

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-334
ADDRESS: 621 CENTER ST
LEGAL DESCRIPTION: NCB 584 BLK E1/2 7 LOT 12
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio
OWNER: Henneke Financial Group
TYPE OF WORK: New Construction
REQUEST:

The applicant is requesting conceptual approval for approval to construct a two story, single family residential structure and a rear carport.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

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

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

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

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

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

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

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

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

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

B. SCREENING

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

B. NEW FENCES AND WALLS

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

3. Landscape Design

A. PLANTINGS

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

B. ROCKS OR HARDSCAPE

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

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant has proposed to construct a two story house on the vacant lot at 621 N Center Street in the Dignowity Hill Historic District. The lot is located mid-block between N Hackberry Street and N Olive Street.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on May 10, 2017. At that meeting, commissioners noted the proposed massing and materials appropriate. Commissioners noted that the façade void of fenestration should be amended to include window openings appropriate for new construction in a historic district.

- c. The applicant received conceptual approval for the proposed new construction at the July 19, 2017, Historic and Design Review Commission hearing with the following stipulations:
 - i. That siding should feature a smooth finish, an exposure of four inches, that the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.
 - ii. That the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
 - iii. That additional massing be added to the porch roof, which is currently designed as a shed roof to add massing and depth to the front façade. *The applicant has increased the header height and increased the roof pitch of the shed roof.*
 - iv. That the applicant reduce the massing of the proposed columns to six inches square and provide a detailed drawing when returning for final approval. *The applicant has reduced columns to six inches square.*
 - v. That the applicant provide elevations and a plan of the proposed rear carport when returning for final approval. *The applicant has submitted elevations to staff for review.*
 - vi. That the applicant provide a detailed landscaping plan as noted in findings when returning for final approval. *The applicant has provided landscaping details on the site plan.*
 - vii. That the applicant propose a greater setback to match that of the historic structure to the west. *The applicant has noted that the proposed new construction will feature a setback that matches that of the historic structure to the west.*
- d. 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 setback of eighteen (18) feet and has noted that the proposed new construction will feature a setback that matches that of the historic structure to the west. Staff finds that the applicant should provide a site plan noting the proposed new construction and adjacent historic structures to verify the setback.
- e. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward Center Street. This is 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. While there are no two story, historic residential structures on this side of the block on Center, the applicant has provided a street elevation noting the overall height of the proposed new construction, while at two stories, to be comparable to that of the existing, historic structure to the west. Staff finds this appropriate and consistent with the Guidelines.
- 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. Historic structures on this block feature foundation heights of approximately ten and thirty inches. The applicant has proposed a foundation height of eighteen (18) inches. This is consistent with the Guidelines.
- h. ROOF FORM – The applicant has proposed both front and side gabled roofs. Gabled roofs are featured throughout the Dignowity Hill Historic District as well as on the majority of the historic structures on N Center. This is 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. Staff finds that the applicant has incorporated window openings that are consistent with those found on the neighboring historic structures.
- 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. The proposed new construction is consistent with the Guidelines for New Construction 2.D.i.
- k. MATERIALS – Regarding materials, the applicant has proposed materials to include board and batten siding and a standing seam metal roof. Staff finds that the siding should feature a smooth finish, an exposure of four inches, that the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. A large profiled ridge cap shall not be used.
- l. WINDOW MATERIALS – According to the Historic Design Guidelines for Windows, windows used in new

construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. Based on the documentation provided, the proposed windows are block frame vinyl windows. The applicant has provided staff with a wall section noting an installation depth of 1 3/16 inches. Staff finds that the proposed vinyl windows are not appropriate.

- m. **ARCHITECTURAL DETAILS** – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposed architectural details to be generally appropriate and consistent with the Guidelines. Since conceptual approval, the applicant has increased front porch header depth and the slope of the proposed shed roof. Staff finds the proposed design appropriate.
- n. **COLUMN DESIGN** – The applicant has proposed six inch square cedar columns. The proposed columns will feature trim at both the capital and base. Staff finds the proposed column design appropriate.
- o. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant has noted that the proposed mechanical equipment will be screened from the public right of way.
- p. **DRIVEWAY** – The applicant has proposed to install a concrete, ribbon strip driveway on the east side of the lot. The proposed location is consistent with the examples found on this block of Center Street. The applicant should ensure that the proposed curb cut and apron are consistent with the historic profiles found on this block. The applicant has noted an overall width of nine (9) feet.
- q. **CARPORT** – At the rear of the lot, the applicant has proposed to construct a carport to feature covered parking for two automobiles. The proposed carport is to feature twenty (20) feet in length and width. Staff finds the general size and location of the proposed carports appropriate. The carport has been proposed to feature a wood frame with a shed roof.
- r. **LANDSCAPING** – The applicant has included information on the site plan noting landscaping items. The applicant has noted the installation of grass and trees on the site. This is consistent with the Guidelines for Site Elements.
- s. **TREE REMOVAL** – The applicant has noted the removal of two trees on the lot, neither of which are heritage trees. The applicant has proposed to plant four new trees to mitigate the removal of the two.
- t. **FENCING** – Front yard fences are found along this block of Center. The applicant has noted the installation of a cattle panel fence in the front yard and a rear yard privacy fence.. Staff finds the installation of this fence appropriate; however, the height is not to exceed four (4) feet in height in the front yard and six (6) feet in height in the side and rear yard.

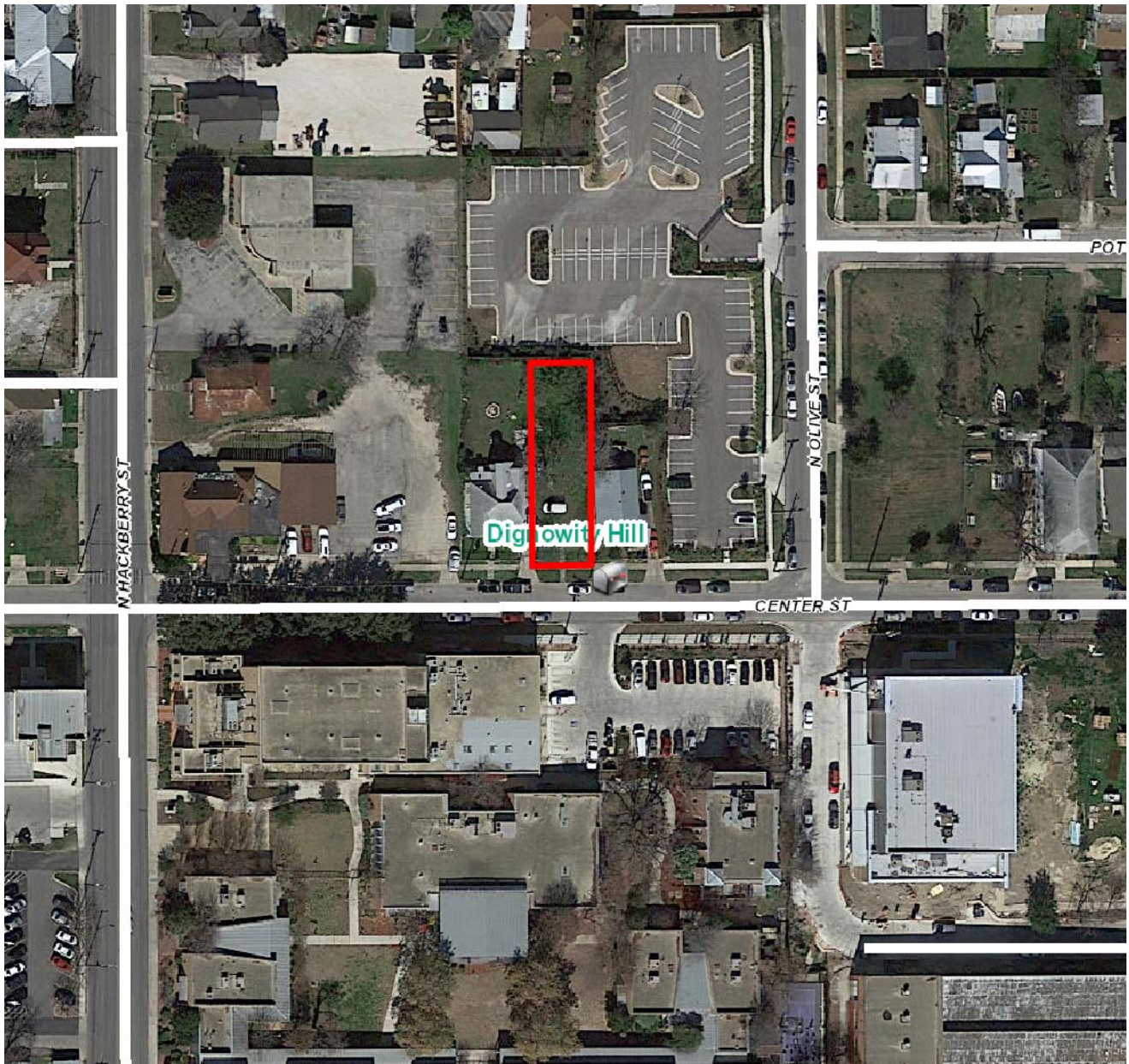
RECOMMENDATION:

