

# HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

**HDRC CASE NO:** 2018-133  
**ADDRESS:** 126 BOSTON  
130 BOSTON  
122 BOSTON  
**LEGAL DESCRIPTION:** NCB 578 (120 BOSTON ST), BLOCK C LOT 8  
NCB 578 (120 BOSTON ST), BLOCK C LOT 9  
NCB 578 (120 BOSTON ST), BLOCK C LOT 7  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Ben Bowman/AMIBO MICROESTATES LLC  
**OWNER:** Ben Bowman/AMIBO MICROESTATES LLC  
**TYPE OF WORK:** Construction of four, 2-story residential structures and one, 1-story residential structure  
**APPLICATION RECEIVED:** October 30, 2019  
**60-DAY REVIEW:** December 29, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct five new structures on the vacant lots addressed as 122, 126 and 130 Boston. Within this request, the applicant has proposed the following:

1. Construct a 2-story, multi-family residential structure, identified in the application documents as Building 2.
2. Construct a 2-story, single family residential structure, identified in the application documents as Building 3.
3. Construct a 2-story, multi-family residential structure, identified in the application documents as Building 4.
4. Construct a 2-story, multi-family residential structure, identified in the application documents as Building 5.
5. Construct a 1-story, single family residential structure, identified in the application documents as Building 6.

## 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.

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct five new structures on the vacant lots addressed as 122, 126 and 130 Boston. The vacant lots feature approximately 15,000 square feet. One structure, located at 130 Boston was constructed in 2019. Three of the proposed structures are to front Boston Street, while two will be located on the southern side of the site, with one of the remaining two fronting Lowe Street.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval of the proposed new construction was issued by the Historic and Design Review Commission on April 4, 2018, with the following stipulations:
  - i. That the applicant propose foundation heights that are consistent with the Guidelines.
  - 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.
- c. **EXISTING CONDITIONS** – The lots at 122, 126 and 130 Boston are currently void of any existing structures and are bounded to the west by Lowe Street, to the north by Boston Street and to the east and south by lots that are addressed to N Pine and E Crockett Streets. The site features a significant change in grade from east to west.
- d. **ENTRANCES (Boston Street)** – According to the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant has proposed for each of the three structures to feature an entrance element that addresses Boston Street; however, only one of the structures (Building 3) features a door that faces Boston. Generally, staff finds that additional architectural elements should be included into the entrance locations for Buildings 2 and 4, such as porch roof elements or entrance awnings to further relate these entrances to Boston Alley.
- e. **ENTRANCES (Lowe Street)** – According to the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant has not proposed a formal entrance element to front Lowe Street. Staff finds that a formal entrance elements should be incorporated into the design to relate the proposed new construction to Lowe Street.
- 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. Generally the proposed setbacks are appropriate; however, as noted in findings d and e, staff finds that the applicant should incorporate elements that relate the entrances and orientation of Buildings 2, 4 and 5 to Boston and Lowe Streets.
- g. **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. The applicant has proposed foundation heights that are consistent with the Guidelines. As noted in finding c, the existing site features a significant change in grade from east to west, which per the construction documents will relate in significant foundation heights on the east side of each structure. Staff finds that additional consideration should be given to reduce the visual impact of the proposed concrete foundations, such as an application of stucco or another foundation skirting material.
- h. **ROOF FORMS** – The applicant has proposed for each structure to feature either a front or side facing gabled roof. Generally, staff finds the proposed roof forms and profiles to be appropriate and consistent with the Guidelines.
- i. **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 staff finds the proposed window profiles and locations to be appropriate and consistent with those found historically within the district; however, staff finds that all windows located on primary facades should feature sashes.
- j. **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.
- k. **MATERIALS** – The applicant has proposed materials that include standing seam metal roofs, finished concrete, tri-coat stucco, weathered cedar siding, and double hung, clad wood windows. Generally staff finds the proposed materials to be appropriate; however, staff finds that the applicant should vary siding profiles and exposures and that stucco applications should be traditional in nature and should not include contemporary seams and expansion joints. The application of materials should be dissimilar to create a unique appearance for each structure. The proposed 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 or a low profile ridge cap, and a standard galvalume finish. A commercial ridge cap shall not be installed. The applicant is to submit ridge cap profiles for review and approval.

