

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2021-011
ADDRESS: 1910 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1372 BLK 40 LOT 40 (HOUSTON STREET DEVELOPMENT)
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio PLLC
OWNER: Christopher O'Malley/SA HOUSTON STREET DEVELOPMENT PARTNERS LLC
TYPE OF WORK: Construction of a 2-story residential structure
APPLICATION RECEIVED: December 14, 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 2-story residential structure at 1910 E Houston. The new construction on this lot was originally approved by the Historic and Design Review Commission on June 6, 2018, with three other structures, one of which has been constructed. Since that time, the issued HDRC Certificate of Appropriateness has expired. At this time the applicant has noted that approval for only lot 41 is requested.

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 2-story residential structure at 1910 E Houston. The new construction on this lot was originally approved by the Historic and Design Review Commission on June 6, 2018, with three other structures, one of which has been constructed. Since that time, the issued HDRC Certificate of Appropriateness has expired.
- b. **SETBACKS** – The applicant has proposed a setback for the proposed new construction that is greater than the setback of the historic structure to the immediate south, 426 N Monumental. Generally, staff finds this to be appropriate.
- c. **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 for the new construction to feature two stories in height and a footprint of approximately 830 square feet. Staff finds the proposed massing to be appropriate and consistent with the Guidelines.
- d. **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 new construction toward N Monumental. This is consistent with the Guidelines.

- e. **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. The applicant has proposed a foundation height that appears to be approximately one (1) foot in height. Staff finds that the applicant should confirm the proposed foundation height.
- f. **ROOF FORMS** – The applicant has proposed for the new construction to feature a front facing gabled roof with a rear hip, a gabled porch/balcony roof and a shed roof above the first level. Generally, the proposed roof forms are consistent with the Guidelines; however, their profiles are inconsistent with the Guidelines and historic examples found historically within the district. Gable returns should be eliminated from each roof. Additionally, the porch roofs should be modified (both the shed and gabled forms) to be consistent with double height roof forms found historically within the district.
- g. **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. The applicant has proposed a number of windows that feature contemporary profiles and sizes. Additionally, the applicant has proposed fenestration patterns on side facades that result in unbroken wall planes. Staff finds that the applicant should install one over one wood or aluminum clad wood windows with equal sash dimensions that are comparable in size to those found historically within the district, and that additional, fenestration should be added to both the north and south facades.
- h. **PORCH MASSING** – Historically within historic districts, double height porches feature architectural and massing elements that are cohesive in design. Historically, double height porches share the same porch element, feature organized column arrangement and read as one form. As proposed, the applicant has designed a recessed ground level porch and a shed roof and a second story roofed balcony. Staff finds that the proposed porch and balcony should be redesigned to read as one element.
- i. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has proposed new construction that features a building to lot ratio that is higher than that recommended by the Guidelines; however, this pattern is found historically in the immediate vicinity, specifically on N Monumental. Staff finds the proposed lot coverage to be appropriate.
- j. **MATERIALS** – The applicant has proposed materials that include composite siding with six (6) inch exposures, board and batten siding with battens sixteen (16) inches on center, standing seam metal roofs, staggered shake siding, wood balcony railings, and composition shingle roofing. Staff finds that the proposed composite siding should feature smooth finishes, a thickness of $\frac{3}{4}$ of an inch, mitered corners, and an exposure of four inches. Board and batten siding should feature a smooth finish and boards that are 12 inches in width and battens that are approximately 1.5 inches in width. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. A crimped ridge seam is to be used and if a ridge cap is requested, it must be approved by staff prior to installation. The proposed railing is to feature a 2x4 top rail, 1x2 trim beneath the top rail, 1 $\frac{1}{2}$ " x 1 $\frac{1}{2}$ " square pickets, and a notched 2x4 bottom rail. The bottom rail should be approximately 3.5 inches above the porch decking.
- k. **WINDOW MATERIALS** – The applicant has not specified a window product at this time. Staff finds that wood or aluminum clad wood windows that are consistent with staff standard specifications are to be installed.
- l. **ARCHITECTURAL DETAILS** – As noted in the findings above, staff finds that the proposed first and second level porch massing as well as porch roof massing should be modified to be consistent with historic examples found in the district. Additionally, staff finds that fenestration should be added to both the north and south facades.
- m. **PARKING** – At the rear of the proposed new construction, the applicant has proposed covered parking consisting of simple shed roofs. Staff finds the proposed location and massing of the proposed covered parking to be appropriate.
- n. **WALKWAY** – Houses found historically in the district feature walkways that lead from the front porch to the right of way, regardless of a sidewalk at the right of way exists. Staff finds that the applicant should incorporate a concrete walkway leading from the front porch to the right of way at the sidewalk.
- o. **LANDSCAPING** – The applicant has not specified landscaping materials at this point. Staff finds that information regarding landscaping should be submitted for review and approval.

