

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

HDRC CASE NO: 2022-415
ADDRESS: 121 GLORIETTA
LEGAL DESCRIPTION: NCB 576 BLK 15A LOT E 30 FT OF 10
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio PLLC
OWNER: Bob Prado/Delafield Investment LLC
TYPE OF WORK: Exterior modifications, fenestration modifications, construction of a rear addition, driveway installation, rehabilitation
APPLICATION RECEIVED: July 29, 2022
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:

1. Perform rehabilitative scopes of work to the primary historic structure to include siding repair, foundation repair, the installation of a cement plaster skirting, in-kind roof replacement and painting.
2. Repair the existing, wood windows, in-kind. The applicant has proposed to replace deteriorated wood windows with a new wood windows, if needed. The applicant has also proposed to replace all non-original windows with new wood windows.
3. Replace the front walkway, in-kind.
4. Modify the fenestration profile on the front façade by removing the two, existing window openings and installing one large picture window.
5. Remove the existing, concrete porch, poured concrete porch column and replace both.
6. Construct a rear addition to feature a footprint of approximately 520 square feet.
7. Replace the existing, chain link fence with a new wood and wire front yard fence and install a rear privacy fence.
8. Install a concrete ribbon strip driveway to feature nine (9) feet in width to terminate at the front façade of the historic structure.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Standard Specifications for Replacement Windows

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement 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 real exterior muntins.
- COLOR: Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing 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. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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.

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

A. LOCATION

- i. Preferred location*—Place parking areas for nonresidential 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.

7. Off-Street Parking

A. LOCATION

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

B. DESIGN

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

FINDINGS:

- a. The historic structure at 121 Glorietta was constructed circa 1910 and is first found on the 1912 Sanborn Map. The historic structure features many modifications to its original form including fenestration modifications and window replacement, front porch modifications, and a series of rear additions. The 1904 Sanborn Map shows a shogun structure in this location; however, the shotgun structure featured a setback comparable to the structure currently addressed as 127 Glorietta. The current structure features a setback that is considerably deeper. Staff does not find the structure found on the 1904 Sanborn Map to be the same structure as that found on the 1912 Sanborn Map.
- b. NON-CONTRIBUTING REAR ACCESSORY – Office of Historic Preservation staff has found the existing, rear accessory structure on site to be non-contributing. Its demolition is eligible for administrative approval.

- c. REHABILITATION – The applicant has proposed a number of rehabilitative of scopes to the primary historic structure to include siding repair, foundation repair, the installation of a cement plaster skirting, in-kind roof replacement and painting. Generally, staff finds the proposed in-kind repair to be appropriate; however, staff finds that the proposed foundation skirting should feature wood siding to match that of the historic structure. Composite materials may be used at the ground to prevent rot and decay. Staff finds that the standing seam metal roof should feature smooth 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. A red finish may also be installed. Staff finds that the existing, brick chimney should be preserved.
- d. WALKWAY REPLACEMENT – The applicant has proposed to replace the existing, concrete walkway, in-kind. Staff finds this to be appropriate and consistent with the Guidelines.
- e. WOOD WINDOWS – The applicant has noted the repair of the structure’s wood windows. The applicant has noted that windows that are deteriorated beyond repair or those that are not wood will be replaced with one over one wood windows. Staff finds the in-kind repair of existing wood windows to be appropriate; however, staff finds that the applicant should submit an application for replacement to OHP staff for review and approval should the applicant find windows to be beyond repair. Staff does not find the replacement of original wood windows with aluminum clad wood windows to be consistent with the Guidelines.
- f. FENESTRATION MODIFICATIONS – The applicant has proposed to remove the two, existing, one over one windows on the front façade beneath the front facing gable and install one large picture window. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window openings should be preserved. While the current configuration of the front windows have been modified from their original condition, staff finds their context beneath the front gable to be consistent with numerous examples found within the historic district. Staff finds that the restoration of these two windows to their original profile would be consistent with the Guidelines. The installation of a large picture window would not be consistent with the Guidelines.
- g. PORCH MODIFICATIONS – The existing structure currently features a non-original, concrete porch and a poured concrete porch column. The applicant has proposed to remove both the concrete slab and poured concrete column. Generally, staff finds the proposed scope of work to be appropriate; however, staff finds that the proposed porch decking should feature 1x3 tongue and groove decking installed perpendicular to the front porch façade. Staff finds that a wood column should be installed that features six (6) inches square and chamfered corners. Staff finds that the porch beam and porch fascia should feature traditional profiles and materials.
- h. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 520 square feet, including both conditioned and non-conditioned space. The current lot features 2,743 square feet in size. The historic structure features a footprint of approximately 714 square feet, not including existing additions that are to be removed. Staff finds the proposed addition’s size to be appropriate and consistent with the Guidelines.
- i. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines; however, staff finds that the overall height of the rear addition should be reduced to ensure that the ridgeline is subordinate to that of the historic structure.
- j. REAR ADDITION (Materials) – The applicant has proposed materials that include a standing seam metal roof, board and batten siding, and wood windows. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines. Staff finds that the standing seam metal roof should feature smooth 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. A red finish may also be installed.
- k. WINDOWS – The applicant has noted the installation of wood windows; however, the applicant has proposed fixed rectangular and square profiles. The Guidelines for Additions 4.A. notes that additions should feature architectural details that are in keeping with the architectural style of the original structure. Additionally, the Guidelines note that character-defining features of the original structure should be incorporated into the design

of the addition regarding the shape of window openings. Staff finds that windows should feature a one over one profile and that windows that are proposed in rectangular profiles be amended to profiles that are consistent with those found on the historic structure.

