

# HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

**HDRC CASE NO:** 2021-410  
**ADDRESS:** 126 POTOMAC ST  
**LEGAL DESCRIPTION:** NCB 585 BLK 3 LOT 7 & 8  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Felix Ziga/Ziga Architecture Studio PLLC  
**OWNER:** Brett Henneke  
**TYPE OF WORK:** Construction of a 2-story residential structure with a detached accessory structure  
**APPLICATION RECEIVED:** August 13, 2021  
**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, single-family residential structure on the vacant lot at 126 Potomac. The applicant has also proposed to construct a detached, rear accessory structure. This lot is located within the Dignowity Hill Historic District.

## 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

*i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

*ii. Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.



- iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
  - ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.
- ### 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, single-family residential structure on the vacant lot at 126 Potomac. The applicant has also proposed to construct a detached, rear accessory structure. This lot is located within the Dignowity Hill Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This lot is currently void of any structures. This block currently features seven (7) existing structures that front Potomac, all of which feature one (1) story in height. A two story structure is located at the corner of Potomac and N Pine.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on August 24, 2021. At that meeting, committee members discussed the setback, architectural details and recommended that the attached garage be separated from the massing of the residential structure.



- 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 that is to be generally aligned with the front setback of the adjacent historic structure at 122 Potomac. Staff finds that a setback that is equal to or greater than that found historically at 122 Potomac to be appropriate and consistent with the Guidelines.
- e. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
- f. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding b, this block features all one story structures with the exception of the two story structure at the corner of N Pine and Potomac, oriented toward N Pine. Generally, staff finds the proposed height of two stories and 29' – 10" in height to be appropriate and consistent with the Guidelines. An increased setback may reduce the structure's perceived massing in relationship to the historic structures on the block.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has proposed a foundation height of 1' – 6". Staff finds the proposed foundation height to be appropriate and consistent with the Guidelines.
- h. **ROOF FORMS** – The applicant has proposed both front and side gabled roofs. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- 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 noted a total building footprint of 1,943 square feet. The lot features 4,994 square feet. The proposed lot coverage of 34% is appropriate and consistent with the Guidelines.
- j. **MATERIALS** – The applicant has proposed materials that include composite siding in a board and batten and horizontal pattern, a standing seam metal roof, and steel and wood railings. The applicant has noted a four inch exposure and a thickness of  $\frac{3}{4}$  for horizontal siding. Staff finds this to be appropriate. For the proposed board and batten siding, staff finds that siding should feature a smooth finish, boards that are twelve (12) inches wide and battens that are 1 –  $\frac{1}{2}$ " in width. Additionally, staff finds that the proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam. The applicant has noted the use of a low profile ridge cap. The applicant has submitted a profile for a steel and wood railing, which generally, staff finds to be appropriate.
- k. **MATERIALS (Windows)** – The applicant has proposed to install Jeld-Wen wood windows. Staff finds the installation of wood windows to be appropriate and consistent with the Guidelines. Staff finds that the proposed windows should be consistent with staff's standard specifications for windows in new construction (noted in the applicable citations).
- l. **FENESTRATION PROFILE** – The applicant has proposed window openings that are inconsistent with the Guidelines in regards to sizing. The applicant has proposed a number of window openings that feature sizes that are inconsistent with those found historically within the district, specifically in regards to windows on the front façade (second level porch) and fixed windows found on the other three facades. Staff finds that the applicant should propose fenestration profiles that feature individual windows with operable sashes. Half sized windows on the front façade should be increased in size and fixed windows should be increased in size and feature an operable sash.
- m. **ARCHITECTURAL DETAILS** – Generally, staff finds the overall height and massing to be appropriate; however, staff finds that fenestration profiles, including window sizes and openings should be modified.
- n. **ACCESSORY STRUCTURE** – The applicant has proposed to construct a detached, rear carport to accommodate parking for two automobiles.
- o. **ACCESSORY STRUCTURE** – The Guidelines for New Construction note that accessory structure should be visually subordinate to the primary structure on the lot, should be no larger in plan than 40 percent of the primary structure, should relate to the period of construction of the primary structure on the lot, should feature similar window and door openings as those found historically and should feature garage doors similar in



proportion to those found historically within the district. Additionally, the Guidelines note that the location of accessory structures on site should be consistent with those found historically within the district; towards the rear of the lot. Generally, staff finds the proposed accessory structure to be appropriate and consistent with the Guidelines.

- p. ACCESSORY STRUCTURE (Materials) – The applicant has proposed materials that include a standing seam metal roof and 6x6 wood columns with I-beams. Generally, staff finds the proposed materials to be appropriate. Staff finds that the proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam. The applicant has noted the use of a low profile ridge cap.
- q. DRIVEWAY – The applicant has proposed a concrete ribbon strip driveway. The applicant has noted an overall width of nine (9) feet with a middle strip of decomposed granite. Staff finds the proposed driveway's location to be appropriate. An existing, established driveway pattern does not exist on this block.
- r. LANDSCAPING – The applicant has provided landscaping information on the proposed site plan noting the installation of grass throughout the front and rear yards. Staff finds this to be appropriate. Grass should also be included in the right of way strip between the public sidewalk and curb.
- s. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment on site. Staff finds that all mechanical equipment should be screened from view from the public right of way, per the Guidelines.
- t. FENCING – The applicant has proposed front yard fencing with a driveway gate at the property line. Staff finds that the proposed front yard fencing should turn at the driveway with a driveway gate being located behind the front façade of the house.

## **RECOMMENDATION:**

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

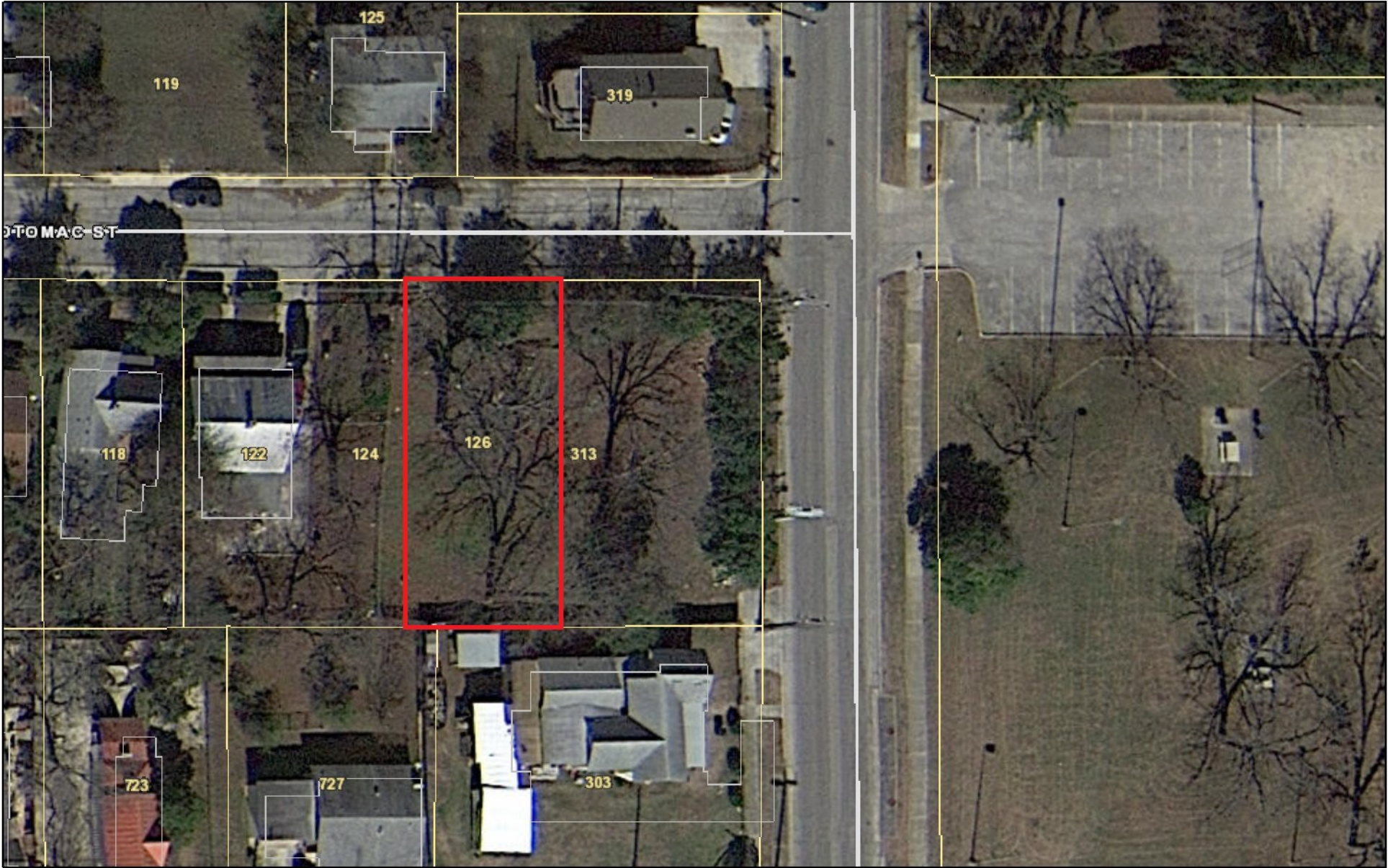
- i. That the front setback to equal to or greater than that of the historic structure at 122 Potomac, and that field verification be required prior to the issuance of a COA, as noted in finding d.
- ii. That board and batten siding feature a smooth finish, boards that are twelve (12) inches wide and battens that are 1 – ½” in width. Additionally, staff recommends that the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam. A low profile ridge cap may be used for new construction.
- iii. That the proposed wood windows adhere to staff's standard specifications, as noted in finding j and in the applicable citations.
- iv. That the applicant propose fenestration profiles that feature individual windows with operable sashes. Half sized windows on the front façade should be increased in size and fixed windows should be increased in size and feature an operable sash.
- v. That all mechanical equipment be screened from view from the public right of way.