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

- i. That the siding should feature a smooth finish, an exposure of four inches, that the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. A large profiled ridge cap shall not be used.
- ii. That the proposed front yard fencing does not exceed four (4) feet in height and that the rear privacy fencing does not exceed six (6) feet in height.
- iii. That the applicant install a double-hung, one-over-one wood windows or aluminum-clad wood windows be used based on finding d. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and 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.
- iv. That the applicant provide staff with a site plan noting the proposed new construction’s setback from the street in context with the setbacks of the adjacent structures.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 08, 2017

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.



CITY OF ANTONIO
WORKS DEPARTMENT
STREET & SIGN
REPAIRS
A SIGN ON THE STREET
REQUEST: www.a-tx.gov/sign
OR CALL: (210) 205-4655
OR FAX: (210) 205-4655
OR EMAIL: sign@cityofantonio.org
OR VISIT: www.a-tx.gov/sign
OR CALL: (210) 205-4655
OR FAX: (210) 205-4655
OR EMAIL: sign@cityofantonio.org
OR VISIT: www.a-tx.gov/sign



N Hackberry

Armstrong Pl

Chase Alley

Carter-Taylor-Williams
Mrt'y

N Hackberry

Carver Community
Cultural Center

N Hackberry

IDEA Public School

621 Center Street

N 10th St

N 10th St

Potomac St

Center St

Center St

Gibbs St

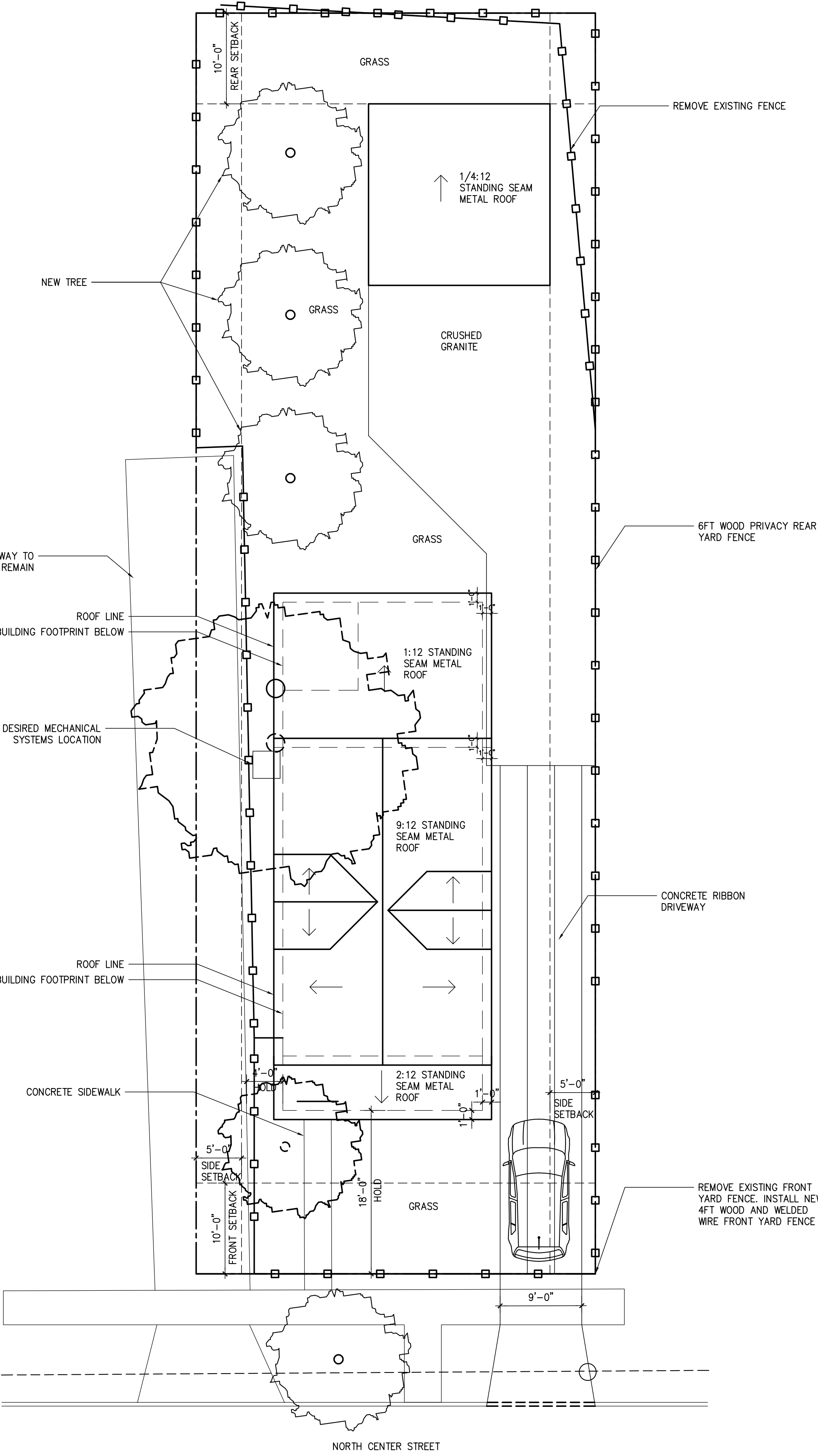
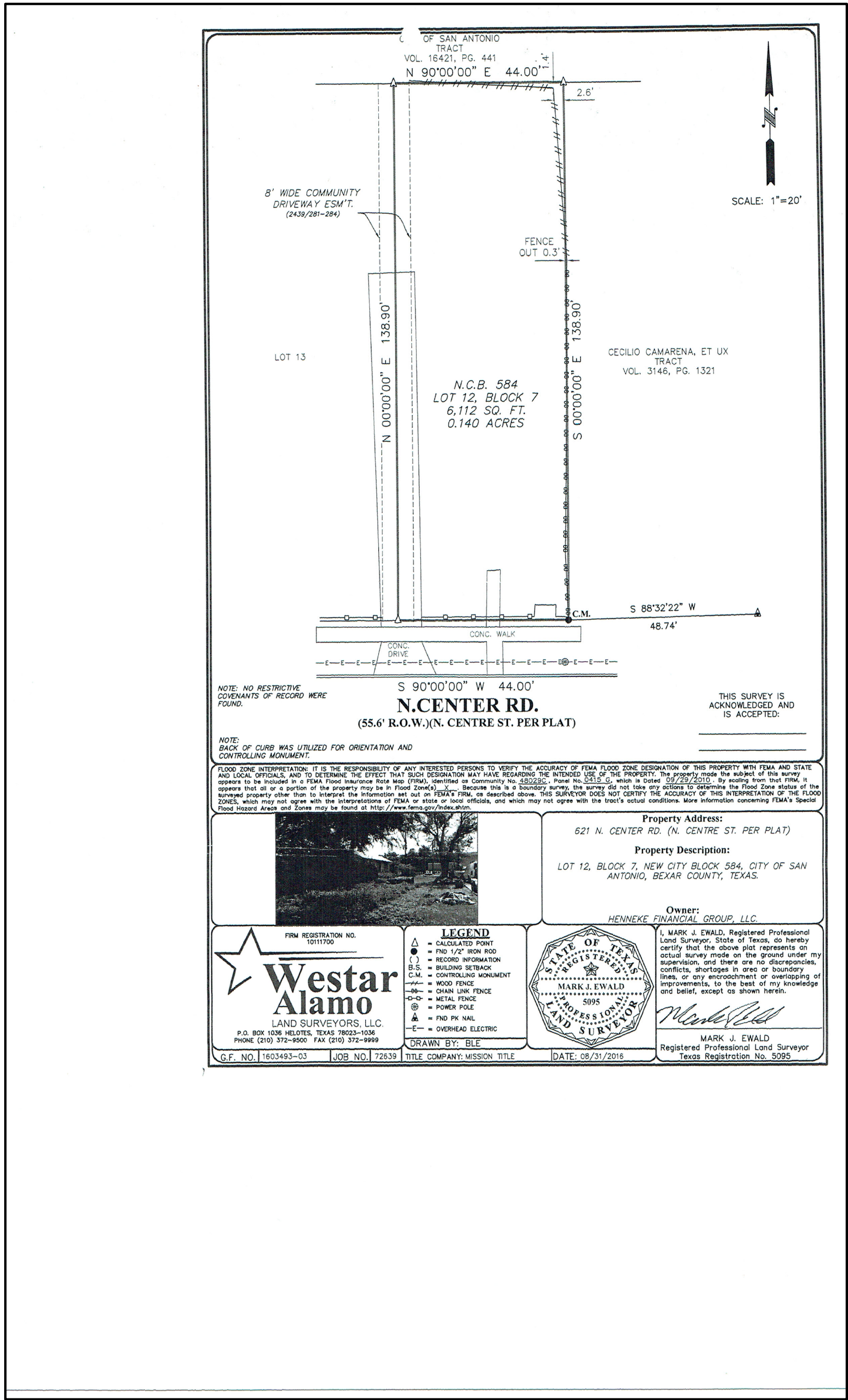
NARRATIVE – 621 N. CENTER ST.

