HISTORIC AND DESIGN REVIEW COMMISSION

July 05, 2017

HDRC CASE NO:	**2017-323**
ADDRESS:	815 DAWSON ST
LEGAL DESCRIPTION:	NCB 563 BLK 7 LOT 15
ZONING:	R-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Felix Ziga/Ziga Architecture Studio
OWNER:	Brett and Leticia Henneke

REQUEST:

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

1. Rehabilitate the primary historic structure including the repair of historic siding, trim, windows, columns and other architectural features.
2. Install a standing seam metal roof to replace the existing asphalt shingle roof.
3. Construct a rear addition.
4. Install a cattle panel fence in the front yard.
5. Install a rear yard cedar privacy fence.
6. Install a new ribbon strip driveway and hardscaping.
7. Construct a rear carport.
8. Receive Historic Tax Certification.

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

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

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.

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 M aintenance 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS
i. Relationship to front facade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. Location – Do not use privacy fences in front yards.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and

walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

a. The historic structure at 815 Dawson was constructed circa 1930, first appears on the 1951 Sanborn map and features Craftsman elements including tapered front porch columns with brick pediments, a half-height brick front porch column and front facing gabled roofs. A historic structure predated the current structure on this lot and featured a different setback and footprint.
b. REHABILITATION – The applicant has proposed a large scope of rehabilitative efforts which includes repair to the existing, historic wood siding, trim, windows, columns and other architectural elements. This is consistent with the Guidelines for Exterior Maintenance and Alteration.
c. ROOFING – The structure currently features an asphalt shingle roof. The applicant has proposed to install a standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 3.B.vi. notes that metal roofs should be used on structures that historically would have featured a metal roof. Staff finds the installation of a standing seam metal roof on this structure appropriate per historic examples found throughout the Dignowity Hill Historic District and consistent with the Guidelines. The proposed roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
d. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition to feature 434 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed a ridgeline that is consistent with that of the primary historic structure's.
e. SCALE, MASS AND FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature a roof height that matches that of the primary historic structure and a width that matches that of the primary historic structure. The applicant has proposed a footprint that is appropriate for the square footage of the primary historic structure and lot.
f. MATERIALS – The applicant has proposed materials for the addition to include Hardi lap siding, both salvaged and new wood windows and a standing seam metal roof. As noted in finding c, the proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Hardi siding is not appropriate given that no inset has been proposed for the addition to separate it from the new construction.
g. TRANSITION – As noted in finding e, the applicant has not proposed an inset in wall planes to distinguish the addition from the primary historic structure, something that is recommended in the Guidelines for Additions 1.A.iv. Staff finds that if the proposed footprint is to remain as is, then matching wood siding should be used for the addition.
h. FRONT YARD FENCING – The lot currently features a lattice type fence in the front and front-side yard. The applicant has proposed to replace this fence with a wood cattle panel fence to feature a total of four feet in height. The proposed fence is appropriate for the historic structure and is consistent with the Guidelines.
i. REAR YARD FENCING – The applicant has proposed to install a rear yard privacy fence to feature six (6) feet in height and to consist of vertically oriented cedar pickets. Staff finds the proposed location and design of the proposed privacy fence appropriate.
j. DRIVEWAY & HARDSCAPING – To the west of the primary historic structure, the applicant has proposed to install a ribbon strip concrete driveway. The applicant has noted that the existing curb cut and apron will be adjusted as needed as they currently are misaligned with a portion of the apron directly in front of the historic structure. Staff finds the installation of the proposed ribbon strip concrete driveway appropriate, the realignment

of the curb cut and apron appropriate as well as the installation of decomposed granite between the ribbon strips as well as toward the rear of the driveway approaching the carport. The applicant should ensure that the ribbon strip driveway does not exceed ten (10) feet in width and that the adjusted curb cut and apron match those found on the block.

k. CARPORT CONSTRUCTION – At the rear of the lot, the applicant has proposed to construct a carport. The proposed carport is located consistent with the location of historic accessory structure found in the Dignowity Hill Historic District and will feature wood framing, a standing seam metal roof. Staff finds this installation appropriate.

l. HISTORIC TAX CERTIFICATION –The requirements for Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval of items #1 through #8 based on findings a through g with the following stipulations:

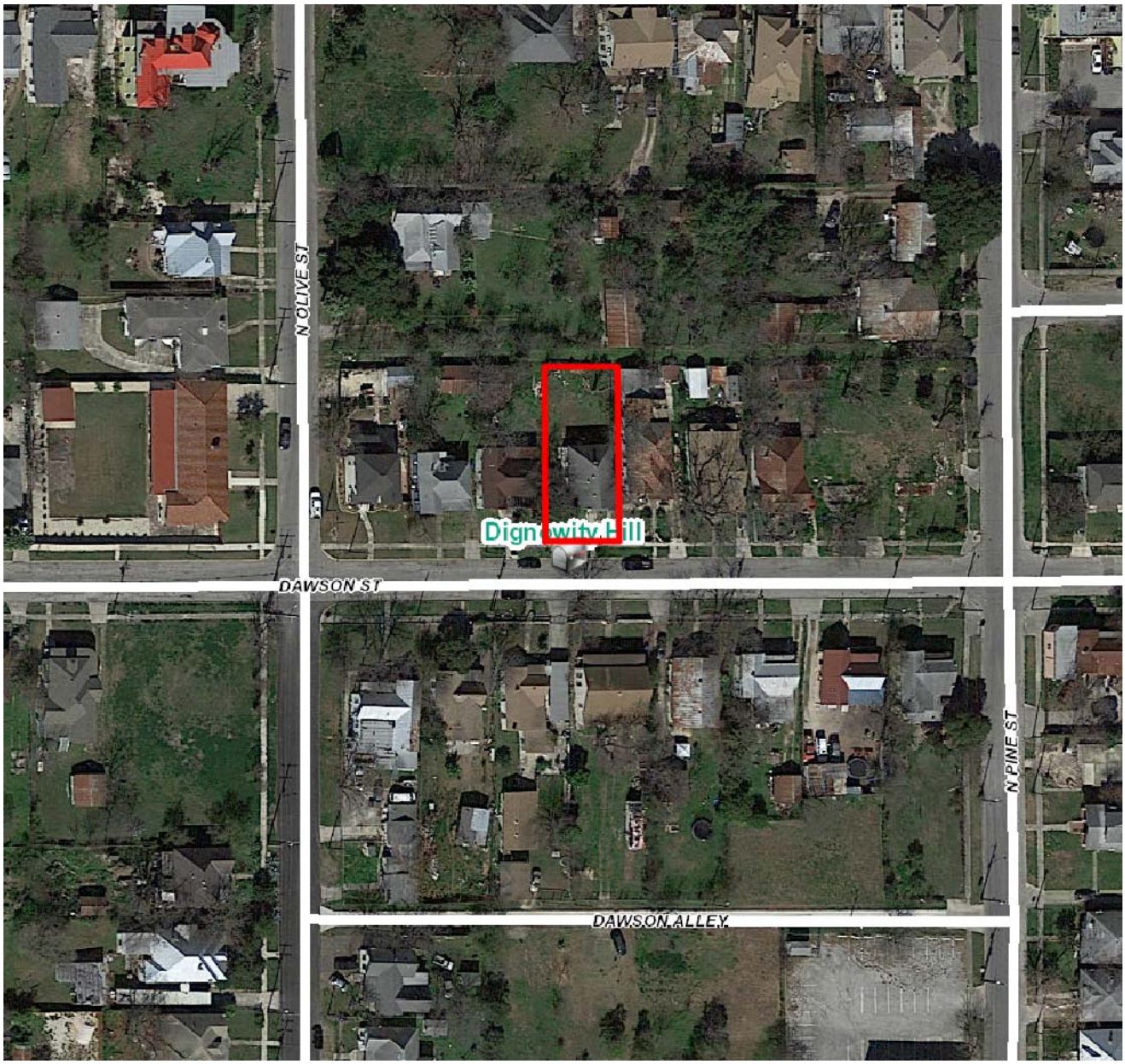
i. That the proposed standing seam metal roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

ii. That the addition feature wood siding to closely match existing wood siding on the house based on finding g.

iii. That the proposed ribbon strip driveway does not exceed ten (10) feet in width.