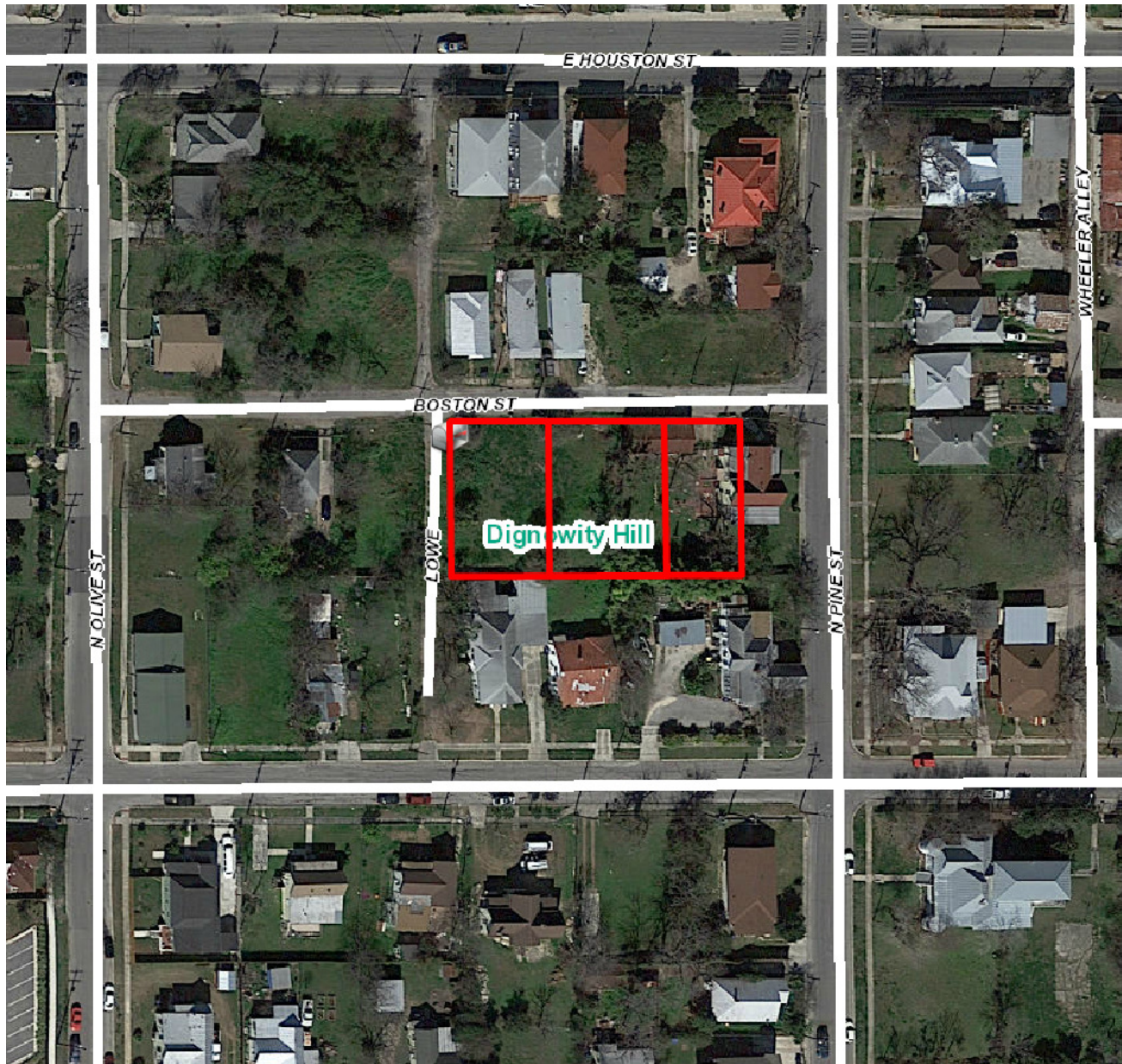
- l. WINDOW MATERIALS – The applicant has proposed double hung, clad wood windows. The applicant should ensure that the proposed windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented 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.
- m. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that additional orientation elements should be added to entrances on Buildings 2, 4 and 5 to provide strengthen the orientation of each entrance, as noted in findings d and e.
- n. SITE DESIGN/LANDSCAPING – The applicant has submitted a detailed landscaping plan, noting the location of landscaping and site elements. The submitted landscaping plan notes the location of entrance sidewalks, site specific sidewalks, pavers, and fencing. Generally, staff finds the locations and profiles of these elements to be appropriate.
- o. SITE DESIGN/LANDSCAPING (Planting beds) – The applicant has proposed a number of planting beds that double as retaining wall elements at the east end of the site. The applicant has proposed a finished concrete profile. Staff finds that exposed concrete in this application is not found historically within the district. Staff finds that additional landscaping and site elements should be added to this retaining wall to reduce the visual impact of the retaining wall, such as plant materials and fencing elements.
- p. PARKING – The applicant has proposed parking in the form of three parallel stalls on Boston Street, and eight parking stalls on Lowe Street. Staff finds the proposed parking form and locations to be inconsistent with parking locations throughout the Dignowity Hill Historic District. The Guidelines for Site Elements 7.A.ii. notes that off-street parking should not be added within the front yard setback. Staff finds that parking stalls at the street are similar to what would be found in a commercial context and are inappropriate for a residential historic district.

## RECOMMENDATION:

Staff does not recommend approval based on findings a through p. Staff recommends that the applicant address the following items prior to receiving a recommendation for final approval:

- i. That the applicant incorporate elements that relate the entrances and orientation of Buildings 2, 4 and 5 to Boston and Lowe Streets as noted in findings d, e and f.
- ii. That additional consideration be given to reduce the visual impact of the proposed concrete foundations, such as an application of stucco or another foundation skirting material as noted in finding g.
- iii. That windows located on primary facades feature sashes as noted in finding i.
- iv. That the applicant vary siding profiles and exposures and that stucco applications should be traditional in nature and should not include contemporary seams and expansion joints as noted in finding k. Additionally, application of materials should be dissimilar to create a unique appearance for each structure.
- v. That the proposed standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap, and a standard galvalume finish. A commercial ridge cap shall not be installed. The applicant is to submit ridge cap profiles for review and approval.
- vi. That the proposed clad wood windows 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.
- vii. That additional landscaping and site elements be added to the retaining wall to reduce the visual impact of the retaining wall, such as plant materials and fencing elements as noted in finding o.
- viii. That the applicant modify the proposed parking profiles and locations to be more consistent with what is found historically within the district, rather than in a commercial context as proposed, as noted in finding p.





## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





120 Boston Street

Boston St

N Olive St

E Crockett St

N Pine St

E Crockett St

E Houston St

E Houston St

E Houston St

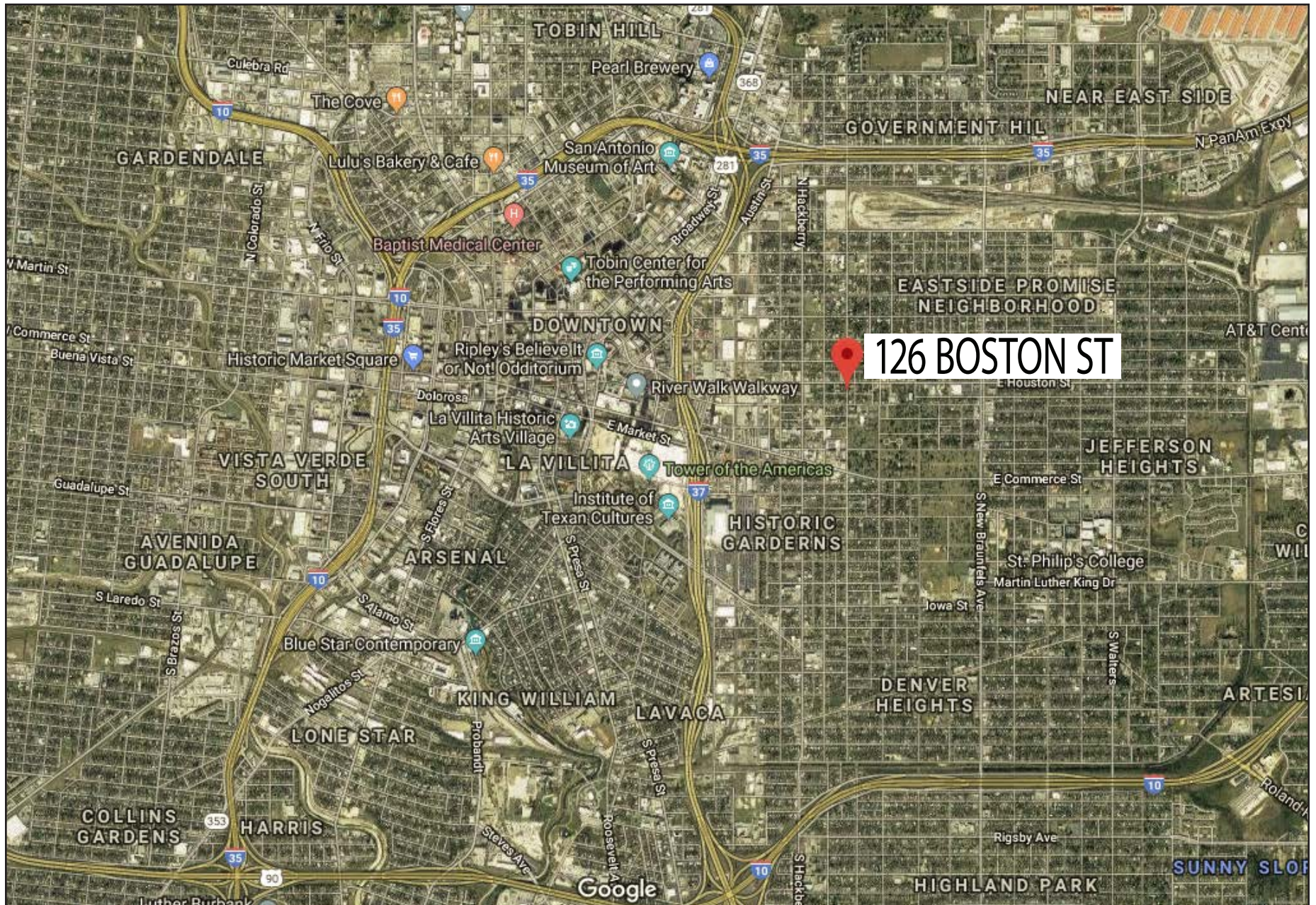
E Houston St





# BOSTON COMMONS





# BOSTON COMMONS

122 & 126 Boston Street, San Antonio Texas

Assets & Architects

Page 2 of 18



November 1, 2019

## 122-126 Boston St. Project Narrative

The included HDRC application outlines the proposed construction of the five remaining 1 and 2- family residential buildings in the “Boston Commons” project proposal that received Conceptual HDRC approval on 4/4/2018. The first of the six buildings included in the project was completed in October 2019 and is located at 130 Boston St.

The project site is located one block south of Houston Street near its intersection with Pine Street. It is bounded by Boston St. to the north- this is a single-block, interim street that receives very little traffic, and Lowe Alley to the west- a single block, unpaved City ROW. To the east and south, the project is bordered by existing residences.

This proposal includes the construction of two single-family dwellings and one 2-family dwelling at 126 Boston St, along with the construction of two 2-family dwellings at 122 Boston St. The subject lots are adjoining and located in the Dignowity Hill historic district; they are both zoned RM-4. The proposed buildings are relatively small, and range from 782 to 1256 square feet in conditioned area.

On a conceptual level, varying building types are intended to encourage a variety of socioeconomic interactions and meaningful stewardship of this diverse, transitioning area for many years to come. The design of the project is understated to help promote equality and conversation with the surrounding neighborhood fabric, and an emphasis on high quality construction execution and long-term building character compliment this simplicity.

Primary exterior materials for the project take their cues from neighboring structures, especially the existing adjacent structure at 413 N. Pine St, as well as the existing building tradition throughout the block. Material selections include traditional tri-coat stucco, weathered and sealed cedar siding, galvanized standing seam metal roofs, and double hung clad- wood windows.

Proposed site improvements include access along Lowe Alley, new curbs and sidewalks along Boston St, installation of grass, landscaping, and trees, and cedar front yard fencing (smooth). Additional improvements to the substandard public Right-of-ways along Boston Street and Lowe Alley will also be installed as required by the various divisions of the Development Services Department and TCI.

Worth noting, the application proposes to reduce the front setback of the building 3 at 126 Boston St. in keeping with the codified requirements of UDC 35-516 from 10’ to approximately 7.7’ to align with the existing setback of the neighboring buildings located at 413 N. Pine St. and 130 Boston St.

The project team extends its sincere thanks to all who devote their time and energy in reviewing matters such as this one. We appreciate your service. Please contact us should you have any questions.

