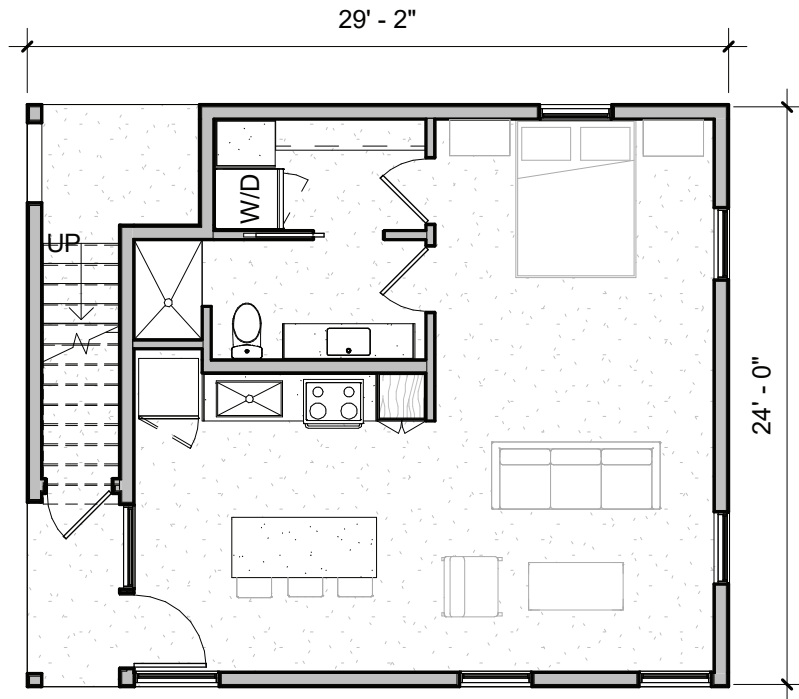


VIEW FROM LOWE ALLEY

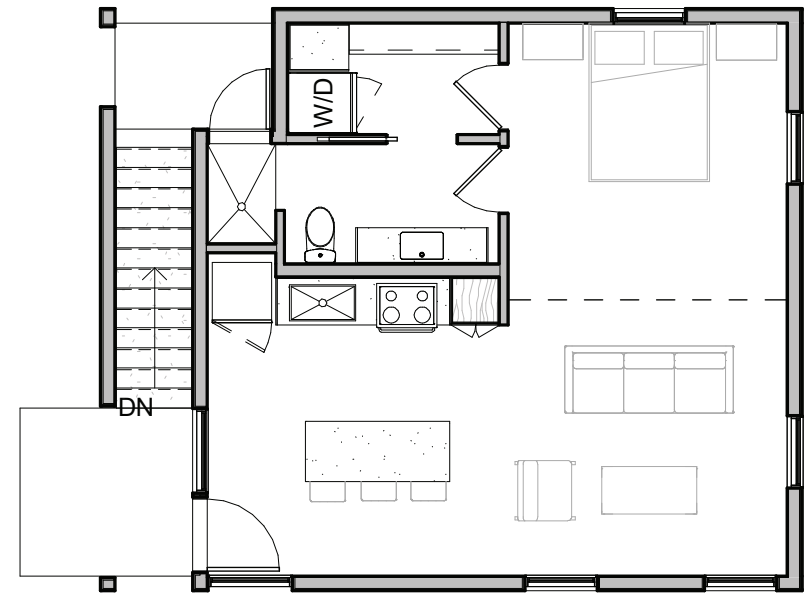
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120 Boston Street, San Antonio Texas  
Assets & Architects | HighCotton Architects  
CONCEPT DESIGN 03.15.2018