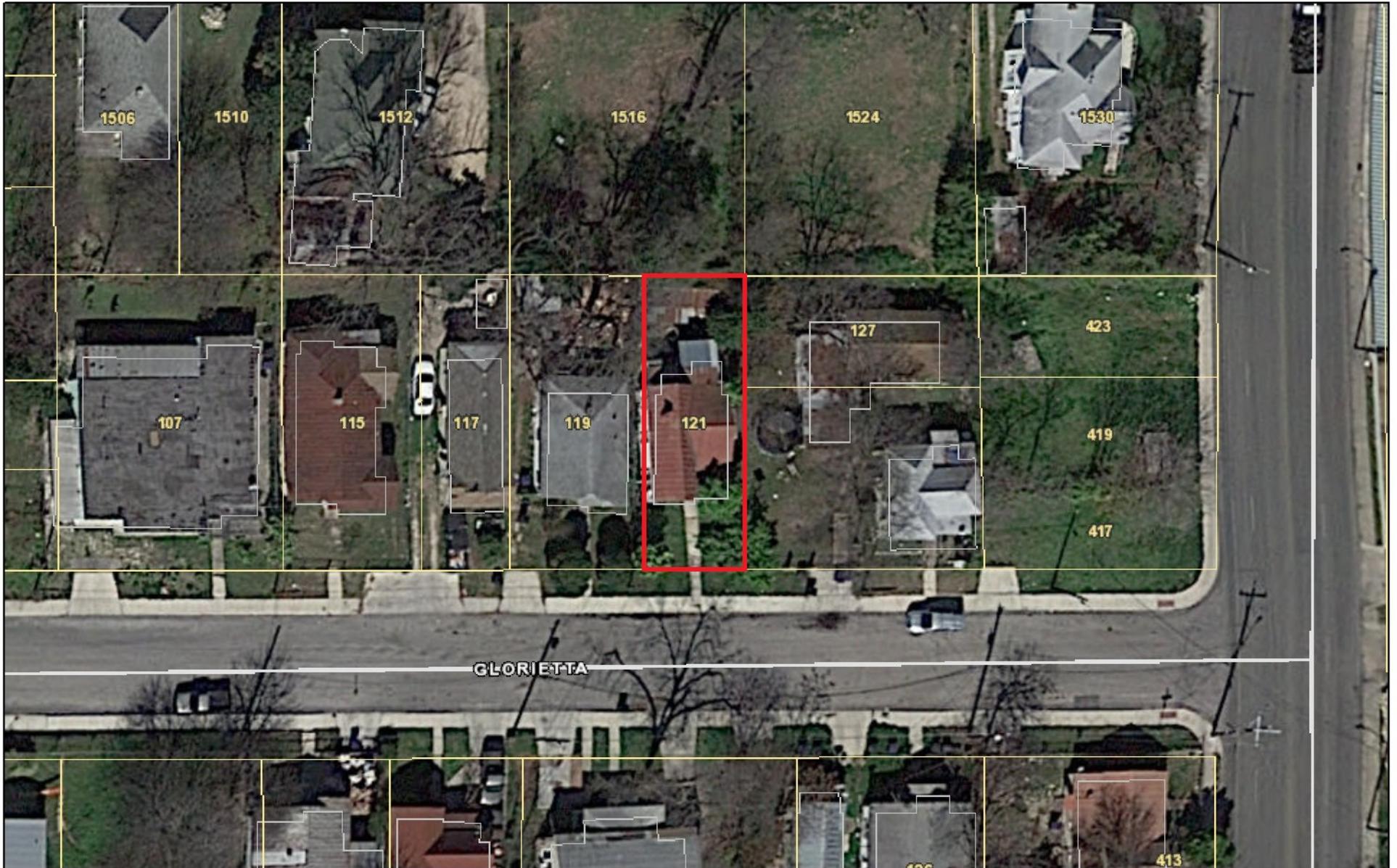
- l. ROOF FORM – The applicant has proposed for the rear addition to feature both a rear facing gabled roof and a side facing shed roof. Staff finds the proposed roof form to be appropriate and consistent with the Guidelines.
- m. ARCHITECTURAL DETAILS – As noted in the above findings, staff finds that the proposed addition’s ridge height should be lowered to be subordinate to that of the historic structure and that windows should be modified to feature profiles that are comparable to those found historically on the primary structure.
- n. FENCING – The applicant has proposed to replace the existing, chain link fence with a new wood and wire fence, and to install a wood privacy fence. The applicant has proposed for the front yard fence to feature an overall height of four (4) feet, and for the rear privacy fence to feature an overall height of six (6) feet. The applicant has proposed for the fence to feature a driveway gate at the sidewalk for the proposed driveway (noted in finding o). Staff finds a driveway gate appropriate in this context, given the site constraints and narrow lot width.
- o. DRIVEWAY – The current lot does not feature a driveway, and there is no curb cut in place. The applicant has proposed to install a concrete ribbon strip driveway to feature nine (9) feet in width to terminate at the front façade of the historic structure. The Guidelines for Site Elements 5.B.i. notes that new driveways should have a similar driveway configuration as those found historically on site. The Guidelines for Site Elements 7.a.ii. notes that off-street parking should not be installed within the front yard streetscape as to not disrupt the continuity of the block. Staff finds the proposed driveway configuration to be inconsistent with the Guidelines; however, staff notes that there is not space on site to locate a driveway as they are recommended by the Guidelines. Staff finds that a driveway that is moved to the east property line may be appropriate as this would result in a more offset front yard parking condition.

RECOMMENDATION:

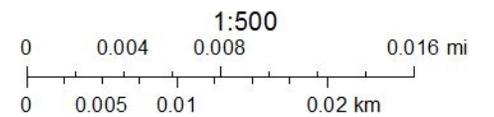
1. Staff recommends approval of item #1, rehabilitative scopes of work as noted in finding c with the following stipulations:
 - i. That the proposed skirting feature a wood siding profile that matches the historic structure’s siding. A composite material may be used at the ground to avoid rot and decay.
 - ii. That the standing seam metal roof feature smooth 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. A red finish may also be installed.
 - iii. That the existing chimney be preserved, in place.
2. Staff recommends approval of item #2, wood window repair, as noted in finding e, with the stipulations that all windows be repaired, in-kind. Window replacement is not approved per this application. If windows are found to be beyond repair, an additional Certificate of Appropriateness Application should be submitted to OHP staff for review and approval.
3. Staff recommends approval of item #3, the in-kind replacement of the existing front walkway, as submitted, as noted in finding d.
4. Staff does not recommend approval of item #4, fenestration modifications resulting in one large, picture window on the front façade, as noted in finding f. Staff recommends the two, front windows be restored to the original profile and configuration.
5. Staff recommends approval of item #5, the construction of a new porch and the installation of a new porch column based on finding g with the following stipulations:
 - i. That the proposed porch decking be 1x3 tongue and groove decking installed perpendicular to the front porch façade.
 - ii. That a wood column be installed that features six (6) inches square, capital and base trim and chamfered corners.
 - iii. That the porch beam and porch fascia feature traditional profiles and materials, and that contemporary elements be eliminated from the design, such as steel plate caps and bases.
6. Staff recommends approval of item #6, the construction of a rear addition, based on findings h through m with the following stipulations:

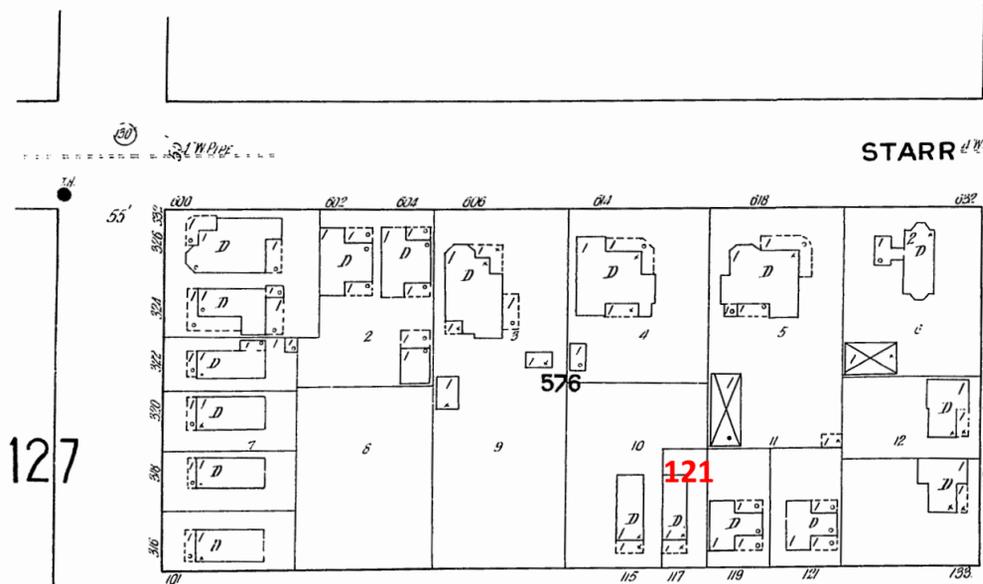
- i. That the overall height of the rear addition be reduced to ensure that the ridgeline is subordinate to that of the historic structure.
 - ii. That the standing seam metal roof feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A red finish may also be installed.
 - iii. That the proposed board and batten siding feature boards that are 12 inches wide and battens that are 1.5 inches wide. All composite siding should feature a smooth finish.
 - iv. That the proposed windows be modified to feature profiles that are consistent with those found historically on the primary historic structure on the lot. All windows should be consistent with staff's standards for windows in new construction and additions.
7. Staff recommends approval of item #7, fencing, with the stipulation that if mechanical gate equipment is installed, it be screened by fencing elements and/or landscaping.
8. Staff does not recommend approval of item #8, the installation of a driveway, as noted in finding o, as proposed. Staff recommends that the driveway be moved to the east property line as this would result in a more offset front yard parking condition.

