

# HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2023

**HDRC CASE NO:** 2023-225  
**ADDRESS:** 1133 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 578 BLK C LOT 5  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** ADRIANA ZIGA/ZIGA ARCHITECTURE STUDIO, PLLC  
**OWNER:** HENNEKE FINANCIAL GROUP LLC  
**TYPE OF WORK:** Rehabilitation, construction of a rear addition, modifications to an existing addition's roof profile, roof replacement, installation of a driveway on N Pine  
**APPLICATION RECEIVED:** June 02, 2023  
**60-DAY REVIEW:** August 01, 2023  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform rehabilitative scopes of work that includes foundation repair, siding and wood element repair, window repair, and roof replacement.
2. Modify the roof of an existing addition from a flat profile to a low sloped profile to facilitate proper water drainage.
3. Construct a rear addition to feature approximately 300 square feet in size.
4. Replace the existing concrete walkway, in-kind.
5. Replace the existing fencing with new front yard and privacy fencing.
6. Install a curb cut and driveway on the north side of the historic structure to provide vehicular access from N Pine.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

### B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure

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

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### 5. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

#### 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.

### 6. Designing for Energy Efficiency

#### A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

#### B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

#### C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

#### *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.

#### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 2. Fences and Walls

#### 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.

## 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.

## FINDINGS:

- a. The historic structure at 1133 E Crockett was constructed circa 1880 and is found on a bird's eye view dated 1886. The historic structure was constructed in the Folk Victorian style and features decorative columns and brackets, a brick chimney and two primary porches. This structure is first found on the 1904 Sanborn Map and is contributing to the Dignowity Hill Historic District.
- b. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work that includes foundation repair, siding and wood element repair, window repair and roof replacement. The applicant has noted in-kind siding, wood element and window repair. Staff finds in-kind repair to be appropriate. Regarding roof replacement, the applicant has proposed for the primary roof to be asphalt shingle and for the porch roofs to be standing seam metal. This combination of roofing materials is not found historically within the district. Staff finds that all roofs should either be standing seam metal or asphalt shingle. 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 and a standard galvalume finish. All panels should be smooth with no striation or corrugation. Regarding foundation skirting, the existing structure features varying profiles and levels of installation of existing foundation skirting. Staff finds that foundation skirting should match the historic structure's siding. A smooth composite board may be installed at grade to prevent against deterioration and rot.
- c. ROOF MODIFICATION – The applicant has proposed to modify the roof of an existing addition from a flat profile to a low sloped profile to facilitate proper water drainage. The existing addition and its roof form are not found on the 1951 Sanborn Map and are not contributing elements to this historic structure. The existing roof form is subordinate to that of the primary roof form, which is a gabled/hipped combination. Staff finds the

proposed modification to include a low slope to be appropriate as the addition's roof will remain subordinate to the historic structure's roof.

- d. REAR ADDITION – The applicant has proposed to construct a rear addition in the location of existing additions. The existing addition is not found on the 1951 Sanborn Map. The proposed addition will feature a footprint of approximately 300 square feet and a covered porch element.
- e. REAR ADDITION – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure's footprint. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines.
- f. REAR ADDITION (Materials) – The applicant has proposed materials that include smooth composite siding in a four (4) inch exposure, composite trim, an asphalt shingle roof and one over one aluminum clad wood windows. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines. Staff finds that skirting should be installed that matches the profile of the siding.
- g. REAR ADDITION (Architectural Details) – Generally, staff finds the proposed architectural details to be appropriate with the Guidelines. The addition features an inset from the historic structure's primary walls, features cornice, fascia and soffit details to match those of the historic structure, features a subordinate roof form and features columns that have been designed to complement those found historically on site.
- h. CONCRETE WALKWAY – The applicant has proposed to replace the existing concrete walkway, in-kind. Staff finds that the existing, historic profile should be maintained in the proposed replacement. A site plan noting this should be submitted to OHP staff for review and approval.
- i. FENCING – The lot currently features a chain link fence that runs parallel to the right of way on E Crockett and N Pine. The applicant has proposed to install a four (4) foot tall wood and wire mesh fence and a six (6) foot tall privacy fence. A driveway gate will be installed at the sidewalk for the proposed driveway (on N Pine). Staff finds the proposed fence replacement to be appropriate; however, privacy fencing should be installed along N Pine only behind the side facing window bay.
- j. DRIVEWAY – The applicant has proposed to install a curb cut and driveway on the north side of the historic structure to provide vehicular access from N Pine. The proposed driveway will feature concrete ribbon strips and a total width of nine (9) feet. Staff finds the proposed driveway to be appropriate and consistent with the Guidelines.