RECOMMENDATION:

Staff recommends approval based on findings a through o. Staff recommends that the applicant address the following items prior to receiving a Certificate of Appropriateness:

- i. That the applicant provide additional information noting a foundation height that is consistent with the Guidelines, as noted in finding e.
- ii. That the applicant incorporate roof forms, specifically porch roof forms and massing that is consistent with the Guidelines as noted in finding f. Additionally, staff recommends that the gable returns be eliminated.
- iii. That the applicant add fenestration to the north and south facades and that all windows feature traditional profiles and equal sash sizes, as noted in finding g.
- iv. That the applicant incorporate traditional double height porch massing as noted in finding h.
- v. That the proposed composite siding feature smooth finishes, a thickness of $\frac{3}{4}$ of an inch, mitered corners, and an exposure of four inches. Board and batten siding is to feature a smooth finish and boards that are 12 inches in width and battens that are approximately 1.5 inches in width. The proposed standing seam metal roof is to feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. A crimped ridge seam is to be used and if a ridge cap is requested, it must be approved by staff prior to installation. The proposed railing is to feature a 2x4 top rail, 1x2 trim beneath the top rail, 1 $\frac{1}{2}$ " x 1 $\frac{1}{2}$ " square pickets, and a notched 2x4 bottom rail. The bottom rail is to be approximately 3.5 inches above the porch decking.
- vi. That wood or aluminum clad wood windows that are consistent with staff's standards specifications for new construction are used, as noted in finding k. Additionally, staff recommends that the proposed windows feature equal sashes, traditional dimensions, and that all grouped windows are separated by mullions of six (6) inches in width. All window openings should feature traditional trim and sill details, as noted in the applicable citations.
- vii. That a front, concrete walkway be installed and that a detailed landscaping plan be submitted for review and approval, as noted in findings n and o.

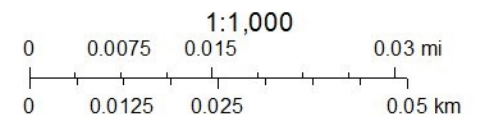
A foundation inspection must be scheduled with OHP staff to ensure that appropriate setbacks are being installed. The foundation inspection shall be scheduled prior to the pouring of the foundation.

A roofing inspection must be scheduled with OHP staff to ensure that an industrial or large ridge cap is not installed. The roofing inspection shall be scheduled prior to the installation of roofing materials.

City of San Antonio One Stop



January 15, 2021



- Request has been drawn in for elevation at Lot 47



SA HOUSTON STREET
DEVELOPMENT PARTNERS, LLC

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

CS



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NEW RESIDENCE

1910 E. HOUSTON ST. BLDG 4
SAN ANTONIO, TX 78202

SA HOUSTON STREET
DEVELOPMENT PARTNERS, LLC

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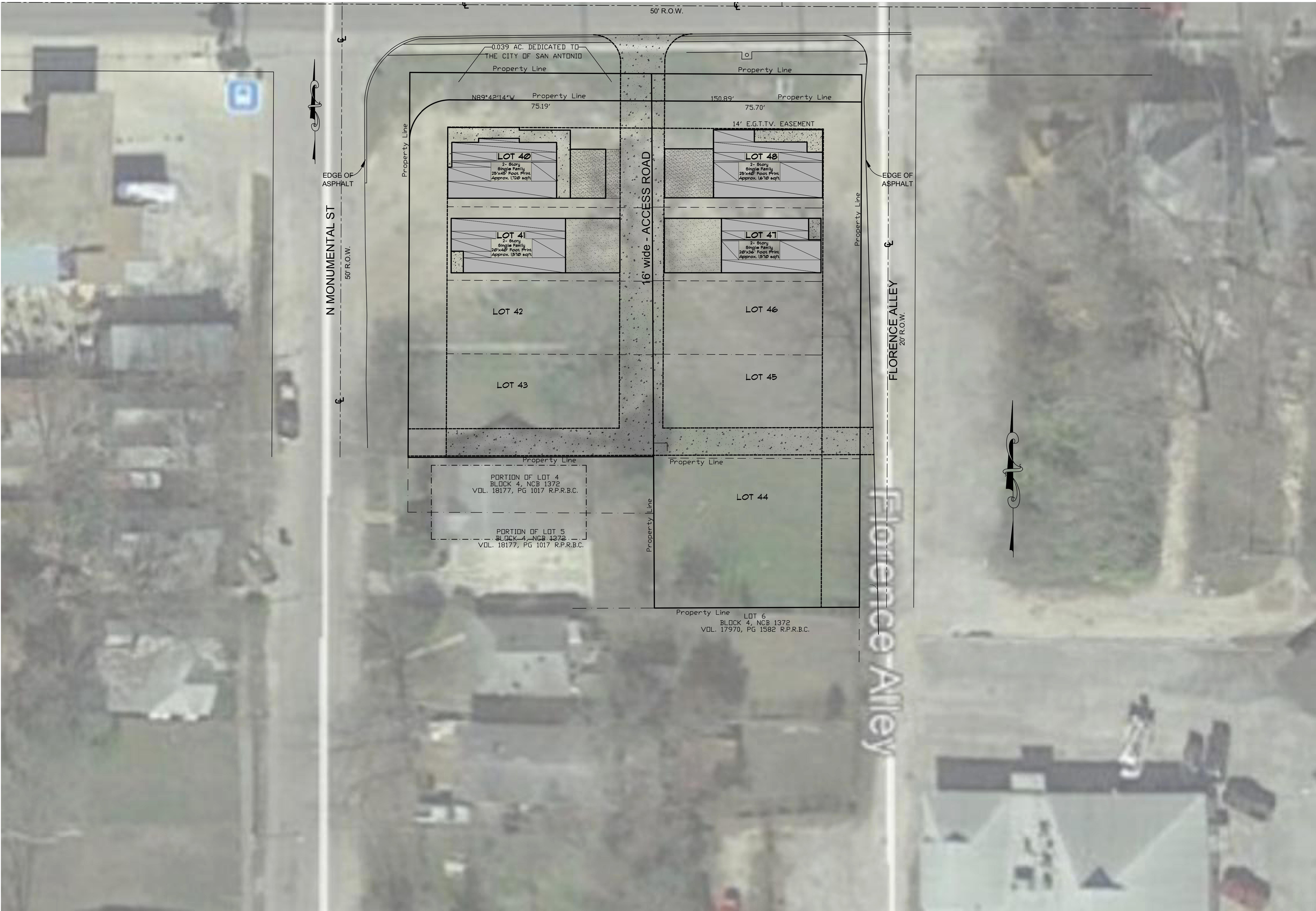
#	DATE	ISSUE DESCRIPTION
1	01/05/2021	COA REISSUE