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

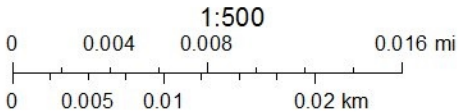
A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.



City of San Antonio One Stop



September 10, 2021







CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: August 24, 2021

HDRC Case #: 2021-410

Address: 126 Potomac

Meeting Location: Webex

APPLICANT: Felix Ziga

DRC Members present: Curtis Fish, Monica Savino (Conservation Society)

Staff Present: Edward Hall

Others present: Brett Heneke

**REQUEST: Construction of a 2-story residential structure**

**COMMENTS/CONCERNS:**

FZ: Overview of the proposed new construction, general design and specifications.

MS: Comments on the site plan. Single-family development on this lot is most appropriate.

MS: Questions regarding attached parking. FZ: Driven by the client's desire.

MS: If garage is separated from house, it would create more space on site due to minimum setback of only five feet at the rear.

MS: Try to provide a more accurate street section (topography wise).

CF: May be difficult to find large support for the attached garage from the Commission.

CF: Questions about setbacks.

FZ: Intent is to be as close to adjacent historic setback as possible. (Exhibit shows the setback in line).

CF: Pay close attention to the setbacks on Potomac. It would be most appropriate to have a greater setback than the historic setbacks on Potomac (at least equal to).

CF: Comments about front yard fencing.

CF: Not concerned about two story massing.

**OVERALL COMMENTS:**





## **HENNEKE RESIDENCE – 126 POTOMAC – NARRATIVE**

Requesting final approval to construct a two-story house on a vacant lot.

The project will include a ribbon driveway, a walkway connecting the house to the street, and a front and rear yard fence. The proposed front yard fence will be 4'tall wood and hog wire and the rear fence will be 6'tall wood privacy. The proposed front yard fence will include gates at the property line, due to small yard, and open carport structure. This will help address both the homeowner's security and privacy concerns.

Adjacent houses are mostly one story. The proposed design will not be more than one story taller than its historic neighbors and will not overwhelm the historic houses, complying with historic design guidelines.

Since the existing curb along Potomac is not parallel, the estimated front property line was used to estimate existing front setbacks so that there is a consistent measuring baseline throughout. The historic houses on this block are located approximately 16ft and 17'-6" from the estimated front property line. Although the house at 114-116 Potomac has a deeper setback, it is not of historic age. The proposed front setback is behind the adjacent historic home.

The proposed design will have a slab on grade foundation and will be elevated from the ground to match the foundation heights of other historic houses on the block. Existing foundation heights range from approximately 12in to 18in. The proposed design will have an 18in foundation height at the front and will be within a foot of the tallest foundation height on the block.

The proposed house will have a small front porch with 6x6 sealed wood columns, a galvalume standing seam metal roof, a mix of Hardie board and batten siding, artisan lap siding accent under porch/balcony, and exposed rafter tails, stained. The proposed structure will have aluminum clad-wood frame windows.

The proposed design maintains appropriate size, massing and proportions while incorporating modern interpretations of historic materials and architectural details.

The design also incorporates modern window types with historic window proportions and recess distances. This allows for the design to be clearly identified as contemporary, but at the same time, compatible with its historic context in material, size, scale, and proportion.

The proposed design also incorporates modern interpretations of historic details, specifically at the column base, capital, porch beam, awnings, and guardrail. The design proposes an I-beam flitch beam in order to span the 16 ft width at the porch, unencumbered with intermediary column. Embedded steel plates are provided in lieu of 1x6 prescribed trim at base and capital, again a modern interpretation and reflection of the current time and workmanship. The awnings at the front elevation are thin 2x4 framing with 2" steel angle supports. Lastly, the guardrail detail is reminiscent of a wood guardrail traditionally





found throughout the historic district, but a modern interpretation of such detail with the intent that it does not distract or detract from the historic district. It is a subtle and elegant composition of architectural details.

#### **Design Review Committee – 8/24/21 - Comments and Suggestions and design adjustments**

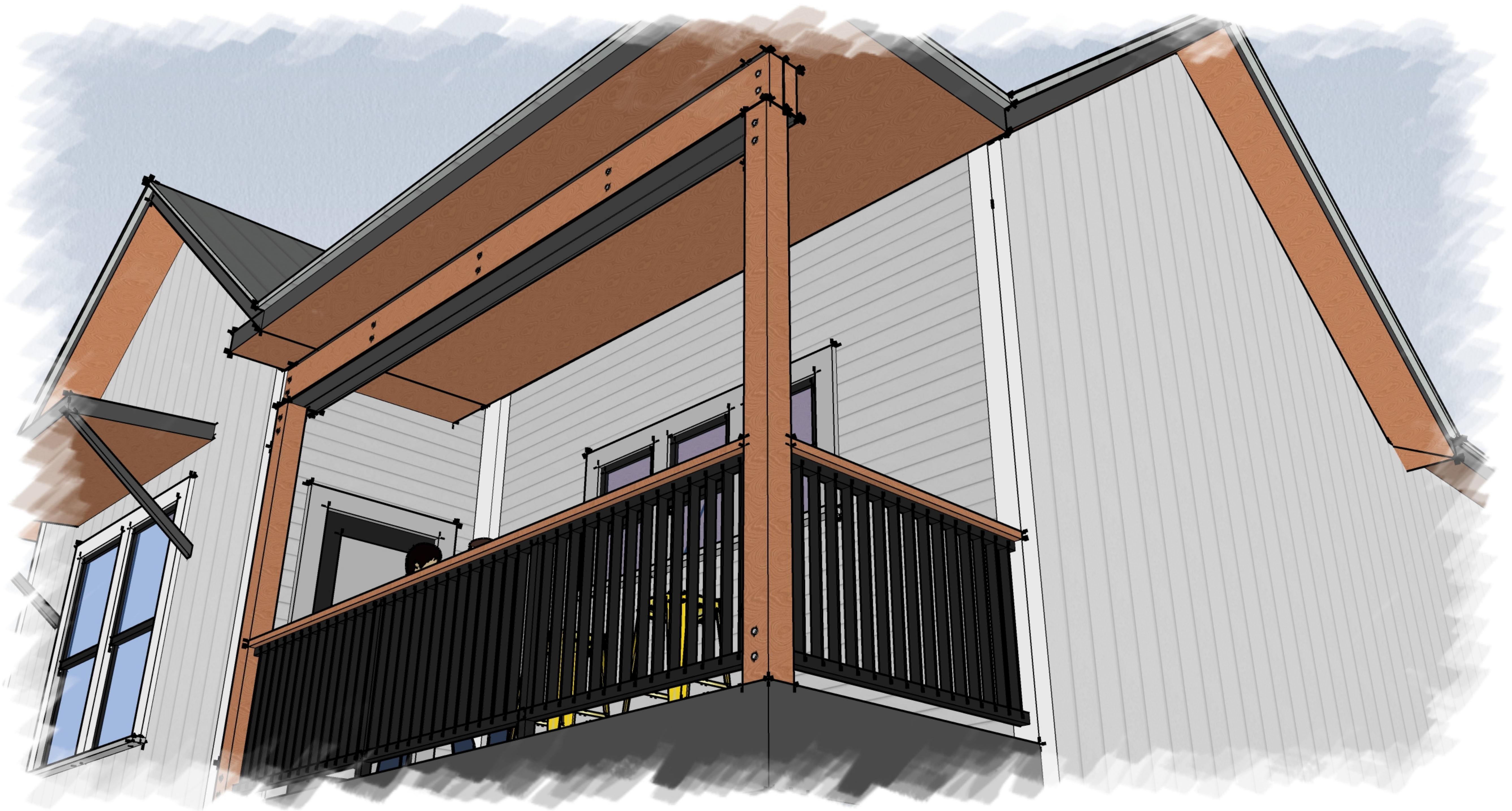
Upon feedback from the Design Review Committee meeting, we have detached the initially proposed attached garage. The garage has is also now being proposed as a 2-car carport. The detached accessory structure has allowed the rear setback to be decreased from minimum 10' to minimum 5', thus allowing the main structure to be setback further to comply with staff recommended front setback requirements.

The intent is to have the architectural detail language from the main house, carry over into the accessory structure. Sealed wood columns, with contemporary steel plate bracket connections, will connect to I-beam flitch beam in order to span the 20 ft by 20 ft unencumbered by intermediary columns. The proposed wood framing will be sealed pre-manufactured wood trusses, capped by a standing seam metal roof to match the main structure.