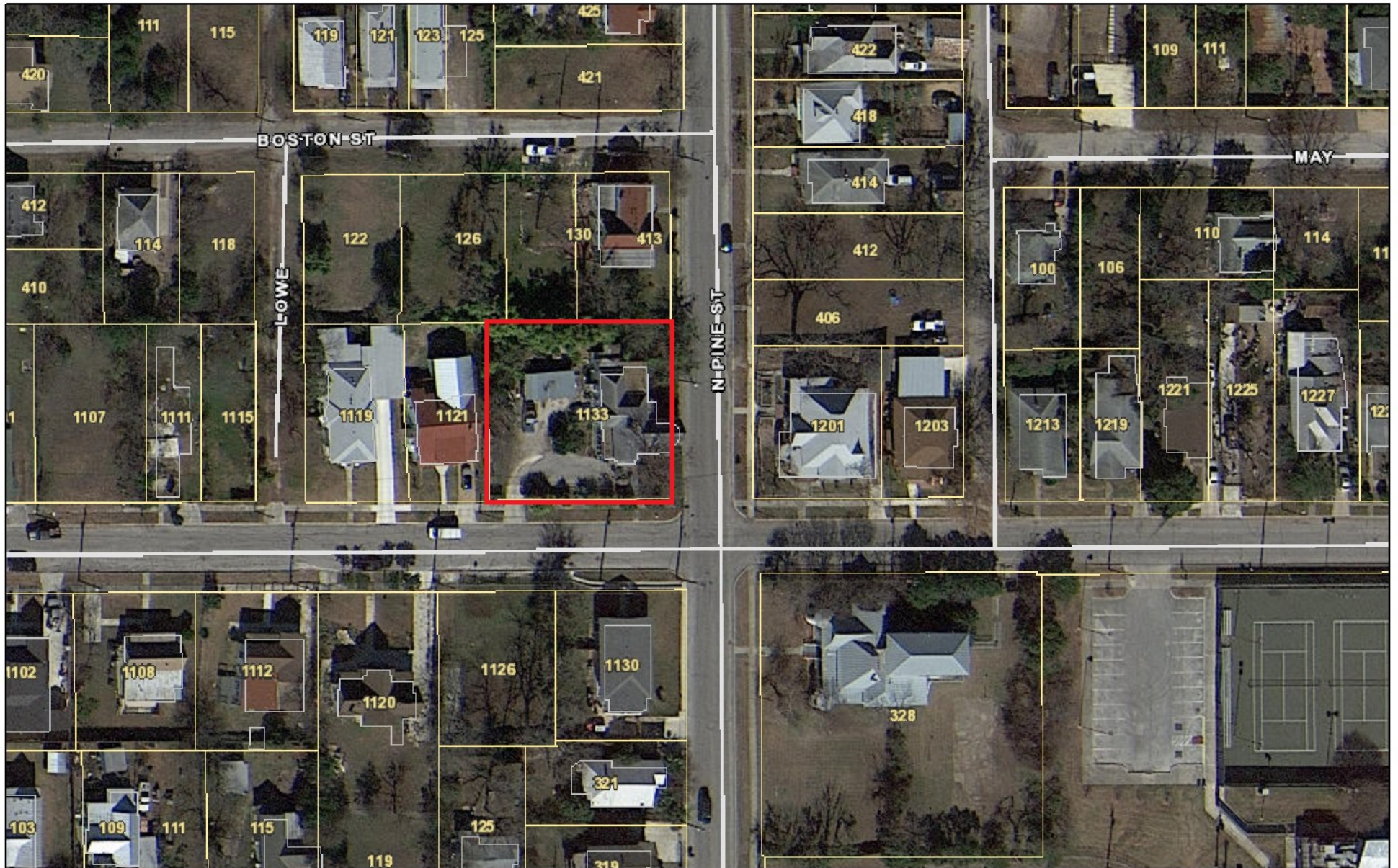
## **RECOMMENDATION:**

- 1. Staff recommends approval of item #1, rehabilitative scopes of work based on finding b with the following stipulations:
  - i. That all roofing materials be uniform throughout, as noted in finding b. 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 and a standard galvalume finish. All panels should be smooth with no striation or corrugation.
  - ii. That foundation skirting should match the historic structure's siding, as noted in finding b. A smooth composite board may be installed at grade to prevent against deterioration and rot.
  - iii. That all ornamental porch elements be preserved and replicated as necessary.
- 2. Staff recommends approval of item #2, modifications to the roof of an existing addition from a flat profile to a low sloped profile to facilitate proper water drainage based on finding c, as submitted.
- 3. Staff recommends approval of item #3, the construction of a rear addition based on findings d through g with the following stipulations:
  - i. That skirting should be installed that matches the profile of the siding.
  - ii. That the proposed windows adhere to the adopted policy guide for windows.
- 4. Staff recommends approval of item #4, the replacement of the existing concrete walkway based on finding h with the stipulation that the profile be matched and that the applicant submit a site plan noting this.
- 5. Staff recommends approval of item #5, fence replacement based on finding i with the stipulation that privacy fencing should be installed along N Pine only behind the side facing window bay.

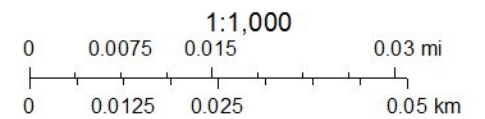
6. Staff recommends approval of item #6, the installation of a curb cut and driveway on N Pine based on finding j, as submitted.



# City of San Antonio One Stop



June 7, 2023





131

N. CENTRE

593

GIBBS (40' wide)

593

PASO HONDO

(ST. CLOSED)

E. COMMERCE

134

E. HOUSTON (STARR)

BOSTON

E. CROCKETT

POTOMAC (STATE)

N. CENTRE

131

Scale of Feet.

1912 SANBORN MAP



**ZIGA ARCHITECTURE STUDIO**  
Architecture | Interiors | Historic Preservation

## 1133 E CROCKETT – NARRATIVE

Requesting final approval to rehabilitate the historic house and reconstruct an addition.

The existing oversized lot is in the process of being replatted so it can be split into two lots. The existing driveway will serve the adjacent lot. A new driveway and curb cut will be necessary for this property. The ribbon driveway will be 9ft wide to limit its impact on the property and will be accessed through N. Pine St. The existing walkway will be replaced with a new walkway to match existing. A new 6ft tall wood privacy fence will enclose the rear yard and a new 4ft tall wood and wire fence will replace the existing front yard fence.

The foundation will be repaired and leveled. All siding and woodwork will be repaired in kind to match existing and repainted. All missing woodwork elements will be recreated to match existing. All windows will be repaired. The existing roof will be replaced with a mix of asphalt shingles on the main roof and galvalume standing seam metal roof on the porches and low-sloped roofs.

The existing roof over the northeast corner addition has a flat roof with a parapet running along the street side. This roof does not drain properly and is leaking. To provide appropriate drainage, the parapet will be removed, the roof will be reframed as needed to provide an adequate slope, and an overhang that matches the rest of the house will be added. A new standing seam metal roof will replace the existing roofing material.

A non-historic rear addition will be reconstructed and expanded. The proposed addition will step in on one side and have a porch and a different roof on the other side to clearly differentiate the new from the old. The new addition will have Hardie 4" lap siding. All new windows will be Jeldwen W-2500 wood windows.



## 1133 E Crockett: Front





Front





## Porch Detail





East



**ZIGA ARCHITECTURE STUDIO**  
Architecture | Interiors | Historic Preservation



East





# West





West



**ZIGA ARCHITECTURE STUDIO**  
Architecture | Interiors | Historic Preservation



West





Back





Back







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

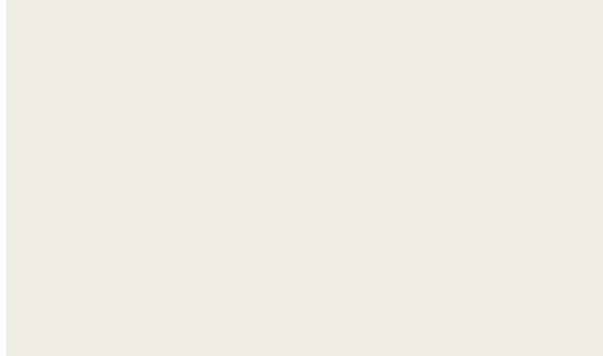


PROPOSED 4'-0" WOOD AND WIRE FRONT YARD FENCE TO REPLACE EXISTING FENCE



## EXTERIOR MATERIAL PALETTE

BODY: SW7005 PURE WHITE



SOFFIT: SW7048 URBANE BRONZE



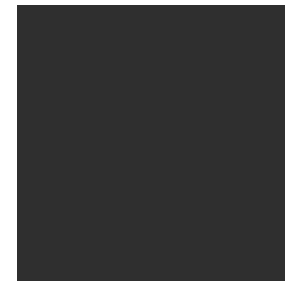
ASPHALT SHINGLE ROOF – OWENS CORNING  
OKRIDGE ESTATE GRAY