City of San Antonio One Stop



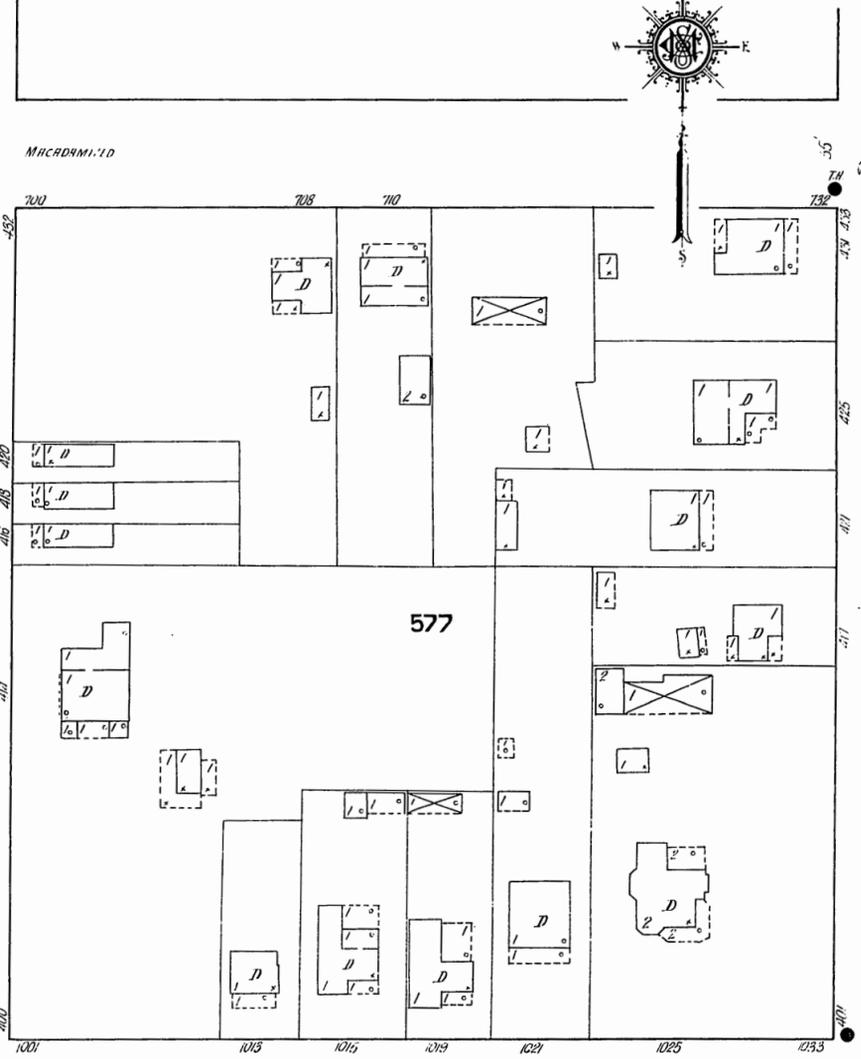
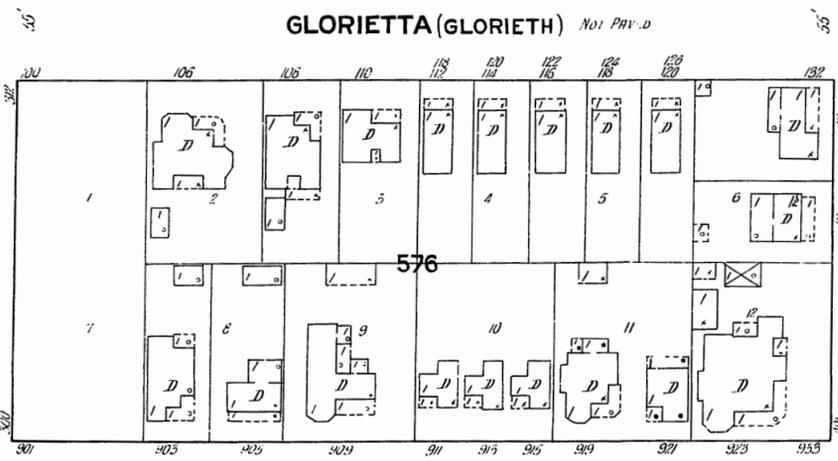
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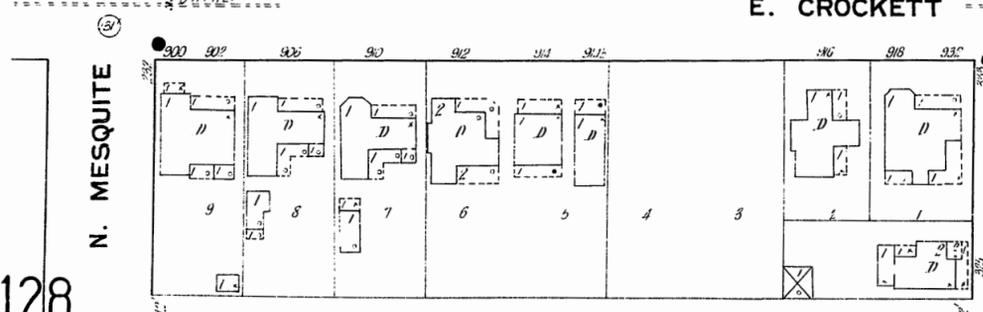


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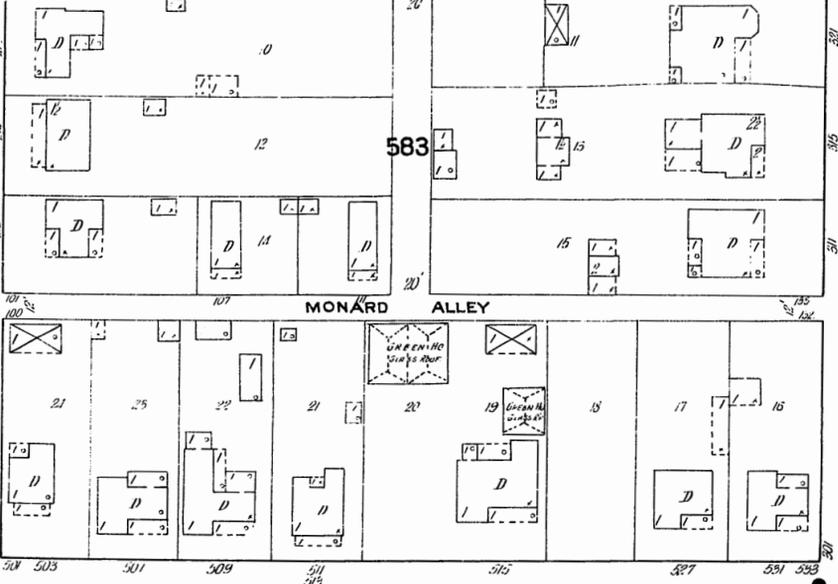


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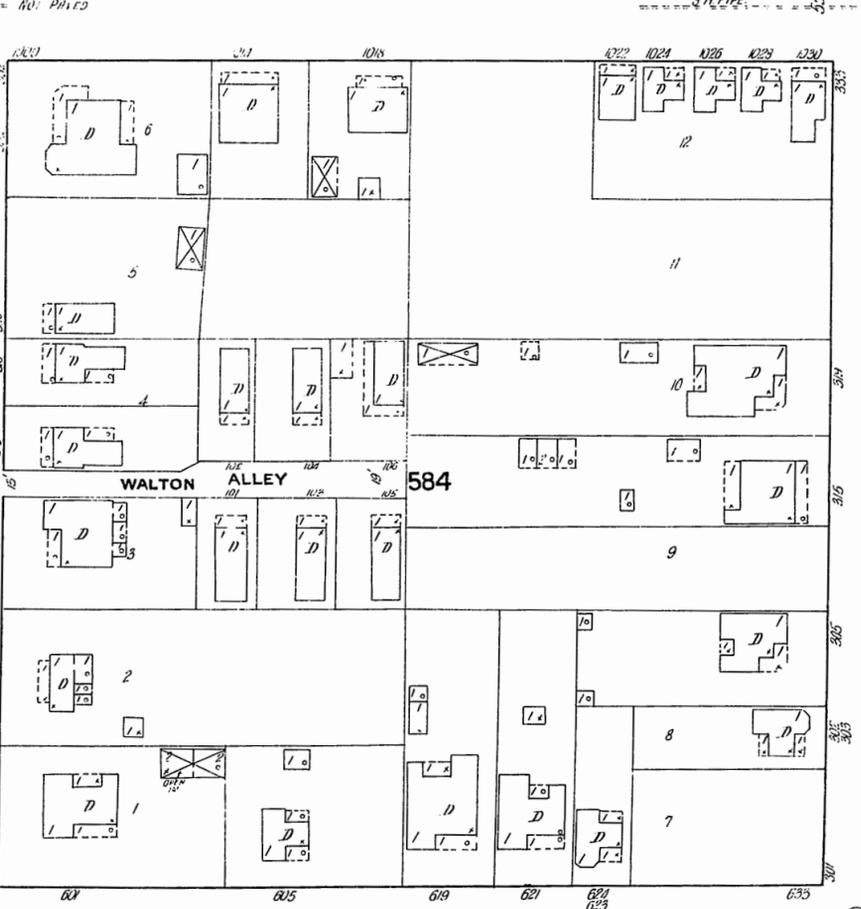


