

# HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

**HDRC CASE NO:** 2020-306  
**ADDRESS:** 118 BOSTON  
**LEGAL DESCRIPTION:** NCB 578 BLK D LOT 4  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Ben Bowman/Amibo Microestates LLC  
**OWNER:** Amibo Microestates LLC  
**TYPE OF WORK:** Construction of two, 2-story residential structures  
**APPLICATION RECEIVED:** June 16, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a multi-family residential development on the vacant lot located at 118 Boston, within the Dignowity Hill Historic District. The proposed new construction will feature two, 2-story structures connected by an elevated deck.

## 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

### *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.

### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a multi-family residential development on the vacant lot located at 118 Boston, within the Dignowity Hill Historic District. The proposed new construction will feature two, 2-story structures connected by an elevated deck.
- b. CONTEXT & DEVELOPMENT PATTERN – The context and historic development pattern of Boston Street features 1-story, single family residential structures. Recently, the Historic and Design Review Commission has approved new construction featuring 2-story structures. Additionally, under a separate owner and applicant, the Commission has conceptually approved new construction of a 1-story, single-family residential structure on this lot.
- 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 a front setback that is consistent with that of the neighboring historic structure, and an orientation that addresses Boston Street. Generally, staff finds that both the proposed setback and orientation are appropriate; however, staff finds that a setback that is greater than that of the

neighboring historic structure's setback would be appropriate as it may promote a reduced perception of the proposed 2-story massing.

- d. **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.
- e. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant has proposed a primary entrance that is oriented toward Boston Street. Staff finds this to be appropriate and consistent with the Guidelines.
- f. **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 26' – 7" for the northern structure, and an overall height of 25' – 4" for the southern structure. The applicant has submitted a street elevation noting the proposed new construction in context with the existing, historic structures on the block. Generally, staff finds the proposed massing to be appropriate; however, staff finds that a height or massing transition from the proposed new construction to the adjacent historic structures would be appropriate, if used.
- g. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Per the submitted application documents, the applicant has proposed foundation and floor heights that are consistent with the Guidelines. 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 both of the new structures to feature front facing gabled roofs. Gabled roofs are found historically within the district, and are 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. Per the submitted elevations, the applicant has proposed window and door openings that are generally consistent with the Guidelines.
- j. **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 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. The applicant has submitted a ridge cap that staff finds to be appropriate.
- k. **WINDOW MATERIALS** – The applicant has proposed double hung, clad wood windows. Generally, staff finds these windows to be appropriate and consistent with staff's specifications for windows in new construction.
- l. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details of the proposed new construction to be appropriate.
- m. **LANDSCAPING** – The applicant has provided design elements regarding landscaping on the proposed site plan. Generally, staff finds the proposed landscaping to be appropriate. The site plan notes the locations of various plantings, walkways, and planters.
- n. **MECHANICAL EQUIPMENT** – The applicant has noted the location and screening of mechanical equipment. Staff finds this to be appropriate and consistent with the Guidelines.

- o. SOLAR PANELS – The applicant has proposed to mount solar panels on the southern roof of the southern structure. Staff finds the use and location of the proposed solar panels to be appropriate and consistent with the Guidelines.
- p. PARKING – The applicant has proposed parking in the form of pull in parking stalls on Lowe Street. The proposed parking would match that previously approved by the Commission. In this context, staff finds the proposed two parking stalls to be generally appropriate as they are located near the rear of the lot. Staff finds that the applicant should incorporate landscaping elements to screen and buffer the proposed parking.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through p with the following stipulations:

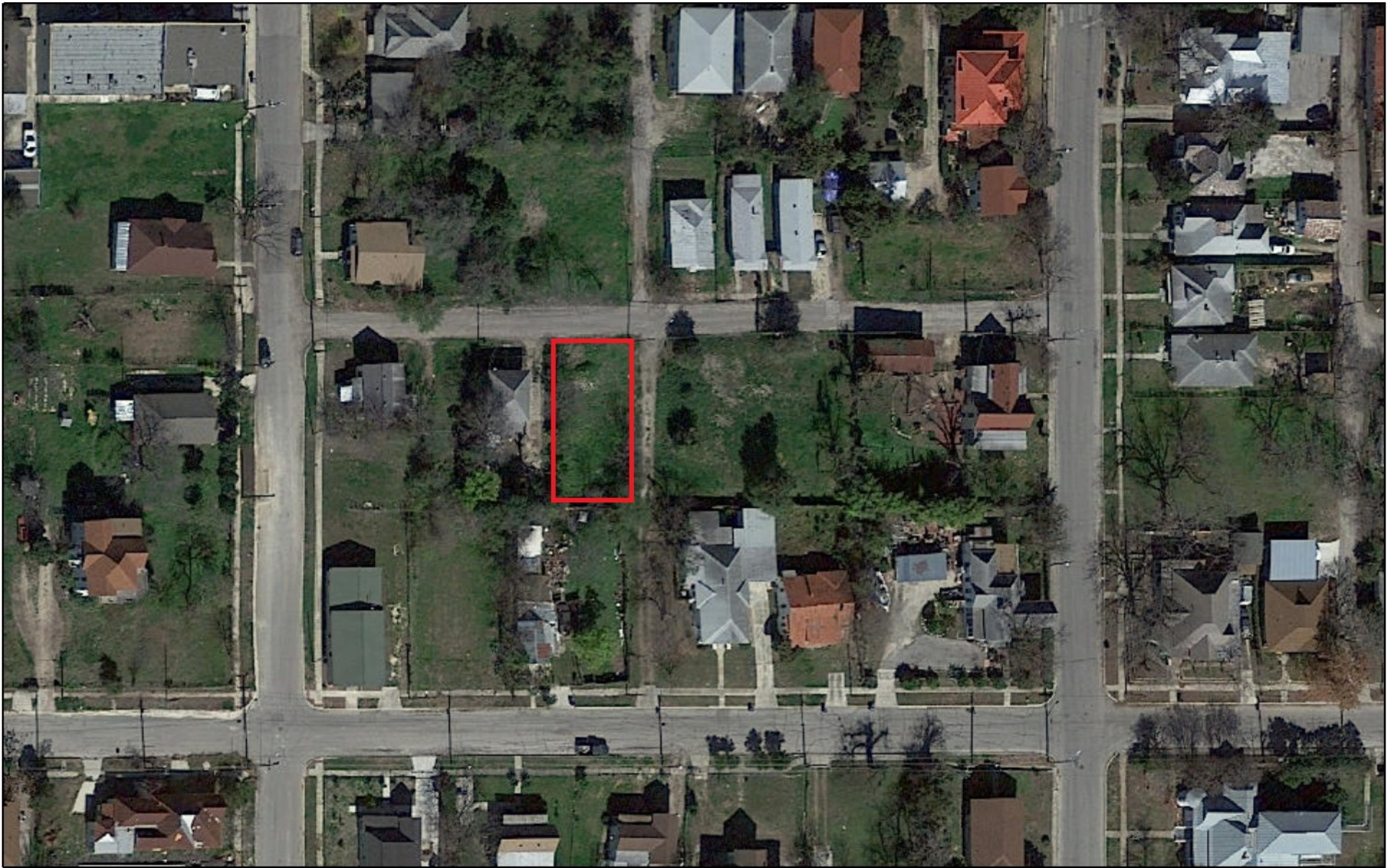
- i. That additional consideration be given to reduce the visual impact of the proposed concrete foundations, such as an application of stucco or another foundation skirting material as noted in finding g.
- ii. That the applicant ensure that the proposed clad wood windows follow staff's standards for windows in new construction.
- iii. That the applicant incorporate screening and buffering landscaping elements to mitigate the visual impact of the pull in parking proposed on Lowe Street.