HARDIE LAP SIDING - ADDITION



JELD-WEN W-2500 CLAD-WOOD  
WINDOWS IN CHESTNUT  
BRONZE



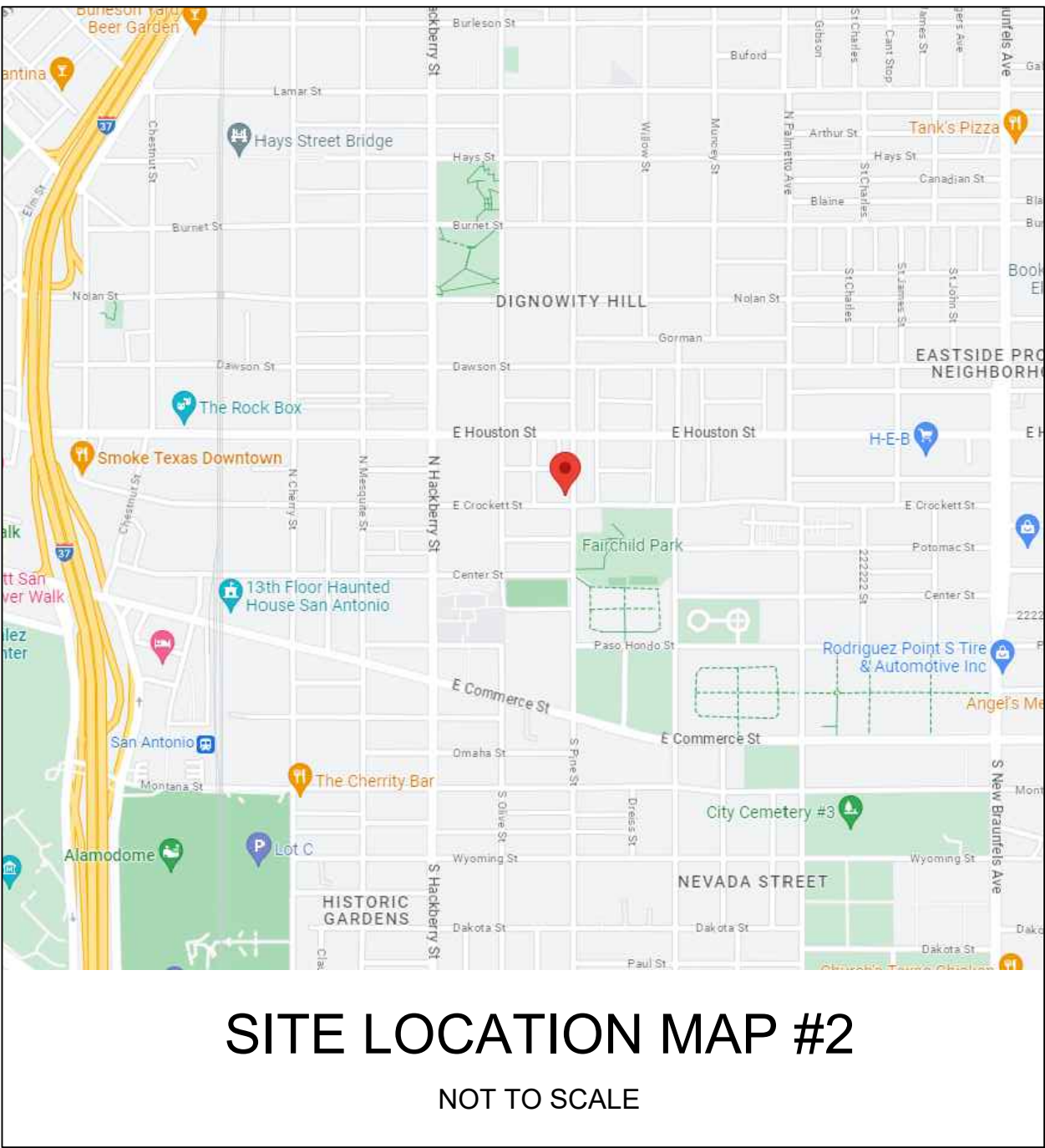
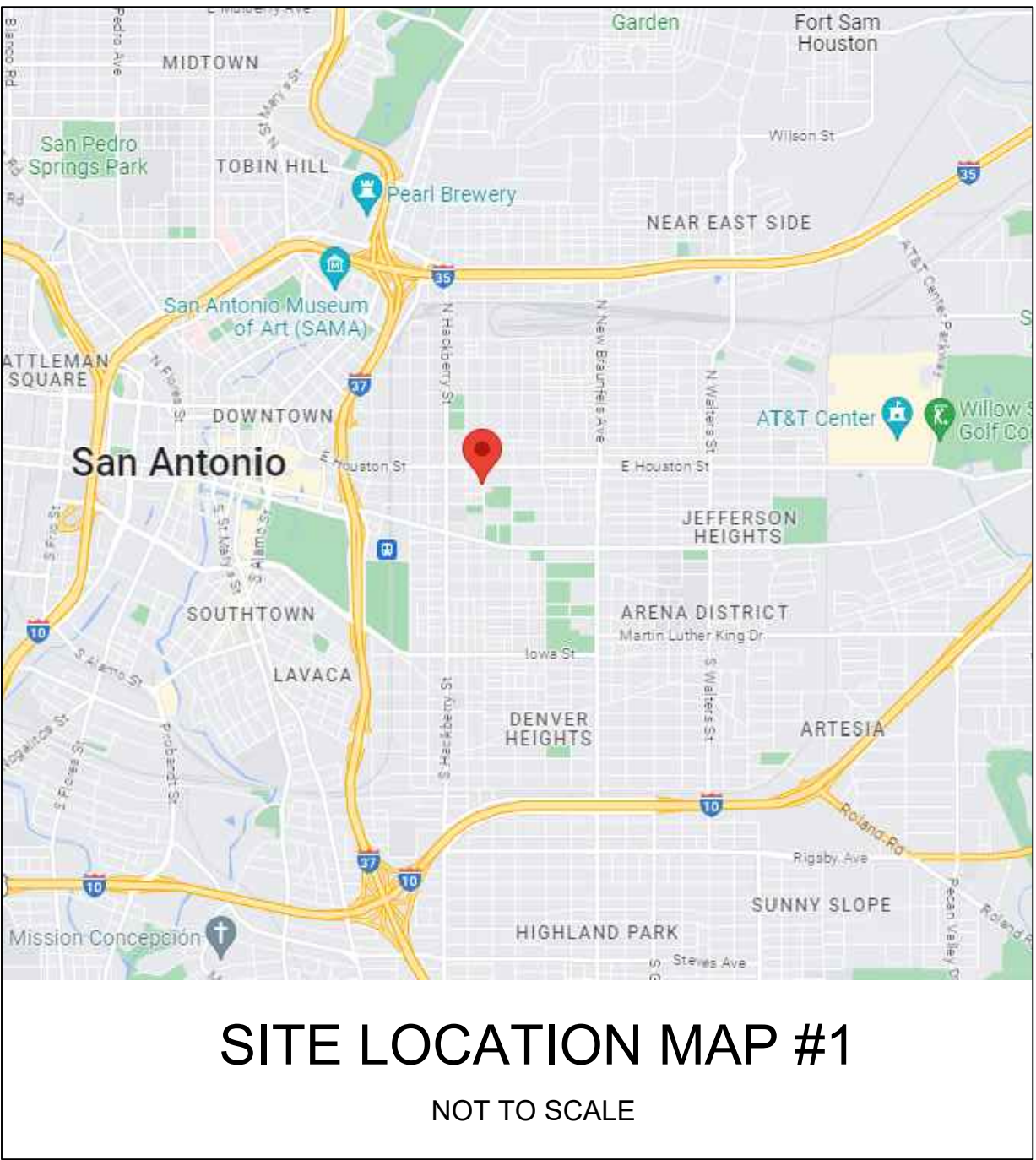
EXISTING WINDOWS: SW6258  
TRICORN BLACK





# REHABILITATION & ADDITION

## 1133 E CROCKETT ST., SAN ANTONIO, TX 78202



## GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

## SHEET INDEX

CS	COVER SHEET
SP001	SURVEY
SP100	EXISTING/PROPOSED SITE-ROOF PLANS
A100	EXISTING/PROPOSED FLOOR PLANS
A200	EXISTING/PROPOSED EXTERIOR ELEVATIONS
A201	EXISTING/PROPOSED EXTERIOR ELEVATIONS
A300	WALL SECTION AND PORCH DETAILS

## ARCHITECT

### ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

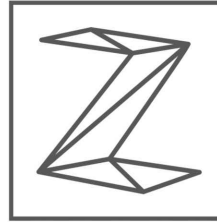
INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

## CODE INFORMATION

2021 INTERNATIONAL RESIDENTIAL CODE  
2021 IECC

## BUILDING DATA

SQ. FT.:	1,681 S.F.	EXISTING FIRST FLOOR S.F.	1,860 S.F.	PROPOSED FIRST FLOOR S.F.
	1,681 S.F.	TOTAL EXISTING LIVING S.F.	1,860 S.F.	TOTAL PROPOSED LIVING S.F.
	441 S.F.	EXISTING PORCHES S.F.	380 S.F.	PROPOSED PORCHES S.F.
	2,122 S.F.	TOTAL EXISTING S.F.	2,240 S.F.	NEW TOTAL PROPOSED S.F.



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NEW RESIDENCE

1133 E CROCKETT ST.  
SAN ANTONIO, TX 78202

BRETT HENNEKE

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### ISSUE

#	DATE	DESCRIPTION
1	04/24/2023	AS-BUILT SET
2	06/02/2023	REVIEW SET

### COVER SHEET

PROJECT NO.	23-104
DATE:	06-02-23
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	
FELIX J. ZIGA JR., AIA	
TEXAS LICENSE NO. 24683	