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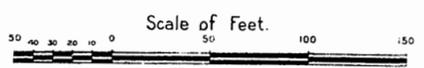
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131

N. OLIVE

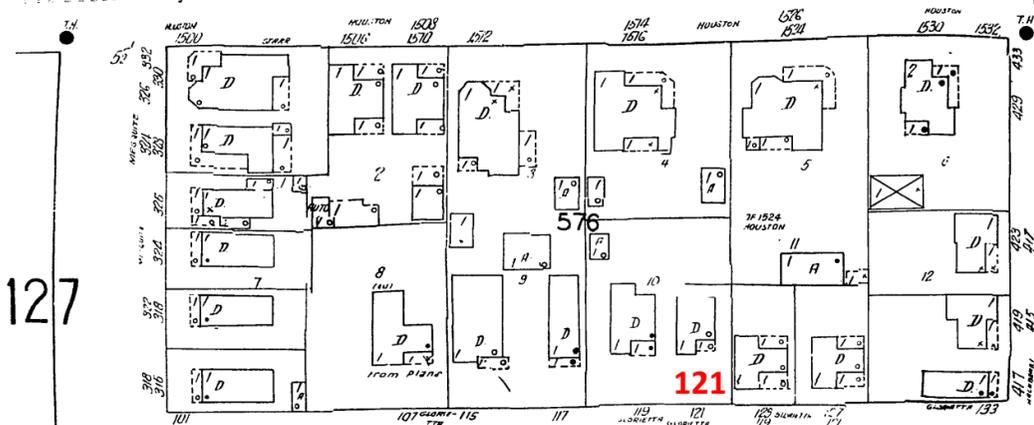
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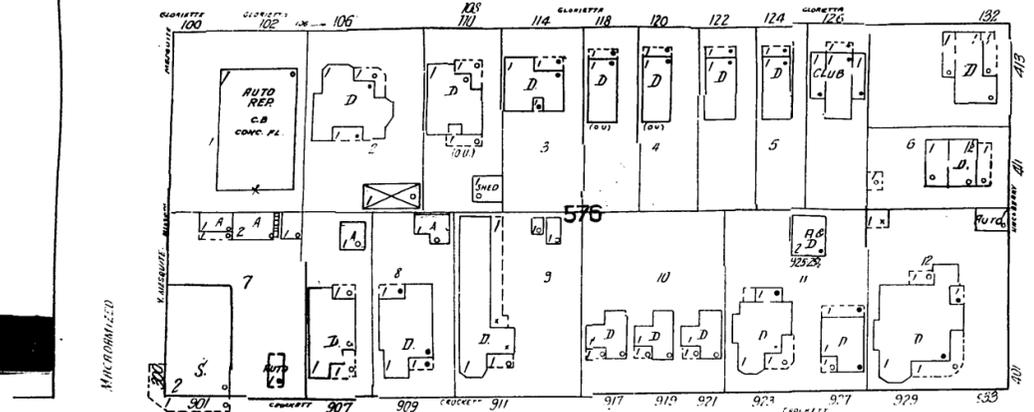
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E. HOUSTON (STARR)



127

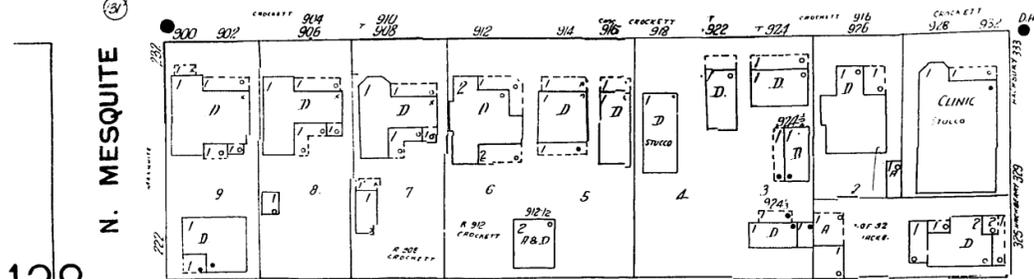
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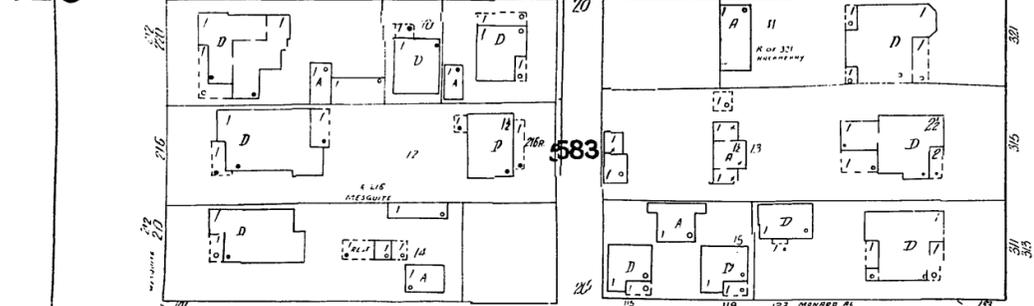
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E. CROCKETT



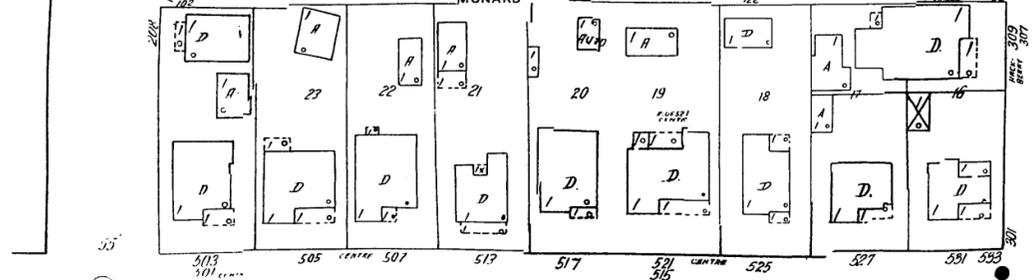
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ARMSTRONG



583

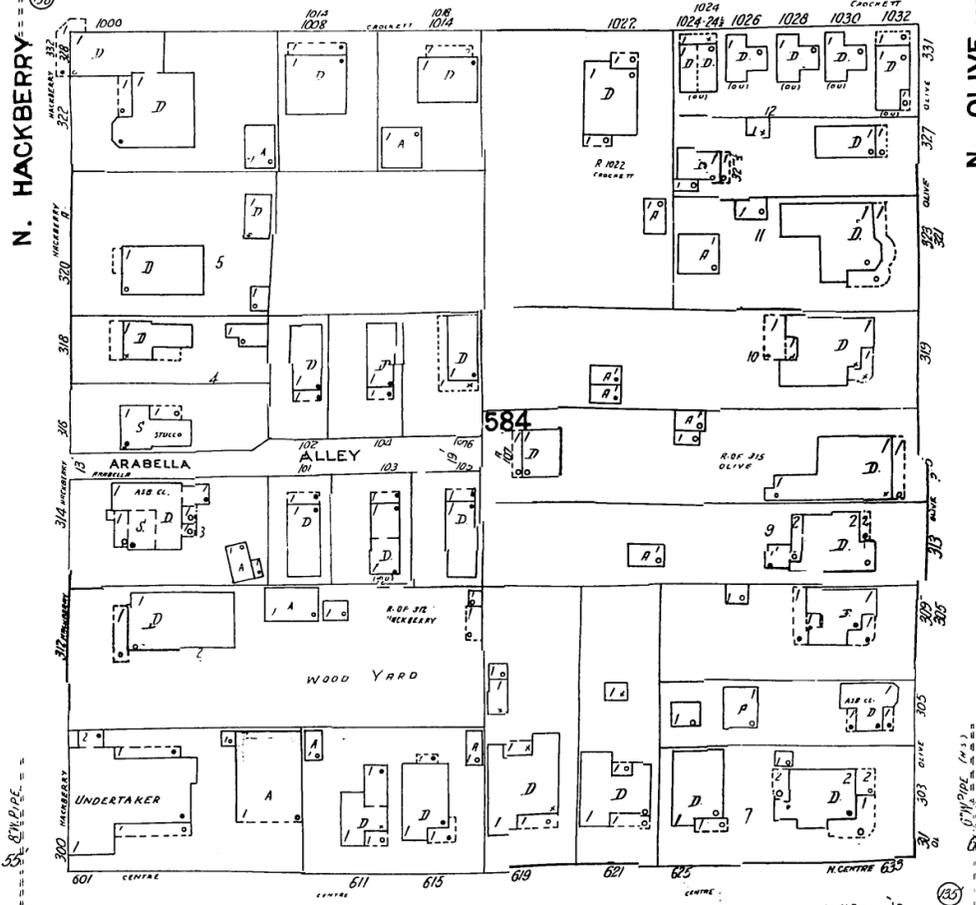
MONARD



N. CENTRE

130

N. HACKBERRY



584

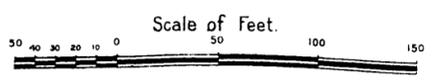
ARABELLA ALLEY

WOOD YARD

UNDERTAKER

N. OLIVE

STATE ST.