**A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.**

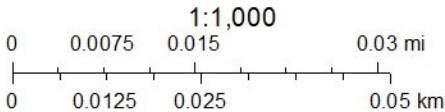
**A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.**



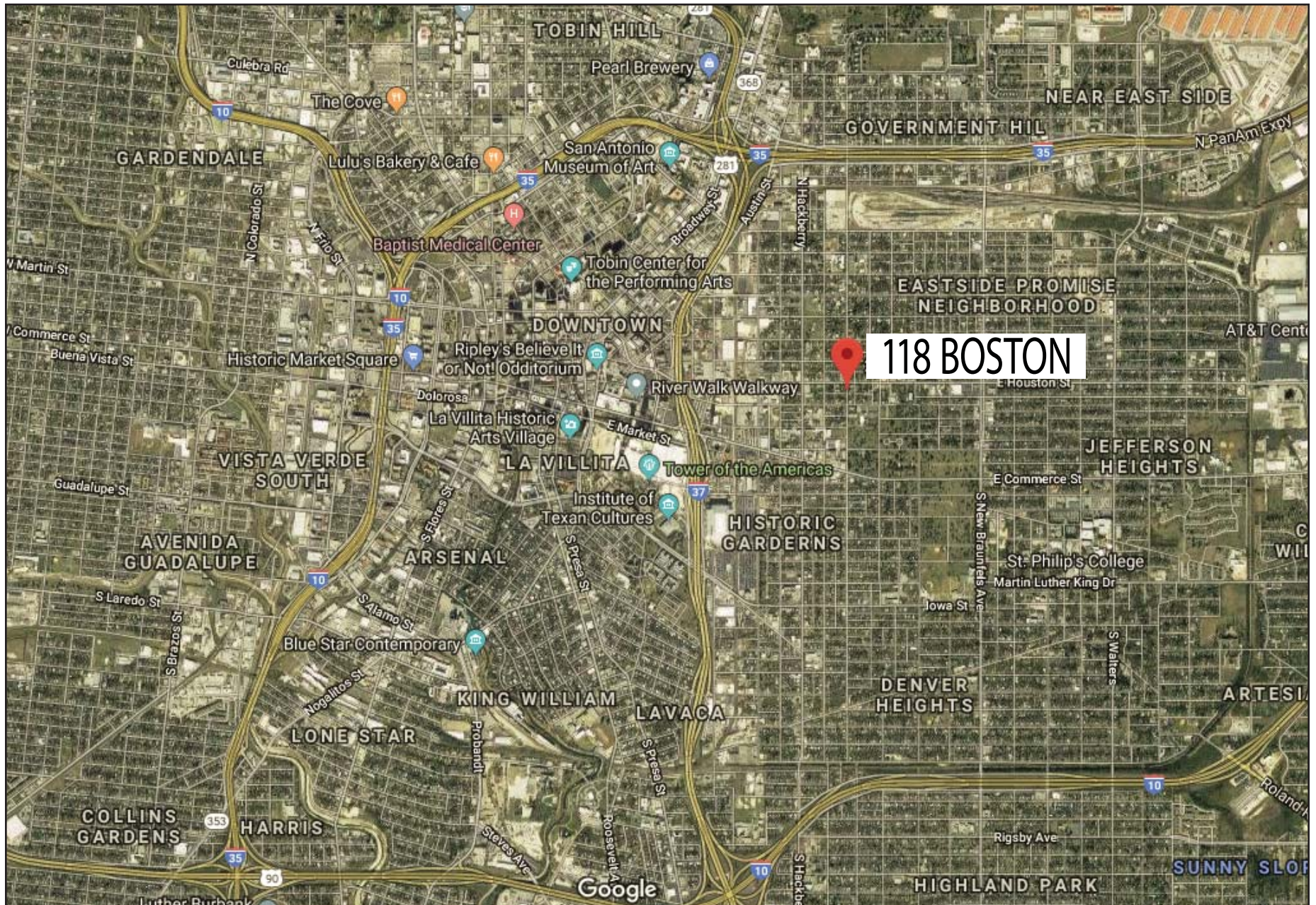
City of San Antonio One Stop



February 7, 2020







# BOSTON COMMONS





June 16, 2020

### 118 Boston St. Project Narrative

The included HDRC application outlines proposed construction on 118 Boston St, a recent inclusion to the “Boston Commons” project that received HDRC approval in November 2019. The original project extents include 122-130 Boston St. which border the subject lot across Lowe Alley to the east.

The 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 east- a single block, unpaved City ROW. The project team has committed to pave the City ROW along Lowe Alley in coordination with the first phase of the project, but vehicular and pedestrian traffic counts are expected to remain very low across both ROWS. To the west and south, the project is bordered by existing residences.

This proposal includes the construction of one single family dwelling located in two adjacent structures separated by an interim outdoor area. The project team believes that this apparent separation of masses is appropriate in consideration of the surrounding context, and serves to significantly decrease the presence of the proposed program. Structure 7A includes 1,343 SF of conditioned space, and structure 7B totals 861 SF.

On a conceptual level, the proposal straddles socioeconomic considerations for both single family infill housing in the historic district, and the challenges associated with construction of quality affordable housing in general. The structure will provide 6 low cost

co-living accommodations for people of modest means to help bring economic diversity to the project’s social footprint.

The design of the proposal is understated to help embrace a sense of equality, and an emphasis on high quality construction execution and long-term building character compliment this simplicity. The project is intended to fold into the uncomplicated existing neighborhood fabric along Boston St. in a way that is both architecturally appropriate and socially responsible.

Primary exterior materials take their cues from neighboring structures, especially the existing and prominent 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, trees, and cedar fencing.