Requesting final approval to construct a one and a half story single family house on a vacant lot. The proposed design will include a ribbon driveway, and a carport. The driveway will be concrete ribbons with crushed gravel in between. A crushed granite pad will connect the ribbon driveway to the carport. A new walkway will connect the front door to the sidewalk. The rest of the site landscaping surface will be grass. Three new trees will be planted as shown on site plan.

The new house will be pushed back to align with the historic house to the west. The foundation will be elevated so that they are within one foot of the highest foundation elevation on the existing houses.

The structure will have a galvalume standing seam metal roof, Hardie board and batten siding, and block frame vinyl windows. The proposed vinyl windows will be installed as further into the opening as possible using wood stops to achieve a similar installation as historic windows.

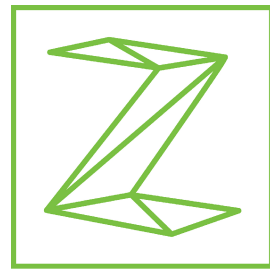
A 6ft. tall wood privacy fence will be installed in the rear yard, and a 4ft. wood and cattle wire fence will replace the existing wrought iron fence at the front yard.



ISSUE		
#	DATE	DESCRIPTION
1	07/28/2016	HDRC SET

PROPOSED SITE/ROOF
PLAN

PROJECT NO.	17-101
DATE:	07.28.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683



ZIGA ARCHITECTURE STUDIO, PLLC
ARCHITECTURE | INTERIORS | HISTORIC PRESERVATION

1218 E. EUCLID AVE. #3
SAN ANTONIO, TX 78212

TEL. 210.201.3637
eMAIL. INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

NEW RESIDENCE
621 N. CENTER ST.,
SAN ANTONIO, TX 78202
HENNEKE FINANCIAL GROUP, LLC

DRAWING FOR
REVIEW ONLY. NOT
FOR CONSTRUCTION,
PERMITTING OR
REGULATORY
APPROVAL

© 2017 ZIGA ARCHITECTURE STUDIO, PLLC
ALL RIGHTS RESERVED. THIS DRAWING
AND ITS REPRODUCTIONS ARE THE
PROPERTY OF ZIGA ARCHITECTURE STUDIO,
PLLC. IT MAY NOT BE REPRODUCED,
PUBLISHED OR USED IN ANY WAY WITHOUT
THE WRITTEN PERMISSION OF ZIGA
ARCHITECTURE STUDIO, PLLC.

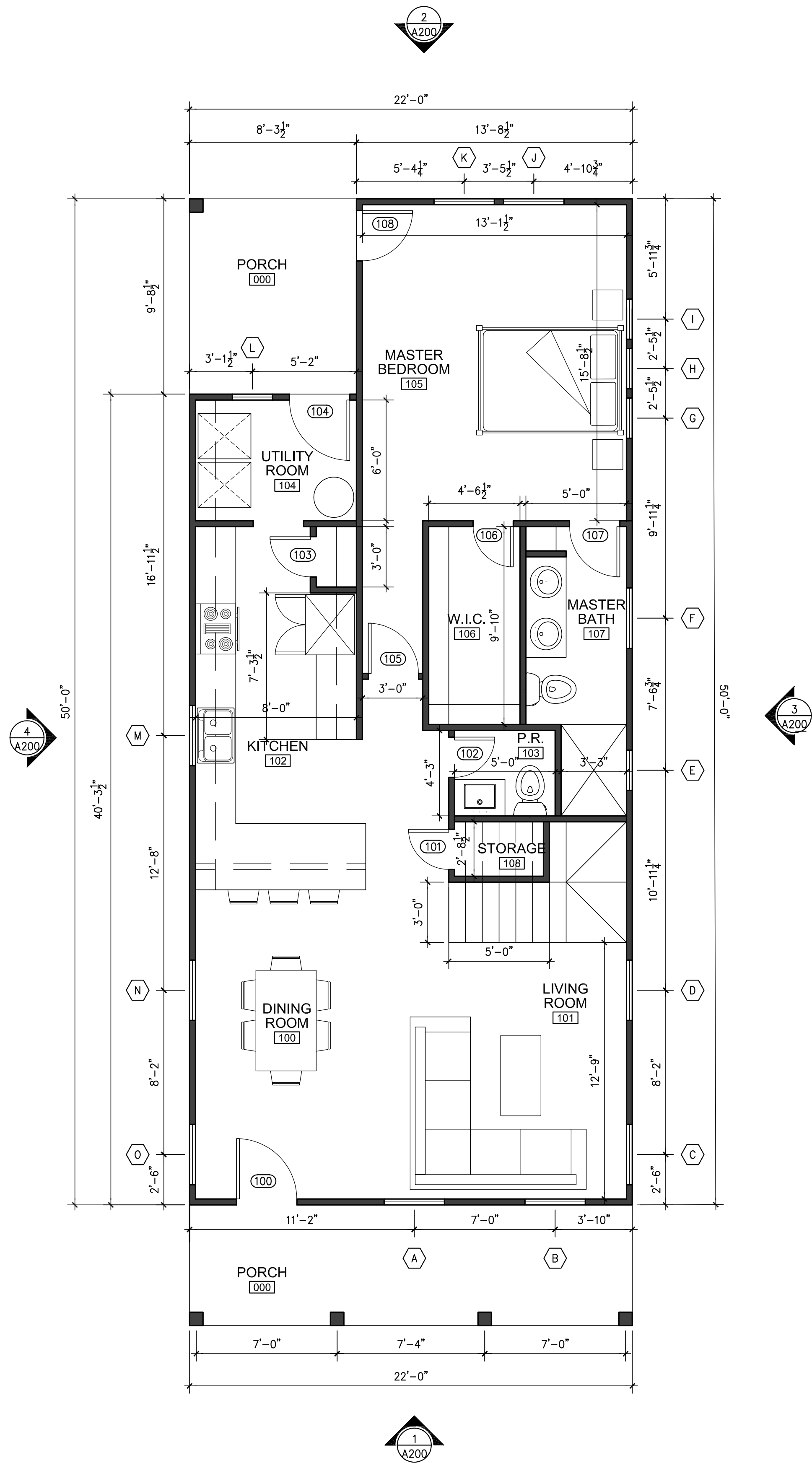
#	DATE	DESCRIPTION
1	07/28/2016	HDRC SET