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121 GLORIETTA – NARRATIVE

Requesting final approval to rehabilitate the historic house, construct an addition and demolish a non-historic accessory structure.

The project will include a new ribbon driveway. The proposed driveway will be located in front of the main house but due to the placement of the historic home on the lot and the size of the lot, there is no other location for placement. The ribbon driveway will be 9ft wide to limit its impact on the property. 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. A new Hardie lap siding skirt will be installed. All siding and woodwork will be repaired in kind to match existing and repainted. The existing metal roof will be replaced with a new galvalume metal roof.

All wood windows will be repaired in kind to match existing. If 50% of any historic window is beyond repair, they will be replaced with new one over one Jeldwen W-2500 wood windows, but we currently anticipate being able to repair and reconstruct all historic wood windows in place. Budget permitting, we may upgrade to aluminum-clad wood windows from the same manufacturer and window series as we have done on other projects. All non-historic windows will be replaced with new one over one Jeldwen W-2500 wood windows. The two front non-historic windows will be replaced with a single picture window.

There are currently two non-historic vinyl and aluminum windows at the front façade of the original historic shotgun home. There is evidence at the interior that these openings have been modified extensively. We are proposing a new large picture window, as desired and envisioned by the client, to consolidate and give character and proportion to this front façade, while retaining historic siding materials and trims.

During our research and field measuring, we identified the home consists of 3 phases: the original 'shotgun' style home, where visual evidence suggests the front entrance previously existed along the left hand side of the front façade, hence the regressive modifications of fenestrations at the front façade, an addition to the side of the home of fair quality that also added a front porch, and a non-historic addition at the rear of low quality and currently in disrepair.

The front porch has been extensively modified. The porch foundation has failed and is sinking into the historic home, while the column has been modified into a poured in place concrete column, and the column bases fancied with flagstone in a non-traditional application. The design and construction team is recommending the removal of non-historic concrete porch and column, as it would be detrimental to the historic structure to try and repair and level this foundation and vertical structural system. In its



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place, the pier and beam foundation system will be extended and a wood deck will be provided at the front porch, along with a douglas-fir column and beam, please refer to attached drawings and exhibits.

A non-historic rear addition will be removed and replaced with a new addition. The proposed addition will step in on one side and have a vertical trim on the other side in order to clearly differentiate the new from the old. The new addition will have a metal roof and a gable roof to tie into the historic house, and Hardie board and batten siding. All new windows will be Jeldwen W-2500 wood windows.

The existing accessory structure will be demolished. Based on the 1911-1952 Sanborn maps, it was constructed after 1952. The structure is also constructed using dimensional lumber which shows the building is not of historic age.

121 Glorietta: Main Structure Front



Main Structure East



Main Structure West





Main Structure Back



Main Structure Back



Main Structure Back



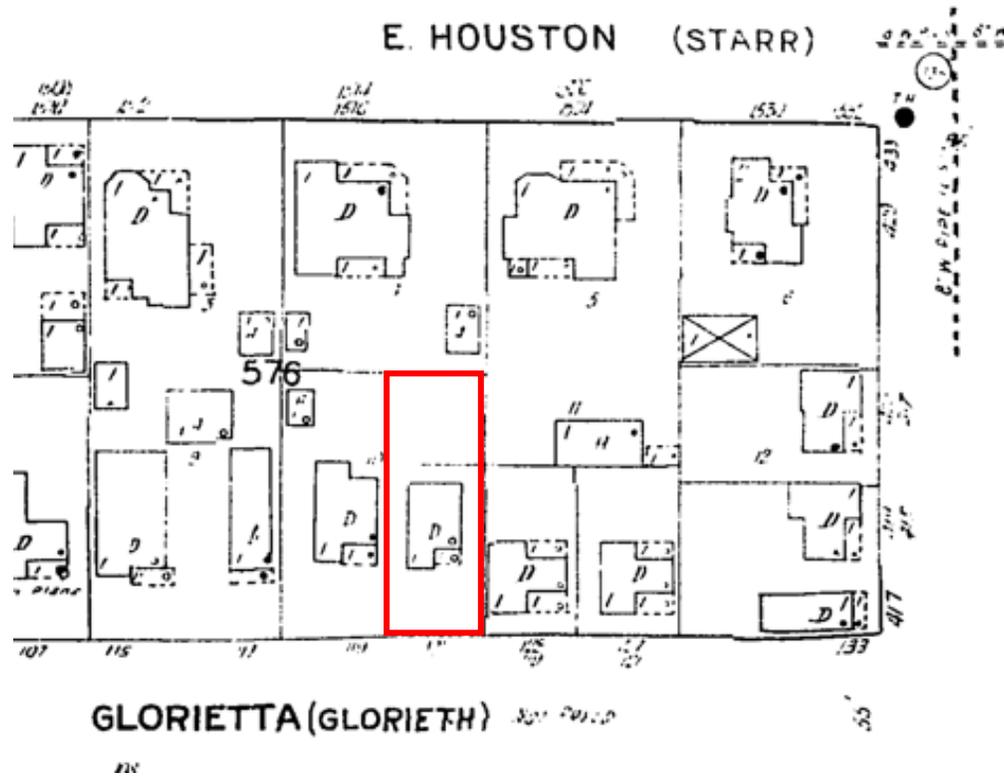
Accessory Structure Front



Accessory Structure



Accessory Structure



Roof joist dimensions

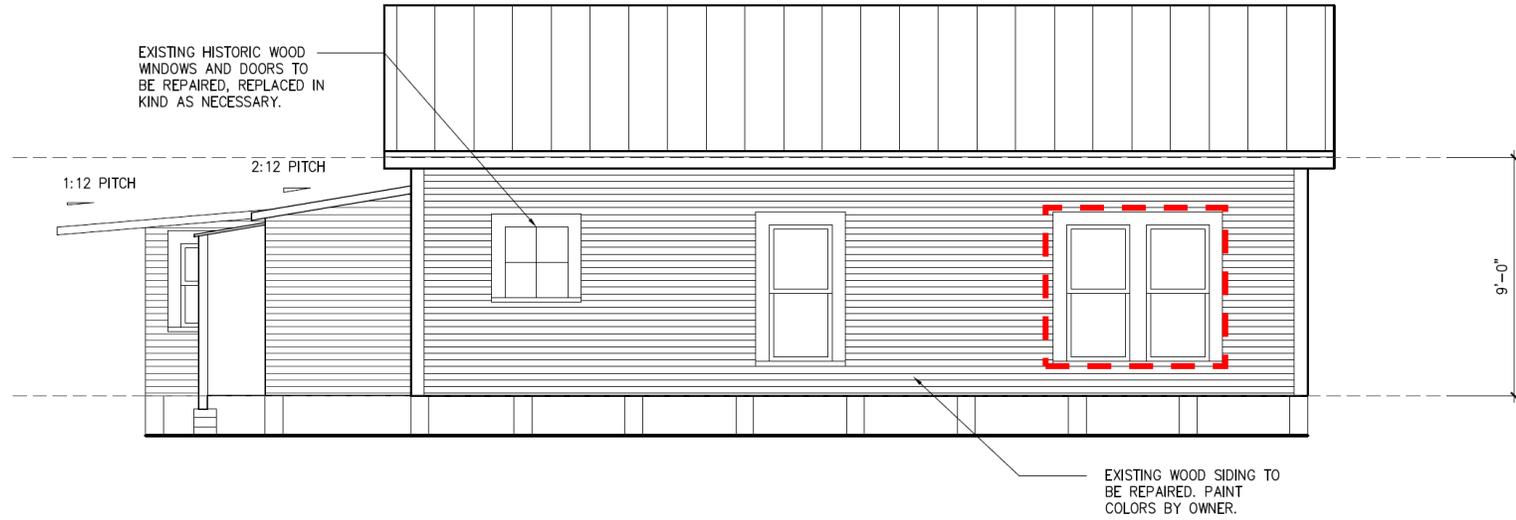


Wall stud dimensions

The existing accessory structure does not appear on the 1911-1952 Sanborn Maps. It is also constructed of dimensional lumber and therefore it is not of historic age.