PROPOSED SITE/ROOF PLAN

PROJECT NO.	20-16
DATE:	01-05-21
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

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

SP|OO



AERIAL SITE PLAN

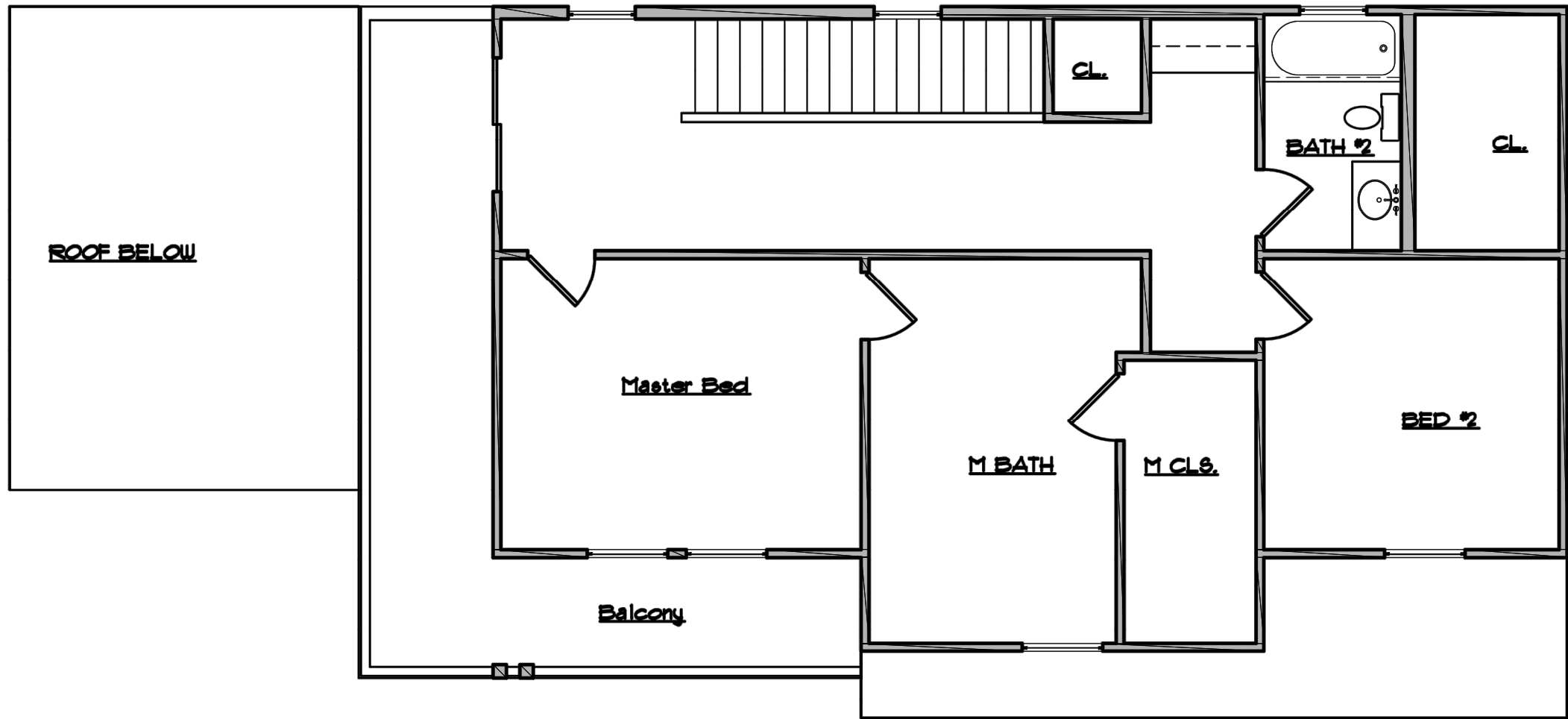
Scale : $3/32" = 1'$

Houston Street Development
San Antonio, Tx

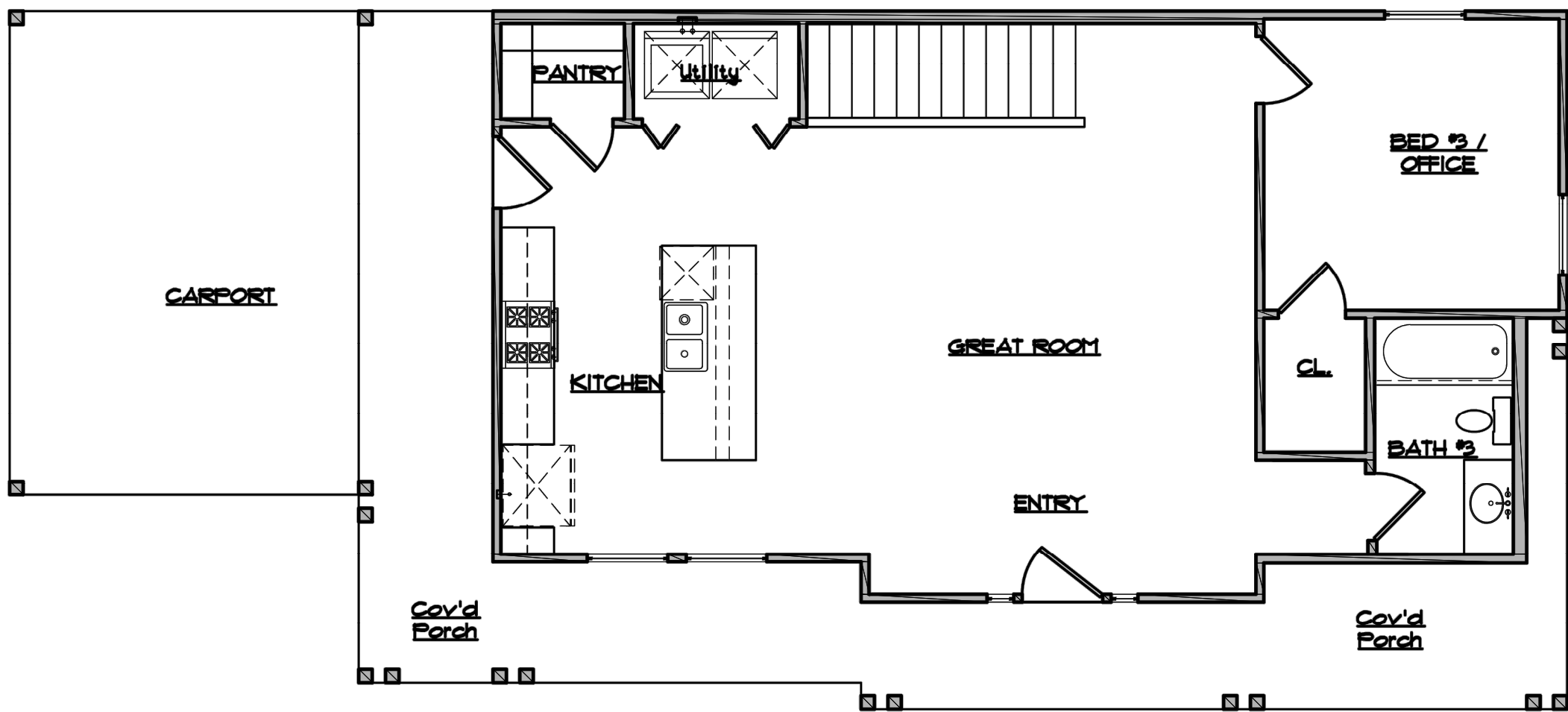
Lot - 40

PREVIOUSLY
CONSTRUCTED -
INCLUDED FOR
REFERENCE ONLY

AREA TABULATIONS	
	TOTAL
1st Floor Living SQFT	830 S.F.
2nd Floor Living SQFT	873 S.F.
TOTAL Living SQFT	1,703 S.F.
TOTAL SLAB	1,151 S.F.