## Site Photos





## Site Photos





## Context Photos



313 N Pine

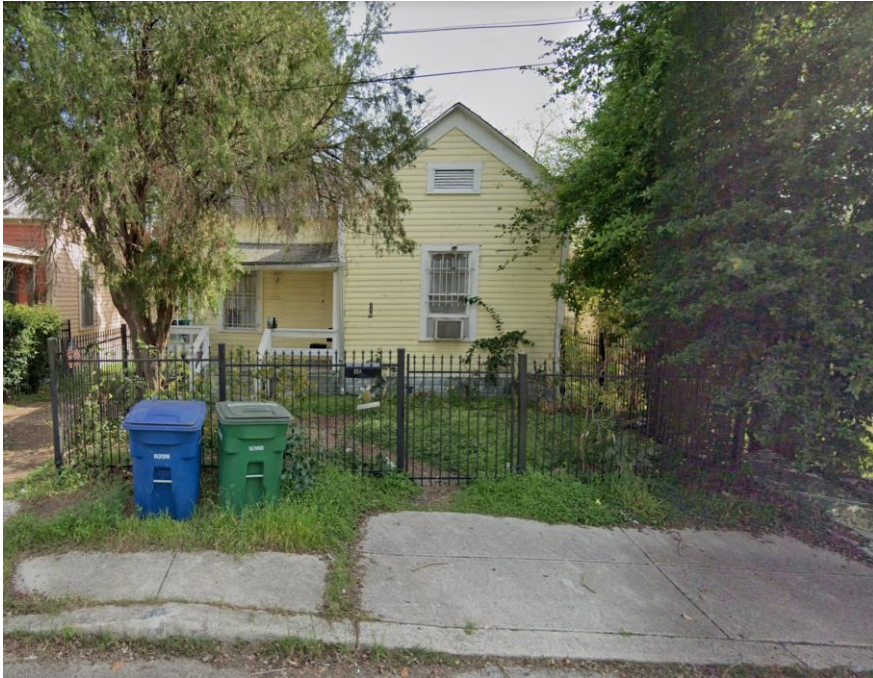


122 Potomac





## Context Photos



118 Potomac

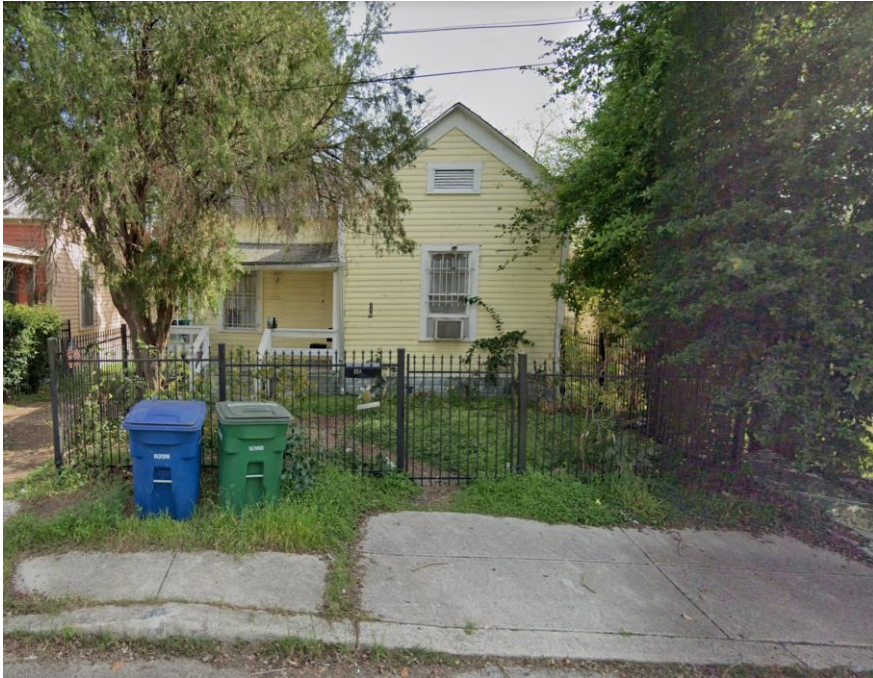


114-116 Potomac





## Context Photos



118 Potomac



314 N Olive





## FOUNDATION HEIGHTS ALONG POTOMAC



+/- 12IN



+/- 18IN



+/- 12IN

The historic houses on this block have foundation heights consistently between 12 in. and 18in. The proposed 18 in. foundation height is within one foot of the highest foundation height as recommended by the historic design guidelines.

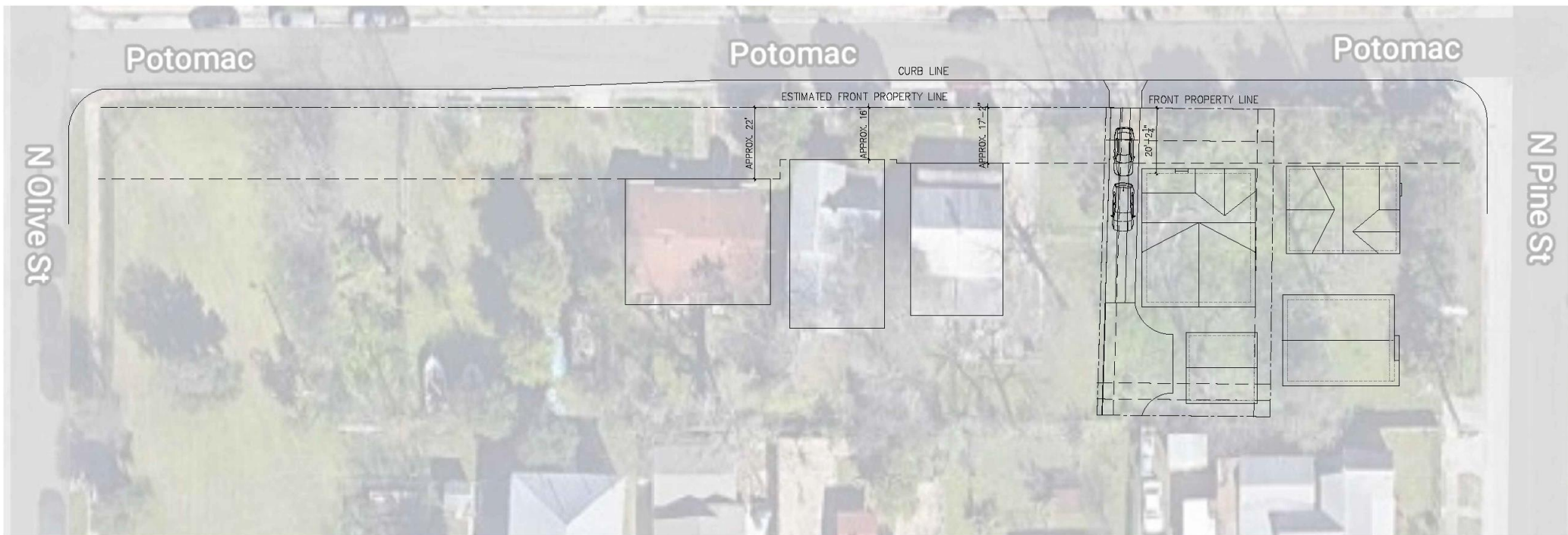


**ZIGA ARCHITECTURE STUDIO**  
Architecture | Interiors | Historic Preservation



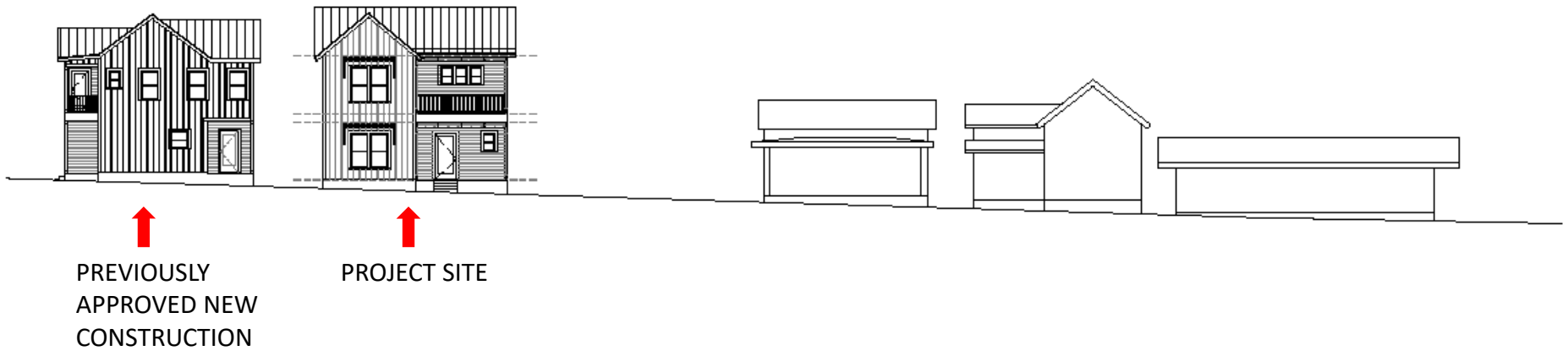
## Front Setbacks along Potomac

Since the existing curb along Potomac is not parallel, the estimated front property line was used to estimate existing front setbacks so that there is a consistent measuring baseline throughout. The historic houses on this block are located approximately 16ft and 17'-6" from the estimated front property line. Although the house at 114-116 Potomac has a deeper setback, it is not of historic age. The proposed front setback is behind adjacent historic home.