Respectfully,



Ben Bowman





Boston St.- Current Condition



Project Site from Intersection of Boston & Lowe

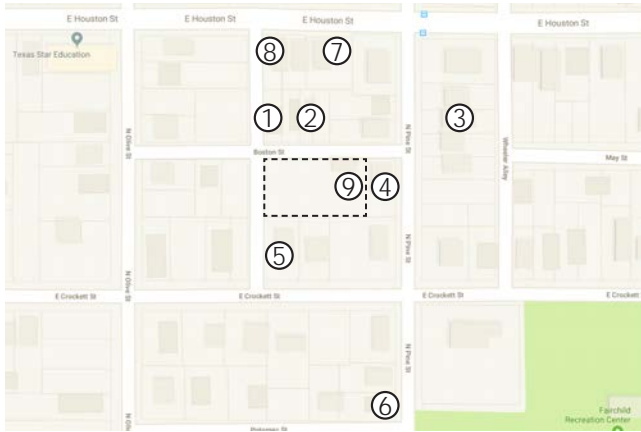


Project Site from Boston St.



Project Site from Lowe Alley





119 Boston St.  
1 Unit, 840 SF



123 Boston St.  
1 Unit, 720 SF



422 N. Pine St.  
2 Units Averaging 1025 SF



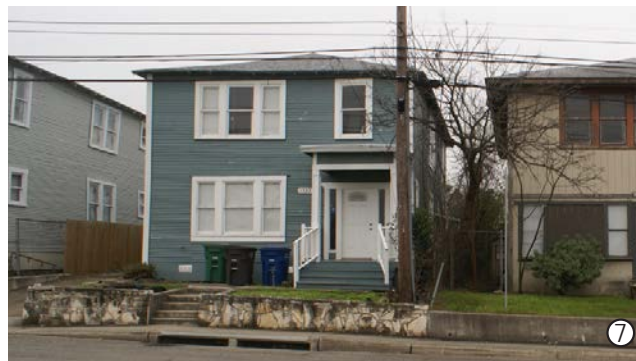
413 N. Pine St.  
1 Unit, 2878 SF



1119 E. Crockett St.  
1 Unit, 1365 SF



319 N. Pine St.  
2 Units Averaging 756 SF



1722 E. Houston St.  
1 Unit, 2340 SF



1718 E. Houston St.  
4 Units Averaging 585 SF

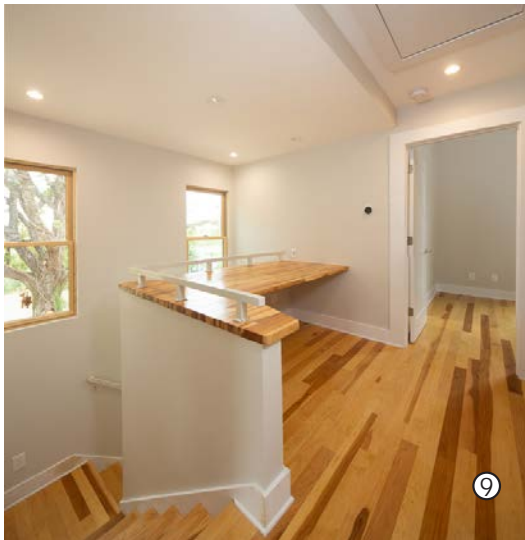
# BOSTON COMMONS





Building 1 Completion Photos





Building 1 Completion Photos





Building 1 (Complete)

Building 2

Building 3

Building 4

Elevation from Boston St.