CS





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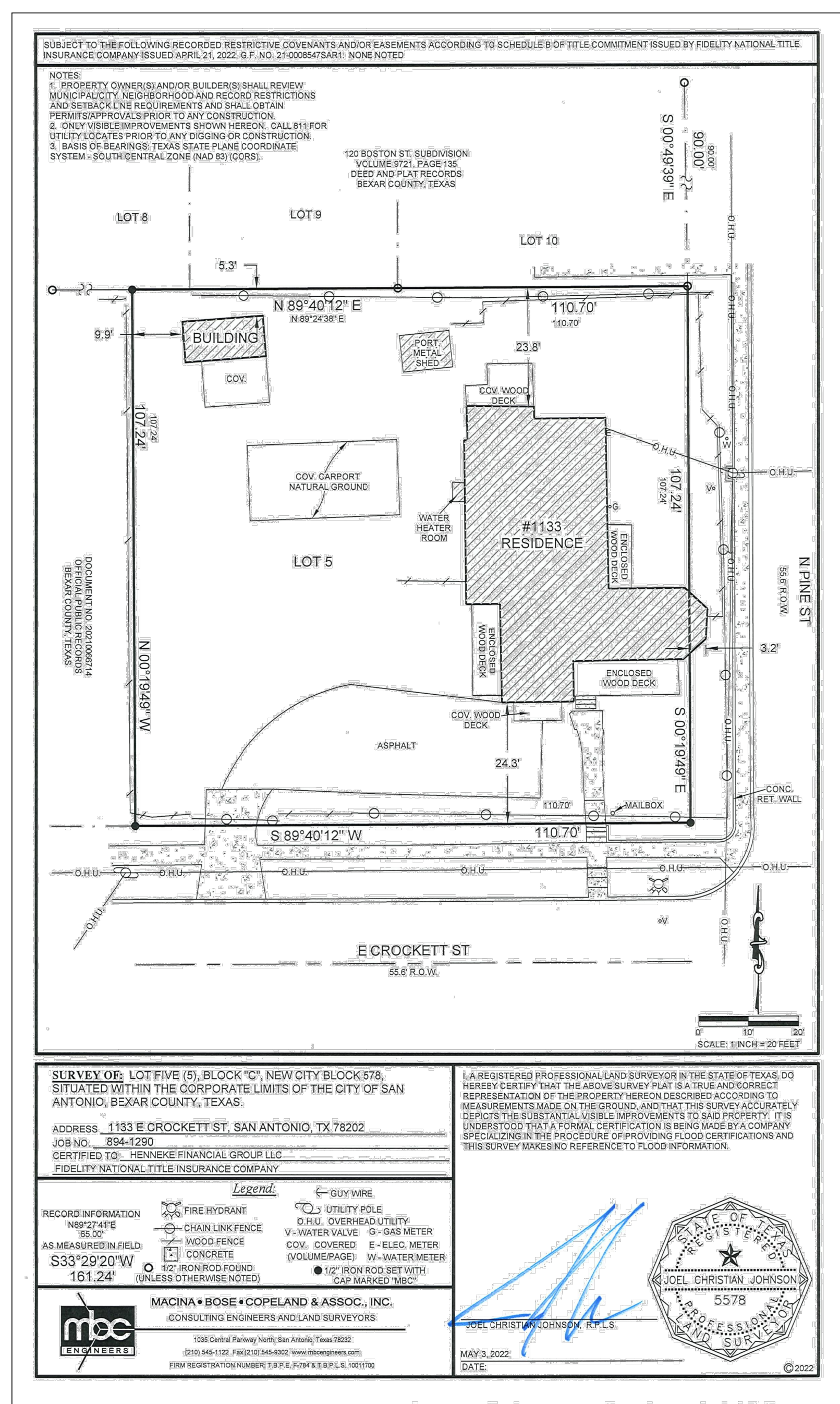
ISSUE		
#	DATE	DESCRIPTION
1	04/24/2023	AS-BUILT SET
2	06/02/2023	REVIEW SET

## SURVEY

PROJECT NO.	23-104
DATE:	06-02-23
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ

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

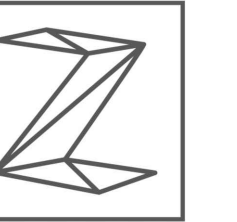
spoo



**1 SURVEY**  
SCALE: FULL SCALE

NOTE: PLATTING IN PROCESS TO SPLIT LOT.





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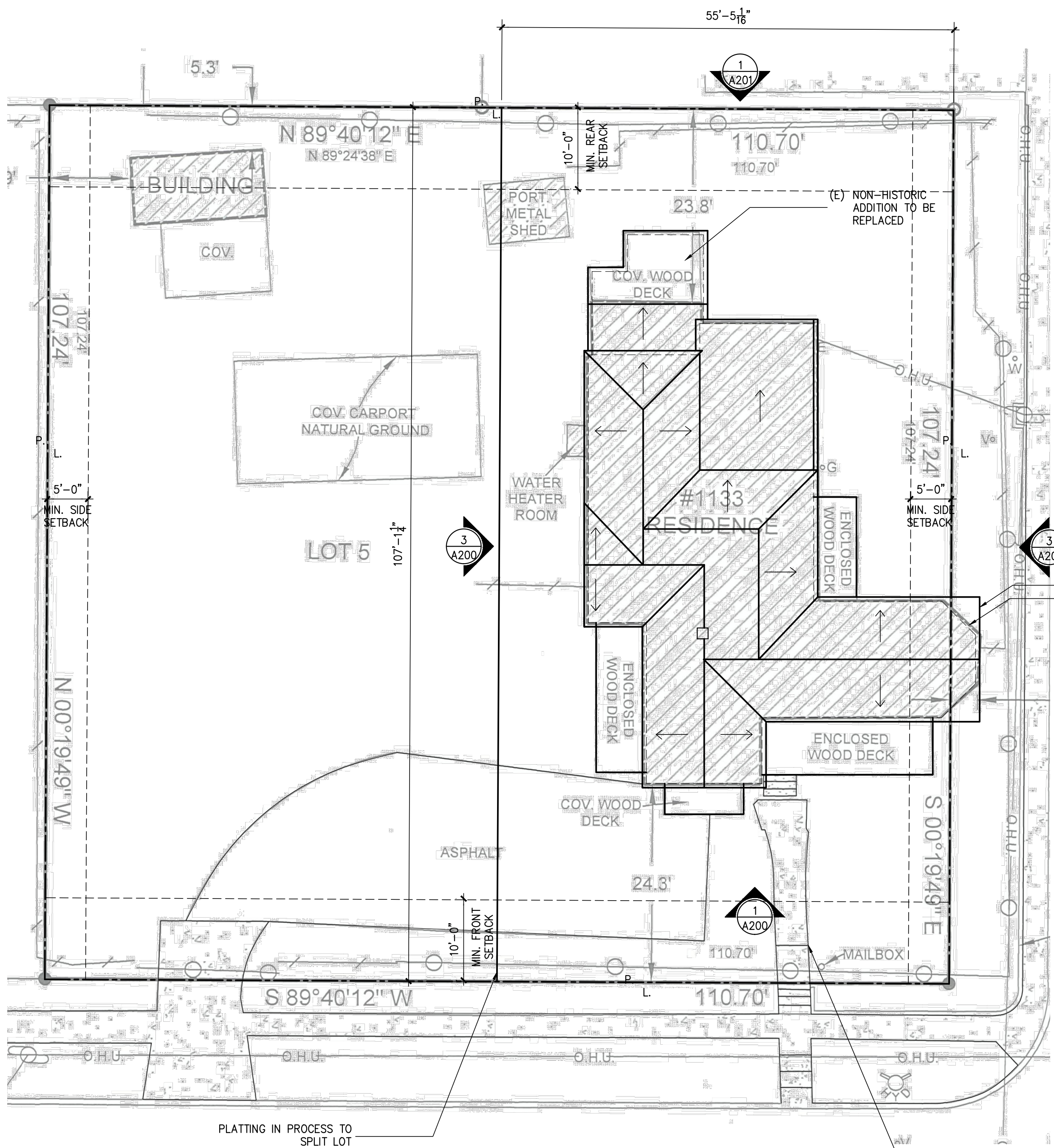
#	DATE	DESCRIPTION
1	04/24/2023	AS-BUILT SET
2	06/02/2023	REVIEW SET

EXISTING & PROPOSED  
SITE / ROOF PLANS

PROJECT NO.	23-104
DATE:	06-02-23
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

SP100

LOT COVERAGE CALCULATION  
2,240 S.F. BUILDING FOOTPRINT  
5,936 S.F. LOT  
2240 / 5936 = 38% LOT COVERAGE



1 EXISTING SITE / ROOF PLAN

SCALE: 1"=10'-0"