## Street section along Potomac







STANDING SEAM METAL ROOF



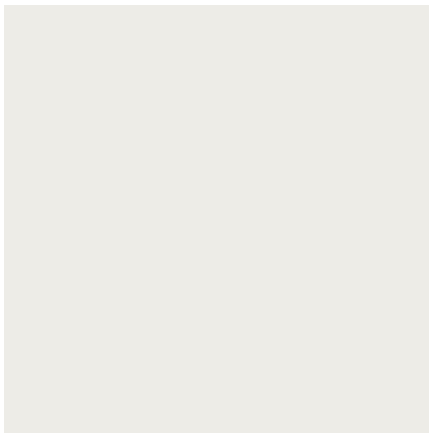
HARDIE ARTISAN LAP SIDING, SMOOTH FINISH  
WITH 4" EXPOSURE



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



HARDIE BOARD AND BATTEN SIDING



PURE WHITE SW7005  
MAIN WALLS  
(BODY AND WINDOW TRIM)



PEPPERCORN  
SW7674 (ACCENT,  
STEEL AND FASCIA)



CEDAR ACCENTS - CEDAR BARK  
SW3511 SEMI-TRANSPARENT STAIN  
(PORCH COLUMNS, BEAMS,  
EXPOSED RAFTERS)







COLUMN/BEAM DETAIL



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



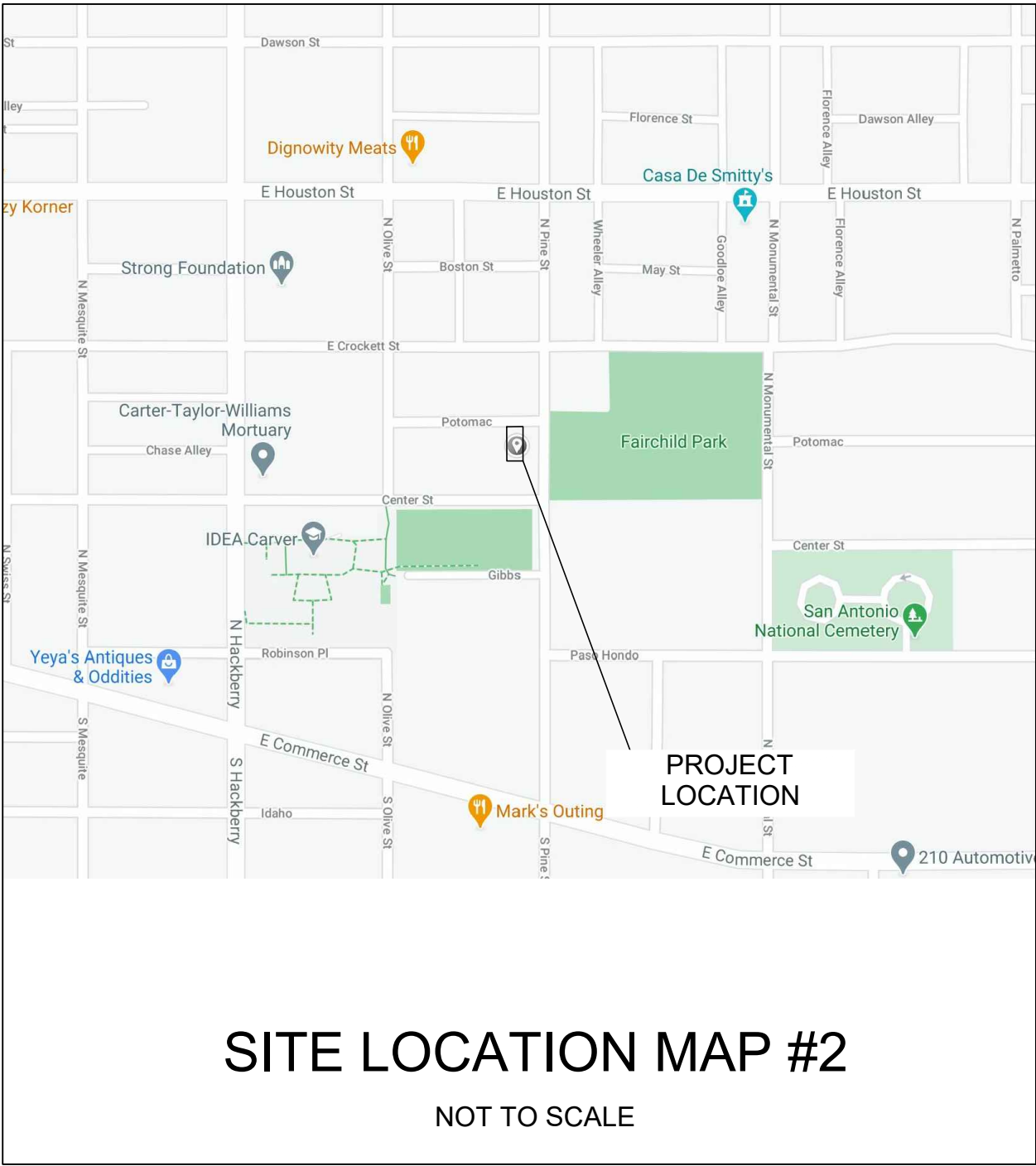
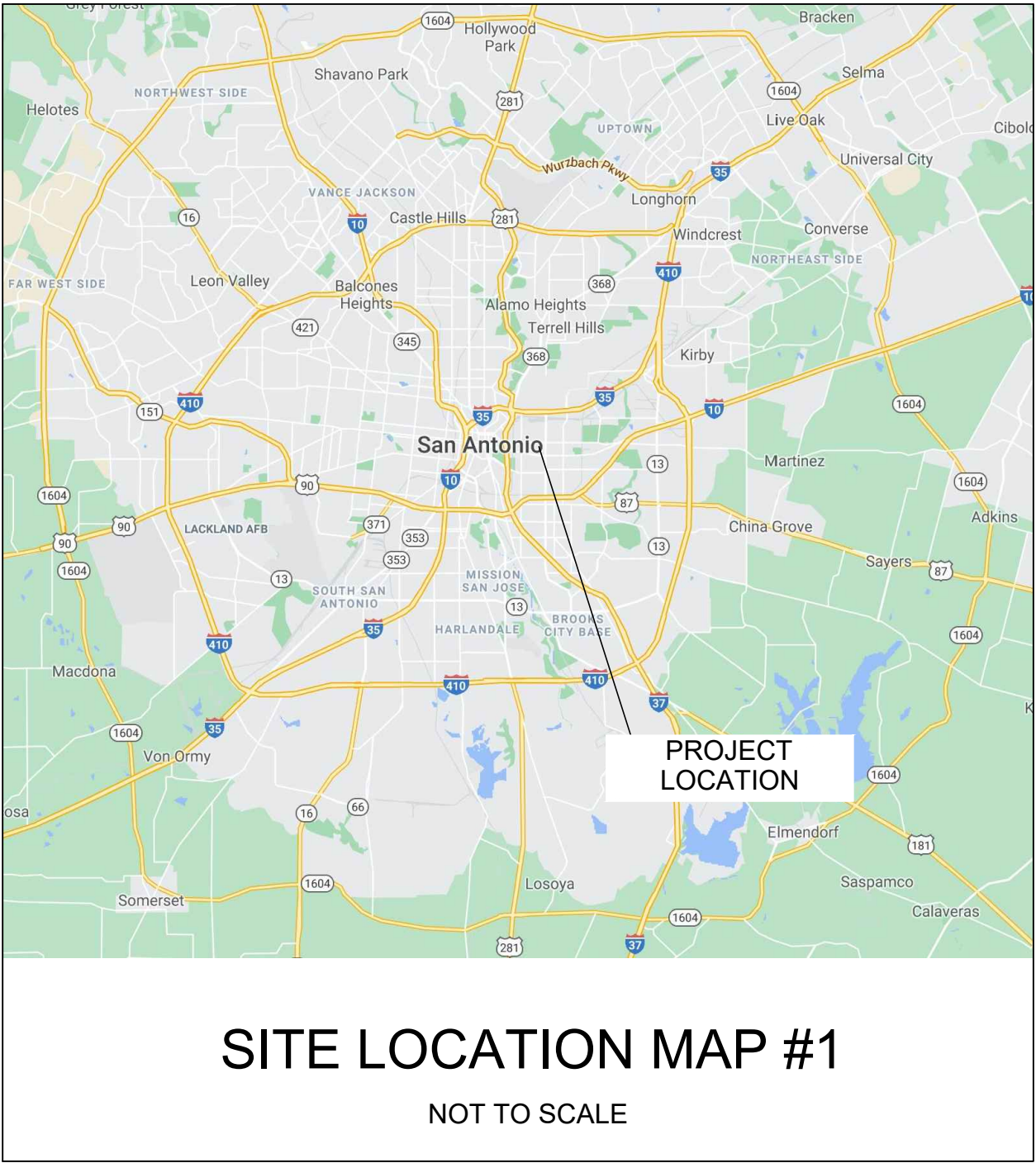
PROPOSED 4'-0" WOOD AND CATTLE WIRE FRONT YARD FENCE