CASE MANAGER:

Edward Hall



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Flex Viewer

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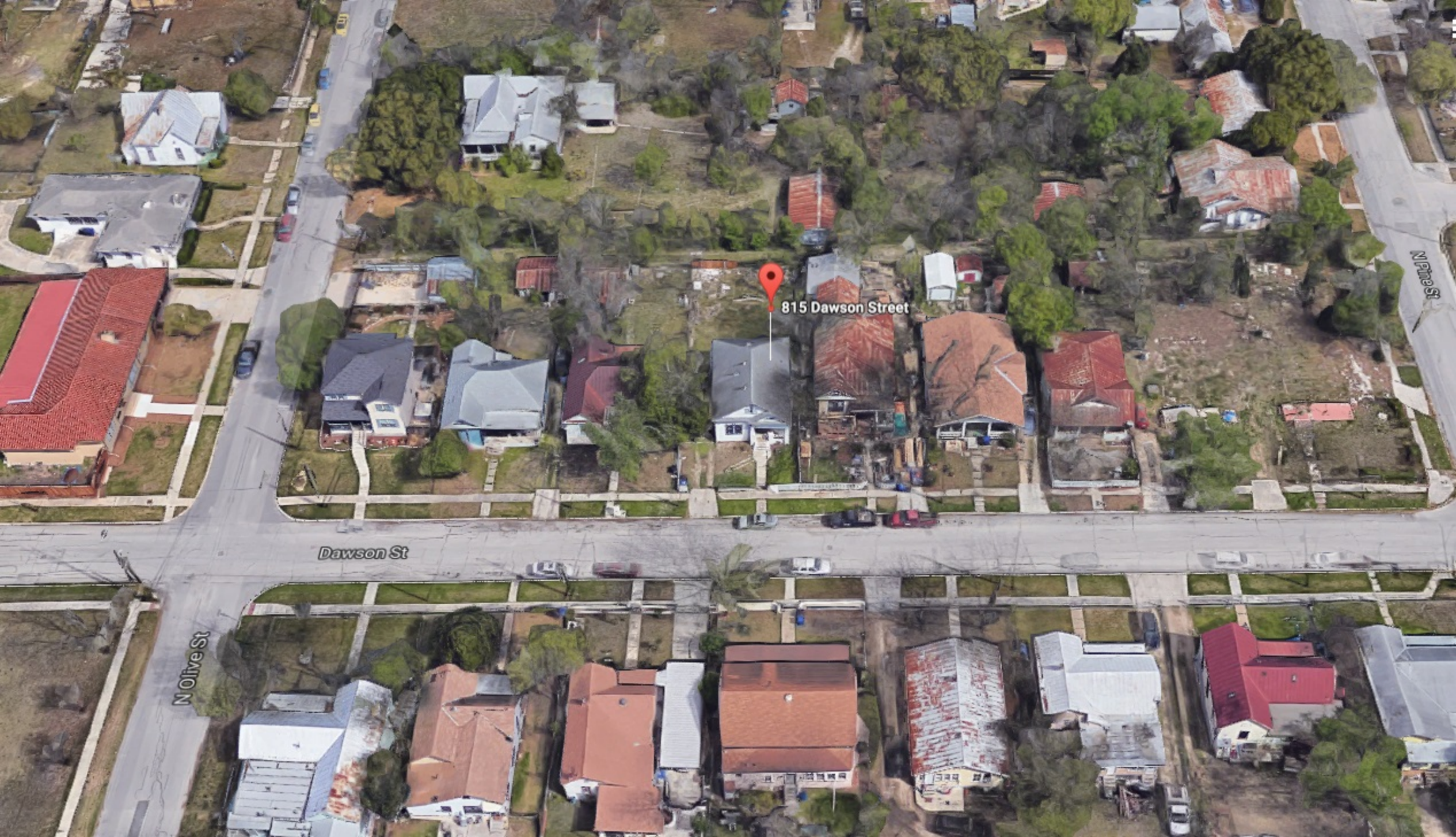
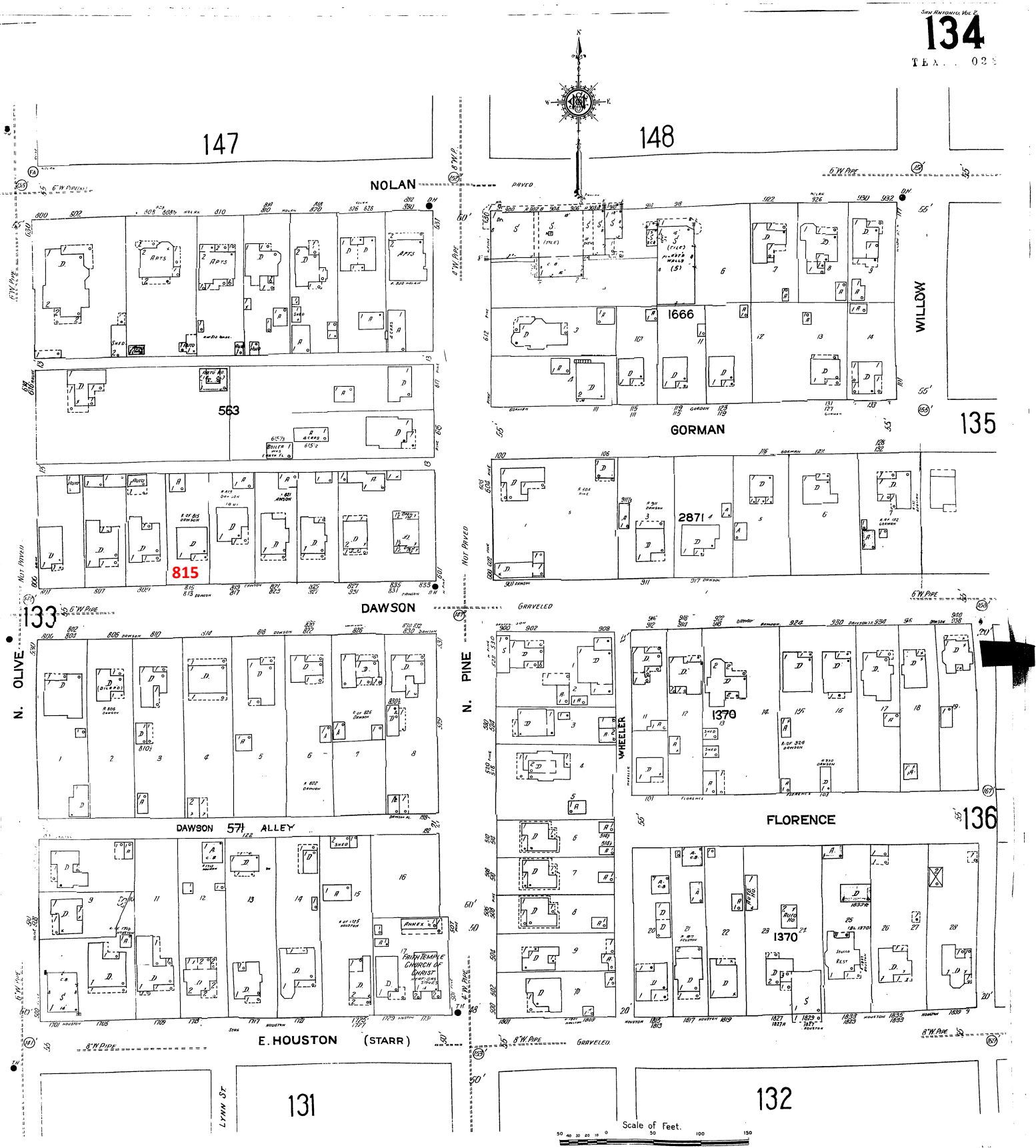
Printed:Jun 22, 2017