2nd Floor Plan

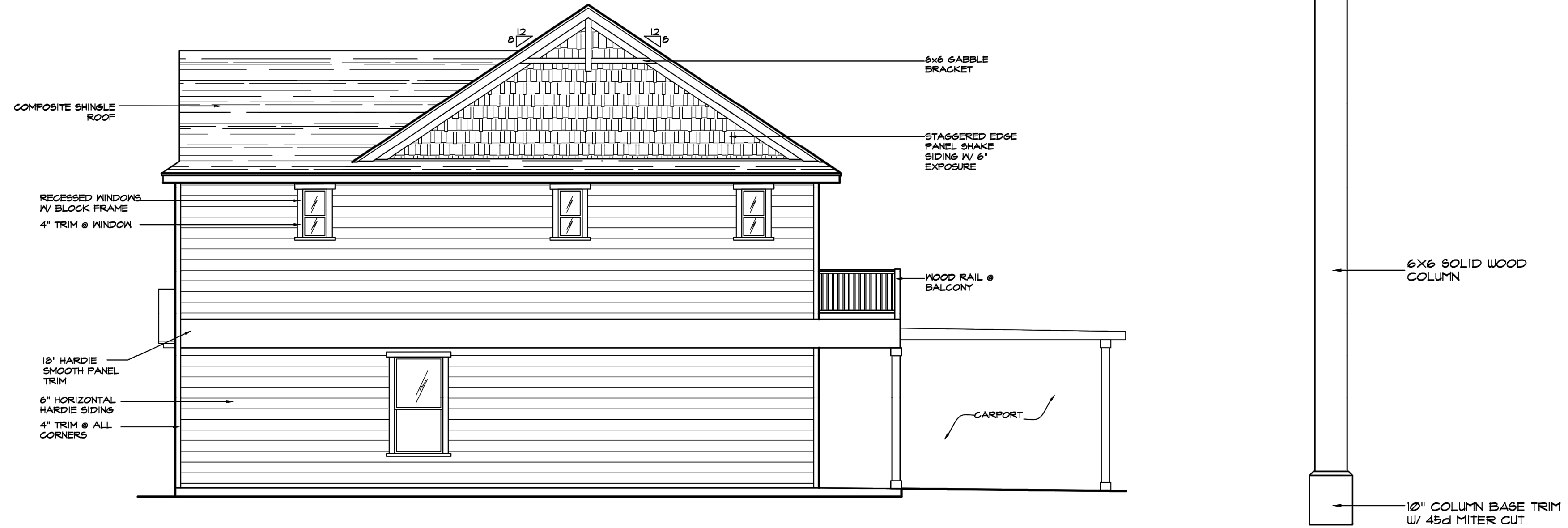


1st Floor Plan

NOTE: DRAWING FOR REFERENCE ONLY, DESIGN PREPARED BY OTHERS AND BUILDING PREVIOUSLY CONSTRUCTED. DRAWING PROVIDED FOR REFERENCE OF EXTERIOR MATERIAL NOTES AND SPECIFICATIONS.