Large picture window inspiration



Architectural Details Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



SHALLOW OVERHANGS



CONTEMPORARY FENESTRATION PATTERN AND WINDOW TYPES



USE OF INDUSTRIAL MATERIALS



2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details

General Principles

Each of San Antonio's Historic Districts features a distinct set of site characteristics and architectural styles. As such, each new construction project will be reviewed within the context of its individual block and the surrounding historic district, as applicable. The following General Principles for New Construction will be considered during the review of new construction projects, in conjunction with the guidelines contained in this section:

Principle #1: Ensure that Historic Buildings Remain the Central Focus of the District

Carefully consider the historic context of the block and surrounding district when designing a new structure. New construction should be distinguishable from historic structures in the district without detracting from them.

Principle #2: False Historicism/Conjectural History is Discouraged

Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts 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.

Principle #3: Contemporary Interpretations of Traditional Designs and Details May be Considered

When applied to a compatible building form contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.

This



Although much larger overall, the new construction (left) has similar roof form and "steps-down" in height to provide a more gradual transition to existing historic structures.



The scale, massing, and form of the new structures above (top) and (bottom right) are generally consistent with nearby historic homes, helping to maintain a consistent rhythm along the street frontage.

3. Materials and Textures

Why is this Important?

Materials that are dramatically different in scale, texture, and proportion as those historically used in the district can result in new construction that appears out of place and detracts from the character of the historic district.



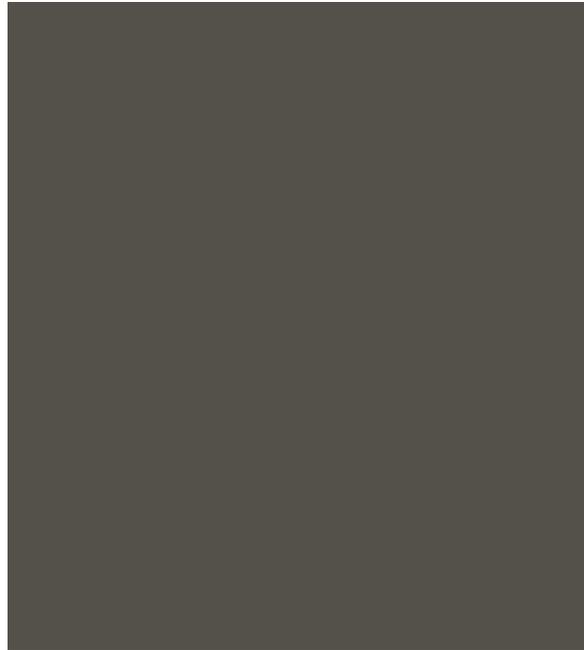
The materials and textures used on these new structures complement those traditionally found in the surrounding historic district.

- 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.



Exterior Material Palette

BODY AND TRIM
SW7048 URBANE BRONZE



COLUMN CAP



COLUMN BASE



HARDIE BOARD AND BATTEN SIDING



STANDING SEAM METAL ROOF



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





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



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



REHABILITATION & ADDITION

121 GLORIETTA, SAN ANTONIO, TX 78202



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2	07/29/2022	HCRC SET

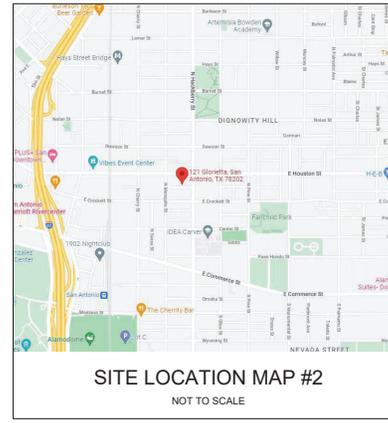
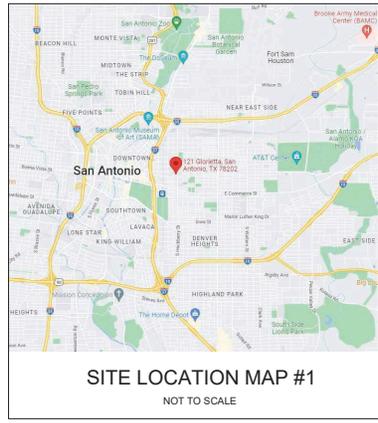
ISSUE

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

COVER SHEET

PROJECT NO.	22-123
DATE:	07-29-22
DRAWN BY:	AMM / F.J.Z.
REVIEWED BY:	F.J.Z.
PROJECT ARCHITECT:	FELIX J. ZIGA, JR., AIA
	TEXAS LICENSE NO. 24683



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY 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 ON TO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

SHEET INDEX

CS	COVER SHEET
SP100	EXISTING/PROPOSED SITE-ROOF PLANS
A100	EXISTING/PROPOSED FLOOR PLAN
A200	EXISTING/PROPOSED EXTERIOR ELEVATIONS
A201	EXISTING/PROPOSED EXTERIOR ELEVATIONS
A300	WALL SECTION AND PORCH DETAILS
A500	ELECTRICAL FLOOR PLAN
A600	DOOR & WINDOW SCHEDULES

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC
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1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505
INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

BUILDING SQ. FT. DATA:

EXISTING LIVING	: 797 SF	ADDITION	: 400 SF
FRONT PORCH	: 62 SF	BACK PORCH	: 120 SF
DEMOLISHED	: 145 SF	NET ADDITION	: 255 SF
EXISTING LIVING TO REMAIN	: 652 SF	NEW LIVING	: 1,052 SF
EXISTING GROSS TO REMAIN	: 714 SF	NEW GROSS	: 1,172 SF