PROPOSED FLOOR PLANS

PROJECT NO.	17-101
DATE:	07.28.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

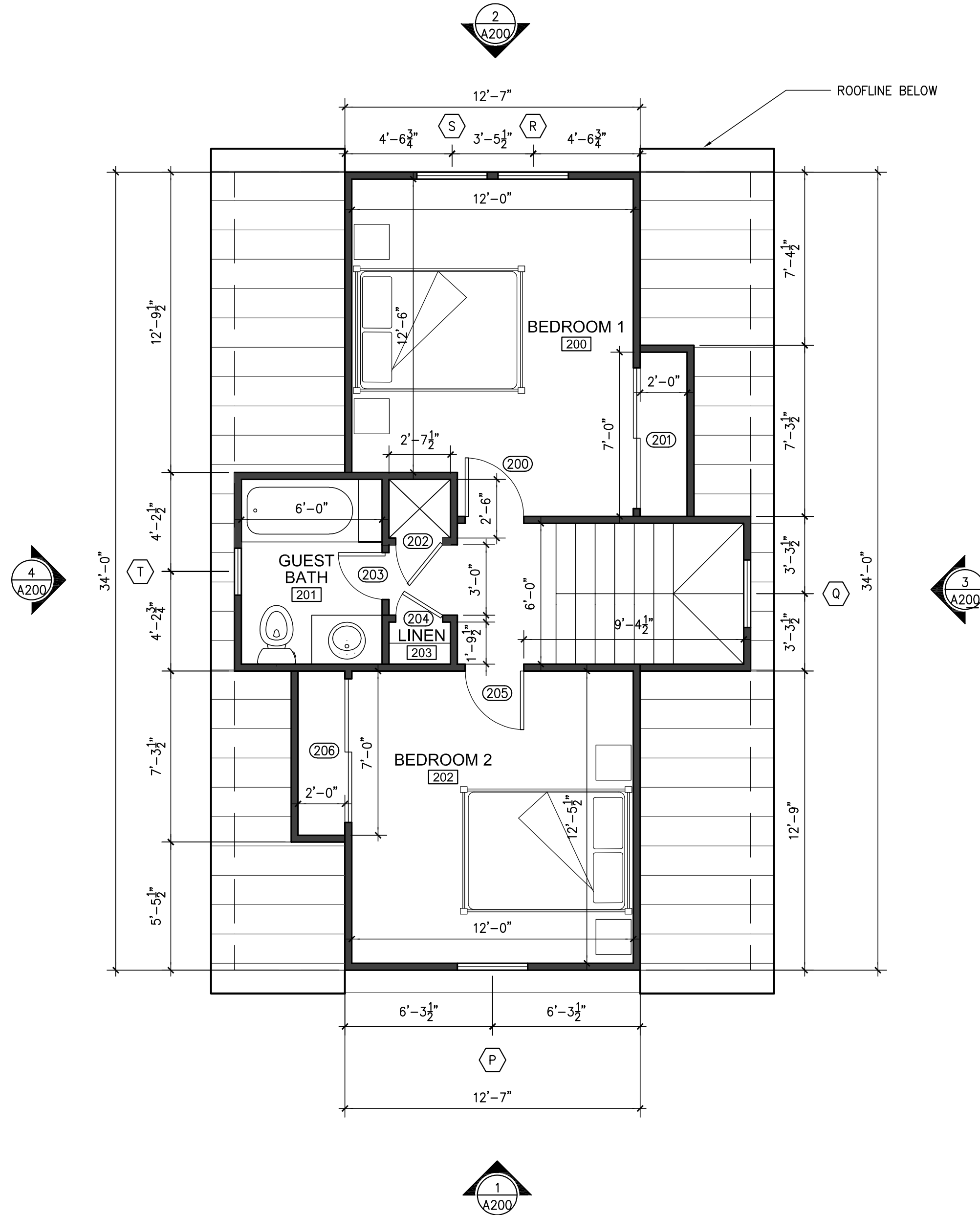
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A100



1 PROPOSED FIRST FLOOR PLAN

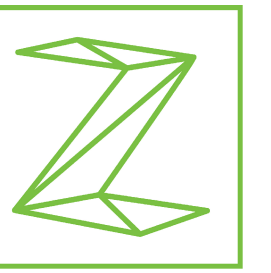
SCALE: 1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"





ZIGA ARCHITECTURE STUDIO, PLLC
ARCHITECTURE | INTERIORS | HISTORIC PRESERVATION

1218 E. EUCLID AVE. #3
SAN ANTONIO, TX 78212

TEL. 210.201.3637
eMAIL. INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

NEW RESIDENCE
621 N. CENTER ST.,
SAN ANTONIO, TX 78202
HENNEKE FINANCIAL GROUP, LLC

DRAWING FOR
REVIEW ONLY. NOT
FOR CONSTRUCTION,
PERMITTING OR
REGULATORY
APPROVAL

© 2017 ZIGA ARCHITECTURE STUDIO, PLLC
ALL RIGHTS RESERVED. THIS DRAWING
AND ITS REPRODUCTIONS ARE THE
PROPERTY OF ZIGA ARCHITECTURE STUDIO,
PLLC. IT MAY NOT BE REPRODUCED,
PUBLISHED OR USED IN ANY WAY WITHOUT
THE WRITTEN PERMISSION OF ZIGA
ARCHITECTURE STUDIO, PLLC.

