

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 12

HDRC CASE NO: 2015-306
ADDRESS: 119 DREISS
LEGAL DESCRIPTION: NCB 1396 BLK 1 LOT 11
ZONING: RM4
CITY COUNCIL DIST.: 2
APPLICANT: Jason Siptak
OWNER: Jason Siptak
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 119 Dreiss.

APPLICABLE CITATIONS:

UDC Section 35-607 – Designation Criteria for Historic Districts and Landmarks

Process for Considering Designation of Historic Districts and Landmarks. Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

(b)Criteria For Evaluation

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;

FINDINGS:

- a. The proposed landmark designation is owner initiated.
- b. The house at 119 Dreiss was constructed circa 1890s and is a significant example of a Queen Anne Style house.
- c. The current owners are the third family to occupy the house since it was built. The first family on record was the Rilling family- George and Lois Rilling. The second family was an African-American family by the name of Washington.
- d. The character defining architectural features include a cross gabled roof with textured wood shingle gable detailing, a side facing porch with spindlework detailing, and a front-facing bay window. The home features a metal roof, wood siding, and one-over-one wood windows.
- e. Consistent with the UDC sec. 35-607(b)5, the property exemplifies distinguishing characteristics of the Queen Anne Style.
- f. Consistent with the UDC sec. 35-607(b)8, the structure has high architectural and cultural integrity.
- g. Consistent with the UDC sec. 35-607(b)11, the structure is distinctive in character and strongly exemplifies the cultural, ethnic, and economic development of San Antonio.
- h. Consistent with the UDC sec. 35-607(b)13, the structure contributes to the cultural and architectural fabric of the neighborhood.

- i. This property meets more than three required criteria for landmark designation (cited above) as per UDC Section 35-706(b).

RECOMMENDATION:

Staff recommends approval based on findings a though i.

CASE MANAGER:

Alyson Smith





119 Dreiss

Printed: Jul 24, 2015

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119 Dreiss St. San Antonio, Texas



Front



South Facing
Side



North Facing Side



Back

Statement of Significance

The house located at 119 Dreiss St. is a Victorian era home with architectural details of that time period. The home has nearly all of the original woodwork intact both inside and out. Very few updates or modifications were ever made. The integrity is very well preserved and still includes:

- 11 ft ceilings
- Gingerbread details
- Porch railing spindles and details
- Long-leaf pine construction
- Knob and tube wiring (updated)
- Claw foot tub
- Tall, double-hung windows

The current owners purchased the home in 2003 and are the third family to occupy the house since it was built. According to Bexar County Appraisal District the house was built in 1920. Sanborn map research revealed that it was likely built closer to 1904 since the house was designated on the 1904 Sanborn Map. Information in the San Antonio City Directory shows that the house changed addresses in 1920, from 121 to its current house number, 119. The house appears to have been built in two sections. The first section which makes up the majority of the house is built using square nails and a slightly older style of exterior siding with a bottom as well as the top edge. The section in the back making up the kitchen, one bedroom and the bathroom appears to be of a slightly "newer" construction with round nails and only a top edge on the exterior siding, however, this potential addition is present on the 1904 Sanborn Map. The original metal roof is consistent throughout and shows signs of the historic hail storm of the early 1900's that is evident on so many of San Antonio's historic downtown homes.

The first family on record was the Rilling family- George and Lois Rilling. During clean-up and restoration work that began in 2003, several items of historical importance to the home were found. One was a signature book that belonged to George Rilling with signatures from friends dating back as far as 1879. Most of the poems and greetings written by friends and loved ones were in old German (according to a German speaking friend). Another item is an old, ornately framed photograph of a victorian woman.

The second family was an African-American family by the name of Washington. It appears as though there were almost three generations of Washingtons in this home. The first indication that the Washington family took up residence here was in the San Antonio City Directory. Lillie Mae Washington is listed in 1954. It changes names to Nealie Washington in 1957 and Nealie Washington, Jr. in 1971. The house was purchased by Jason Siptak and Michelle Gorham in

2003 from Clourid Williams Washington. The house at 119 Dreiss was willed to him by his family but he grew up in the house across the street at 112 Dreiss. When the deed was signed over in 2003, Mr. Washington told stories of his grandmother and how she would watch him walk across the street where he lived with his parents through her screen door; the same screen door that is still on the house at 119 Dreiss. Mr. Washington was elderly and could not keep up with the care and repairs that his family's homes needed.

The home at 119 Dreiss is a testimonial to the changes that have occurred in recent history to our city, to our country and to families. The home at 1211 Wyoming Street which is adjacent to 119 Dreiss belonged to Rev. Claude Black, an historic civil rights leader in San Antonio. The home and the families who have resided at 119 Dreiss have seen significant political and social highs and lows throughout its 100+ year history.

Bexar CAD

Property Search Results > 114850 SIPTAK JASON E & for Year 2015

Property

Account

Property ID:	114850	Legal Description:	NCB 1396 BLK 1 LOT 11
Geographic ID:	01396-001-0110	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	119 DREISS SAN ANTONIO, TX 78203	Mapsc0:	617B6
Neighborhood:	S. OF COMMERCE TO M.L.K. (SA	Map ID:	
Neighborhood CD:	57101		

Owner

Name:	SIPTAK JASON E &	Owner ID:	79768
Mailing Address:	MICHELLE GORHAM 7039 SYMPHONY LN SAN ANTONIO, TX 78214-2735	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$62,000	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$6,560	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$68,560	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$68,560	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$68,560	

Taxing Jurisdiction

Owner:	SIPTAK JASON E &
% Ownership:	100.0000000000%
Total Value:	\$68,560

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/23/2003	Deed	Deed		SIPTAK, JASON E &	10106	1610	0

2015 data current as of Jun 29 2015 1:05AM.

2014 and prior year data current as of Jun 20 2015 6:17AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT, **CLOURID WILLIAMS WASHINGTON**, hereinafter called Grantor (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by **JASON E. SIPTAK and MICHELLE GORHAM**, hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

Lot 11, Block 1, NCB 1396, City of San Antonio, Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

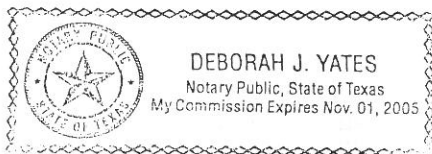
EXECUTED ON THE FOLLOWING DATE: June 23, 2003.

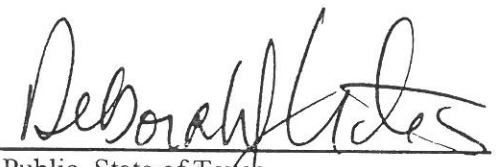

CLOURID WILLIAMS WASHINGTON

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 23 day of June, 2003, by CLOURID WILLIAMS WASHINGTON.




Notary Public, State of Texas

AFTER RECORDING RETURN TO
GRANTEE'S MAILING ADDRESS:

Jason E. Siptak
P O Box 3735
Austin,, TX 78764

Prepared in the Law Offices of:


Attorneys at Law, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230