CS
SP100
A100
A200
A201
A300
A500
A600



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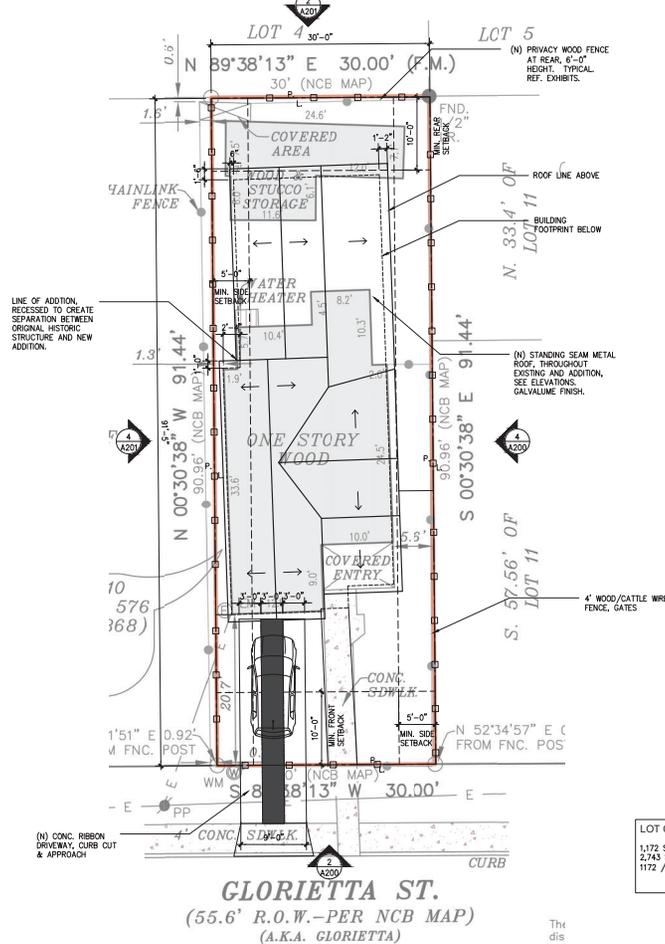
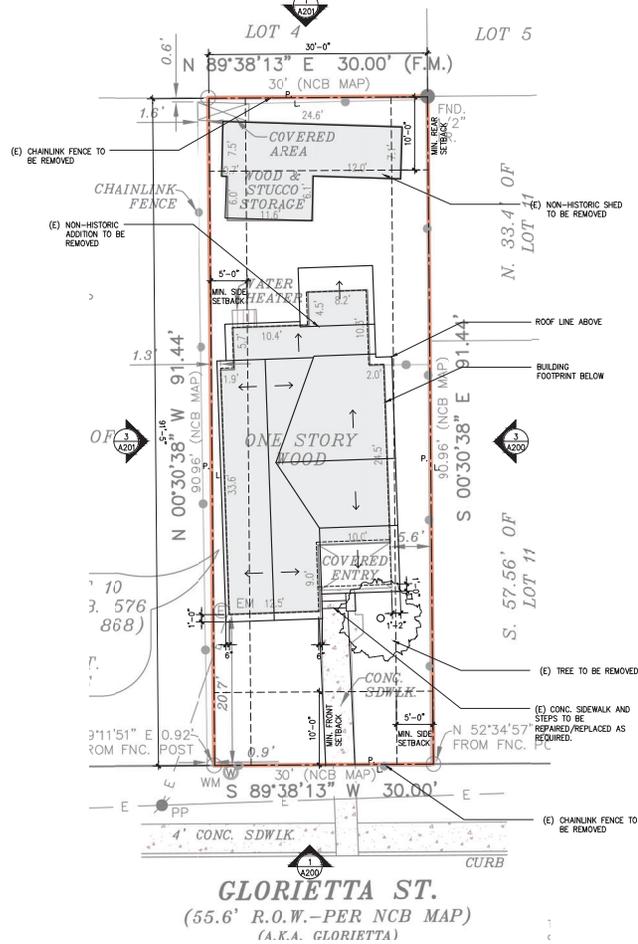
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LOT COVERAGE CALCULATION
1,172 S.F. BUILDING FOOTPRINT
2,743 S.F. LOT
1172 / 2743 = 43% LOT COVERAGE



EXISTING & PROPOSED
SITE / ROOF PLANS

PROJECT NO.	22-123
DATE:	07-29-22
DRAWN BY:	AMM / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA, JR., AIA
	TEXAS LICENSE NO. 24683

SP100



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2	07/29/2022	HCRC SET

EXISTING &
PROPOSED FLOOR
PLAN

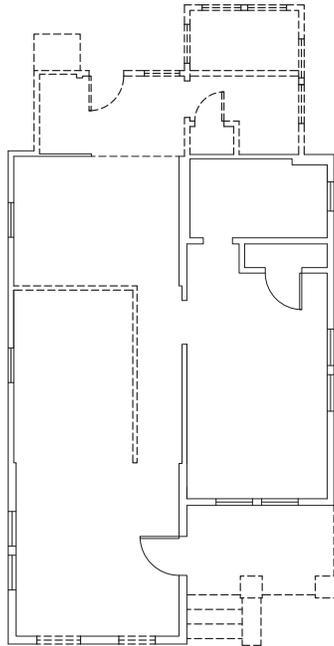
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DATE:	07-29-22
DRAWN BY:	AMM / F.J.Z.
REVIEWED BY:	F.J.Z.

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

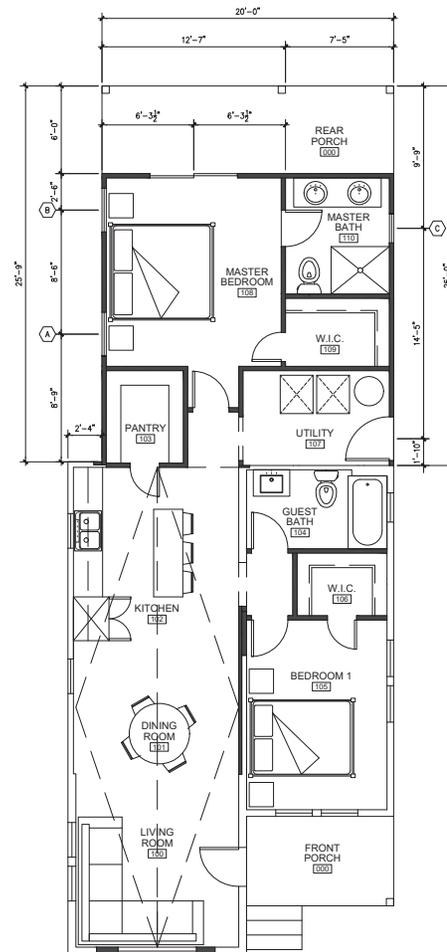
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- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL



1 EXISTING / DEMO PLAN
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2 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



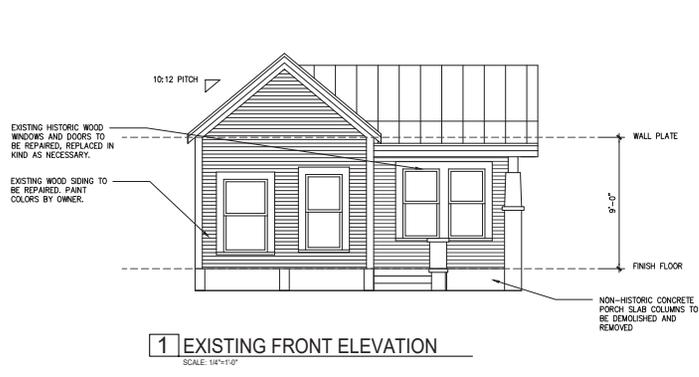


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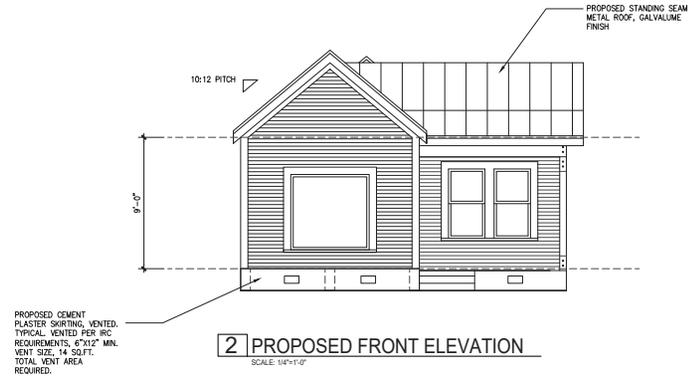
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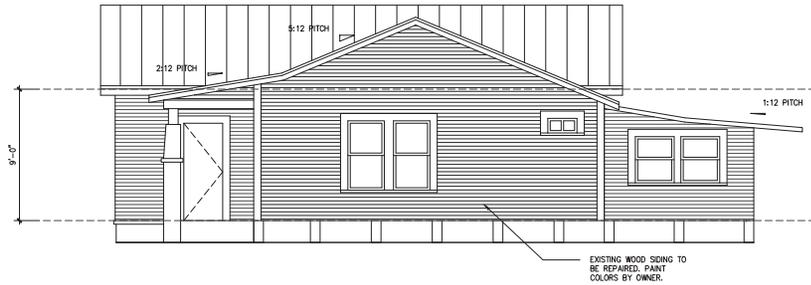
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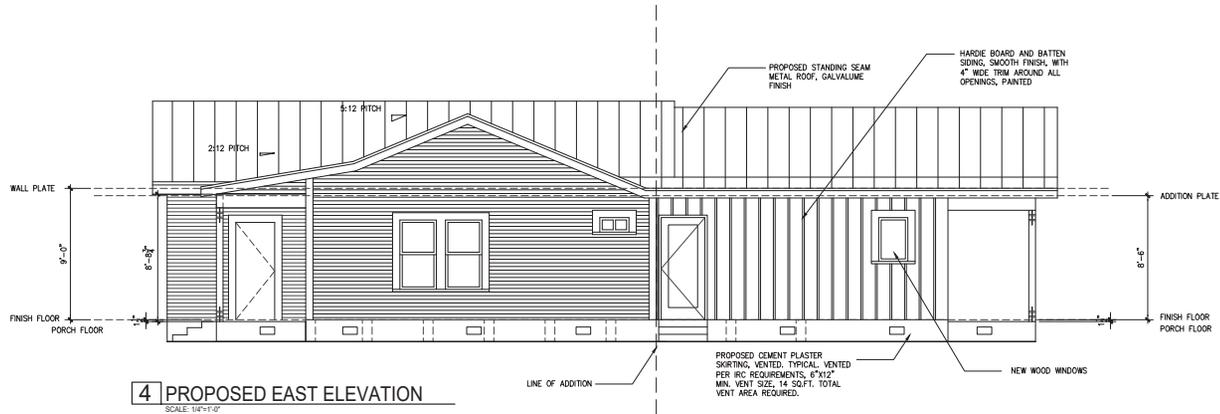
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SCALE: 1/4"=1'-0"