BOSTON COMMONS

122 & 126 Boston Street, San Antonio Texas

Assets & Architects

Page 8 of 18



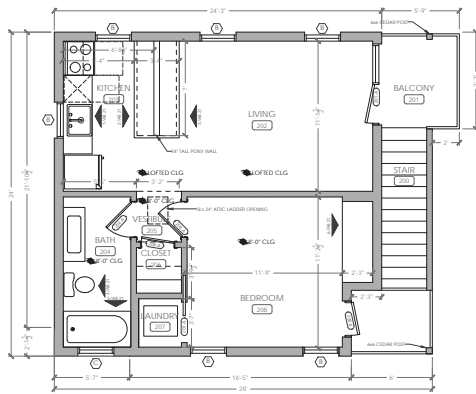
Building 4

Building 5

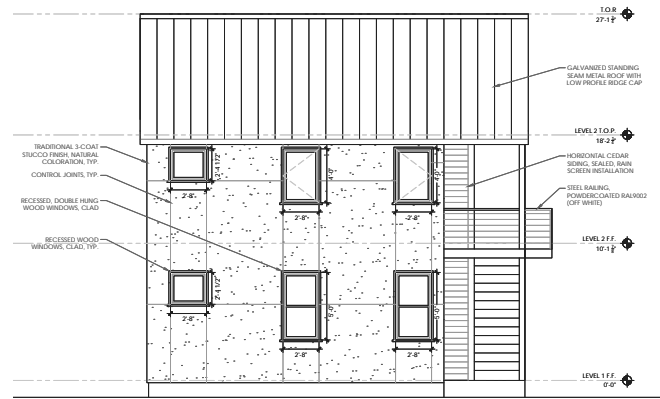
Elevation from Lowe Alley

BOSTON COMMONS

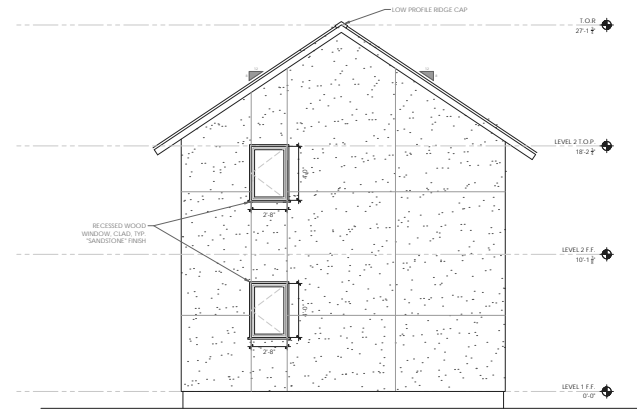




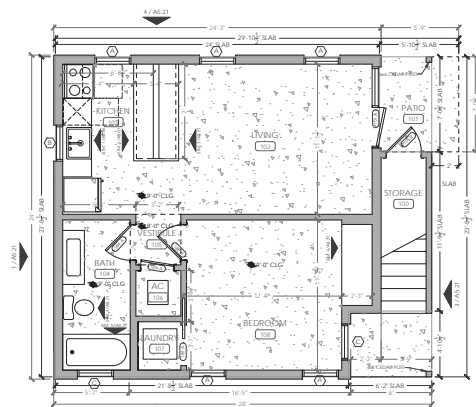
LEVEL 2 PLAN



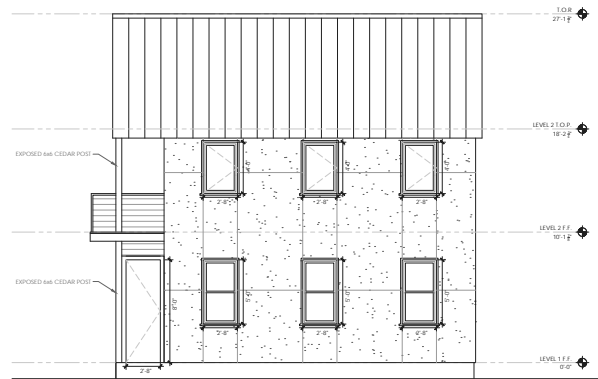
NORTH ELEVATION (FACING BOSTON)



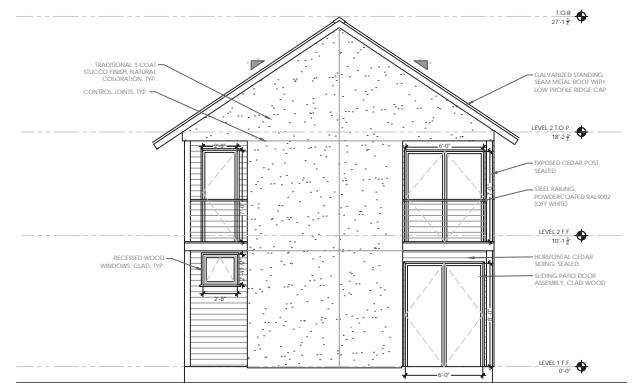
EAST ELEVATION



LEVEL 1 PLAN



SOUTH ELEVATION



WEST ELEVATION

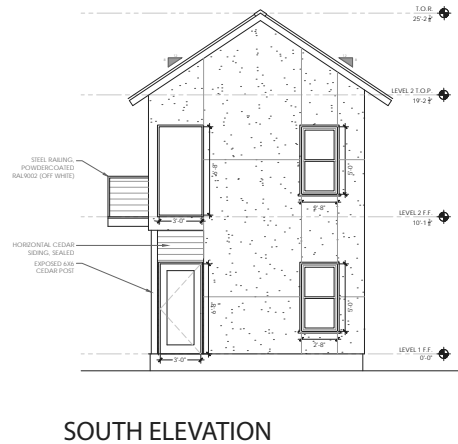
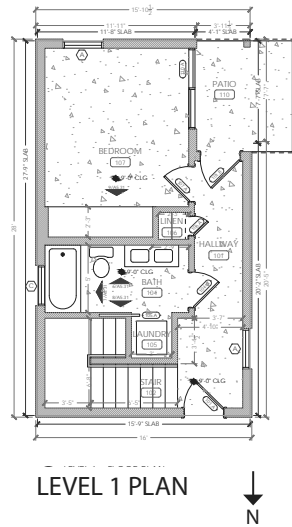
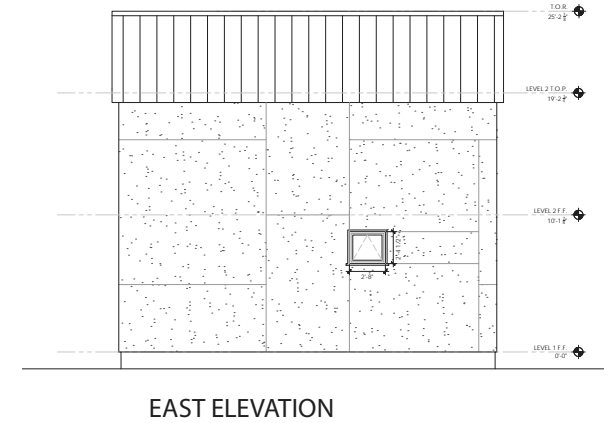
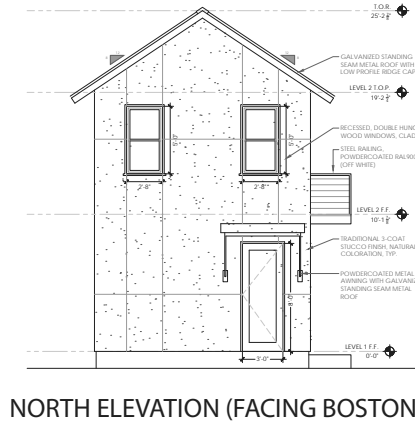
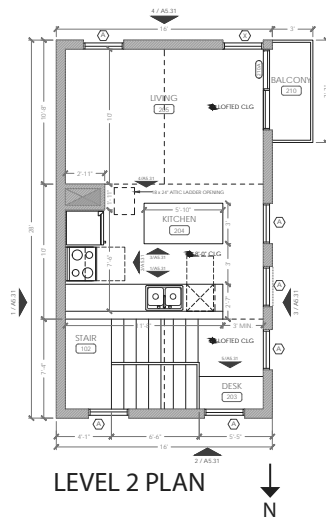
## Building 2 Plans + Elevations