815 Dawson Street
Dawson St
N Olive St
N Pine St


Dawson St
Dawson St
Dawson St
815 Dawson Street
N Olive St
N Olive St
N Olive St

1951 SANBORN MAP



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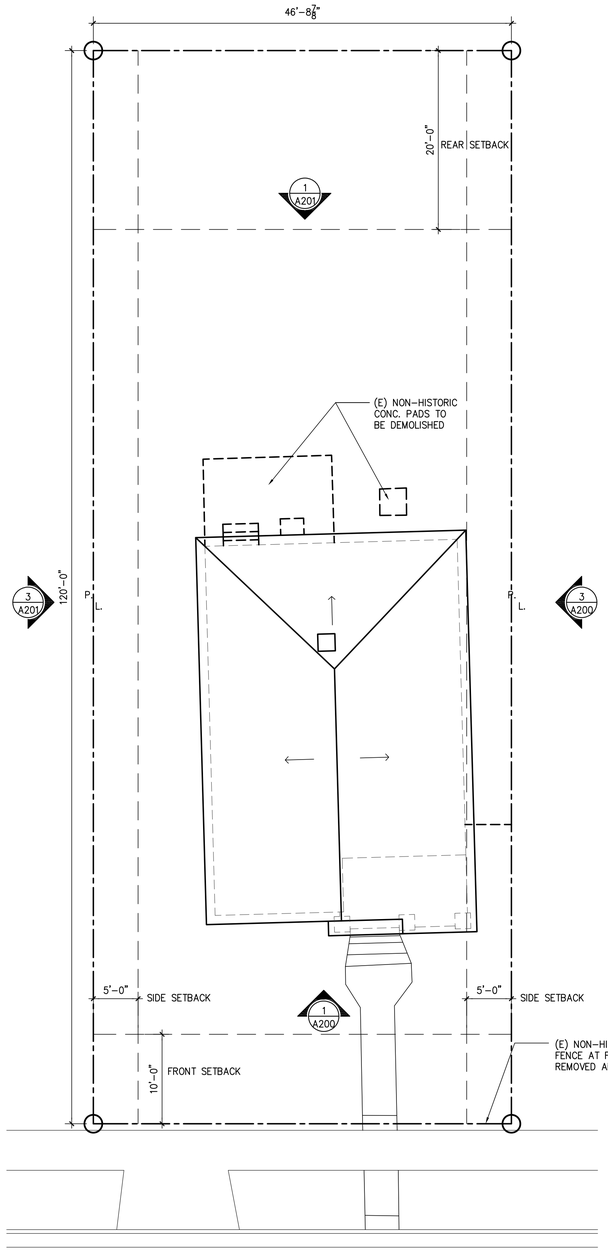
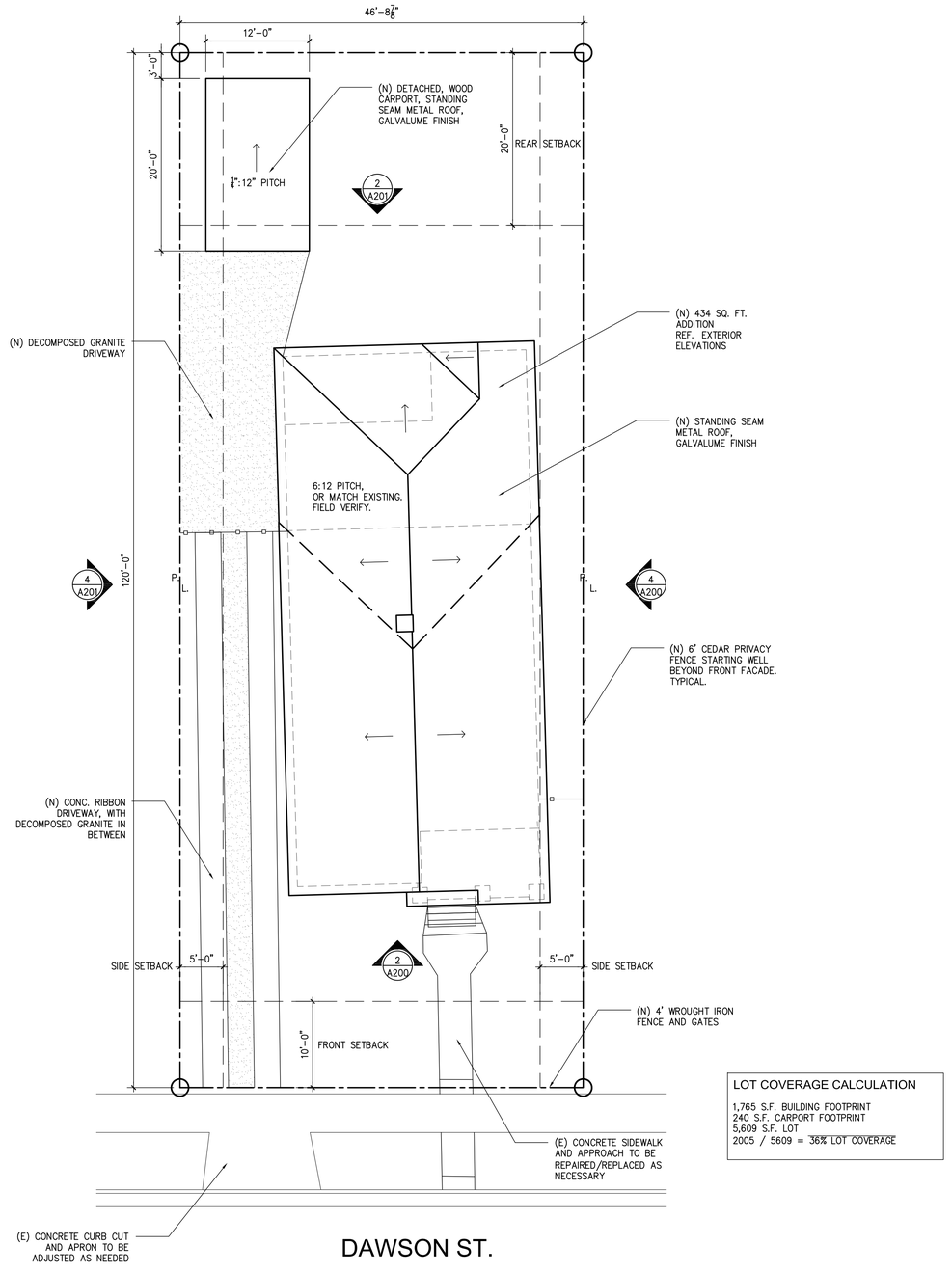
815 Dawson – Detailed description

- Rehabilitate historic structure
- Construction of new addition at rear of historic structure
- Construction of new carport
- All historic siding, trim, windows, columns, and other architectural features to be patched and repaired in kind as necessary, unless noted otherwise on the plans.
- Rehabilitate all historic wood windows
- Remove existing asphalt shingle roof and replace with new standing seam metal roof, galvalume finish
- Reuse salvaged windows at addition as noted
- All new windows to be wood windows, Jeld-wen wood single hung windows or equal
- Replace non-historic front yard wood fence, replace with wrought iron 4’ tall fence and gate as shown in site plan. See exhibit for wrought iron design
- Installation of new 6’ cedar privacy fence at rear, set behind front elevation
- Ribbon driveway and hardscaping as shown on site plan





LOT COVERAGE CALCULATION

1,765 S.F. BUILDING FOOTPRINT
240 S.F. CARPORT FOOTPRINT
5,609 S.F. LOT
2005 / 5609 = 36% LOT COVERAGE

1 EXISTING SITE / ROOF PLAN

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

PLAN NORTH

TRUE NORTH

2 PROPOSED SITE / ROOF PLAN

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

PLAN NORTH

TRUE NORTH

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HISTORIC REBILITATION & ADDITION