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,

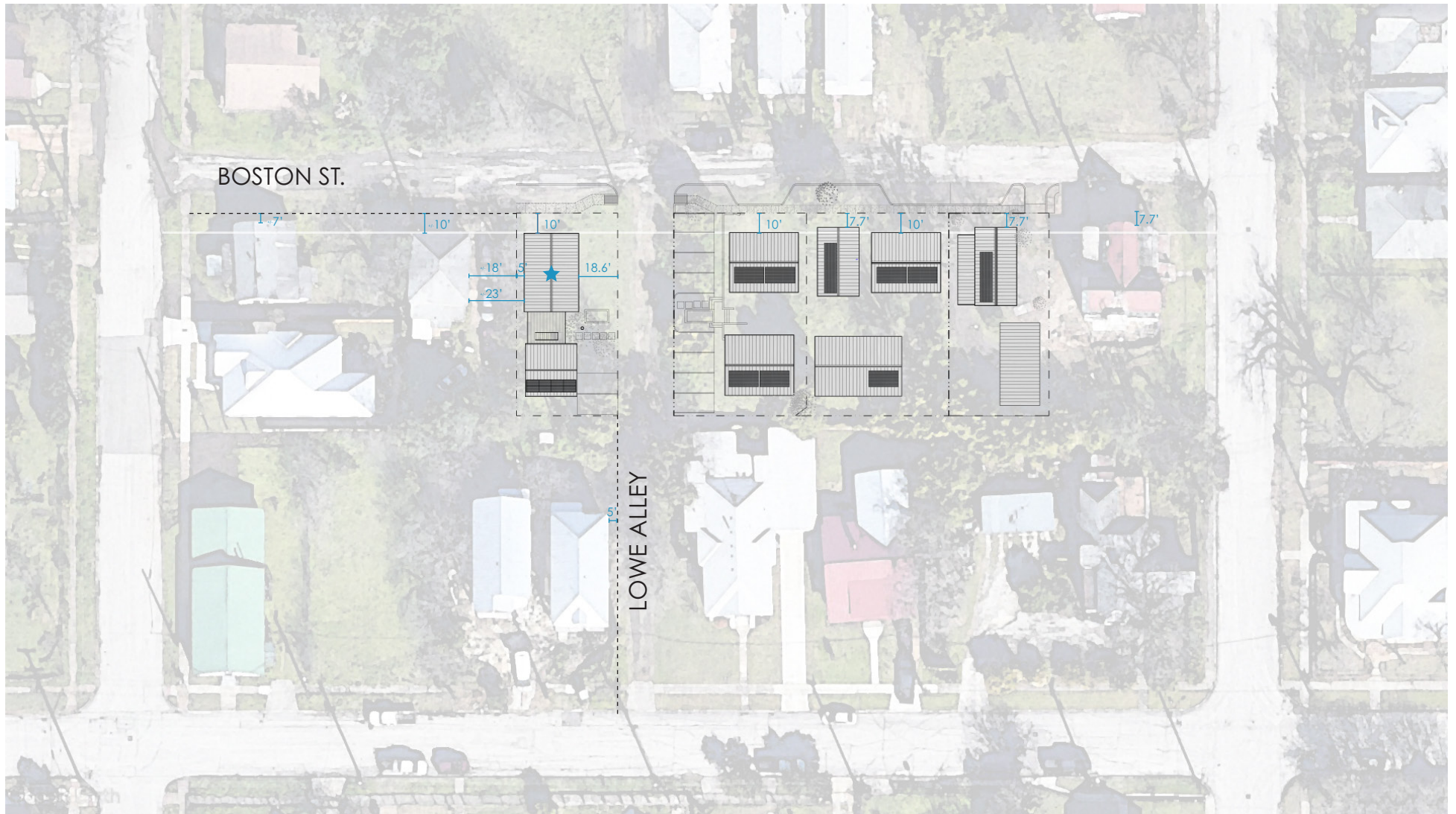
Ben Bowman



Context Plan

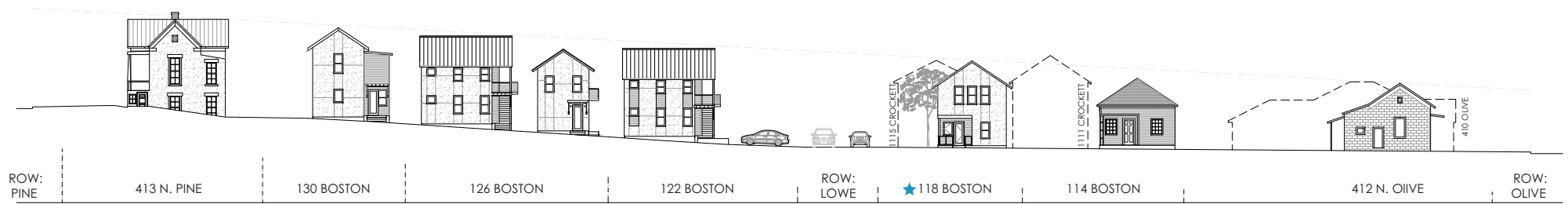
BOSTON COMMONS





Setbacks Along Boston

BOSTON COMMONS

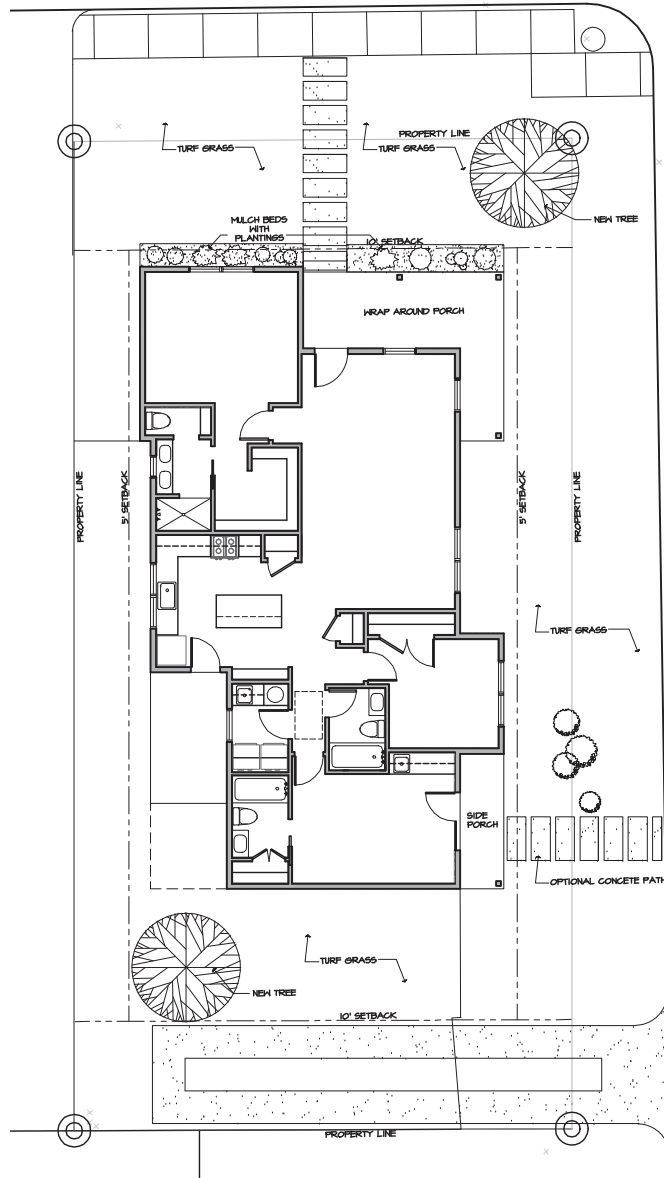


## Boston Street- South Elevation

# BOSTON COMMONS

BOSTON AVE.