# BOSTON COMMONS

122 & 126 Boston Street, San Antonio Texas

Assets & Architects

Page 10 of 18



## Building 3 Plans + Elevations

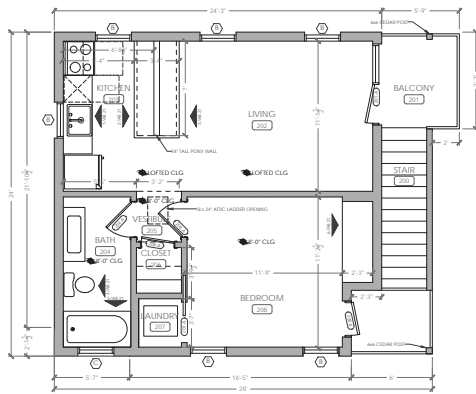
BOSTON COMMONS

122 & 126 Boston Street, San Antonio Texas

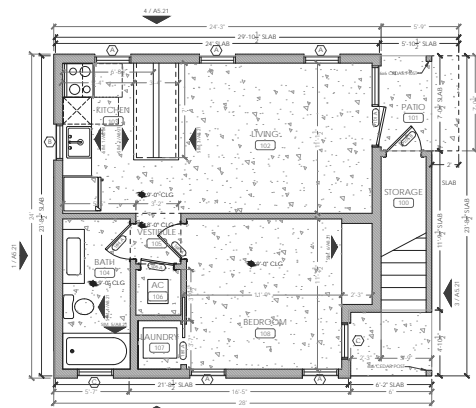
Assets & Architects

Page 11 of 18

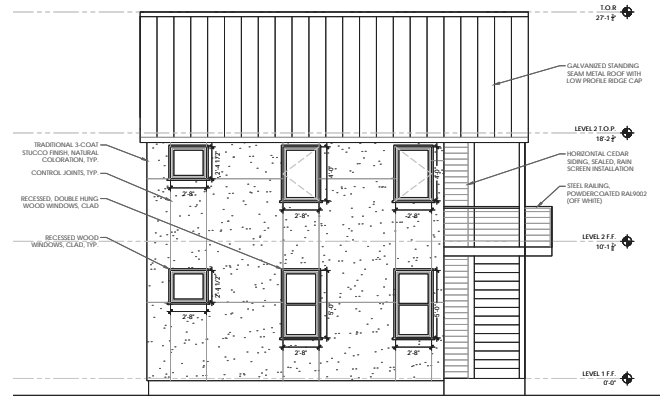




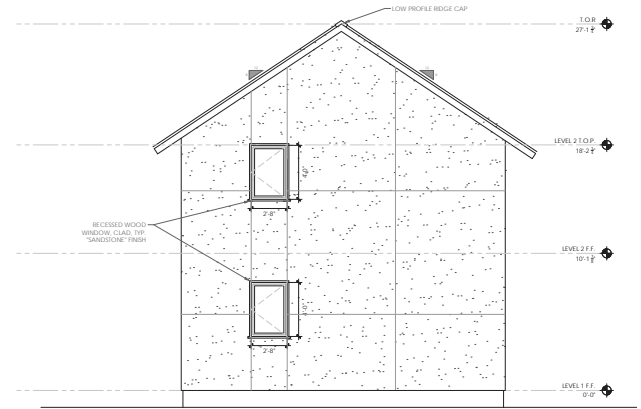
LEVEL 2 PLAN



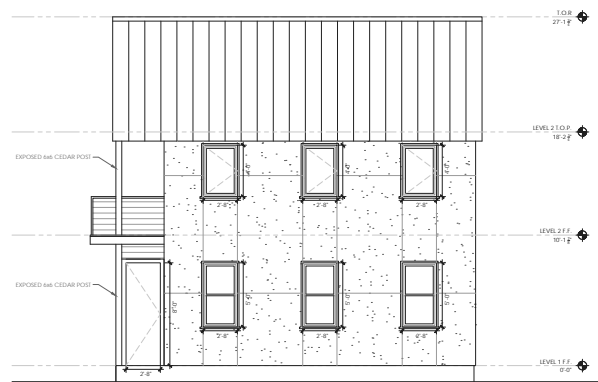
LEVEL 1 PLAN



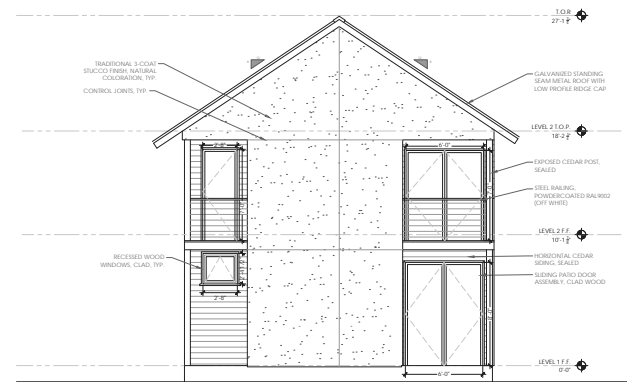
NORTH ELEVATION (FACING BOSTON)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION (FACING LOWE)

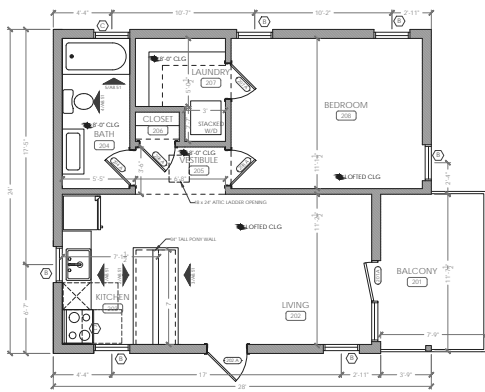
## Building 4 Plans + Elevations

# BOSTON COMMONS

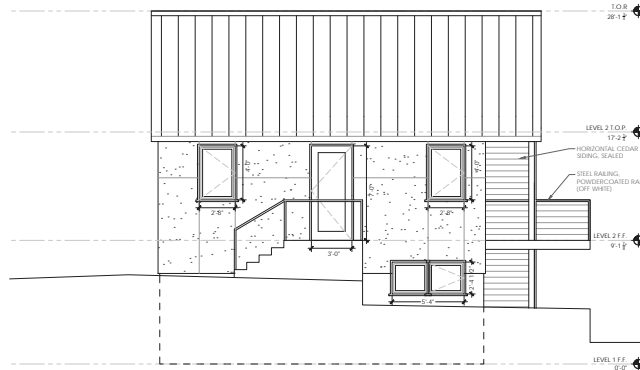
122 & 126 Boston Street, San Antonio Texas