815 DAWSON ST.
SAN ANTONIO, TX 78202

HENNEKE FINANCIAL GROUP

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ISSUE

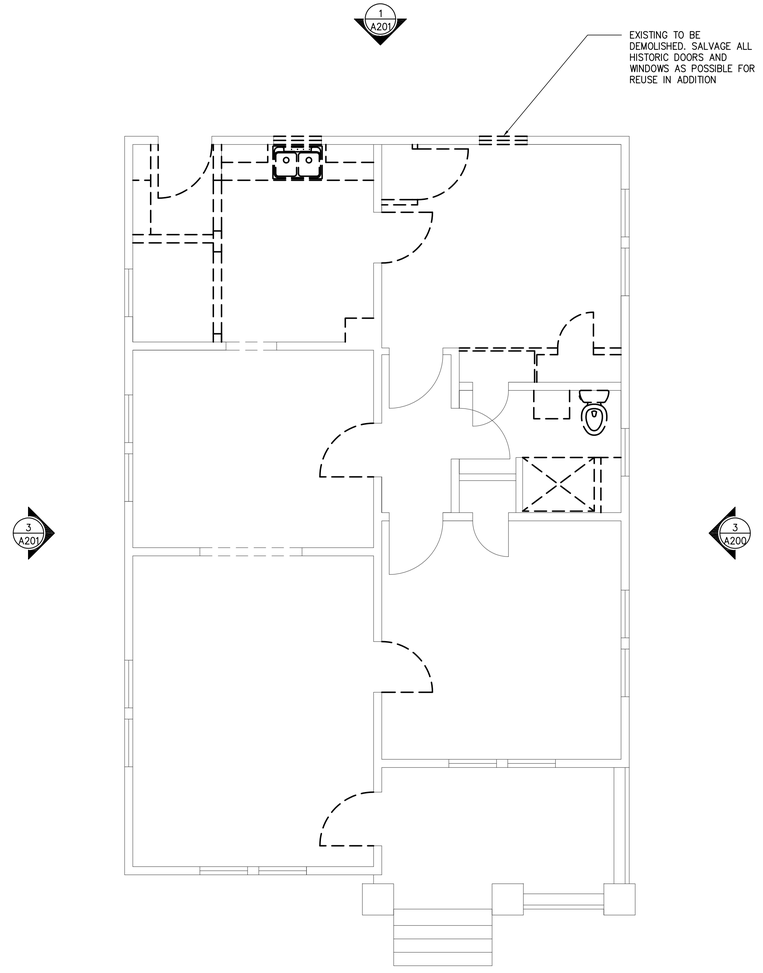
#	DATE	DESCRIPTION
1	06/08/17	REVIEW SET
2	06/14/17	HDRC SET

EXISTING & PROPOSED SITE / ROOF PLANS

PROJECT NO.	17-121
DATE:	06.14.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

SP100



1 EXISTING-DEMOLITION FLOOR PLAN

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

PLAN NORTH

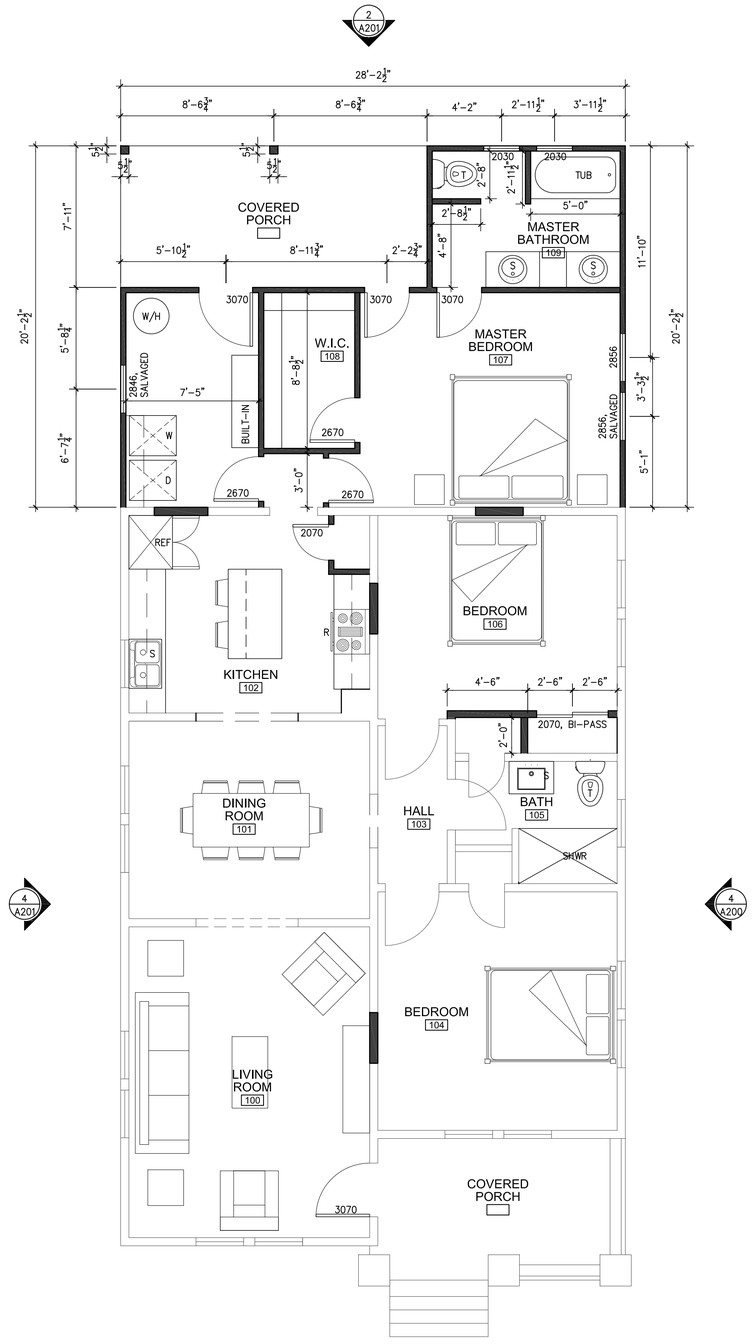
TRUE NORTH

LEGEND

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED/SALVAGED

NEW WALL



2 PROPOSED FLOOR PLAN

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

PLAN NORTH

TRUE NORTH

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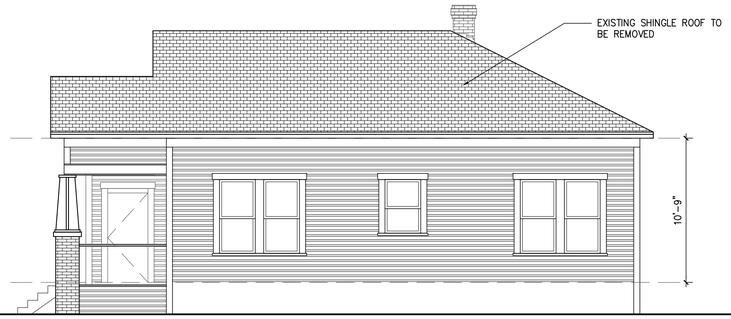
A100

1 EXISTING FRONT ELEVATION
SCALE: 3/16"=1'=0"

2 PROPOSED FRONT ELEVATION
SCALE: 3/16"=1'=0"

ALL HISTORIC SIDING, TRIM, WINDOWS, COLUMNS, AND OTHER ARCHITECTURAL FEATURES TO BE PATCHED AND REPAIRED IN KIND AS NECESSARY UNLESS NOTED OTHERWISE.