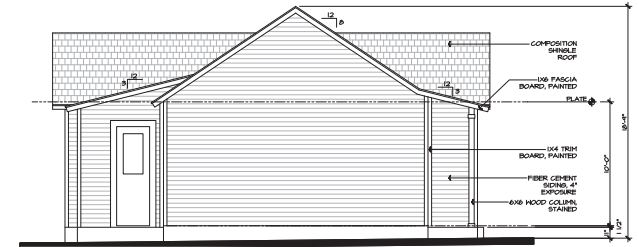
118



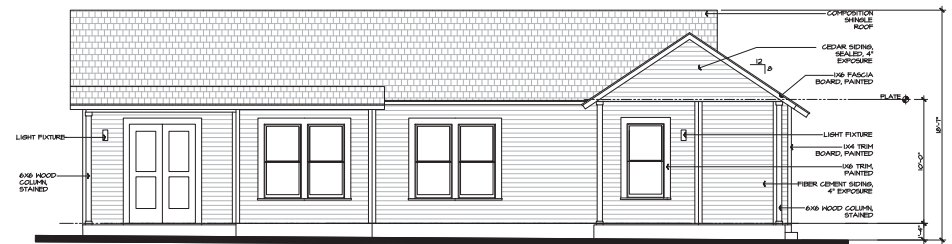
LOWE AVE.



1 NORTH/BOSTON ELEVATION  
SCALE: 3/16" = 1'-0"



1 EAST/LOWE ELEVATION  
SCALE: 3/16" = 1'-0"



2 WEST/ LOWE ELEVATION  
SCALE: 3/16" = 1'-0"



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. Robert Lee, Designer, shall be deemed author of these documents and shall retain all common law, statutory and other reserved rights, including copyright. DO NOT SCALE DRAWINGS.