Assets & Architects

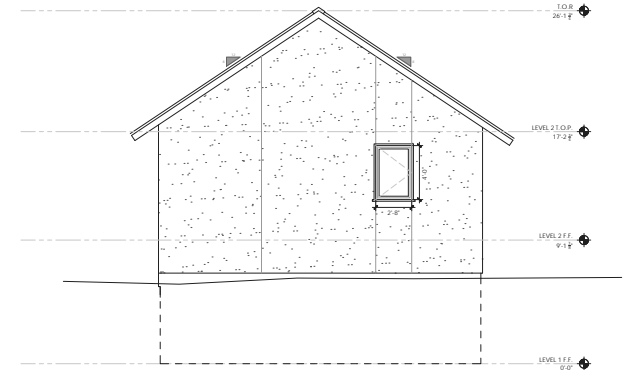
Page 12 of 18



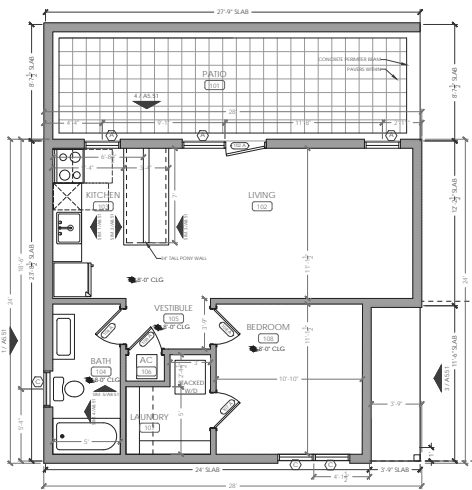
LEVEL 2 PLAN



NORTH ELEVATION



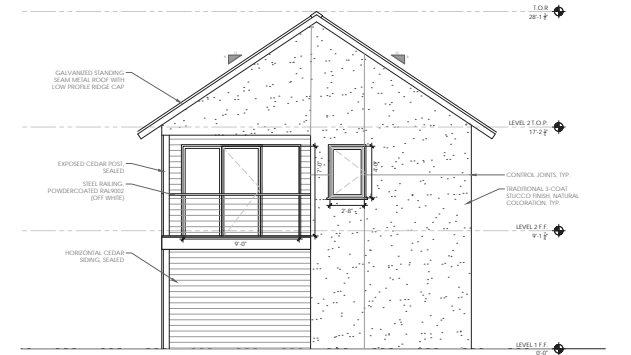
EAST ELEVATION



LEVEL 1 PLAN



SOUTH ELEVATION



WEST ELEVATION (FACING LOWE)