3 EXISTING EAST ELEVATION
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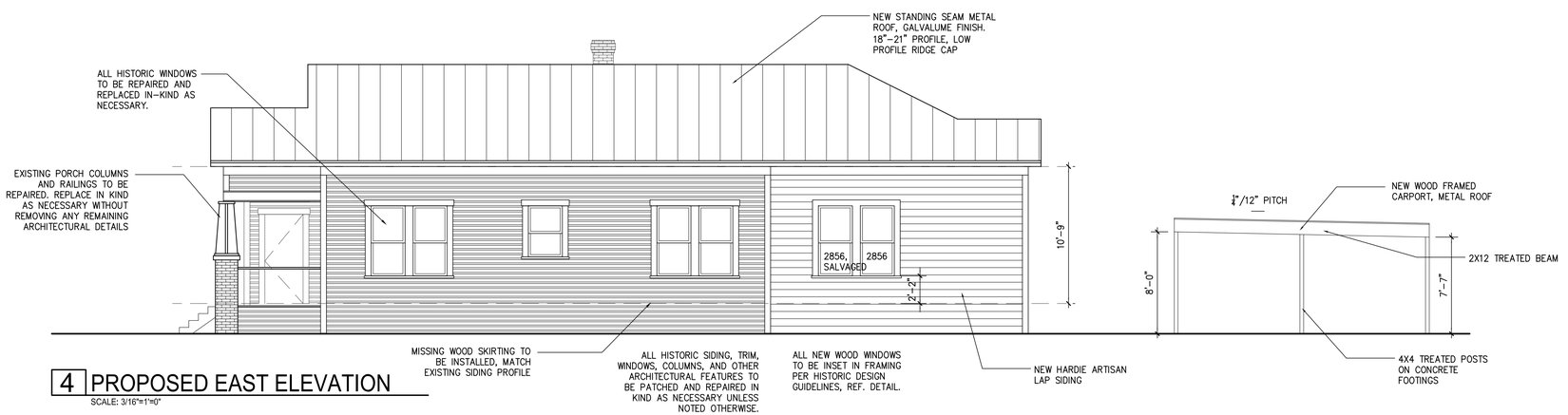

4 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'=0"

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PROJECT ARCHITECT:
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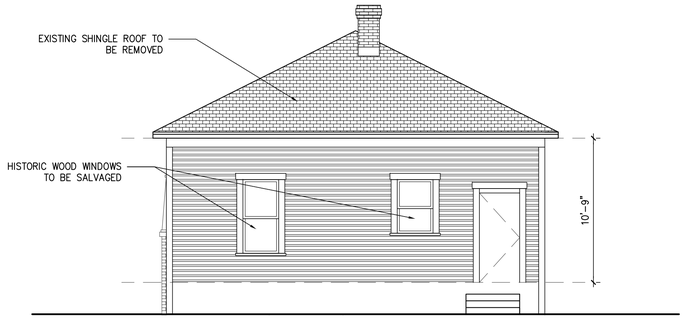

1 EXISTING REAR ELEVATION
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2 PROPOSED REAR ELEVATION
SCALE: 3/16"=1'=0"

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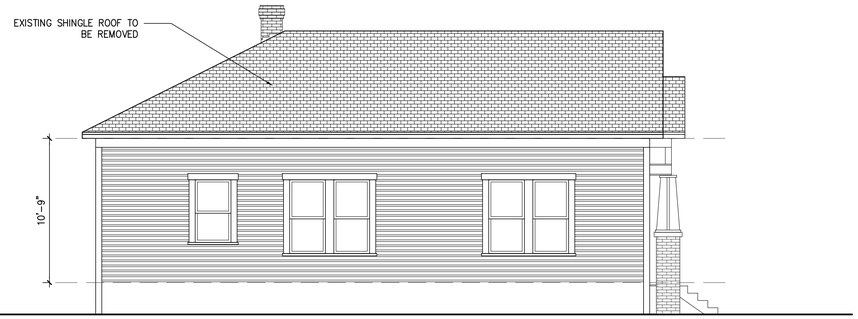

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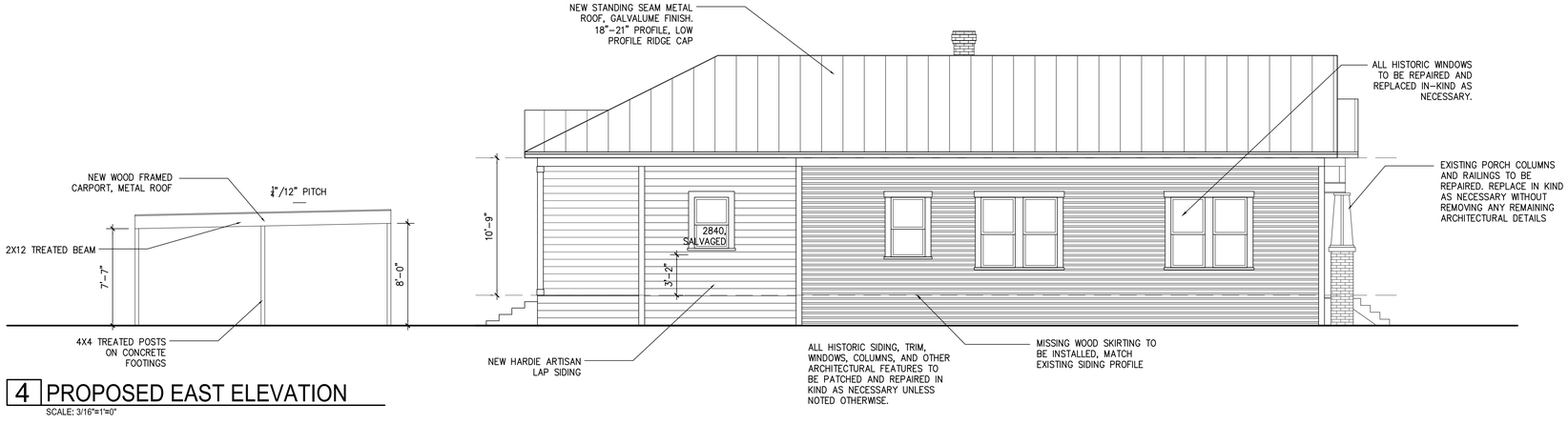