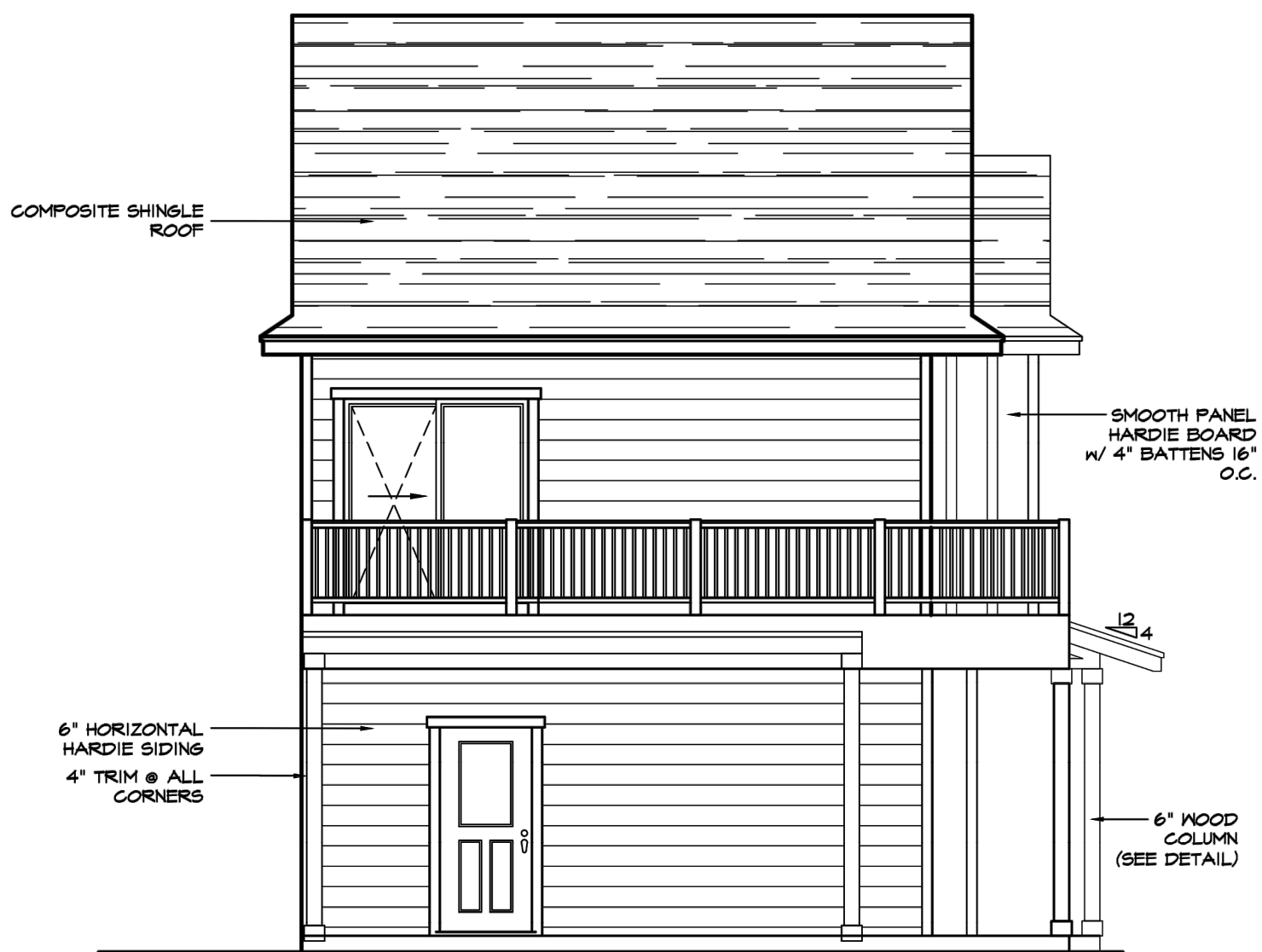


Front Elevation - NORTH

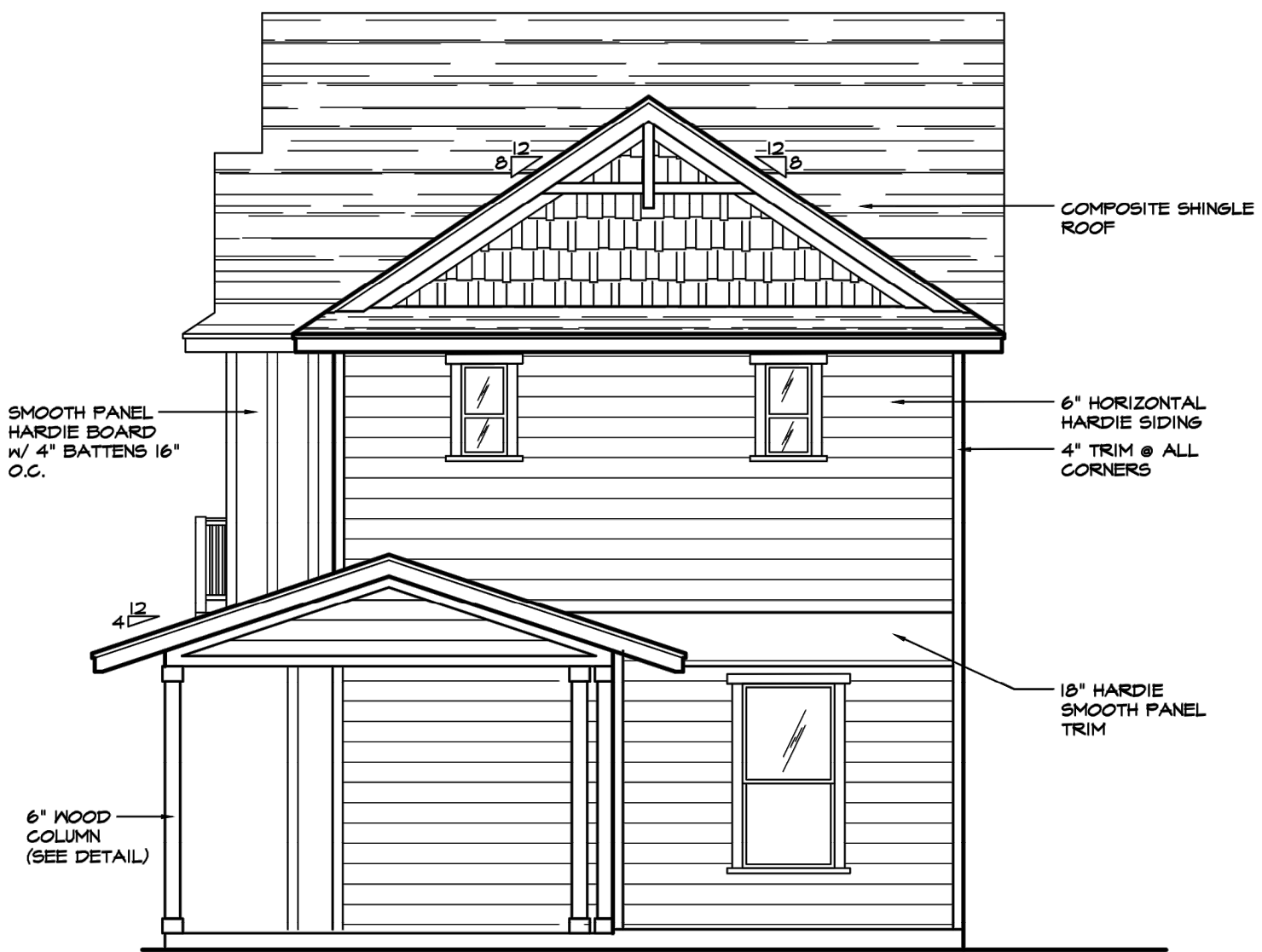


Rear Elevation - SOUTH

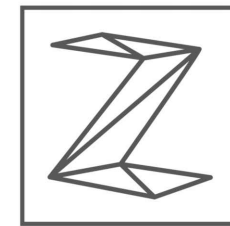
COLUMN DETAIL



Side Elevation - EAST



Side Elevation - WEST



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

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NEW RESIDENCE

1910 E. HOUSTON ST. BLDG 4
SAN ANTONIO, TX 78202

SA HOUSTON STREET
DEVELOPMENT PARTNERS, LLC

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ISSUE		
#	DATE	DESCRIPTION
1	01/05/2021	COA REISSUE