Previous Owner's Proposal

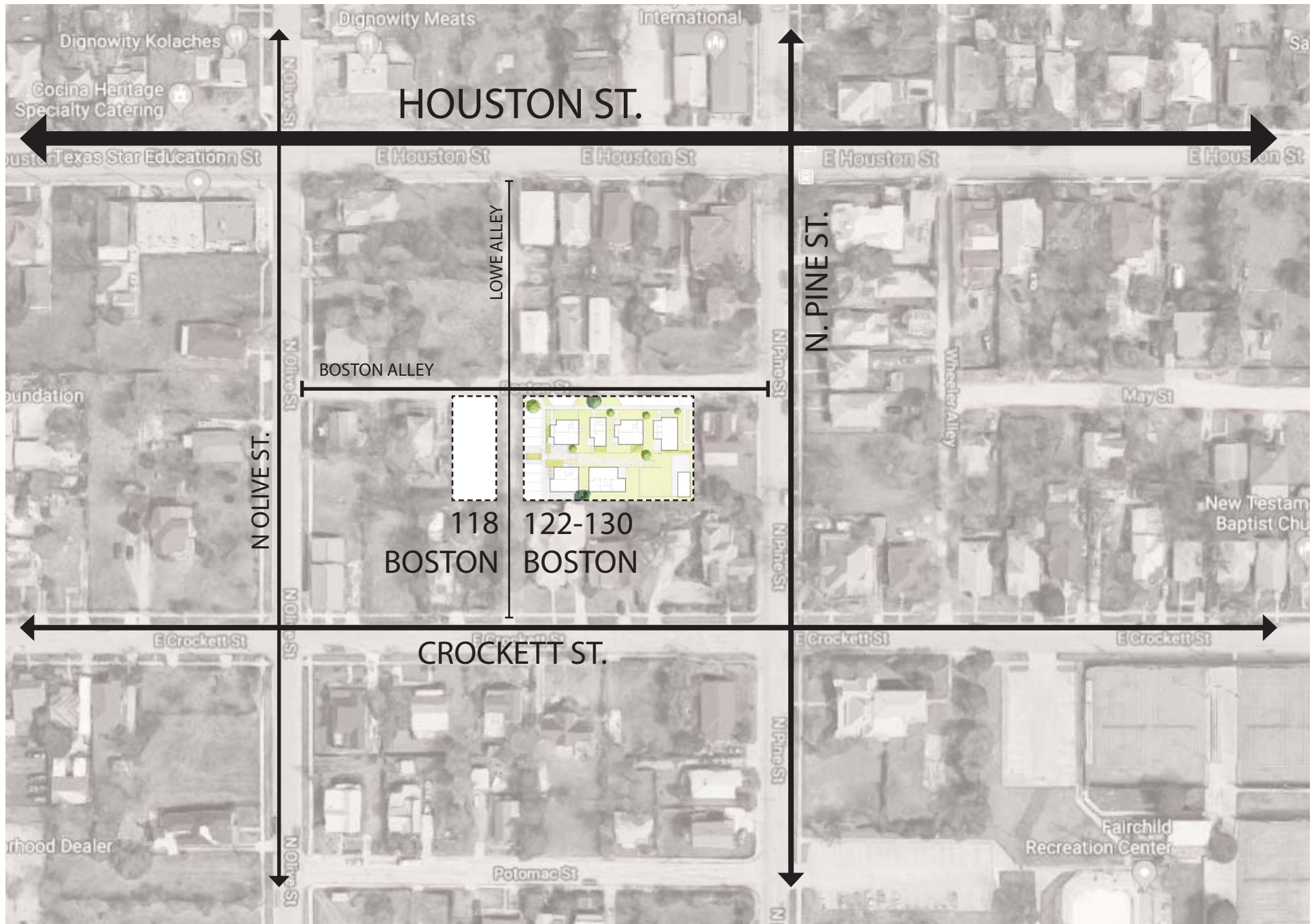
BOSTON COMMONS

118 Boston Street, San Antonio Texas

Assets & Architects

Page 53 of 73





# BOSTON COMMONS

118 Boston Street, San Antonio Texas

Assets & Architects

Page 54 of 73

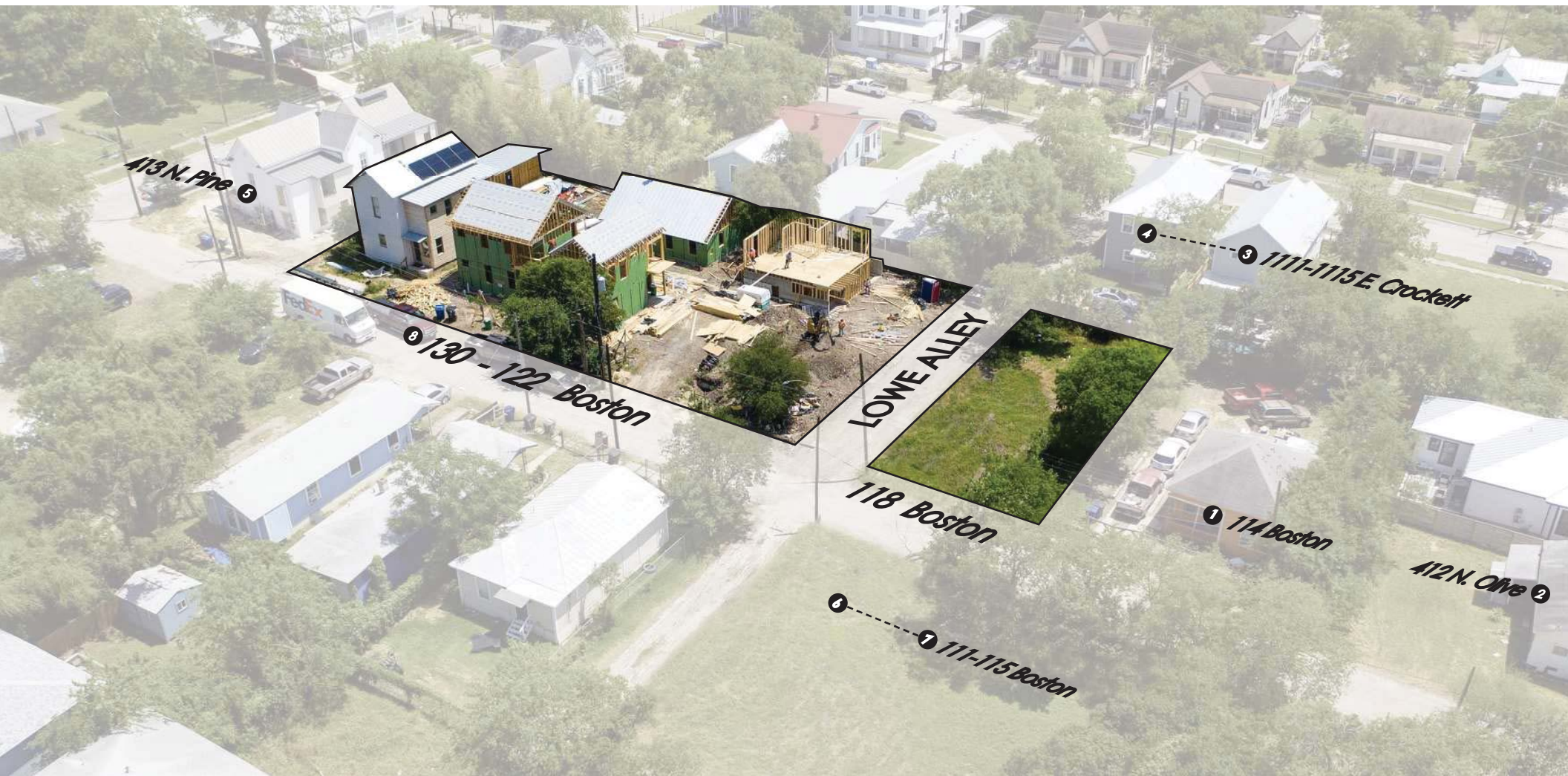




Recent Aerial Image

BOSTON COMMONS





## Reference Annotations

# BOSTON COMMONS





Recent Aerial Image

BOSTON COMMONS





Lowe Alley- Current Condition





1 114 Boston St.



2 412 N. Olive (Facing Boston)

Neighboring Structures to West

BOSTON COMMONS





123 Boston



121 Boston



420 N. Olive (Facing Boston)



1119 Boston

Other Existing Structures Along Boston

## BOSTON COMMONS





3 1111 E. Crockett



4 1115 E. Crockett

Neighboring Structures to Rear

BOSTON COMMONS



5 413 N. Pine



(Facing Boston)

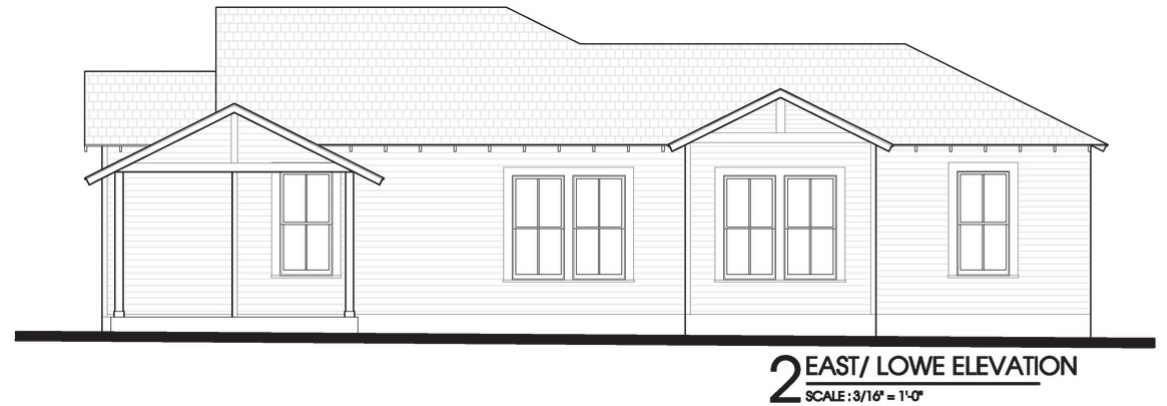
Neighboring Structures to East

BOSTON COMMONS





**6** 111 Boston St.



**7** 115 Boston St.

Neighboring Structures across Intersection

BOSTON COMMONS



8 122-130 Boston St.