4 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'=0"

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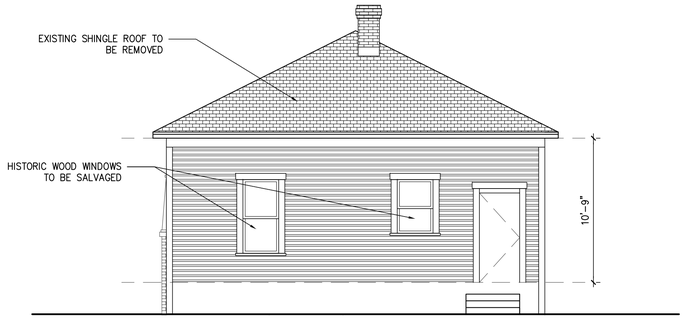

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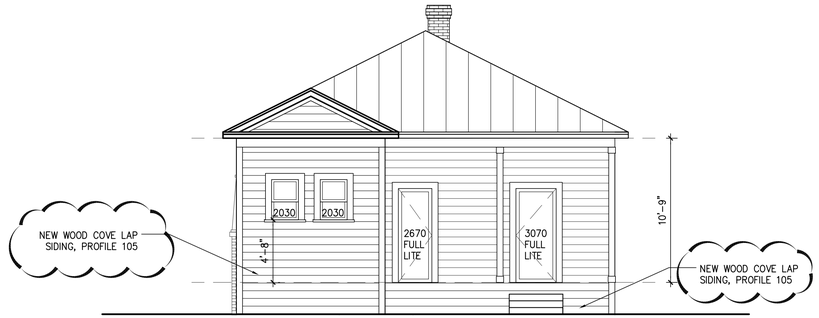

2 PROPOSED REAR ELEVATION
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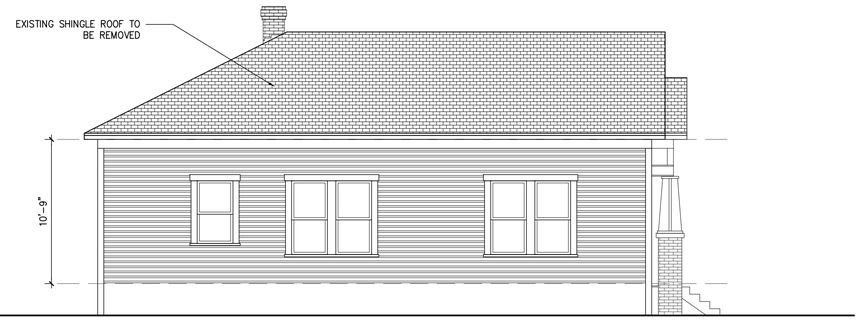

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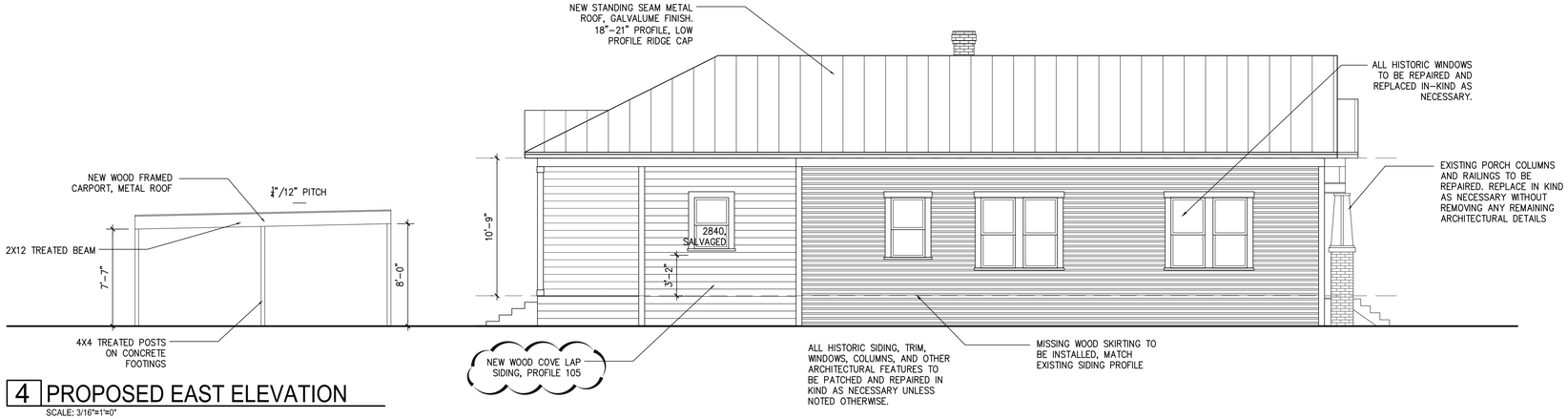

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HISTORIC REBABILITATION & ADDITION
815 DAWSON ST.
SAN ANTONIO, TX 78202
HENNEKE FINANCIAL GROUP