## Building 5 Plans + Elevations

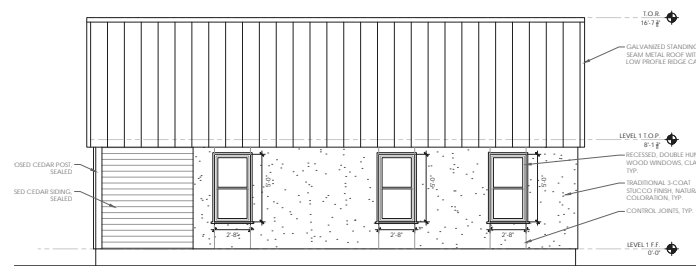
BOSTON COMMONS

122 & 126 Boston Street, San Antonio Texas

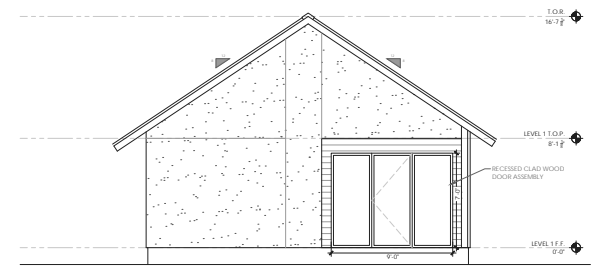
Assets & Architects

Page 13 of 18

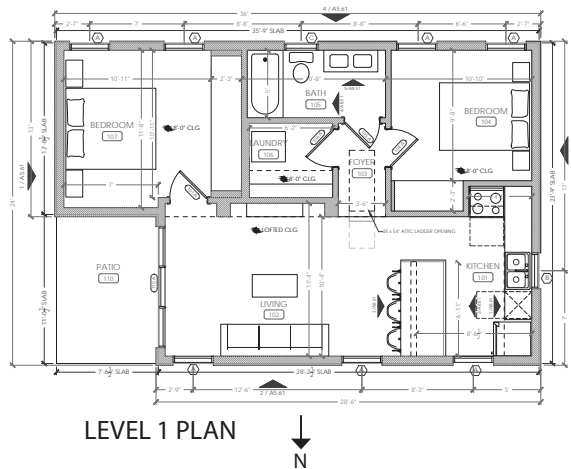




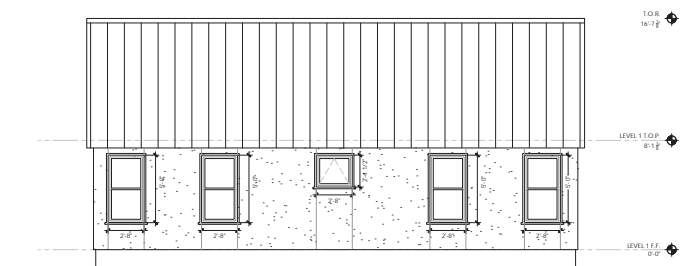
NORTH ELEVATION



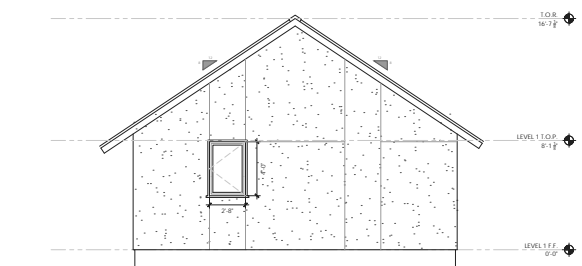
EAST ELEVATION



LEVEL 1 PLAN



SOUTH ELEVATION



WEST ELEVATION

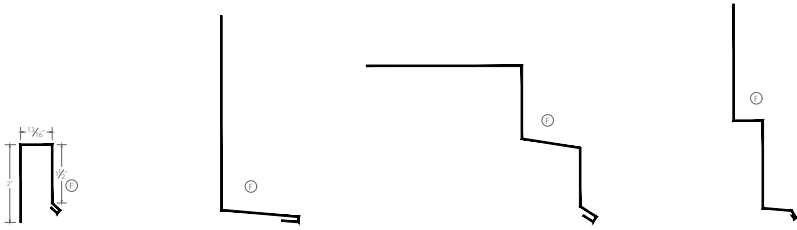
## Building 6 Plans + Elevations

BOSTON COMMONS

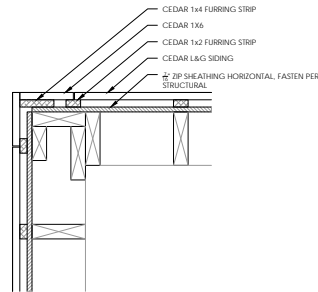
122 & 126 Boston Street, San Antonio Texas

Assets & Architects

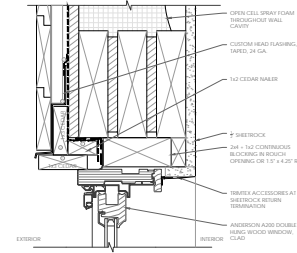
Page 14 of 18



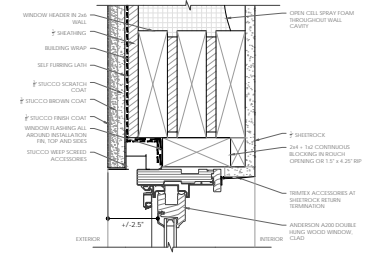
FLASHING PROFILES- 22 GA GALVANIZED



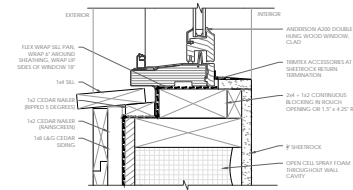
3 PLAN FRAMING - CEDAR CORNERS  
SCALE: 1/2" = 1'-0"



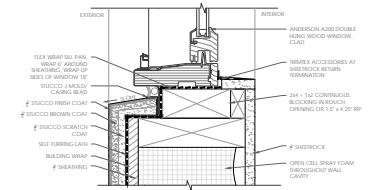
1 TYPICAL WINDOW HEAD- WOOD  
SCALE: 1" = 1'-0"



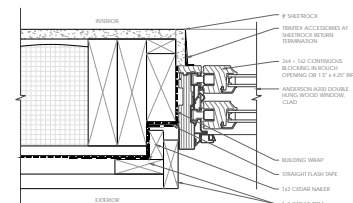
2 TYPICAL WINDOW HEAD- STUCCO  
SCALE: 1" = 1'-0"



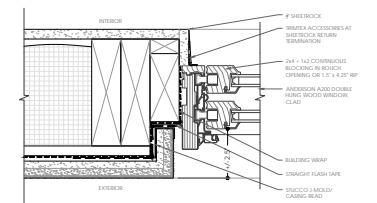
4 TYPICAL WINDOW SILL- WOOD  
SCALE: 1" = 1'-0"



5 TYPICAL WINDOW SILL- STUCCO  
SCALE: 1" = 1'-0"



6 TYPICAL WINDOW JAMB- WOOD  
SCALE: 1" = 1'-0"



7 TYPICAL WINDOW JAMB- STUCCO  
SCALE: 1" = 1'-0"

## Window Details (Typical)

BOSTON COMMONS





## Landscape Plan

# BOSTON COMMONS

122 & 126 Boston Street, San Antonio Texas

Assets & Architects

Page 16 of 18

## GRASSES



Lindheimer's Muhly



Bear Grass Nolina



Inland Sea Oats



Pink Flamingo Grass



Bermuda Grass



Zoysia Grass

## SHRUBS/PERENNIALS



Dwarf Wax Myrtle



Rio Bravo Sage



Bulbine



Mexican Flame Acanthus



Blue Plumbago



Zexmenia



Moraea Iris



Pink Skullcap



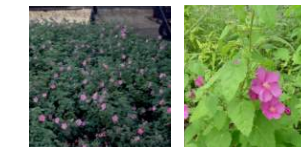
Pride of Barbados



Texas Lantana



Indigo Spires

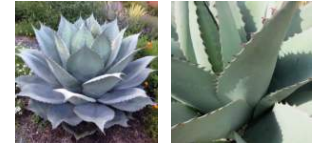


Rock Rose

## AGAVE/CACTUS



Red Yucca



Whale's Tongue Agave



Spineless Prickly Pear



Sotol



Planting Theme

## Plant Palette

BOSTON COMMONS

122 & 126 Boston Street, San Antonio Texas

Assets & Architects

Page 17 of 18





Standing Seam Metal Roof- Galvanized



Gapped Horizontal Cedar fencing



Salt- Finish Concrete Flatwork



Traditional Tri-Coat Stucco



Weathered Cedar Siding



Double Hung Wood Windows, Clad

## Material Palette

BOSTON COMMONS