Neighboring Structures to East

BOSTON COMMONS

118 Boston Street, San Antonio Texas

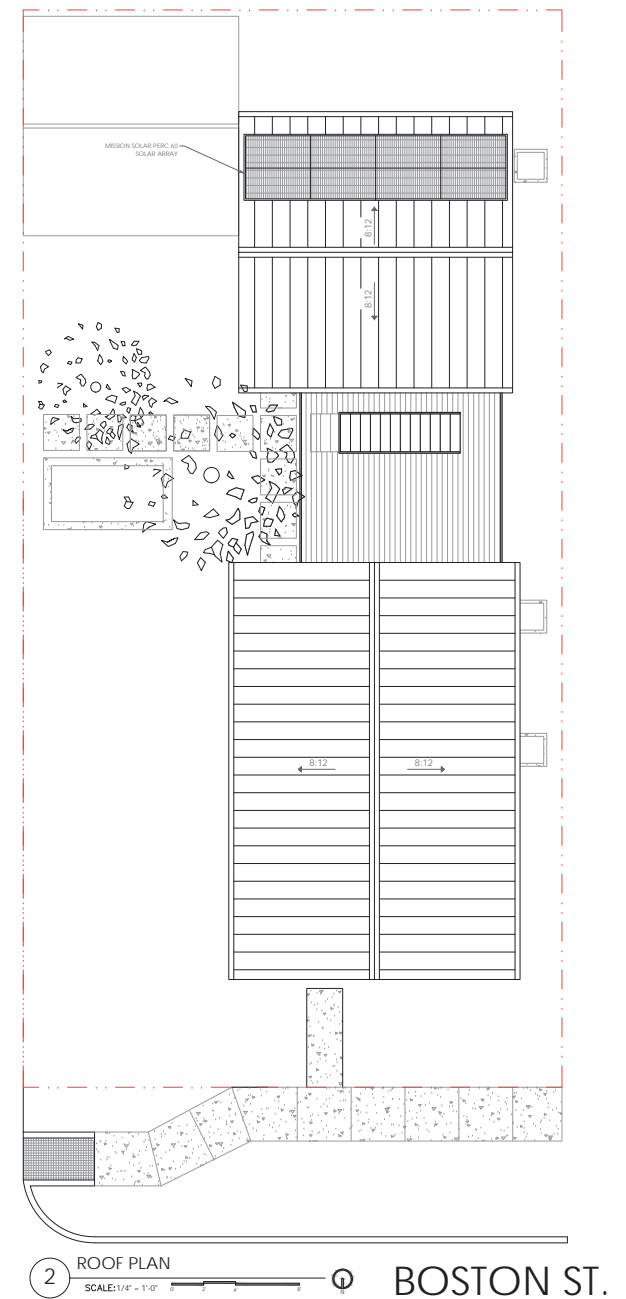
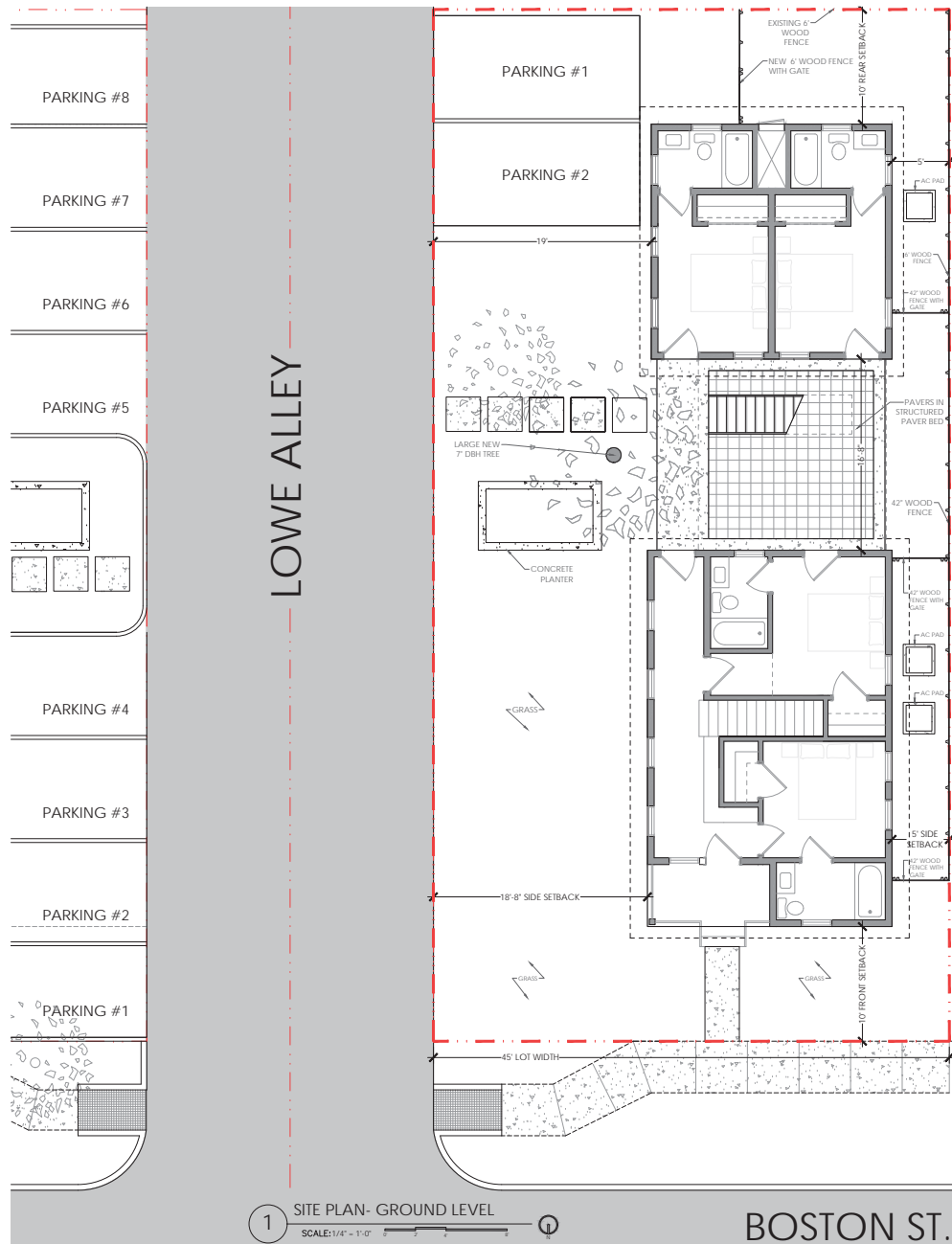
Assets & Architects