# HENNEKE RESIDENCE

## 126 POTOMAC, 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
SP100	SITE/ROOF PLAN
A100	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS
A201	PROPOSED EXTERIOR ELEVATIONS
A202	PROPOSED CARPORT EXTERIOR ELEVATIONS
A300	TYPICAL WALL SECTION AND DETAILS
A500	ELECTRICAL FLOOR PLAN
A600	DOOR AND WINDOW SCHEDULES
PENDING - NOT DRAWN YET	

## 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

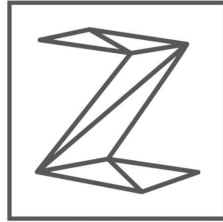
INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

## CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE  
2018 IECC

## BUILDING DATA

SQ. FT.	1,175 S.F.	1ST FLOOR LIVING
	1,175 S.F.	2ND FLOOR LIVING
	2,350 S.F.	TOTAL LIVING
	96 S.F.	1ST FLOOR PORCH
	96 S.F.	2ND FLOOR PORCH
	192 S.F.	TOTAL PORCH
400 S.F.	DETACHED CARPORT	



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BRETT AND LETICIA HENNEKE

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### ISSUE

#	DATE	DESCRIPTION
1	08/12/2021	CLIENT REVIEW
2	08/13/2021	HDRC SET
3	08/31/2021	HDRC SET 2

### COVER SHEET

PROJECT NO.	20-136
DATE:	08-31-21
DRAWN BY:	LRG / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

CS



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## ISSUE

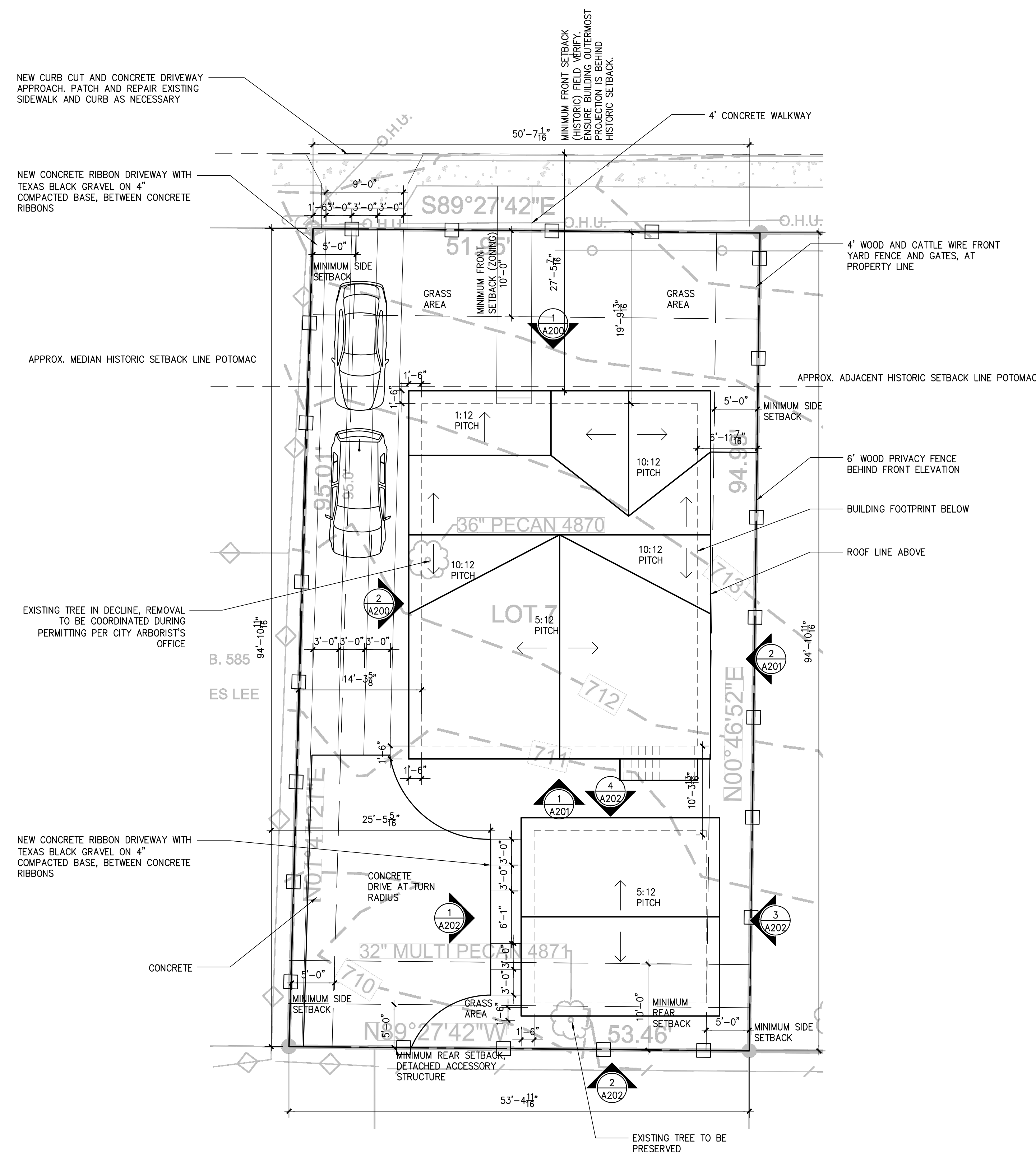
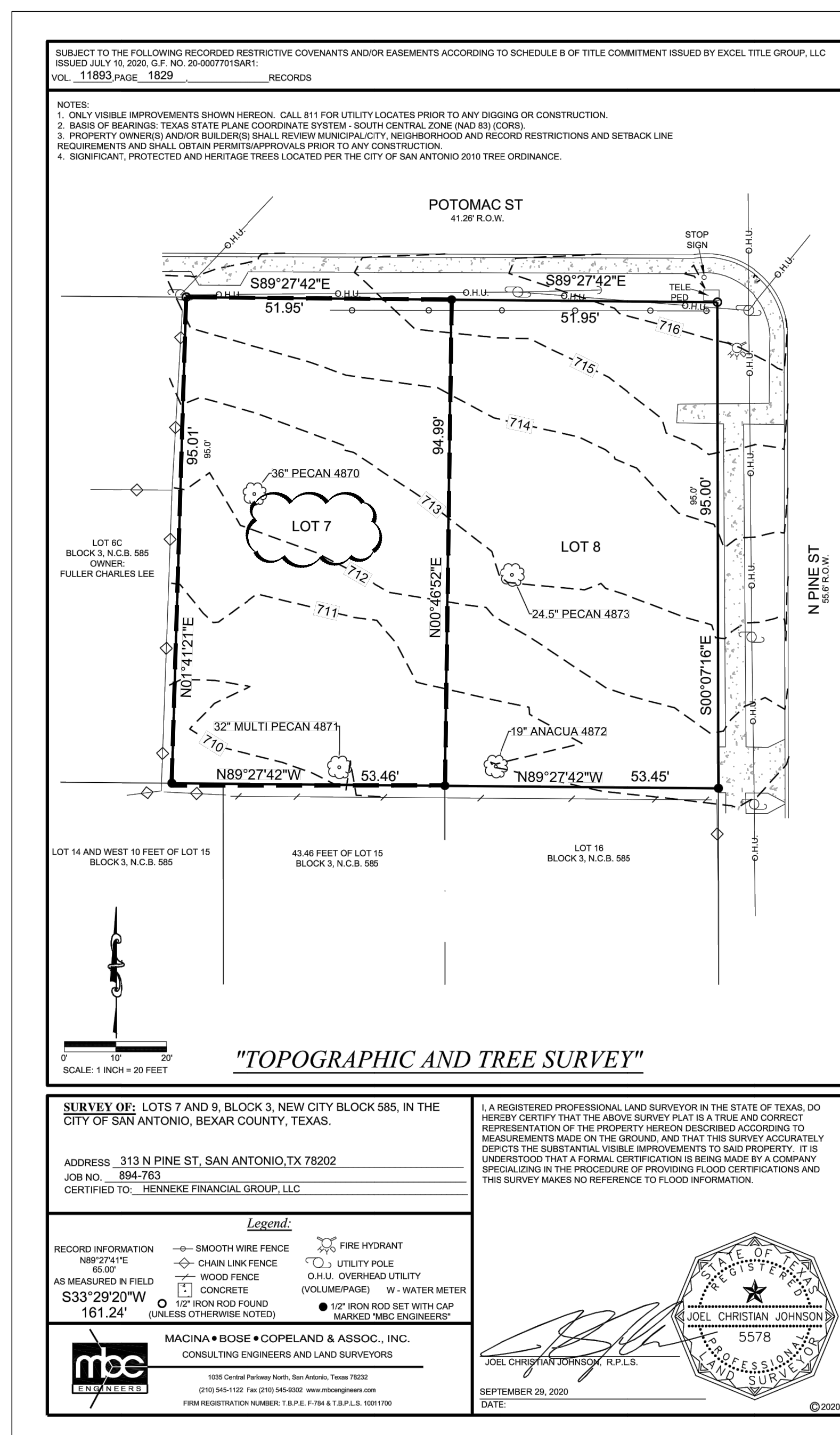
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PROPOSED SITE/ROOF  
PLAN