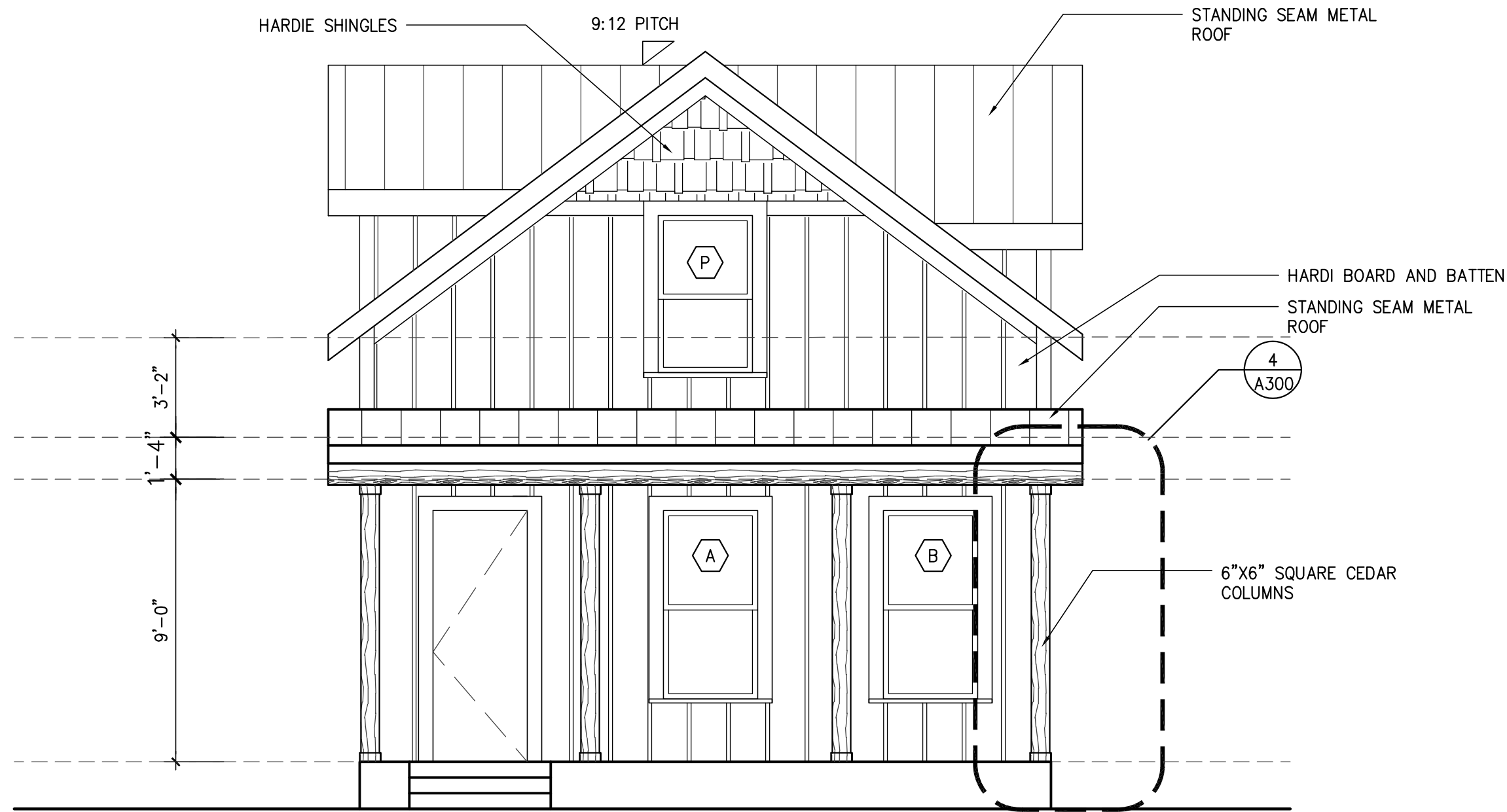
ISSUE		
#	DATE	DESCRIPTION
1	07/28/2016	HDRC SET

PROPOSED EXTERIOR ELEVATIONS

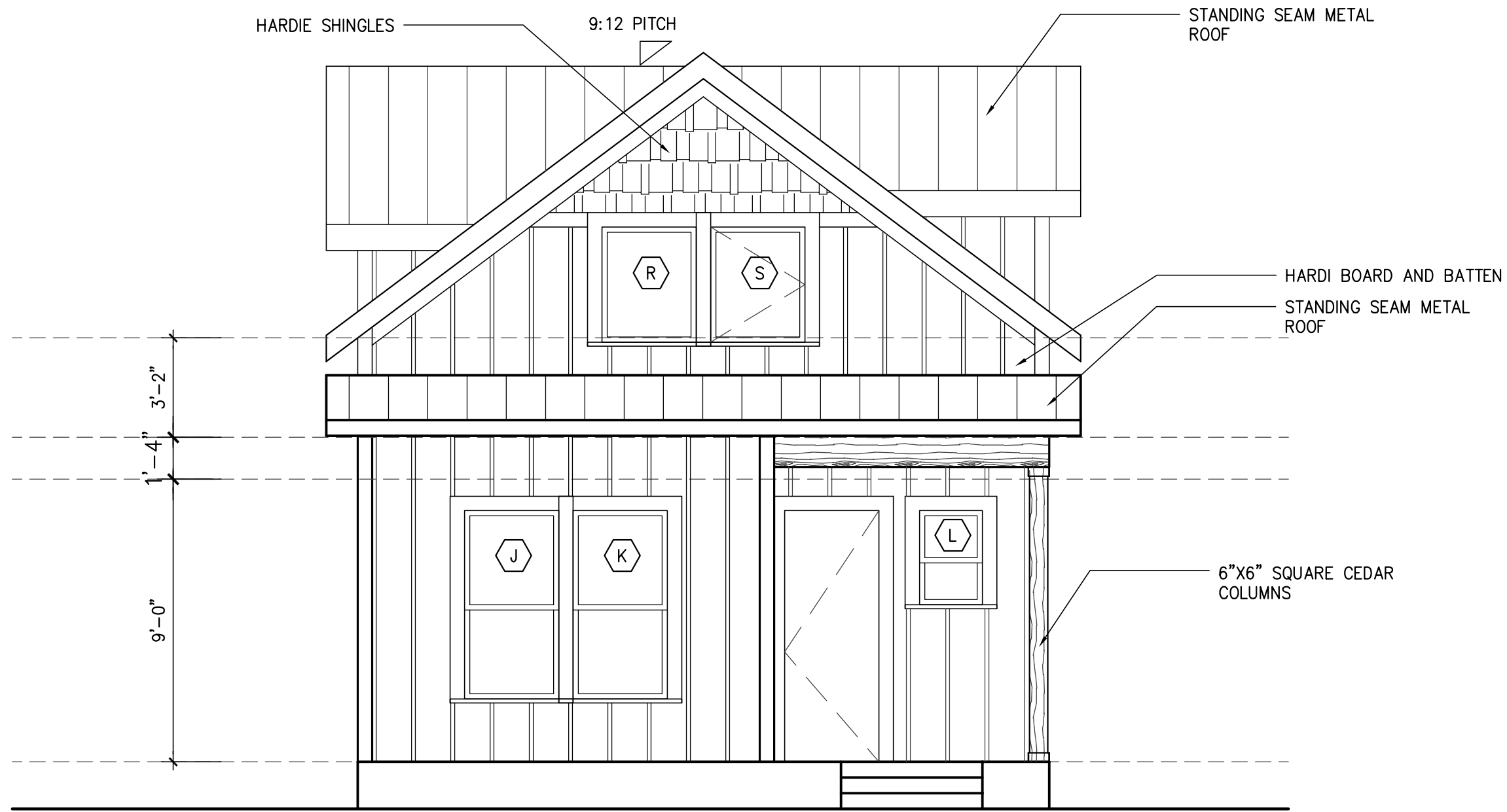
PROJECT NO.	17-101
DATE:	07.28.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