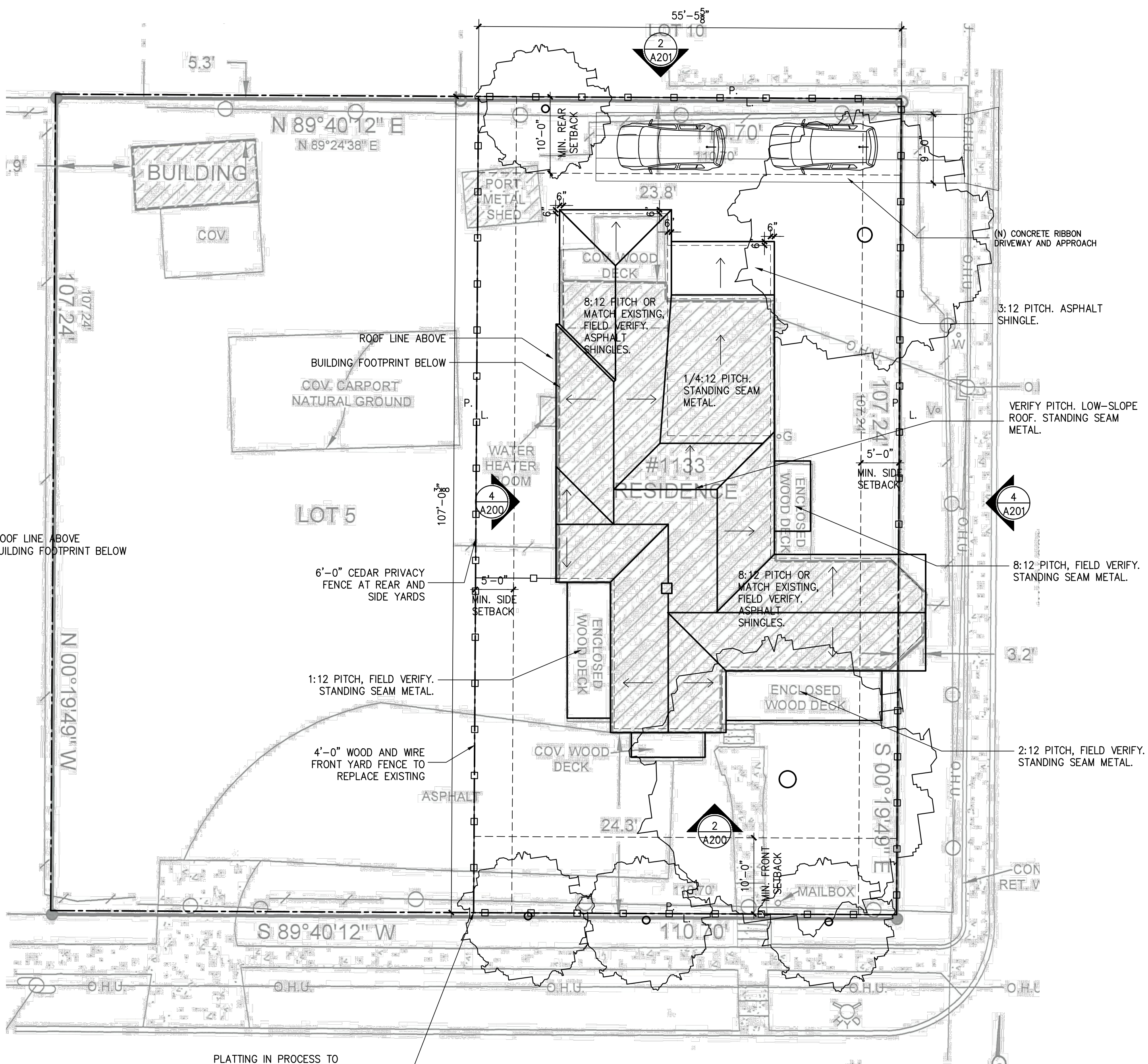


PLAN  
NORTH



TRUE  
NORTH

(E) CONC. SIDEWALK AND  
STEPS TO BE  
REPAIRED/REPLACED AS  
REQUIRED.



2 PROPOSED SITE / ROOF PLAN

SCALE: 1"=10'-0"



PLAN  
NORTH



TRUE  
NORTH

E CROCKETT ST.





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#	DATE	DESCRIPTION
1	04/24/2023	AS-BUILT SET
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EXISTING &  
PROPOSED FLOOR  
PLAN

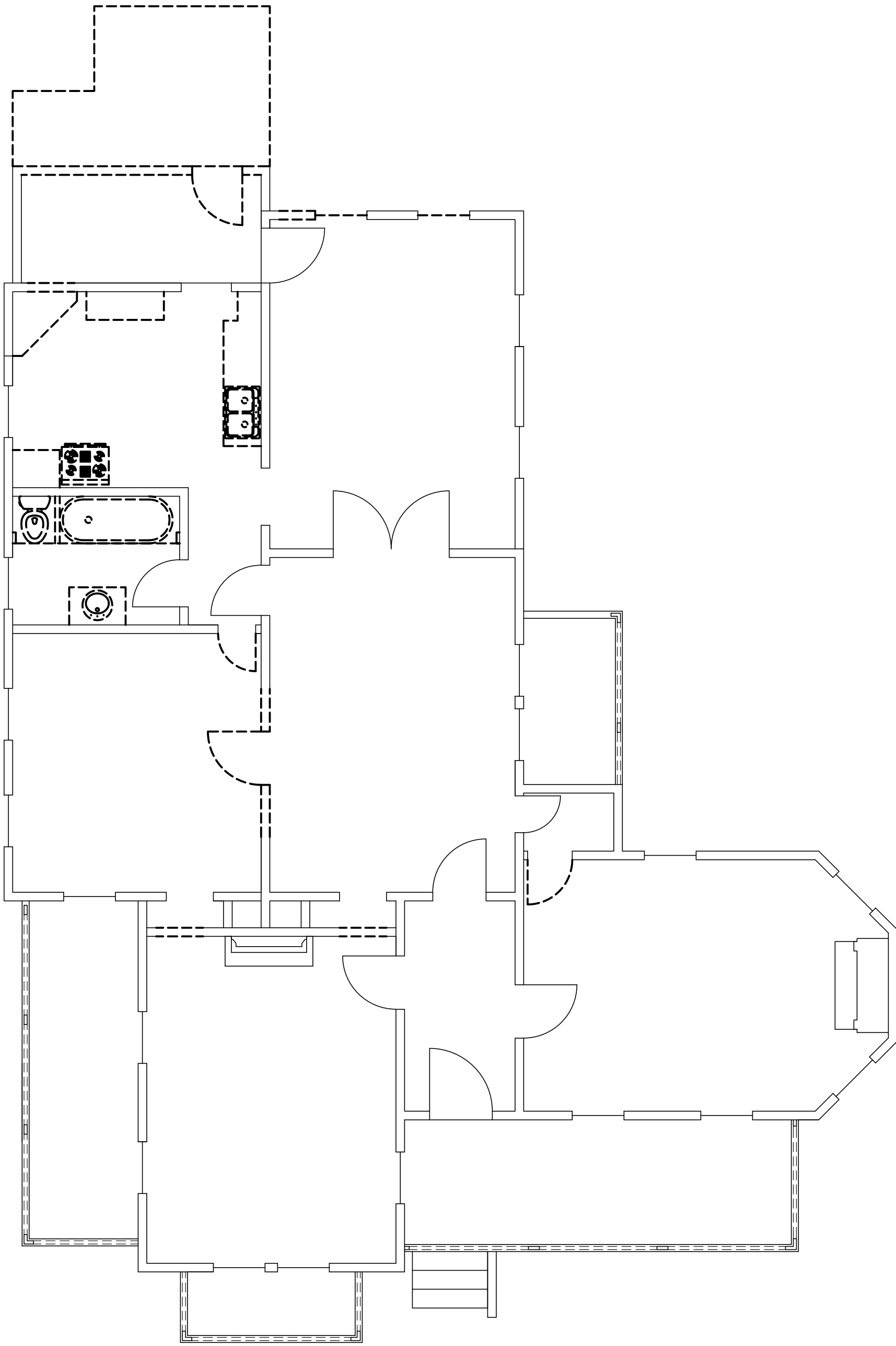
PROJECT NO.	23-104
DATE:	06-02-23
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	
FELIX J. ZIGA JR., AIA	
TEXAS LICENSE NO. 24683	