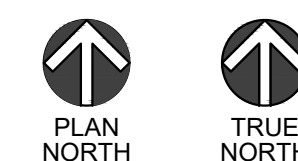
PROJECT NO.	20-136
DATE:	08-31-21
DRAWN BY:	LRG / FJZ
REVIEWED BY:	FJZ

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

SP|OC



LOT COVERAGE RATIO CALCULATIONS	
LOT AREA:	4,994 SF
BUILDING FOOTPRINT AREAS:	
MAIN STRUCTURE:	1,303 SF
ACCESSORY STRUCTURE:	400 SF
LOT COVERAGE RATIO BUILDINGS:	+/- 34%



## 1 SURVEY

SCALE: AS NOTED

## 2 PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"





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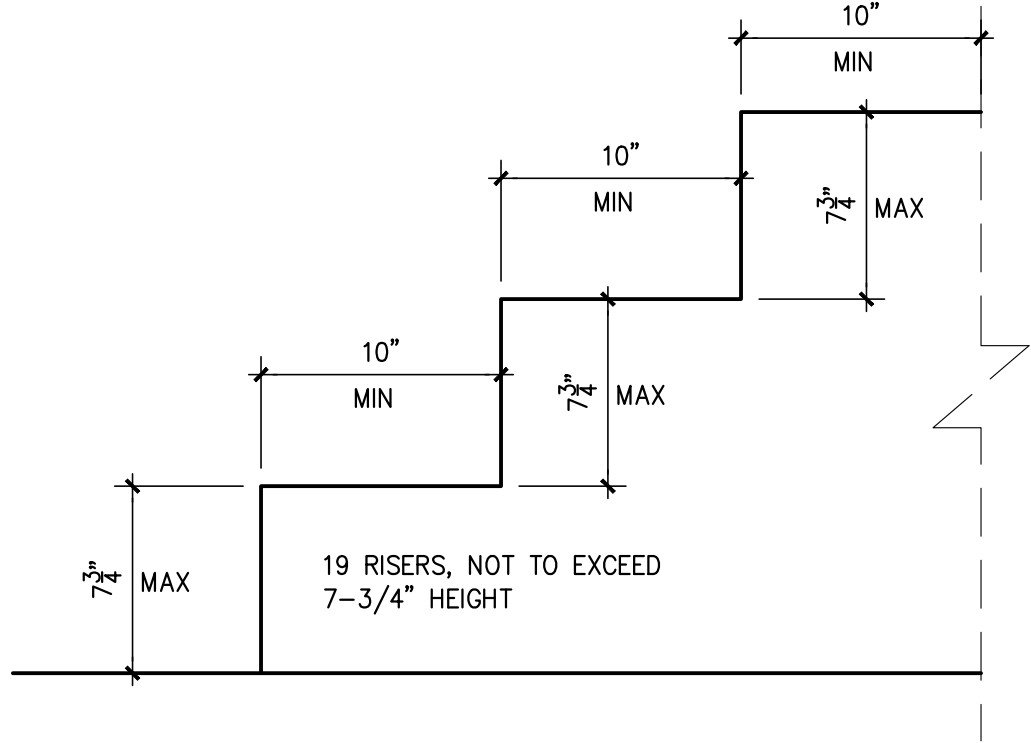
#	DATE	DESCRIPTION
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PROPOSED FLOOR  
PLANS

PROJECT NO.	20-136
DATE:	08-31-21
DRAWN BY:	LRG / FJZ
REVIEWED BY:	FJZ

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

A100



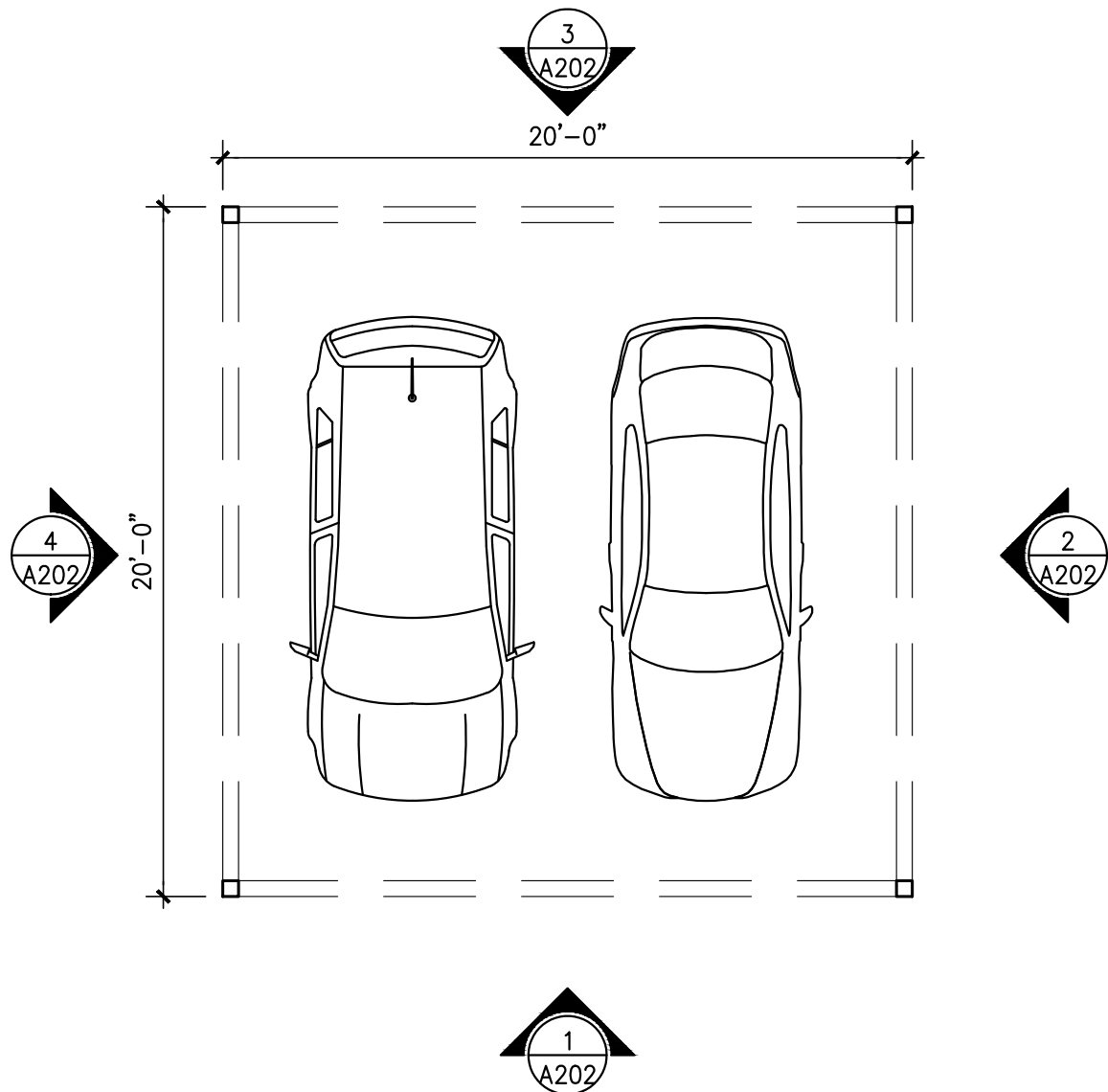
### 3 STAIR DIMENSION CONTROL DETAIL

SCALE: 1 1/2"=1'-0"

STAIR NOTE:

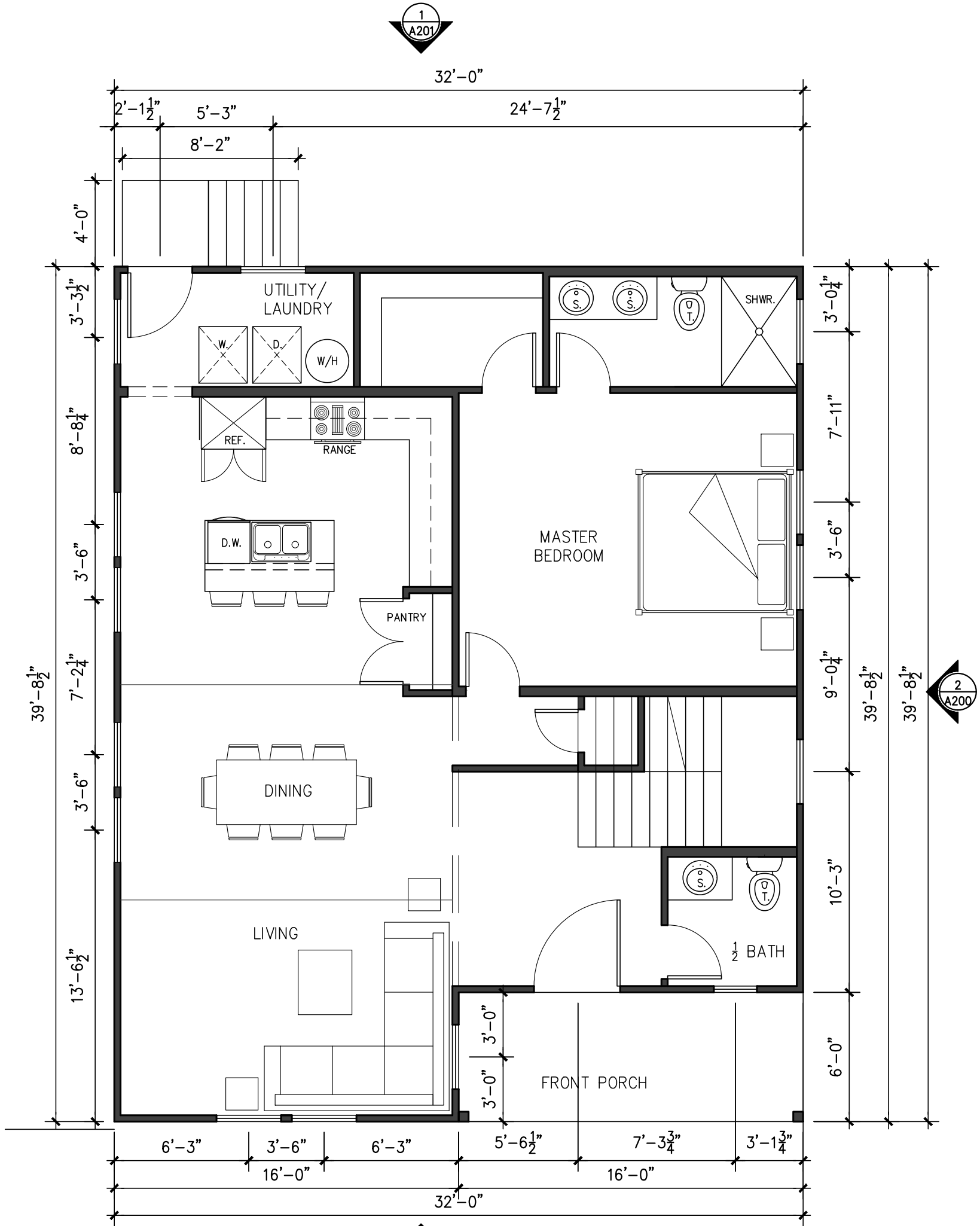
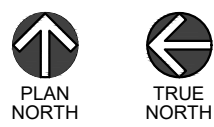
“Stair nosings shall comply with the following: R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than 9/16 inch. A nosing projection not less than 3/4 inch and not more than 1-1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches.”



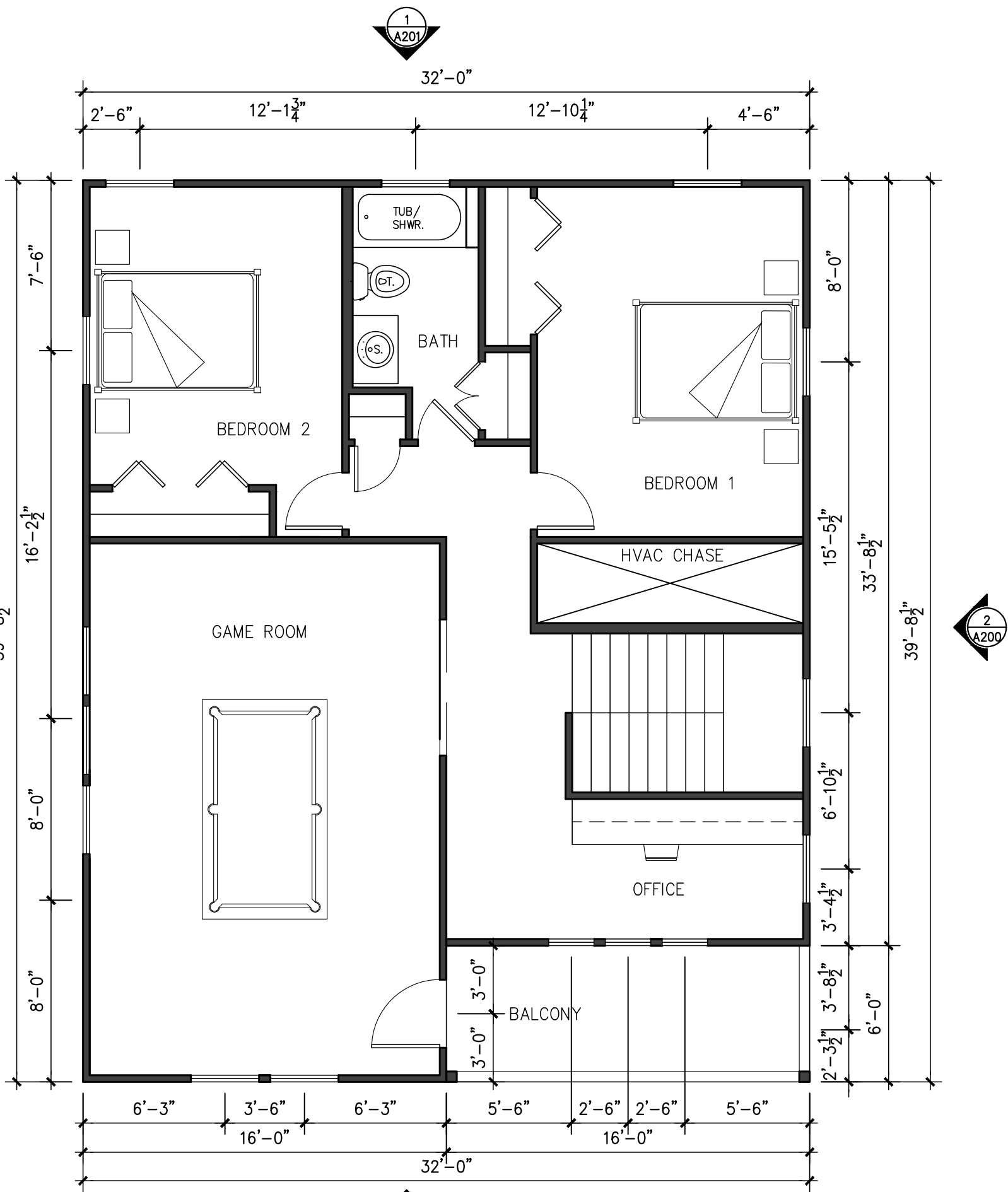
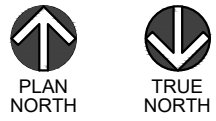
### 3 DETACHED CARPORT FLOOR PLAN

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



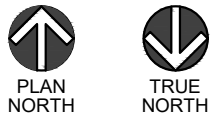
### 1 PROPOSED FIRST FLOOR PLAN

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



### 2 PROPOSED SECOND FLOOR PLAN

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







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PROPOSED EXTERIOR  
ELEVATIONS

PROJECT NO.	20-136
DATE:	08-31-21
DRAWN BY:	LRG / FJZ
REVIEWED BY:	FJZ

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

A200

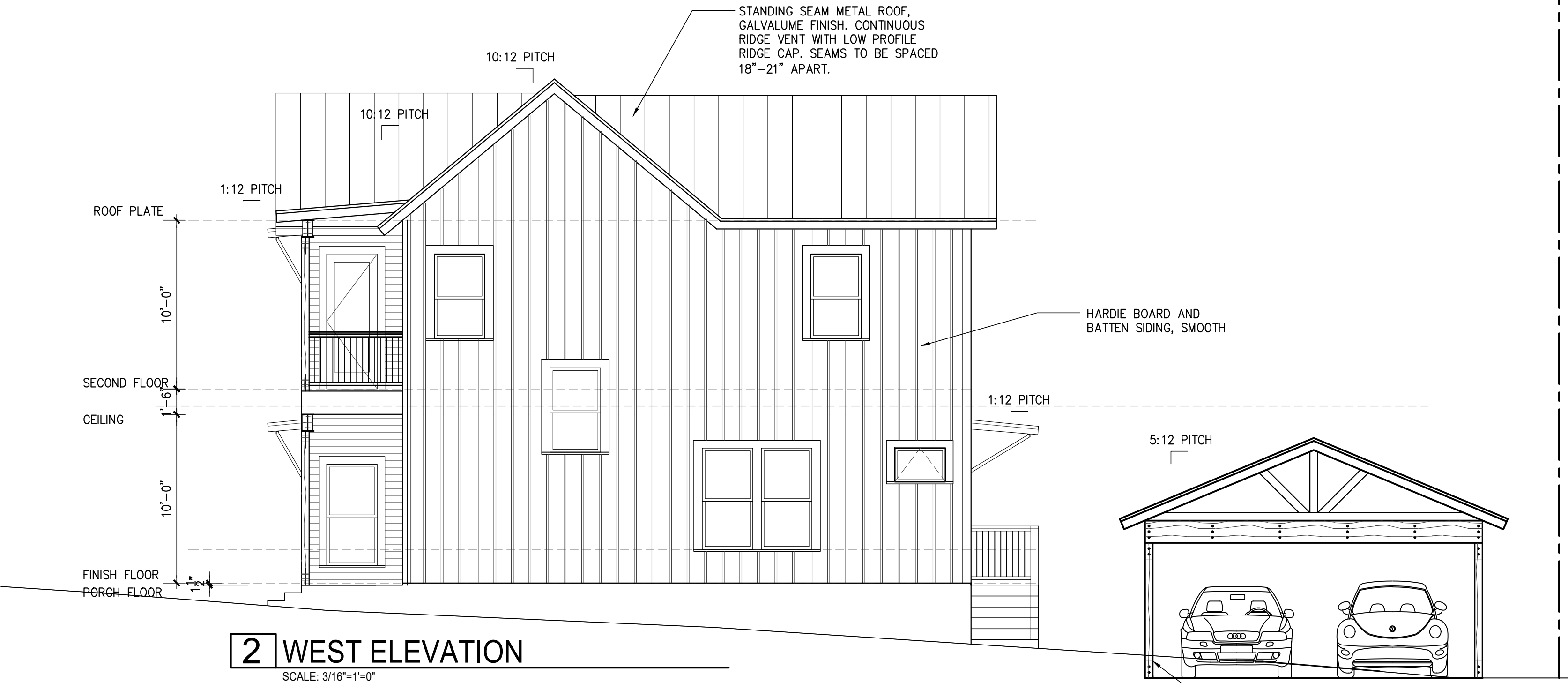


TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.