DRAWING FOR REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

ISSUE

#	DATE	DESCRIPTION
1	06/08/17	REVIEW SET
2	06/14/17	HDRC SET
3	06/27/17	REVISION

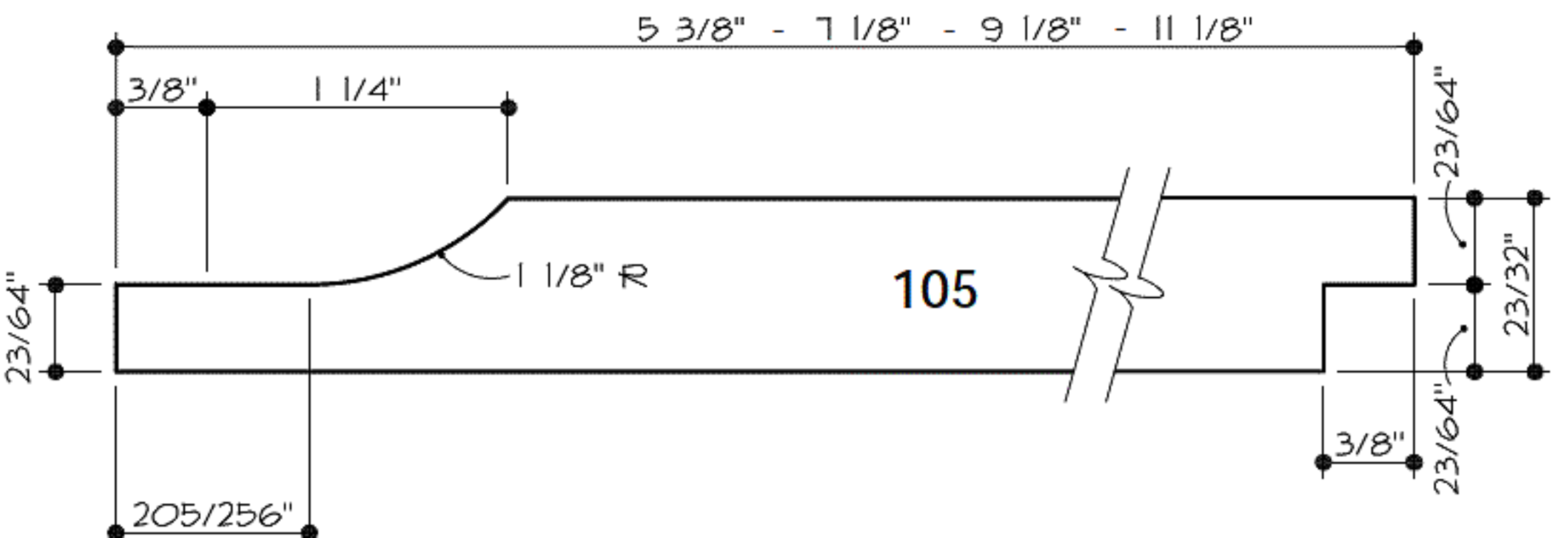
EXISTING & PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	17-121
DATE:	06.27.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

A201


FD & R
RE311


5 3/8" - 7 1/8" - 9 1/8" - 11 1/8"
3/8"
1 1/4"
1 1/8" R
105
23/64"
23/64"
23/32"
23/64"
3/8"
205/256"

FRONT

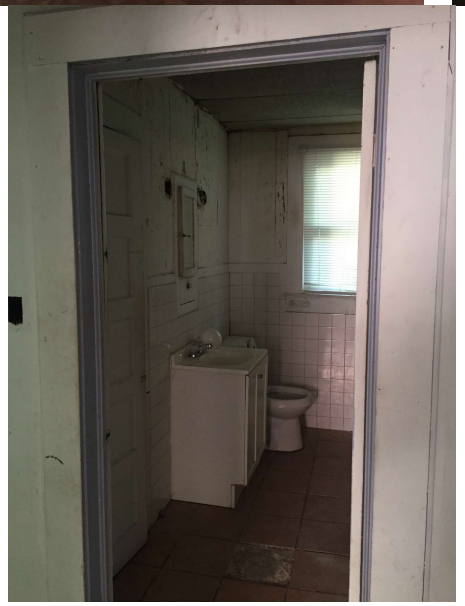
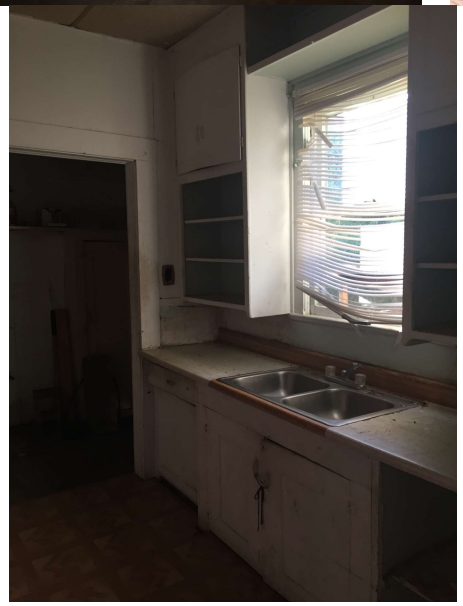
SIDE

REAR

SIDE



INTERIOR PHOTOS


PROPOSED 6’-0” CEDAR PRIVACY FENCE AT REAR & SIDE YARDS

PROPOSED 4’-0” CATTLE WIRE & CEDAR FENCE AT FRONT YARD

JSA Homes, LLC

BID

DATE March 29, 2017

TO Brett Henneke
141 Danube dr
San Antonio, TX 78213

PAYMENT TERMS	PROPERTY	DUE DATE
	815 Dawson St	

	DESCRIPTION	LINE TOTAL
	Master Suite Addition - 340 sq ft	$ 17,500.00
	Foundation	7,000.00
	Roof	5,000.00
	Porch	2,000.00
	Paint outside and repair siding	3,000.00
	Repair windows	1,500.00
	Sheetrock tape and float inside	3,500.00
	Paint inside	2,000.00
	Framing	1,500.00
	Plumbing	4,000.00
	Electrical	5,000.00
	A/C	5,500.00
	Kitchen	5,000.00
	Bathrooms	5,000.00
	Flooring	4,000.00
	Landscaping and fencing	3,000.00
	SUBTOTAL	$ 74,500.00
	SALES TAX	
	TOTAL	$ **74,500.00**

Make all checks payable to JSA Homes, LLC
THANK YOU FOR YOUR BUSINESS!

TIMELINE : 6-8 MONTHS