A100

## 0 LEGEND

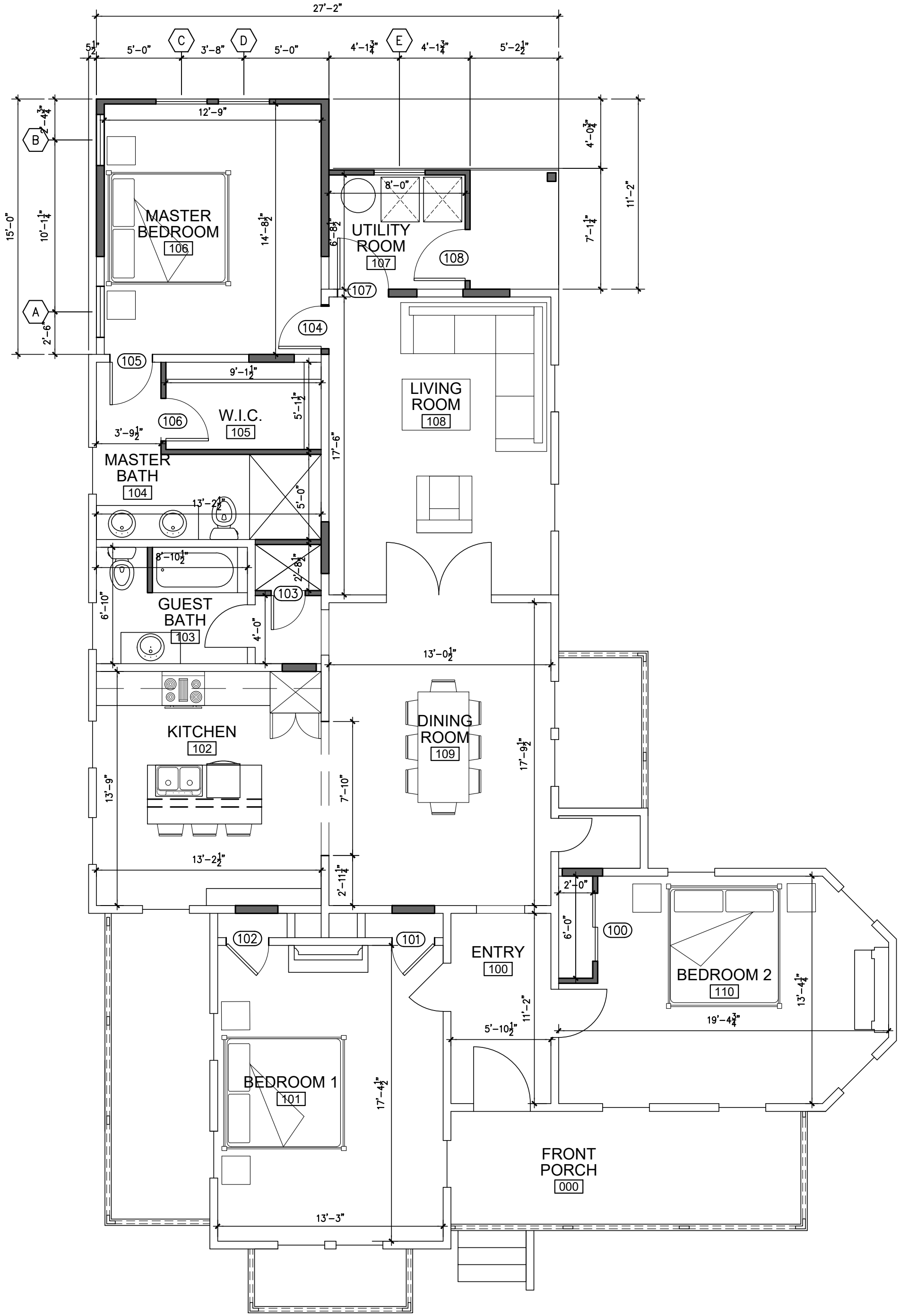
SCALE: N.T.S.

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL



## 1 EXISTING / DEMO PLAN

SCALE: 3/16"=1'-0"



## 2 PROPOSED FLOOR PLAN

SCALE: 3/16"=1'-0"





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#### EXISTING & PROPOSED EXTERIOR ELEVATIONS

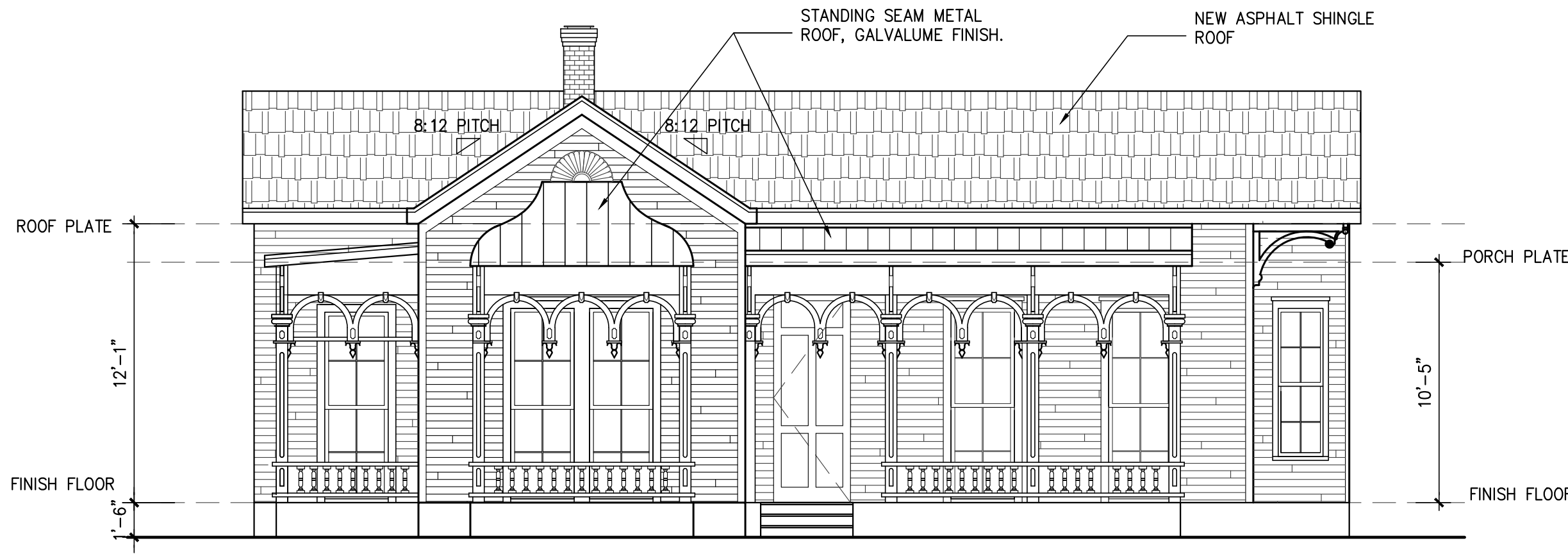
PROJECT NO. 23-104  
DATE: 06-02-23  
DRAWN BY: AMM / FJZ  
REVIEWED BY: FJZ  
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A200



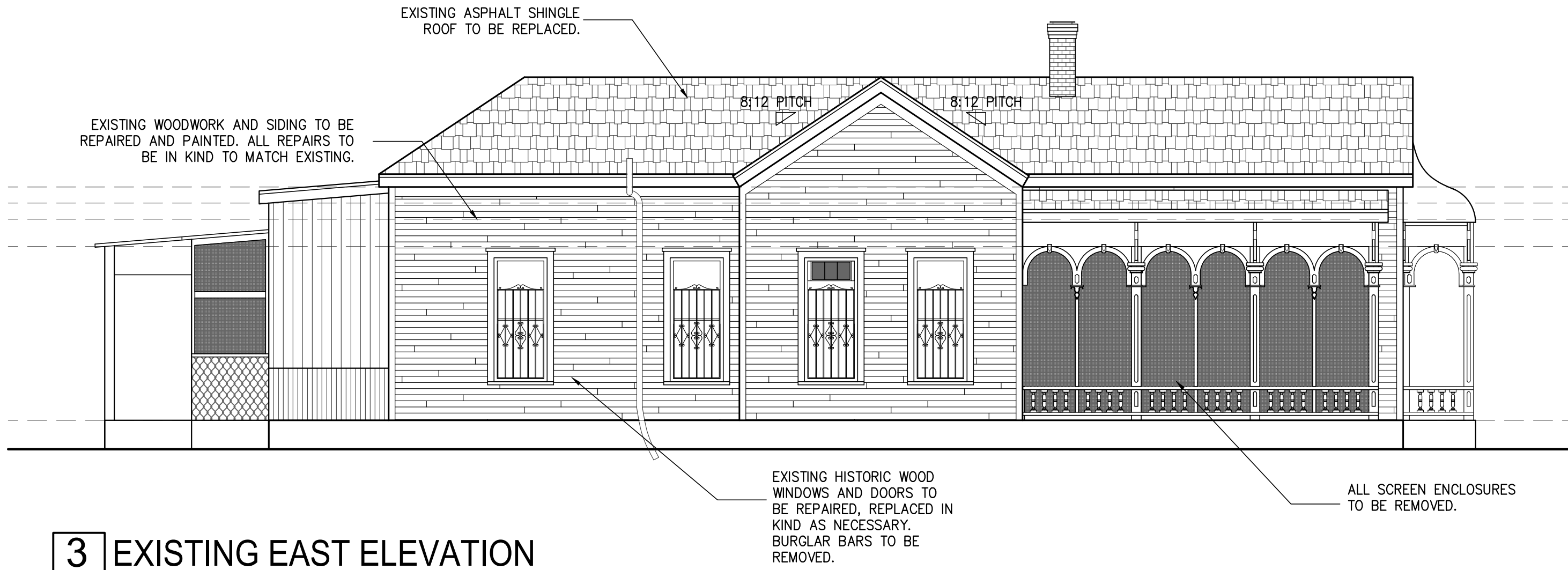
#### 1 EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"