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PROPOSED EXTERIOR  
ELEVATIONS

PROJECT NO.	20-136
DATE:	08-31-21
DRAWN BY:	LRG / FJZ
REVIEWED BY:	FJZ

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

A201

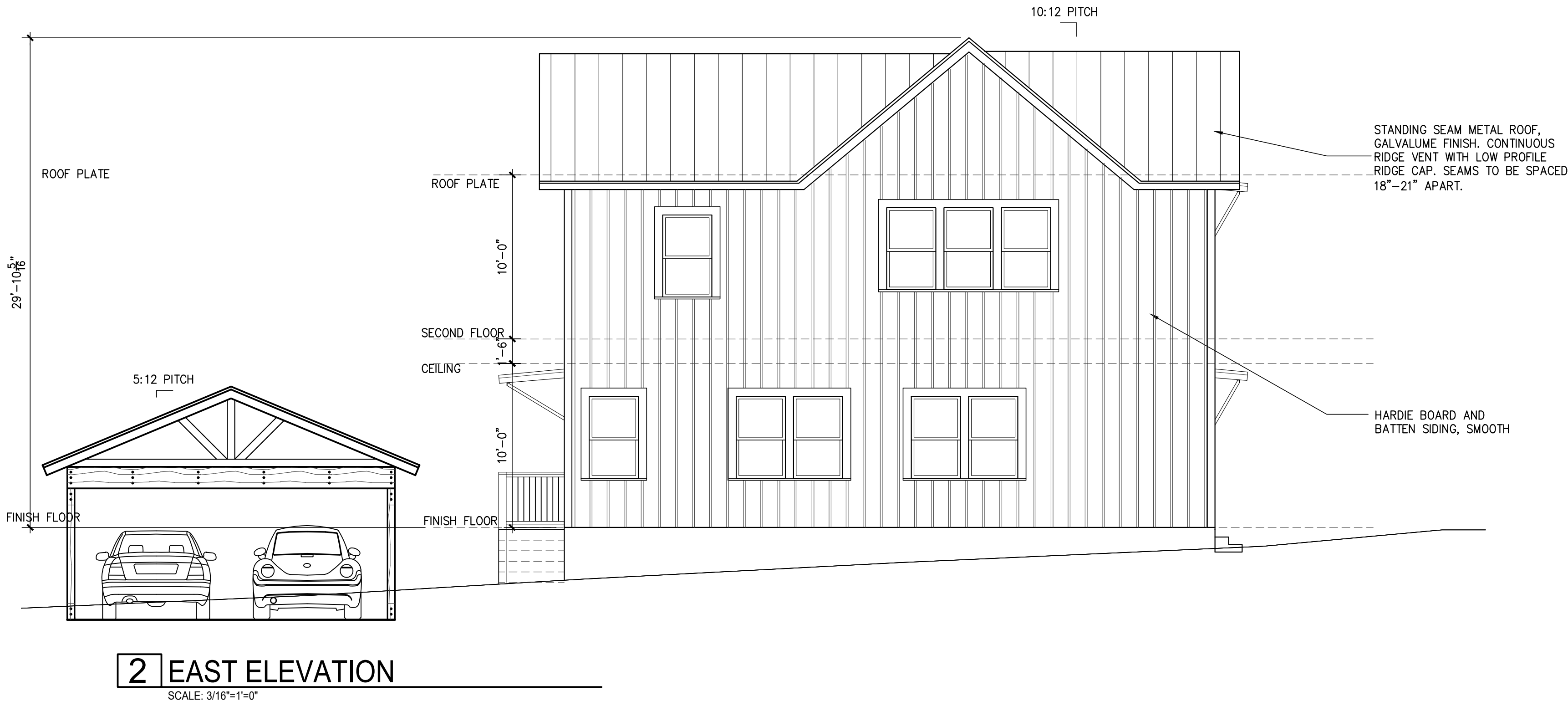
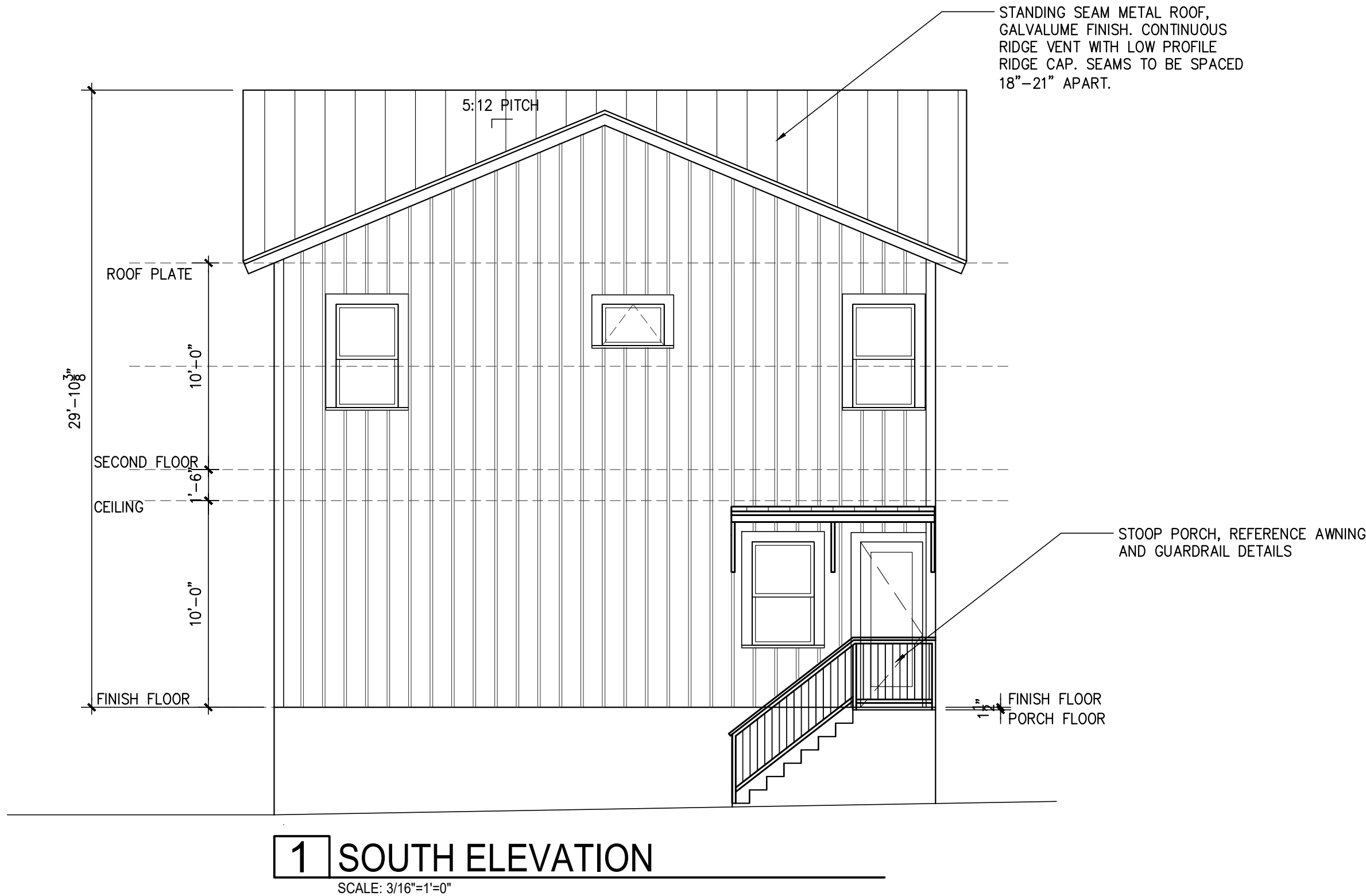


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Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.





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ISSUE		
#	DATE	DESCRIPTION
1	08/12/2021	CLIENT REVIEW
2	08/13/2021	HDRC SET
3	08/31/2021	HDRC SET 2

PROPOSED CARPORT  
EXTERIOR ELEVATIONS

PROJECT NO.	20-136
DATE:	08-31-21
DRAWN BY:	LRG / FJZ
REVIEWED BY:	FJZ

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

A202