Page 64 of 73



Proposed Public Elevations- 118 Boston



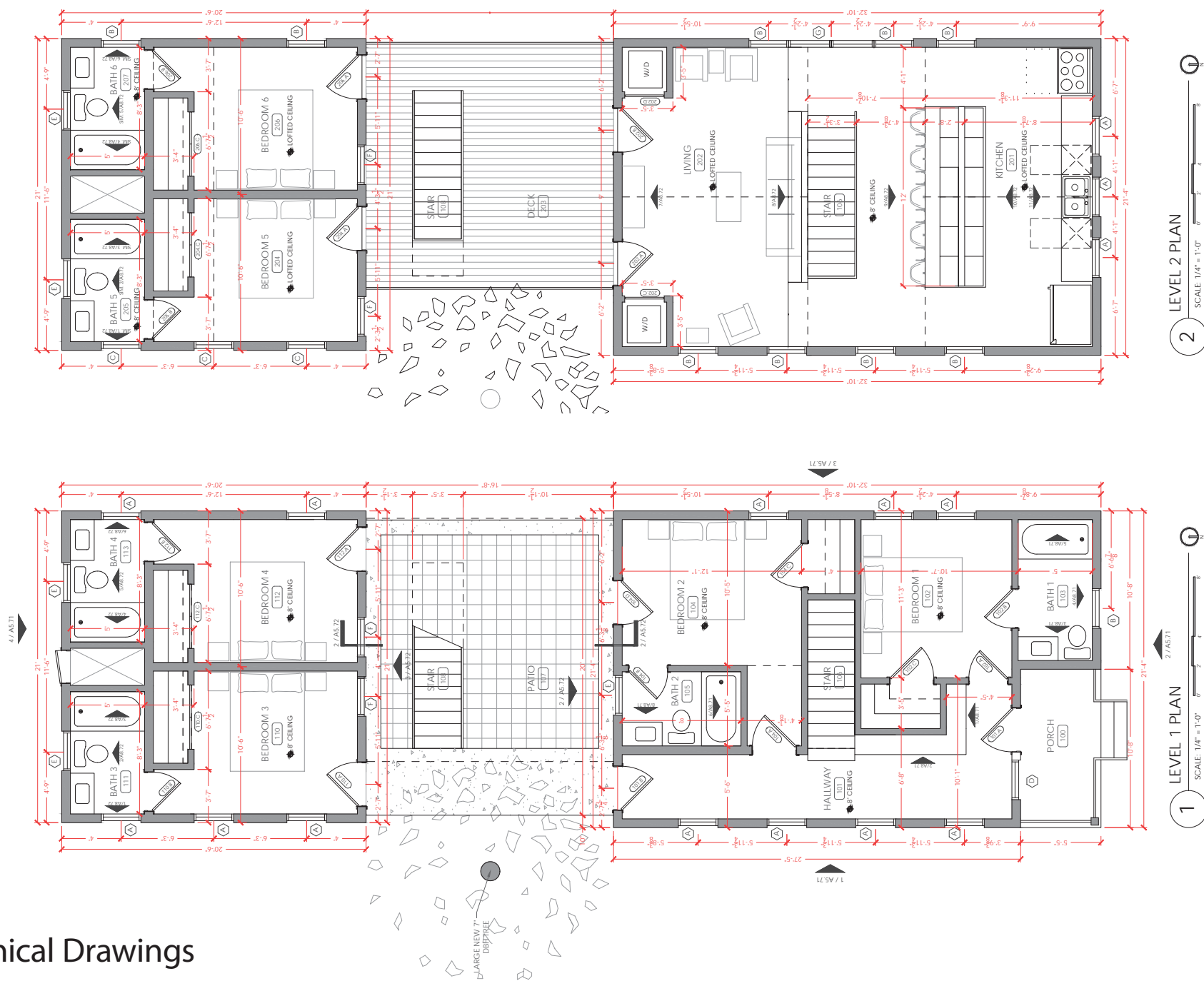


## Technical Drawings

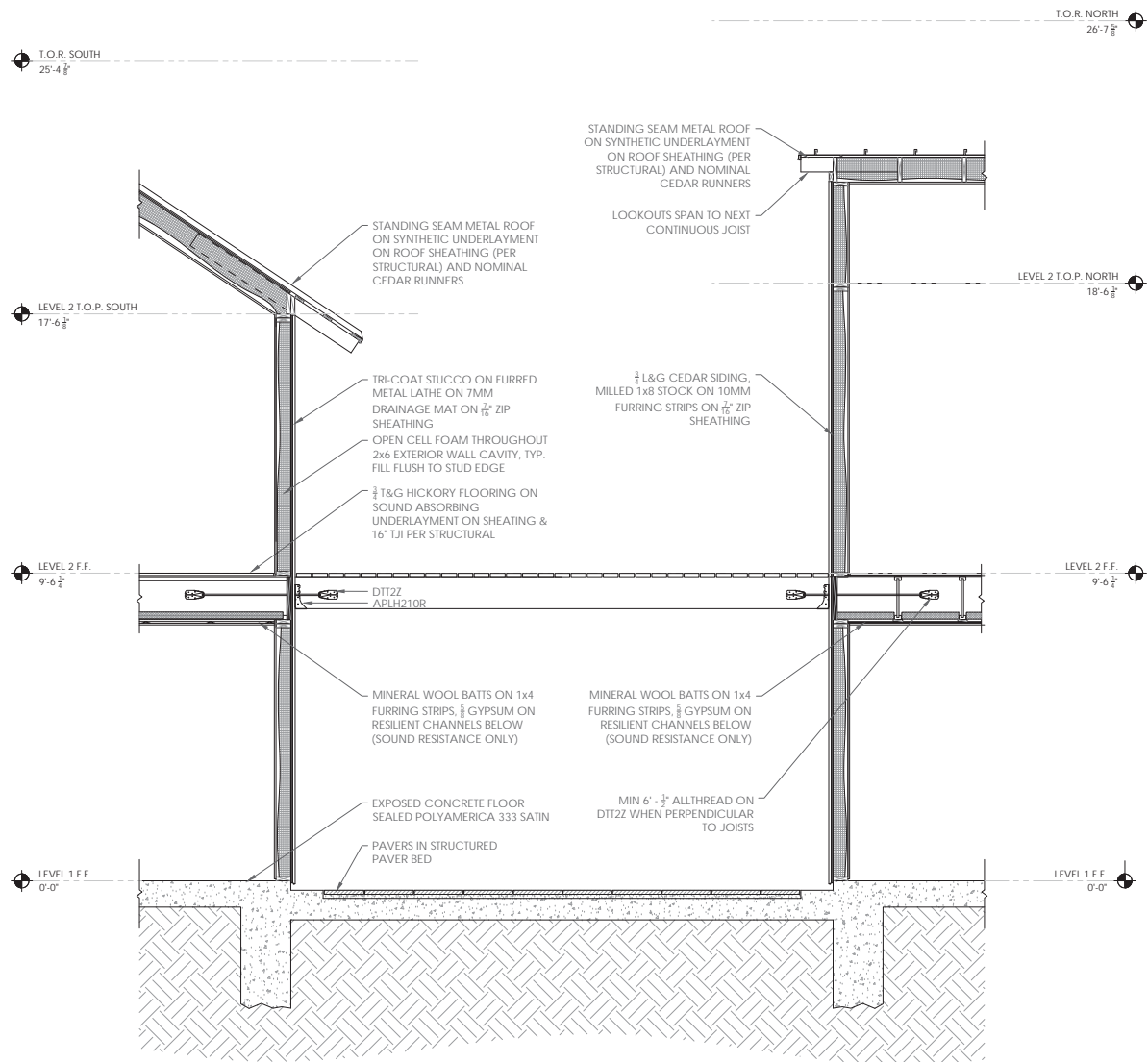
# BOSTON COMMONS

## Technical Drawings

# BOSTON COMMONS





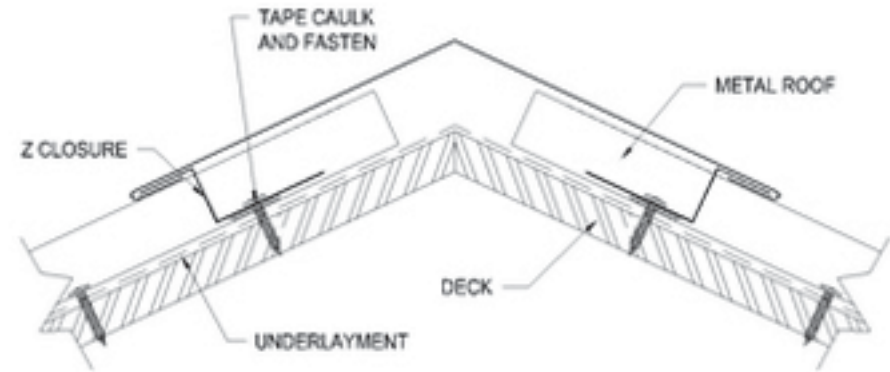
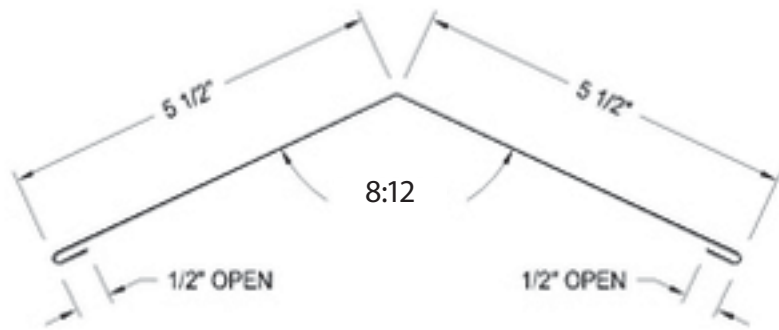