① LEVEL 1 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

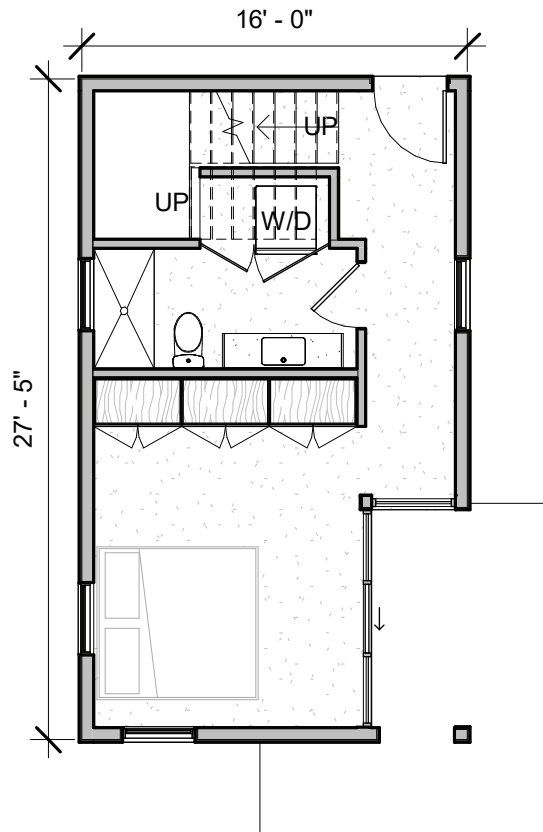


② LEVEL 2 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

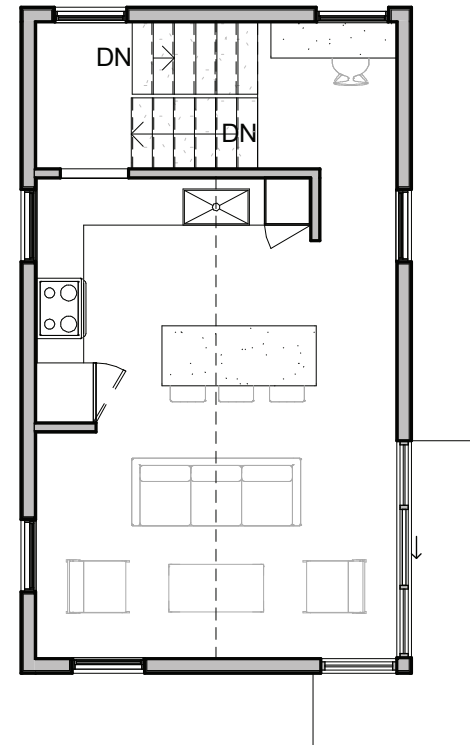
## BLDG 1 & 3 - FLOOR PLAN

BOSTON COMMONS





① LEVEL 1 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

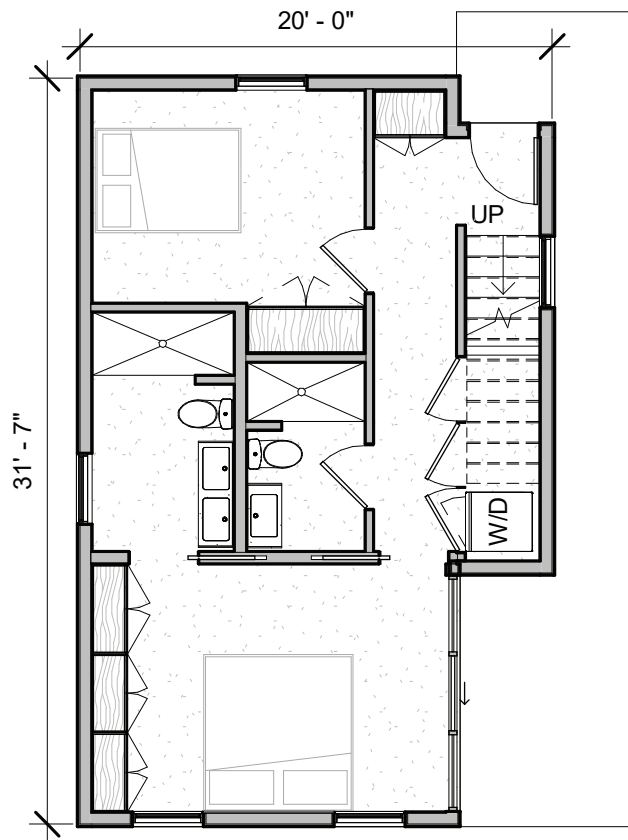