3 EXISTING EAST ELEVATION

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



4 PROPOSED EAST ELEVATION

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

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2	07/29/2022	HORC SET	

EXISTING & PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	22-123
DATE:	07-29-22
DRAWN BY:	AMM / F.J.Z
REVIEWED BY:	F.J.Z

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

A200



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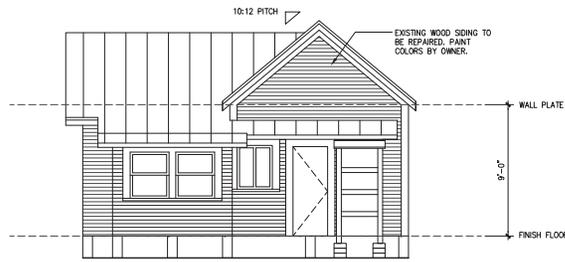
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EXISTING & PROPOSED
EXTERIOR ELEVATIONS

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

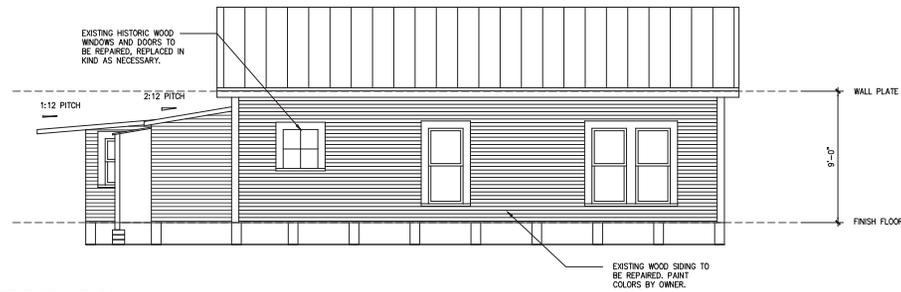
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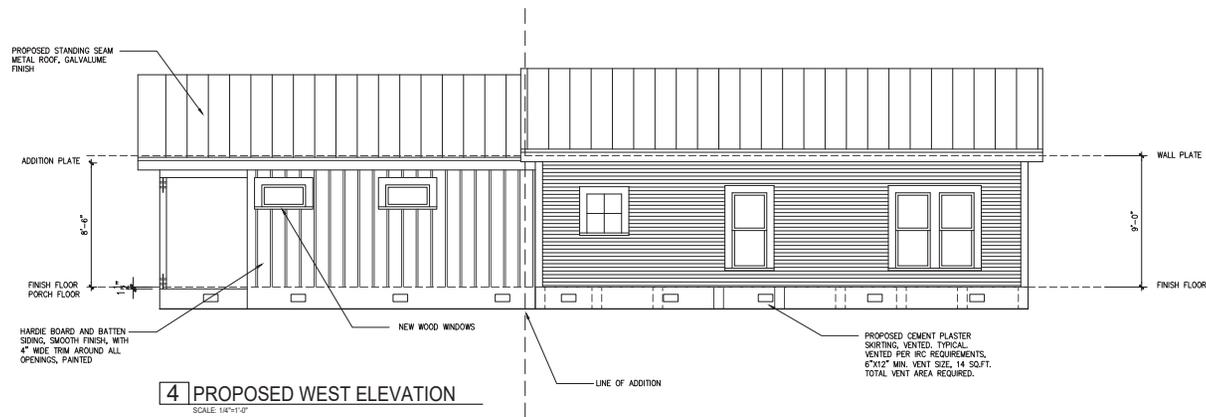
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2 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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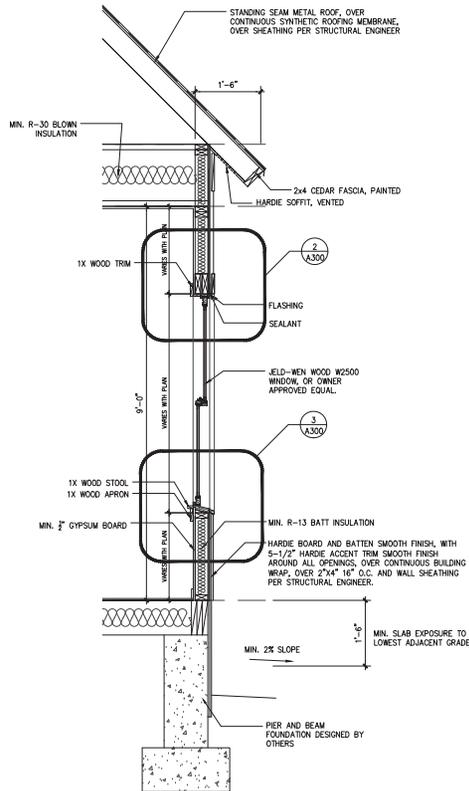
#	DATE	ISSUE	DESCRIPTION
1	07/26/2022	CLIENT REVIEW	
2	07/29/2022	HRC SET	

WALL SECTION AND
DETAILS

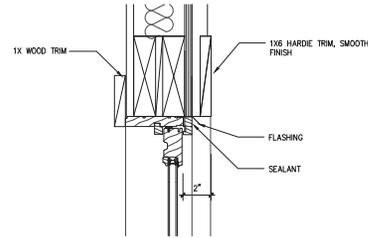
PROJECT NO.	22-123
DATE:	07-29-22
DRAWN BY:	AMM / F.J.Z
REVIEWED BY:	F.J.Z

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

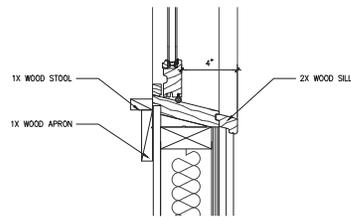
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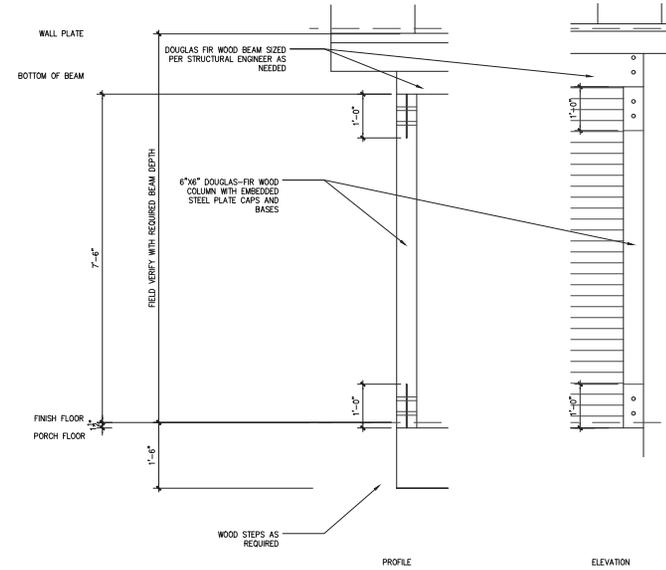
1 TYPICAL WALL SECTION
SCALE: 3/4"=1'-0"



2 WINDOW HEAD DETAIL
SCALE: 3/4"=1'-0"



3 WINDOW SILL DETAIL
SCALE: 3/4"=1'-0"



4 TYPICAL WOOD COLUMN DETAIL
SCALE: 3/4"=1'-0"