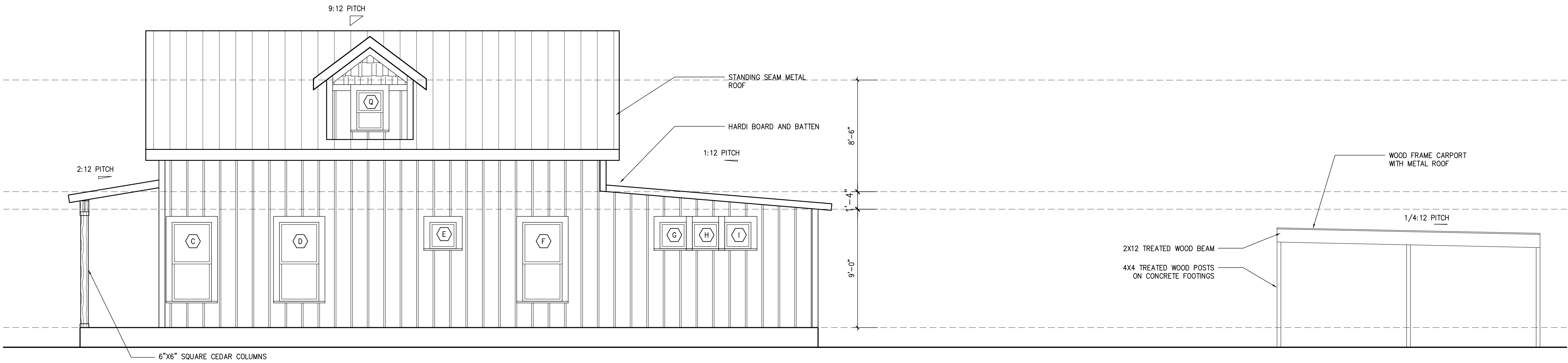
A200



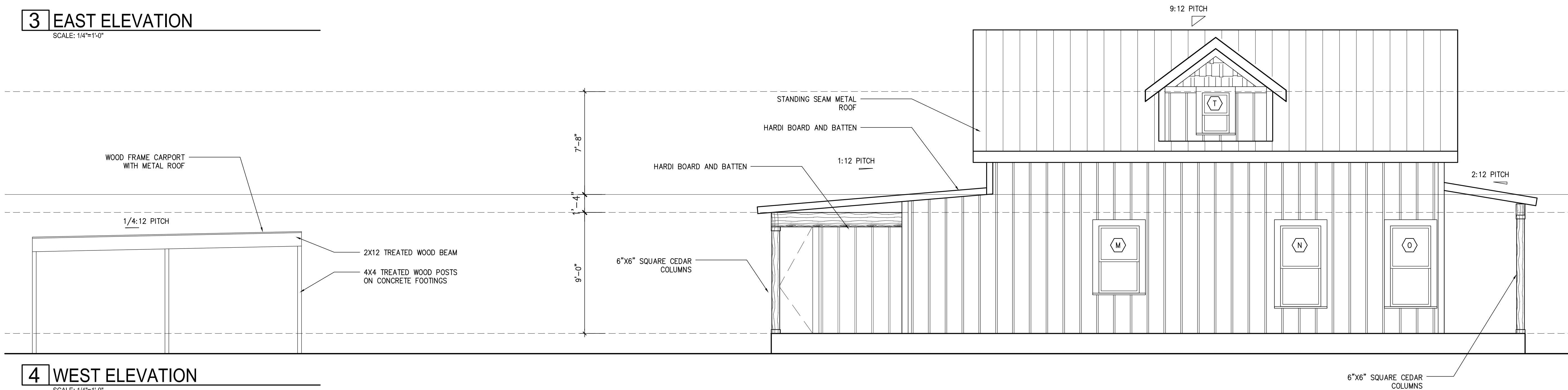
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



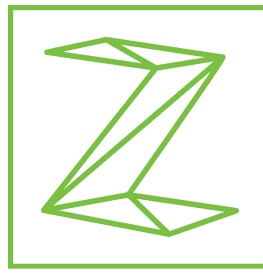
2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 EAST ELEVATION
SCALE: 1/4"=1'-0"



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



ZIGA ARCHITECTURE STUDIO, PLLC
ARCHITECTURE | INTERIORS | HISTORIC PRESERVATION

1218 E. EUCLID AVE. #3
SAN ANTONIO, TX 78212

TEL. 210.201.3637
eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

NEW RESIDENCE
621 N. CENTER ST.,
SAN ANTONIO, TX 78202
HENNEKE FINANCIAL GROUP, LLC

DRAWING FOR
REVIEW ONLY. NOT
FOR CONSTRUCTION,
PERMITTING OR
REGULATORY
APPROVAL

© 2017 ZIGA ARCHITECTURE STUDIO, PLLC
ALL RIGHTS RESERVED. THIS DRAWING
AND ITS REPRODUCTIONS ARE THE
PROPERTY OF ZIGA ARCHITECTURE STUDIO,
PLLC. IT MAY NOT BE REPRODUCED,
PUBLISHED OR USED IN ANY WAY WITHOUT
THE WRITTEN PERMISSION OF ZIGA
ARCHITECTURE STUDIO, PLLC.