② LEVEL 2 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

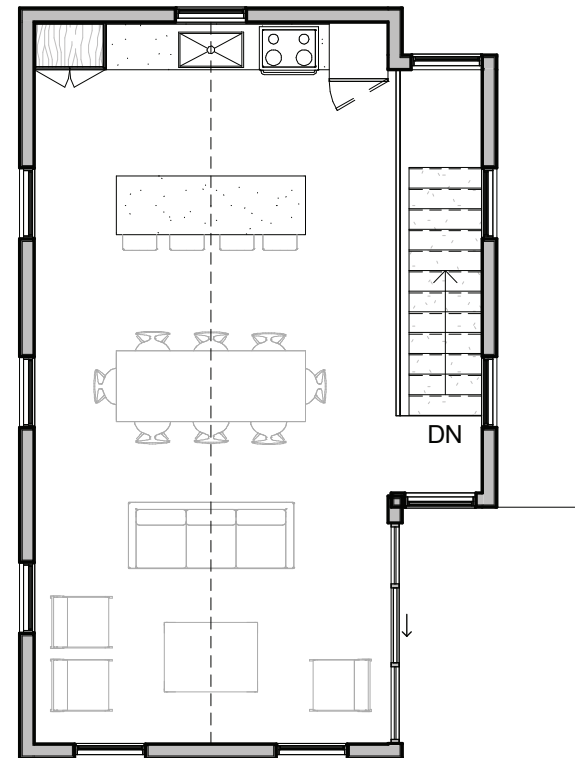
## BLDG 2 - FLOOR PLAN

BOSTON COMMONS





① LEVEL 1 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

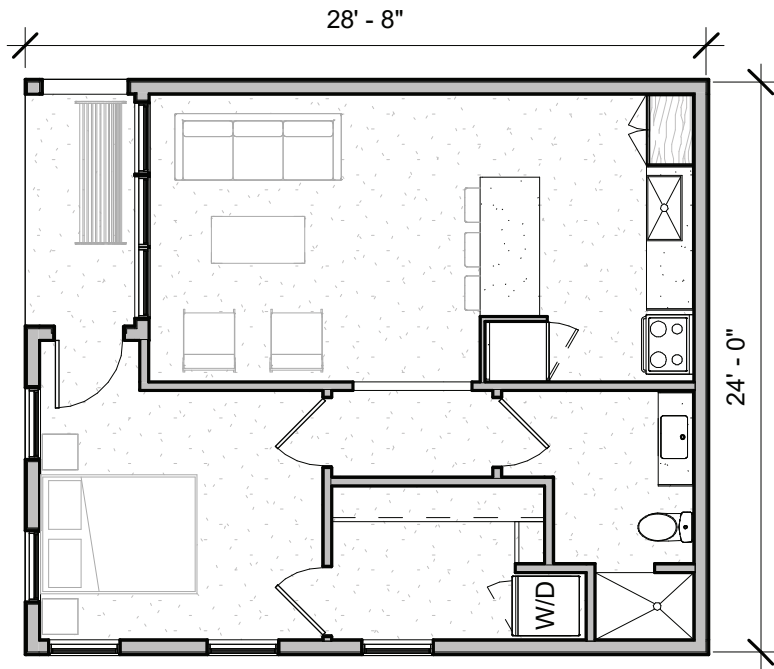


② LEVEL 2 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

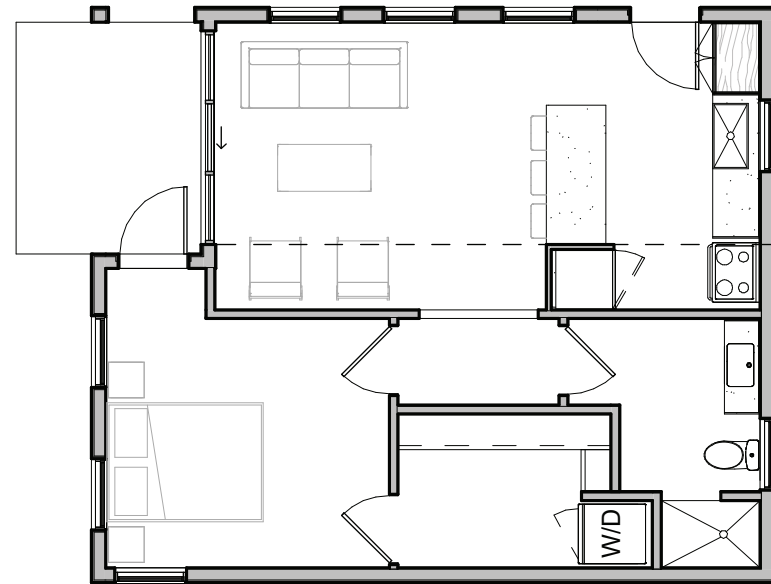