REFERENCE FLOOR
PLANS & ELEVATIONS

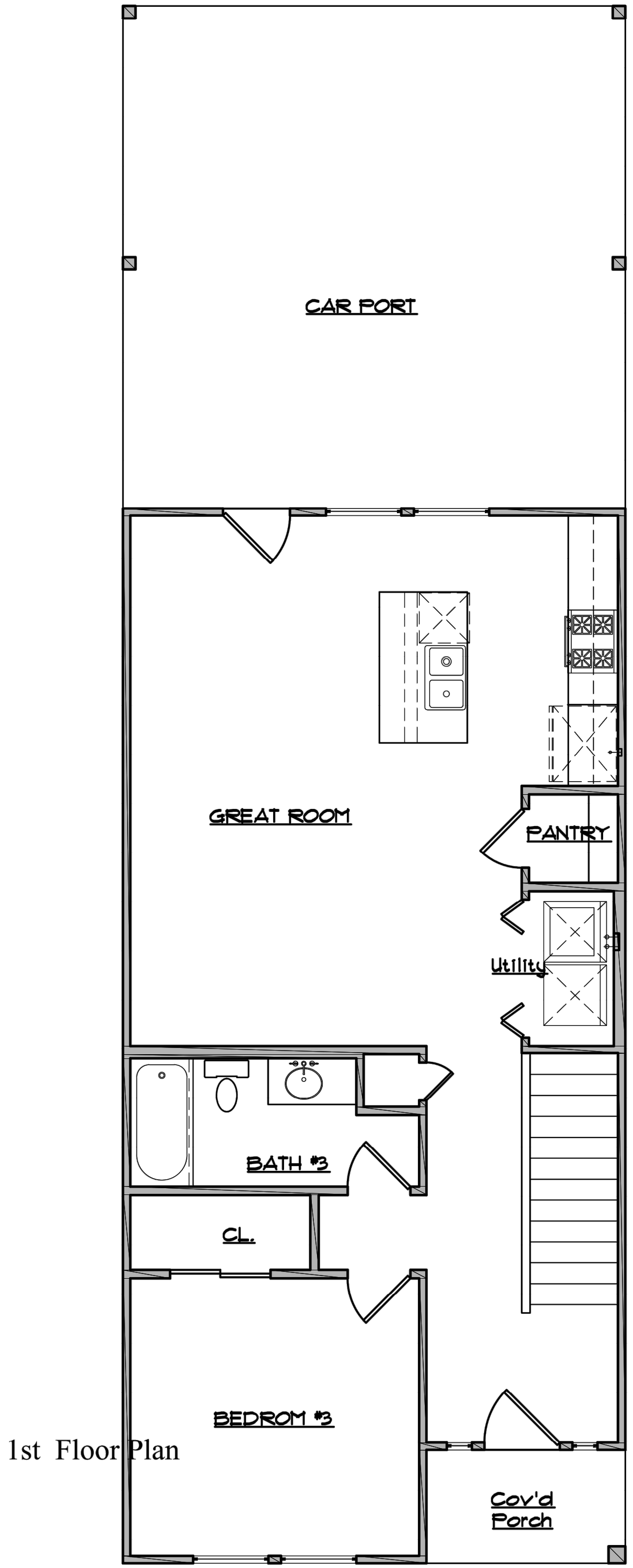
PROJECT NO.	20-161
DATE:	01-05-21
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A001

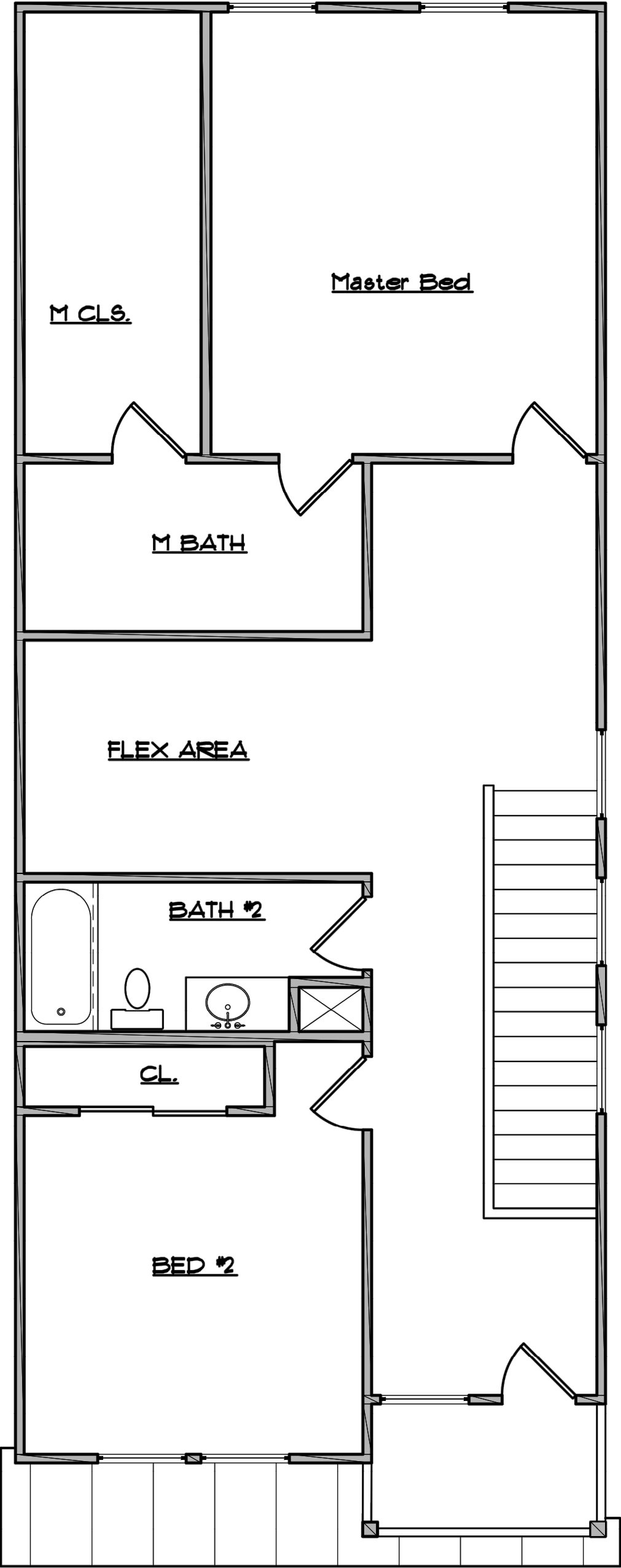
Houston Street Development
San Antonio, Tx
Lot - 41

NOTE: REFERENCE SHEET A001 FOR EXTERIOR MATERIAL NOTES AND SPECIFICATIONS.