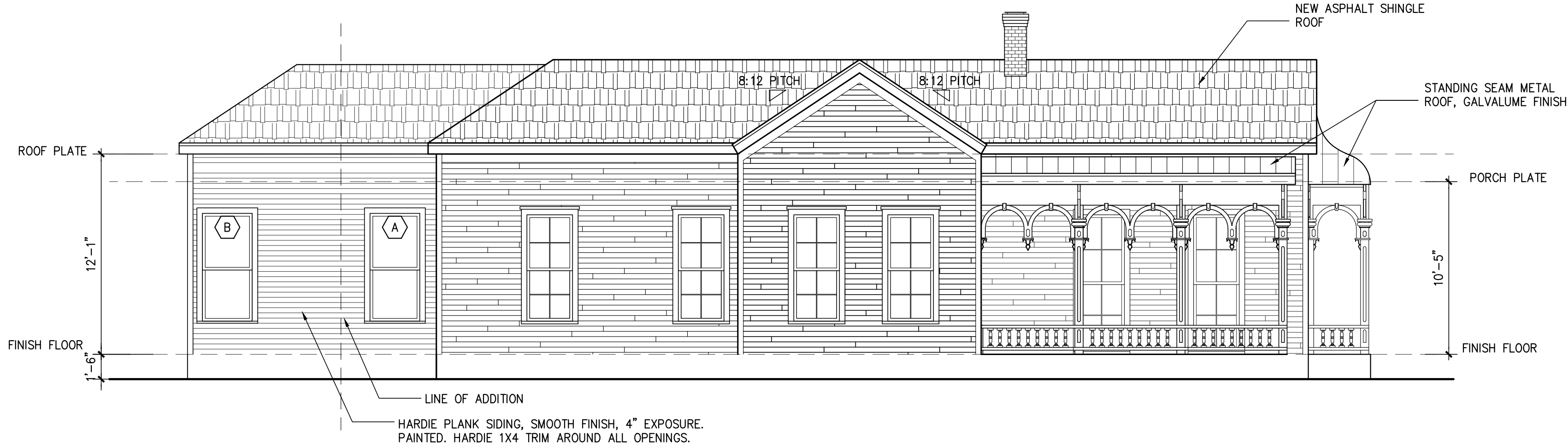
#### 2 PROPOSED FRONT ELEVATION

SCALE: 3/16"=1'-0"