1 TYPICAL WALL SECTIONS  
SCALE: 1/2" = 1'-0"



## Technical Drawings

# BOSTON COMMONS



Hand-crafted low profile ridge cap, Folded return, minimum exposure

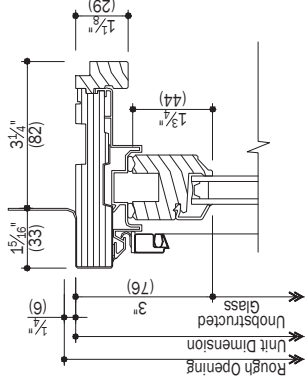
Proposed ridge cap to match 130 Boston St. ridge cap (same craftsman)

Standing Seam Metal Roof + Ridgecap

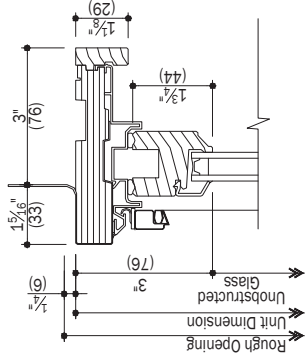
BOSTON COMMONS

200 Series

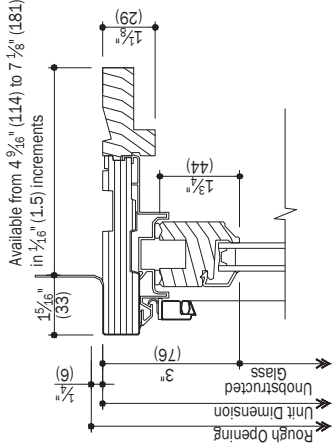
Tilt-Wash Double-Hung Windows



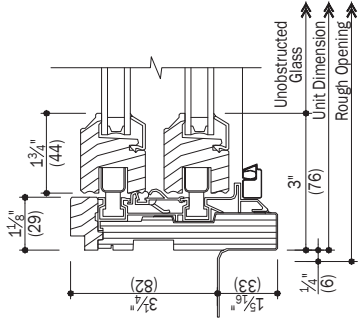
A Head - Standard Frame  
Operating - See Pg 5 for Extension Jambs



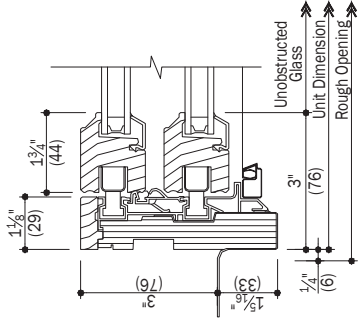
D Head - Drywall Return  
Operating



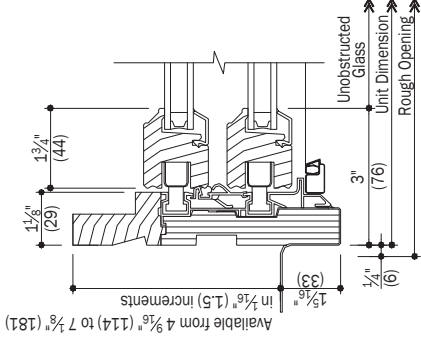
G Head - Jamb Frame  
Operating



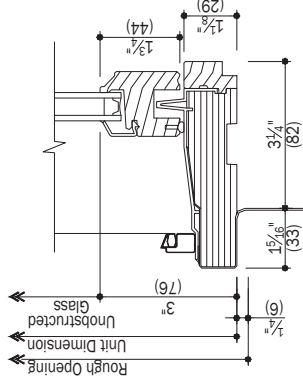
B Jamb - Standard Frame  
Operating - See Pg 5 for Extension Jambs



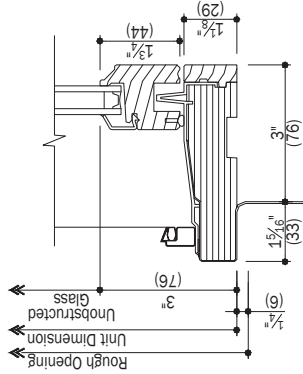
E Jamb - Drywall Return  
Operating



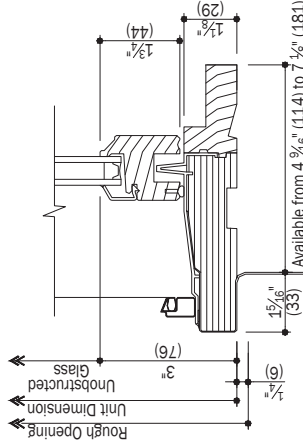
H Jamb - Jamb Frame  
Operating



C Sill - Standard Frame  
Operating - See Pg 5 for Extension Jambs



F Sill - Drywall Return  
Operating



J Sill - Jamb Frame  
Operating

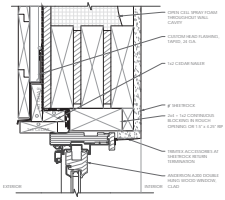
Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

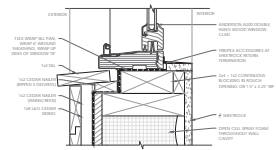
See Pages 4 & 5 for Accessories

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

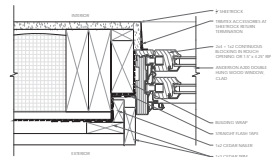




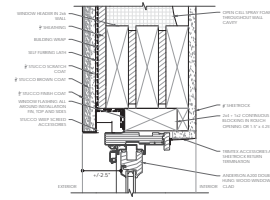
1 TYPICAL WINDOW HEAD- WOOD  
SCALE: 1/4" = 1'-0"



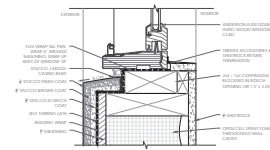
4 TYPICAL WINDOW SILL- WOOD  
SCALE: 1/4" = 1'-0"



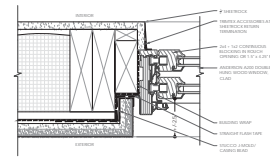
6 TYPICAL WINDOW JAMB- WOOD  
SCALE: 1/4" = 1'-0"



2 TYPICAL WINDOW HEAD- STUCCO  
SCALE: 1/4" = 1'-0"



5 TYPICAL WINDOW SILL- STUCCO  
SCALE: 1/4" = 1'-0"



7 TYPICAL WINDOW JAMB- STUCCO  
SCALE: 1/4" = 1'-0"



## Window Detailing

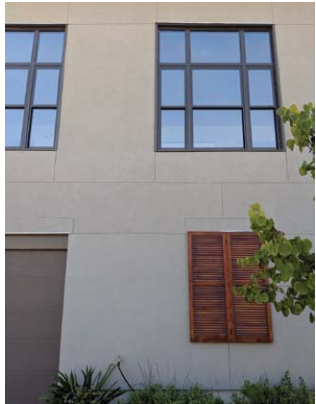
BOSTON COMMONS



Mission San Juan Capistrano



Mission San Juan Capistrano



310 Barrera



306 Barrera



1123 S Presa



207 E Russell

## Window Detailing

BOSTON COMMONS