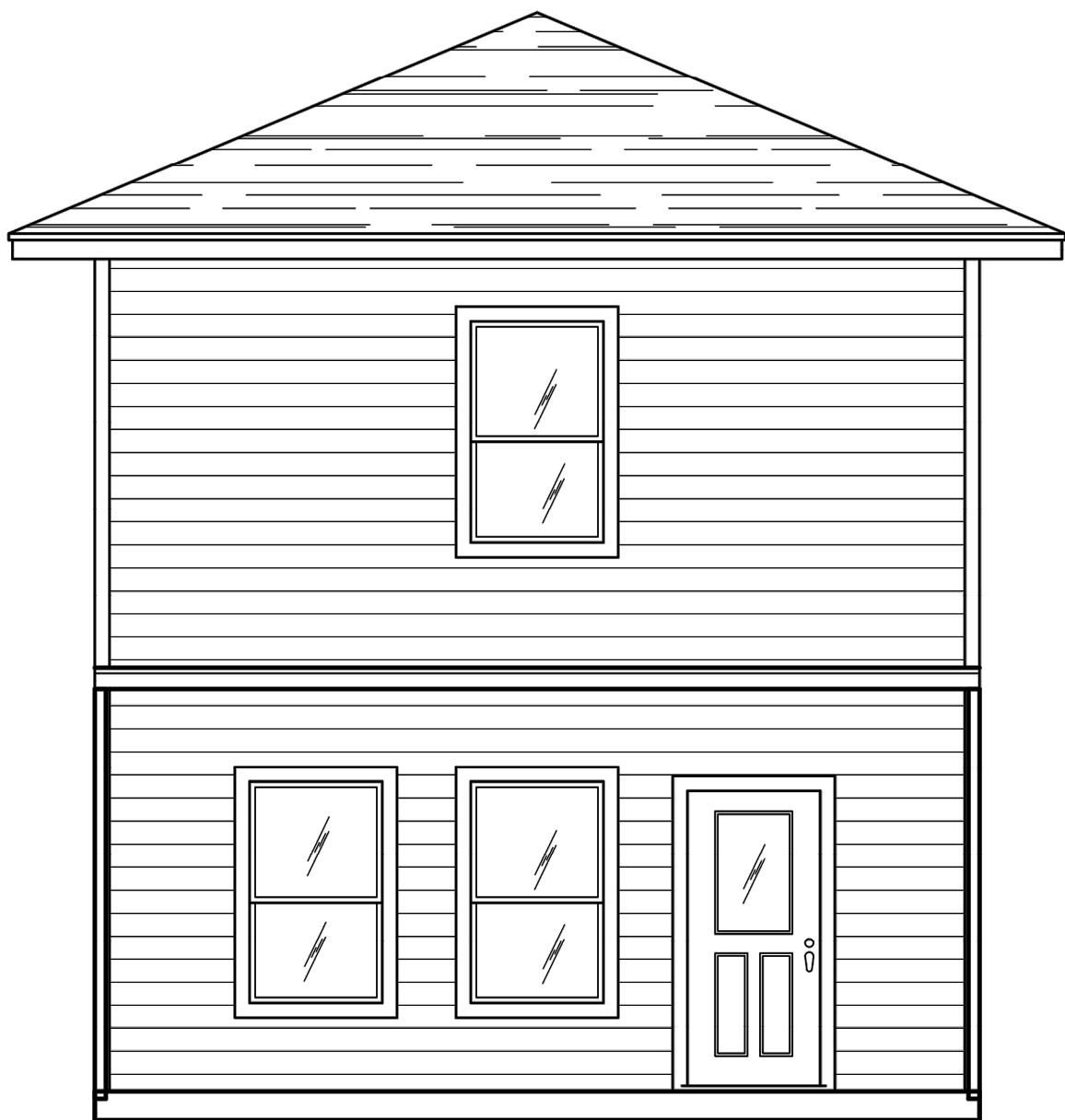
AREA TABULATIONS	
	TOTAL
1st Floor Living SQFT	807 S.F.
2nd Floor Living SQFT	921 S.F.
TOTAL Living SQFT	1,728 S.F.
TOTAL SLAB	840 S.F.



1st Floor Plan



2nd Floor Plan



Rear Elevation - EAST



Front Elevation - WEST



Side Elevation - SOUTH



Side Elevation - SOUTH



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

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ISSUE		
#	DATE	DESCRIPTION
1	01/05/2021	COA REISSUE

PROPOSED FLOOR
PLANS & ELEVATIONS

PROJECT NO.	20-161
DATE:	01-05-21
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
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