## BLDG 4 - FLOOR PLAN

BOSTON COMMONS





① LEVEL 1 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

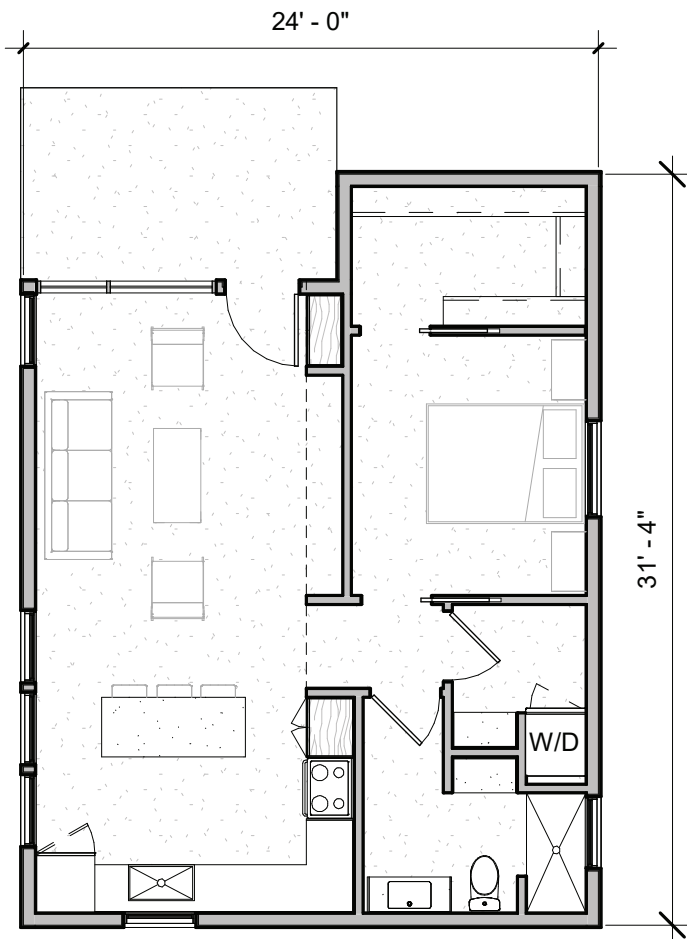


② LEVEL 2 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

## BLDG 5 - FLOOR PLAN

BOSTON COMMONS





1 LEVEL 1 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# BLDG 6 - FLOOR PLAN

BOSTON COMMONS