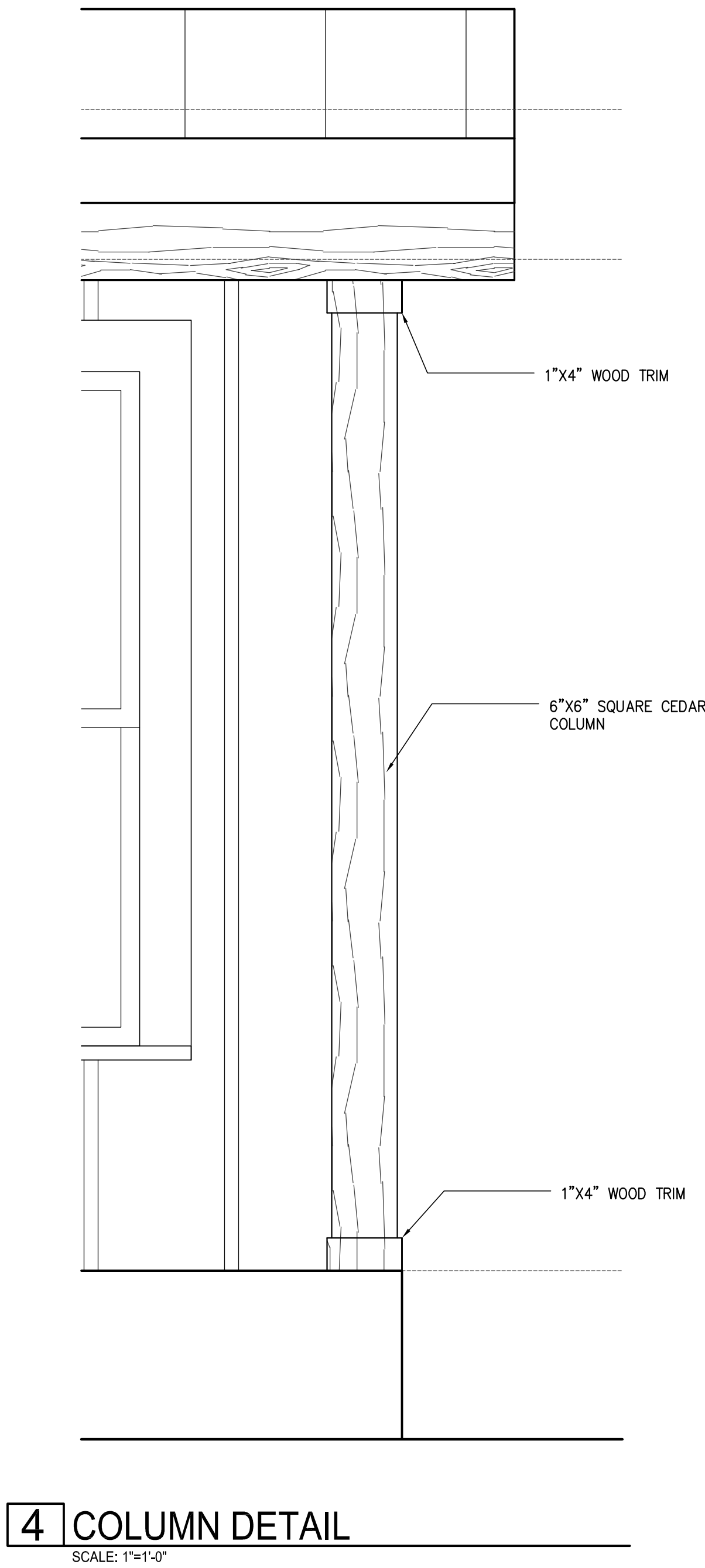
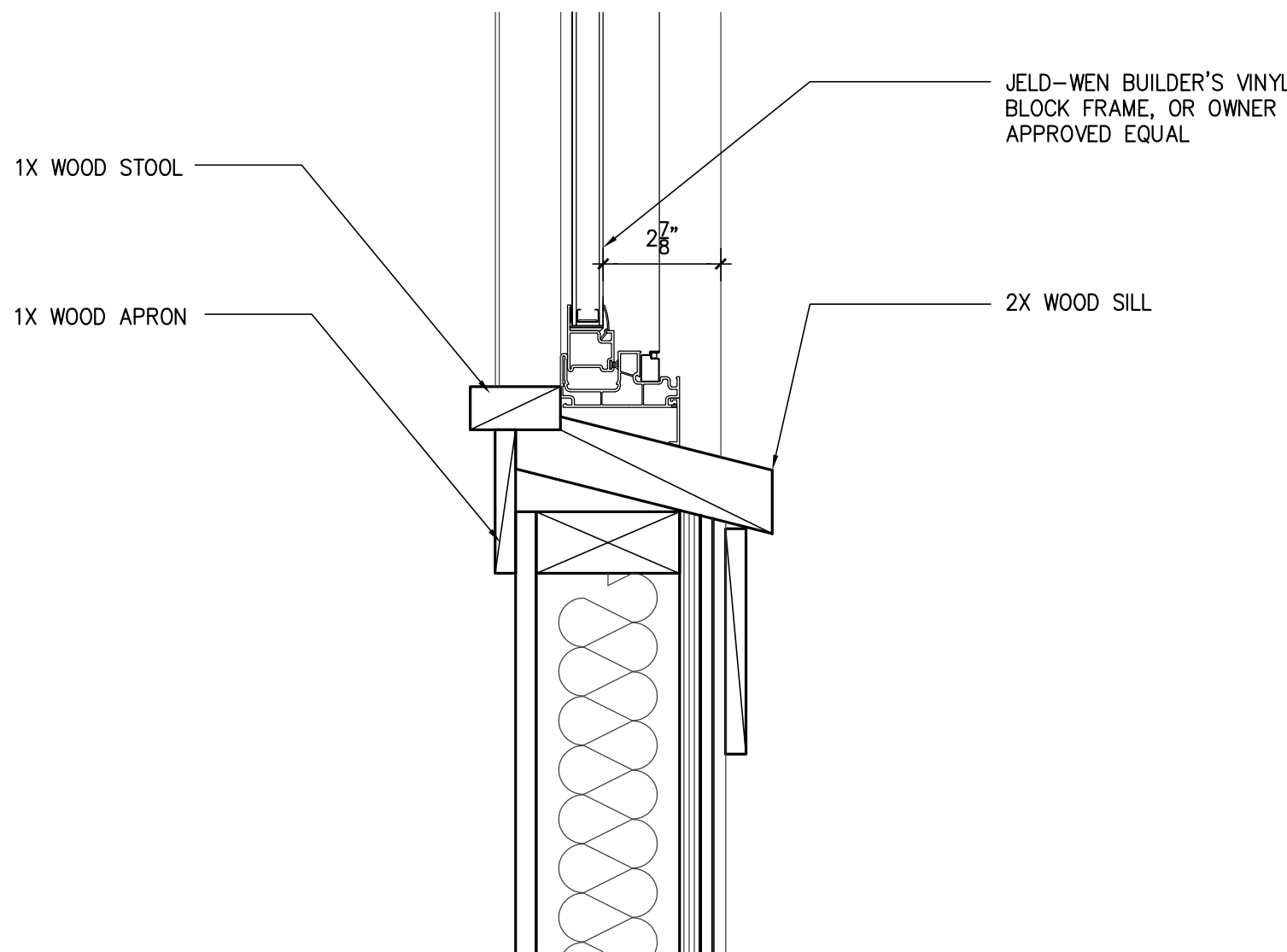
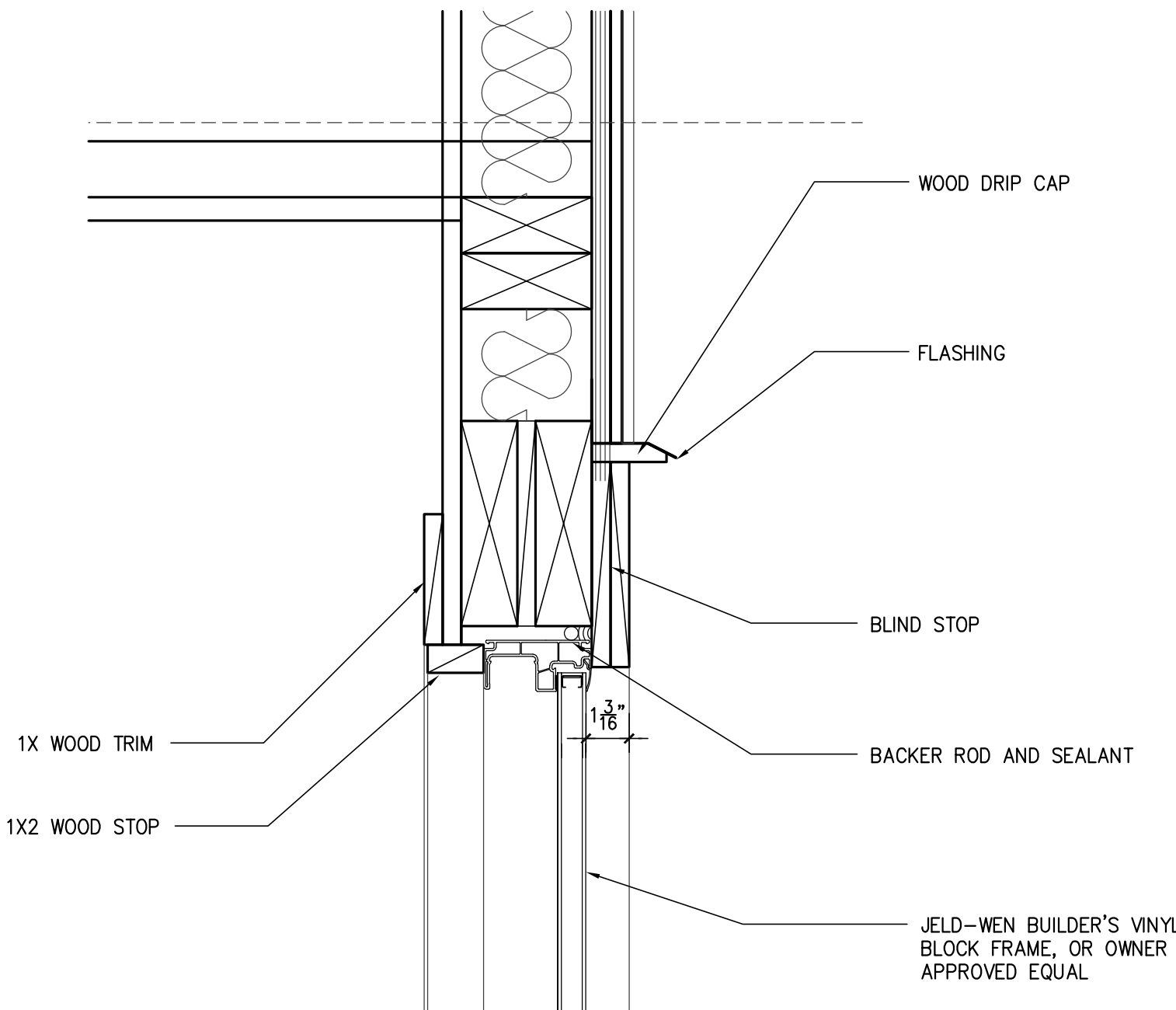
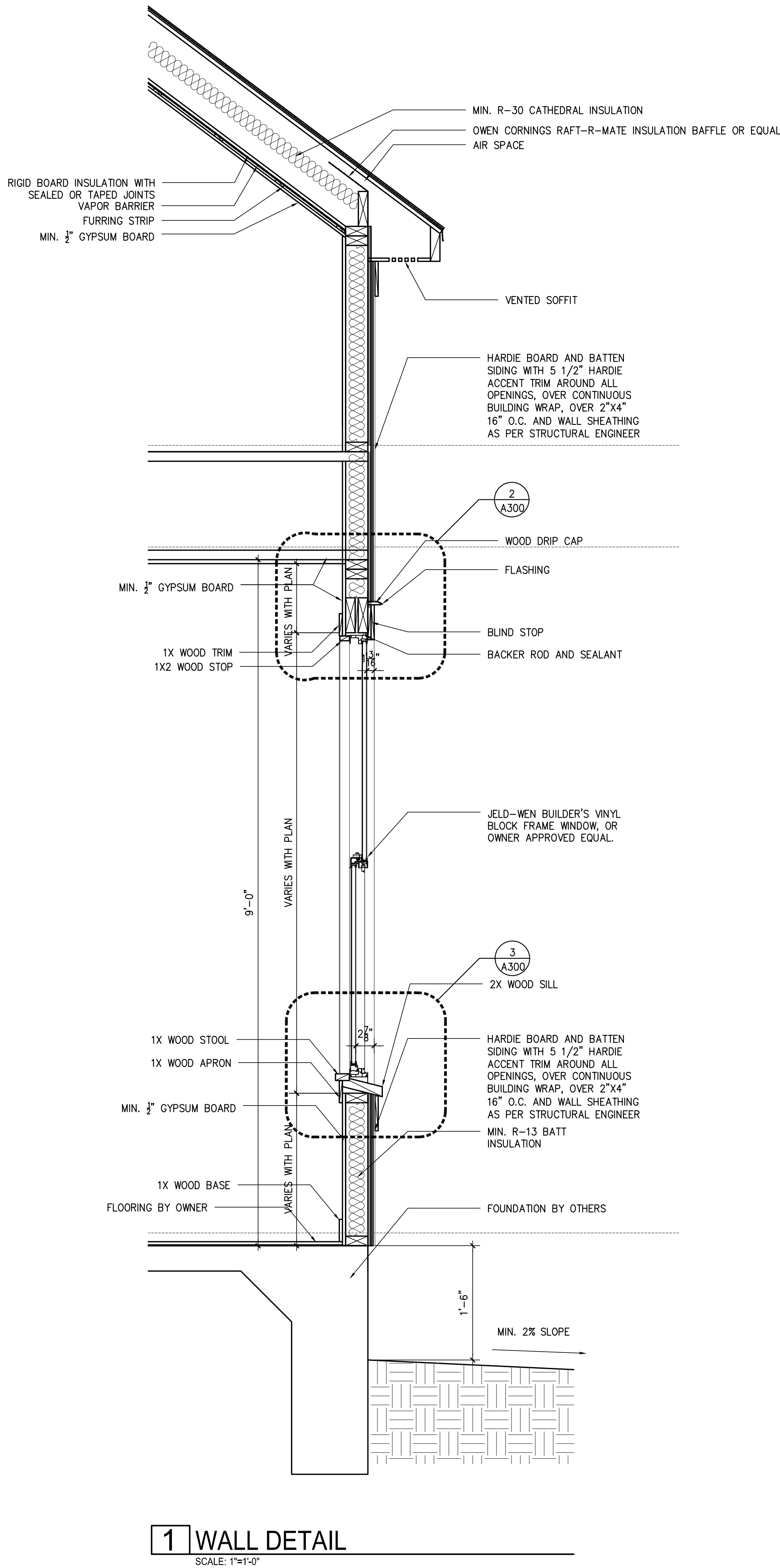
ISSUE		
#	DATE	DESCRIPTION
1	07/28/2016	HDRC SET