#### 3 EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



#### 4 PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"





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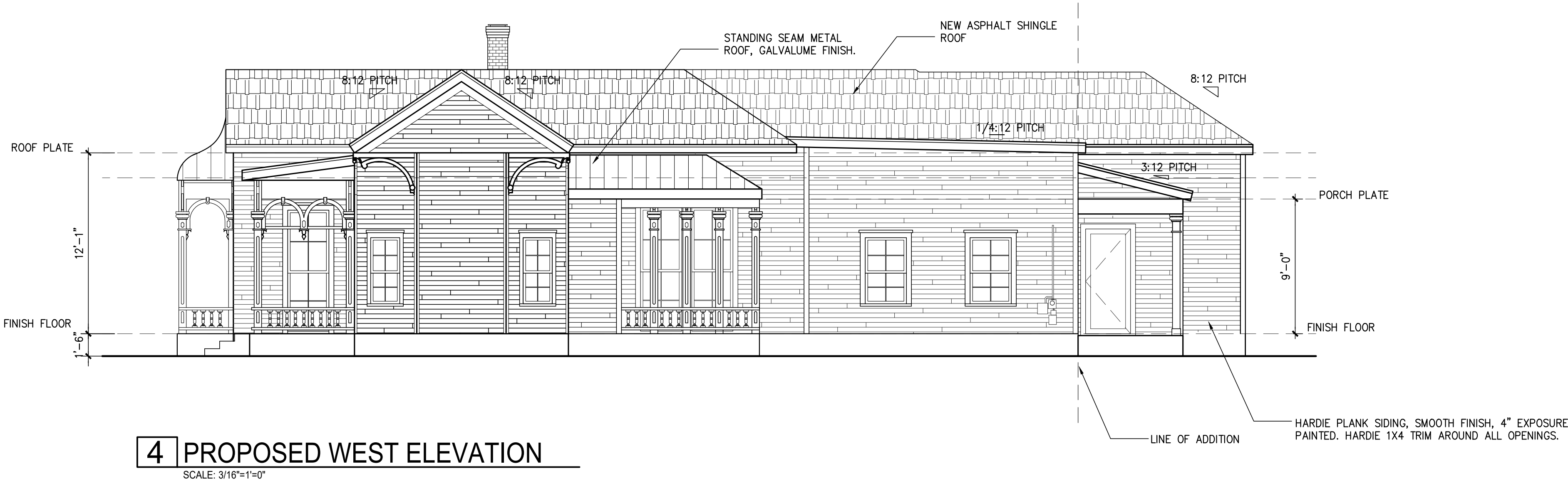
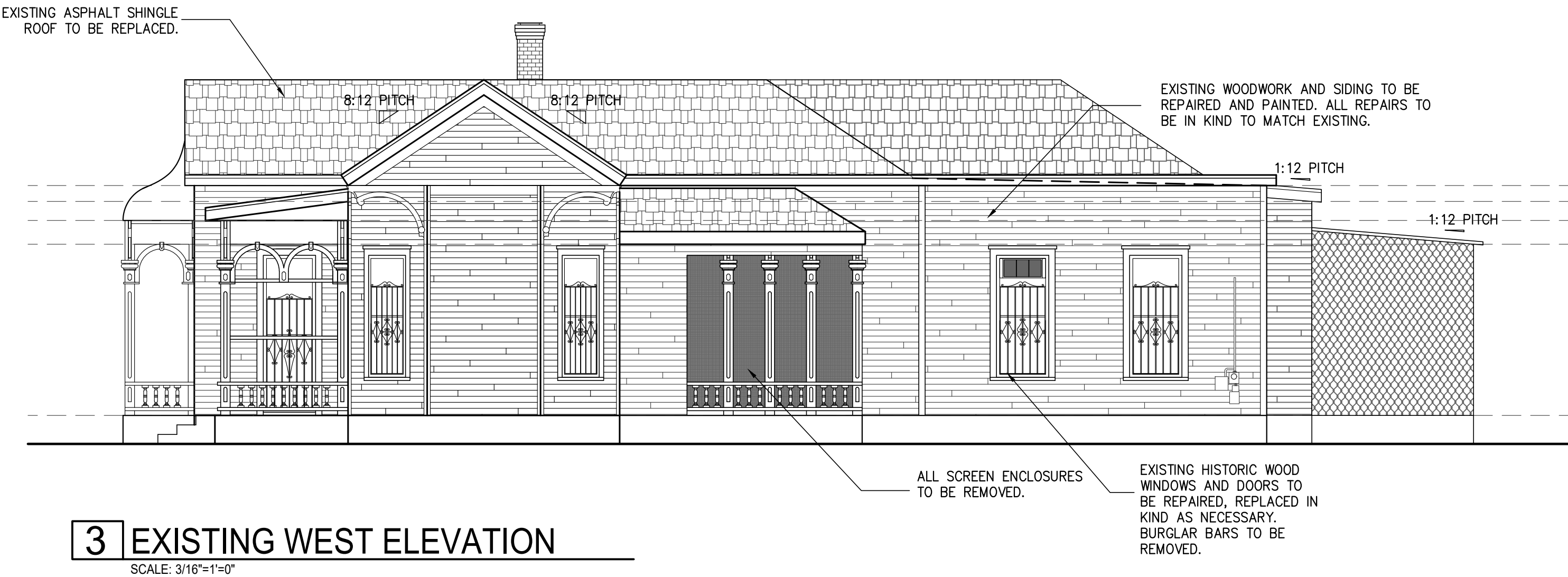
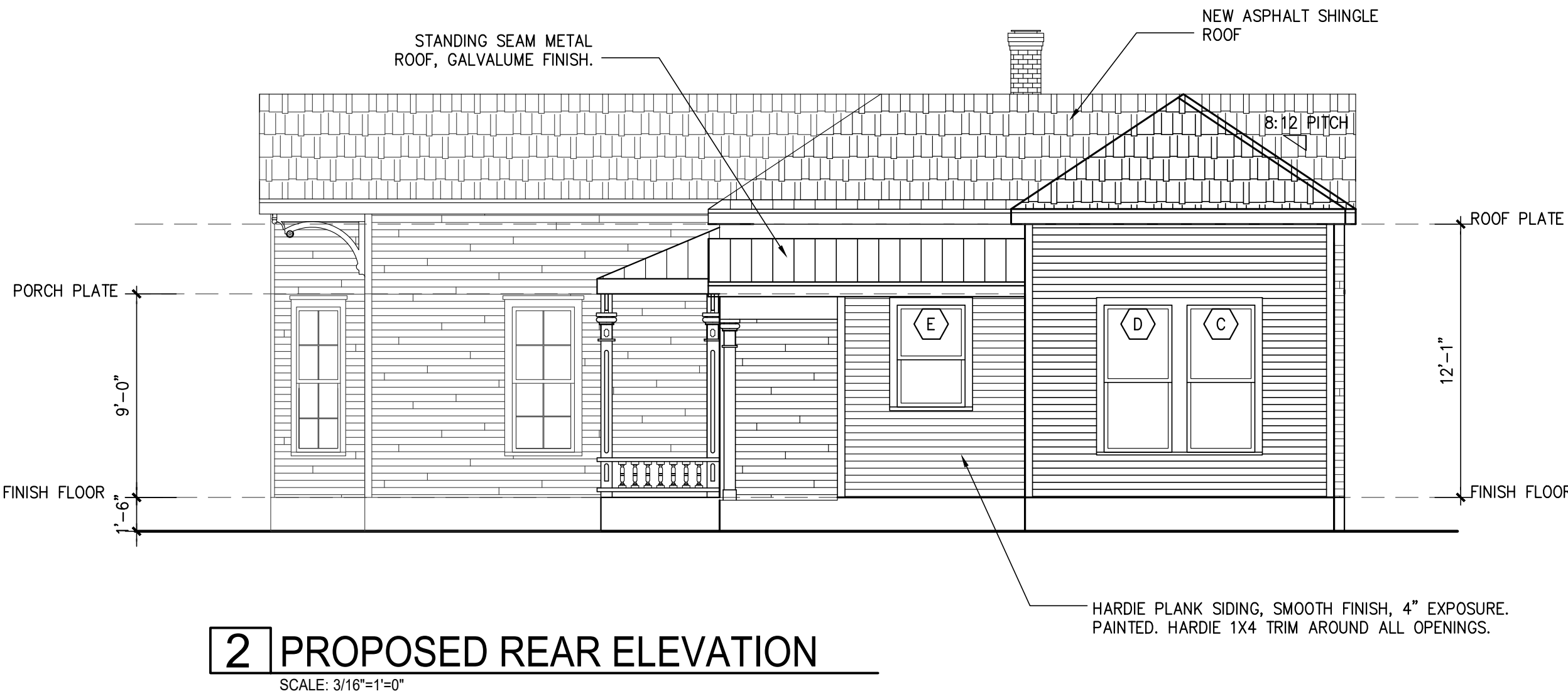
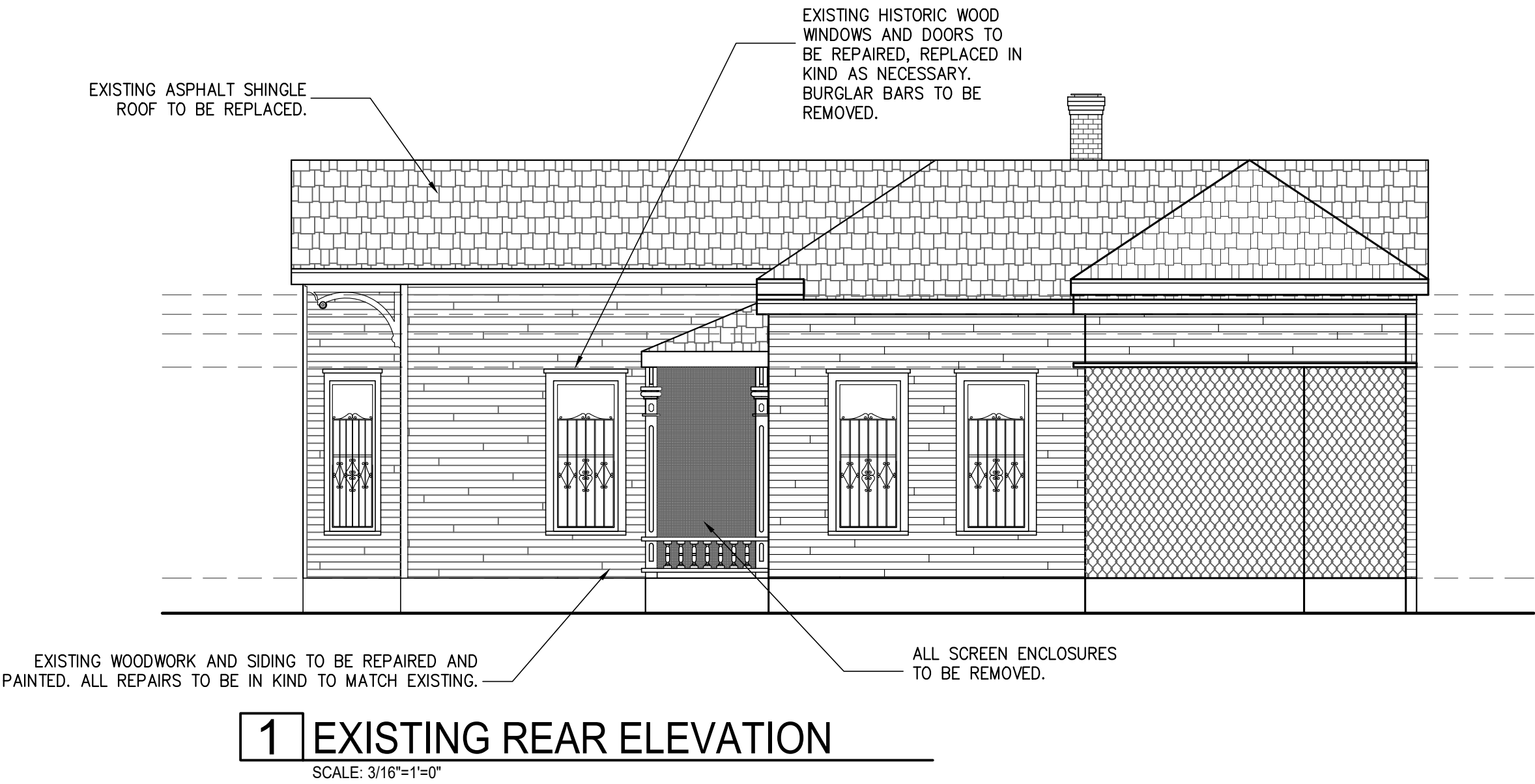
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## EXISTING & PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	23-104
DATE:	06-02-23
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

A201







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# BRETT HENNEKE

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ISSUE

#	DATE	DESCRIPTION
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2	06/02/2023	REVIEW SET

## WALL SECTION AND DETAILS

PROJECT NO.	23-104
DATE:	06-02-23
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ

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

A300



PROJECT NO. 23-104

DATE: 06-02-23

DRAWN BY: AMM / FJZ

REVIEWED BY: FJZ

PROJECT ARCHITECT:  
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TEXAS LICENSE NO. 24683