WALL SECTION AND DETAILS

PROJECT NO.	17-101
DATE:	07.28.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A300





ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

Henneke Financial Group, LLC

621 N. Center Rd., San Antonio, TX 78202

schematic design: street elevation

1/16" = 1'-0"

07.28.2017



street elevation

Front setbacks along N. Center St.



Approx. 18ft.



Approx. 10ft.

Front setbacks along the north side of the street range from 5 to 18 ft. The remaining historic structures have a setback of 10-18 ft. The proposed front setback will align with the historic structure to the west.



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

Foundation Heights along N. Center Street



Approx. 30 in.



Approx. 10 in.



Approx. 24 in.



Approx. 12 in.



Approx. 18 in.

Foundation heights are not consistent throughout this block of E. Crockett St. The lowest measurement at the front entrance is at approximately 12in and the highest at approximately 30in. The only remaining historic houses on the block have 10-30in in height. The proposed design is elevated by 18in which is within one foot of the highest foundation height.



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



PROPOSED 6'-0" CEDAR PRIVACY
FENCE AT REAR & SIDE YARDS



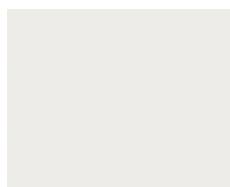
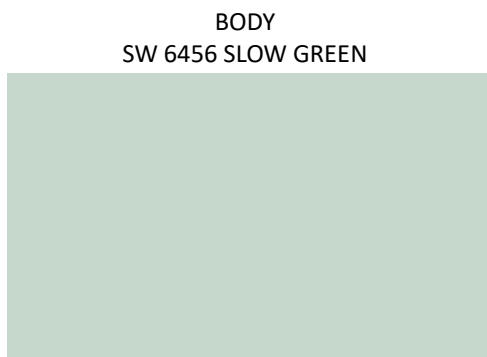
PROPOSED 4'-0" CATTLE WIRE AND
CEDAR FENCE AT FRONT
YARD/RAILINGS



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



CEDAR COLUMNS



STANDING SEAM METAL ROOF



HARDIE BOARD AND BATTEN SIDING



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation