

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2023

HDRC CASE NO: 2022-189
ADDRESS: 922 HAYS ST
LEGAL DESCRIPTION: NCB 1657 BLK E LOT E 16.2 FT OF 5 & W 33.8 FT OF 6
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Michael & Kelsey Shaffer
OWNER: Michael & Kelsey Shaffer
TYPE OF WORK: Installation of siding and Historic Tax Verification
APPLICATION RECEIVED: January 27, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Install composite siding with a faux wood grain finish on the rear addition.
2. Receive Historic Tax Verification.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

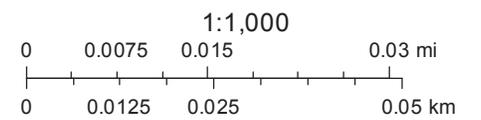
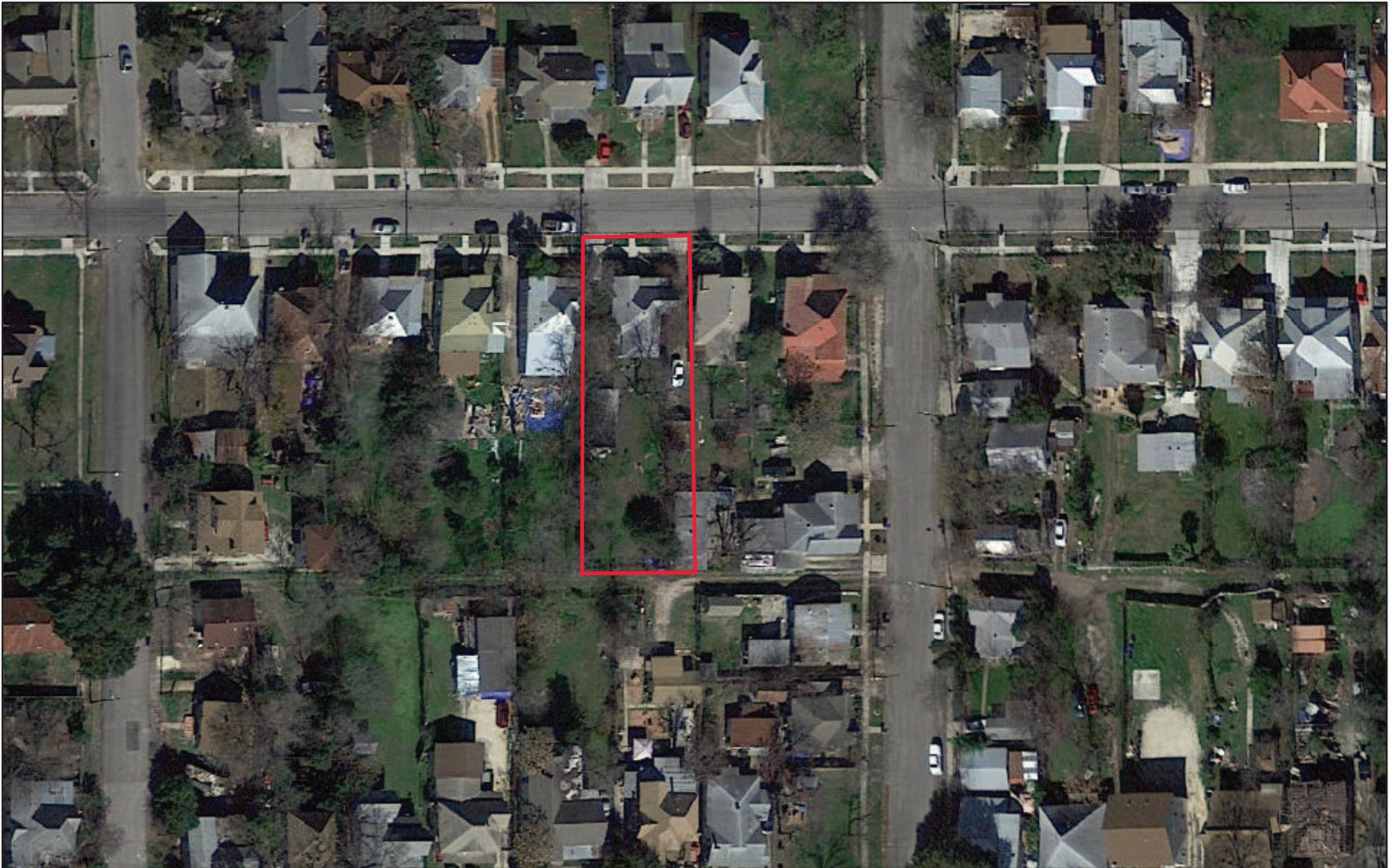
- a. The primary structure located at 922 Hays was constructed circa 1910 in the Folk Victorian style. The property first appears on the 1912 Sanborn Map. The structure features a cross gable and hip composition shingle roof with decorative shingles and gable end returns on the front gable, one-over-one wood windows, wood cladding, and an asymmetrical front porch on classical wood column supports. The structure is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, new siding installation and siding repair, foundation repair, the replacement of a non-compliant large fixed window on the front façade with two one-over-one wood windows.
- c. COMPLIANCE – Staff conducted a site visit on March 29, 2022, to examine the conditions of the property. Staff observed that the new siding installed at the rear of the property featured a faux wood grain texture, which does not comply with the HDRC approval issued on April 17, 2019. The HDRC approval for Case No. 2019-182 included the stipulation that the rear addition feature siding with a smooth finish and an exposure of 4 inches. The property is not eligible for the Substantial Rehabilitation Tax Incentive until the property comes into compliance.

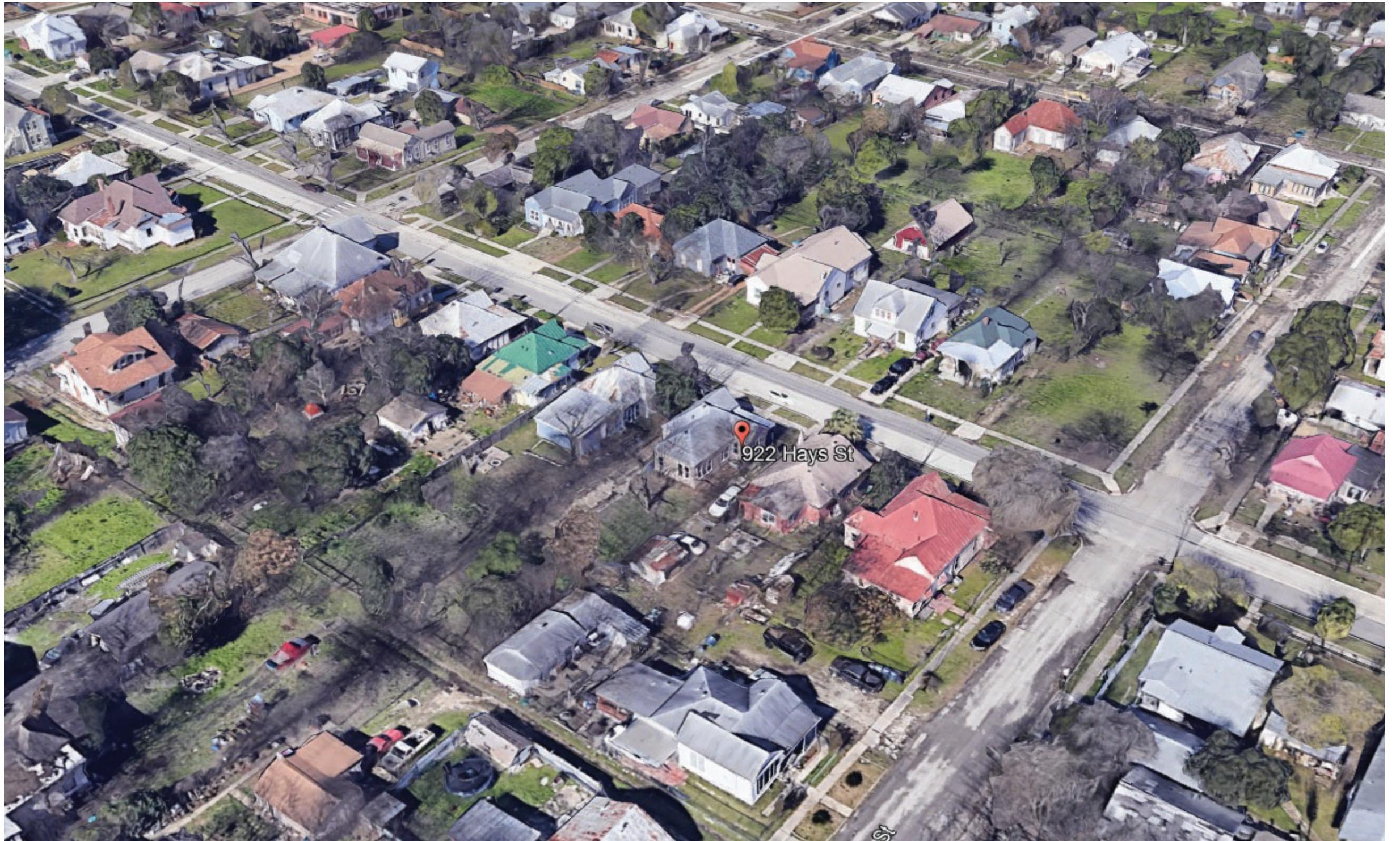
RECOMMENDATION:

Item 1, staff does not recommend approval of the installation of faux wood grain composite siding on the rear addition. The applicant is required to install composite siding with a smooth finish and an exposure of 4 inches to comply with the HDRC stipulation for Case No. 2019-182.

Item 2, staff does not recommend Historic Tax Verification at this time based on finding c. The property will be eligible for the Substantial Rehabilitation Tax Incentive once the property comes into compliance.

City of San Antonio One Stop





922 Hays St

158

HAYS

922

1656

1657

147

N. PINE

BURNETT

WILLOW

135

MUNCEY

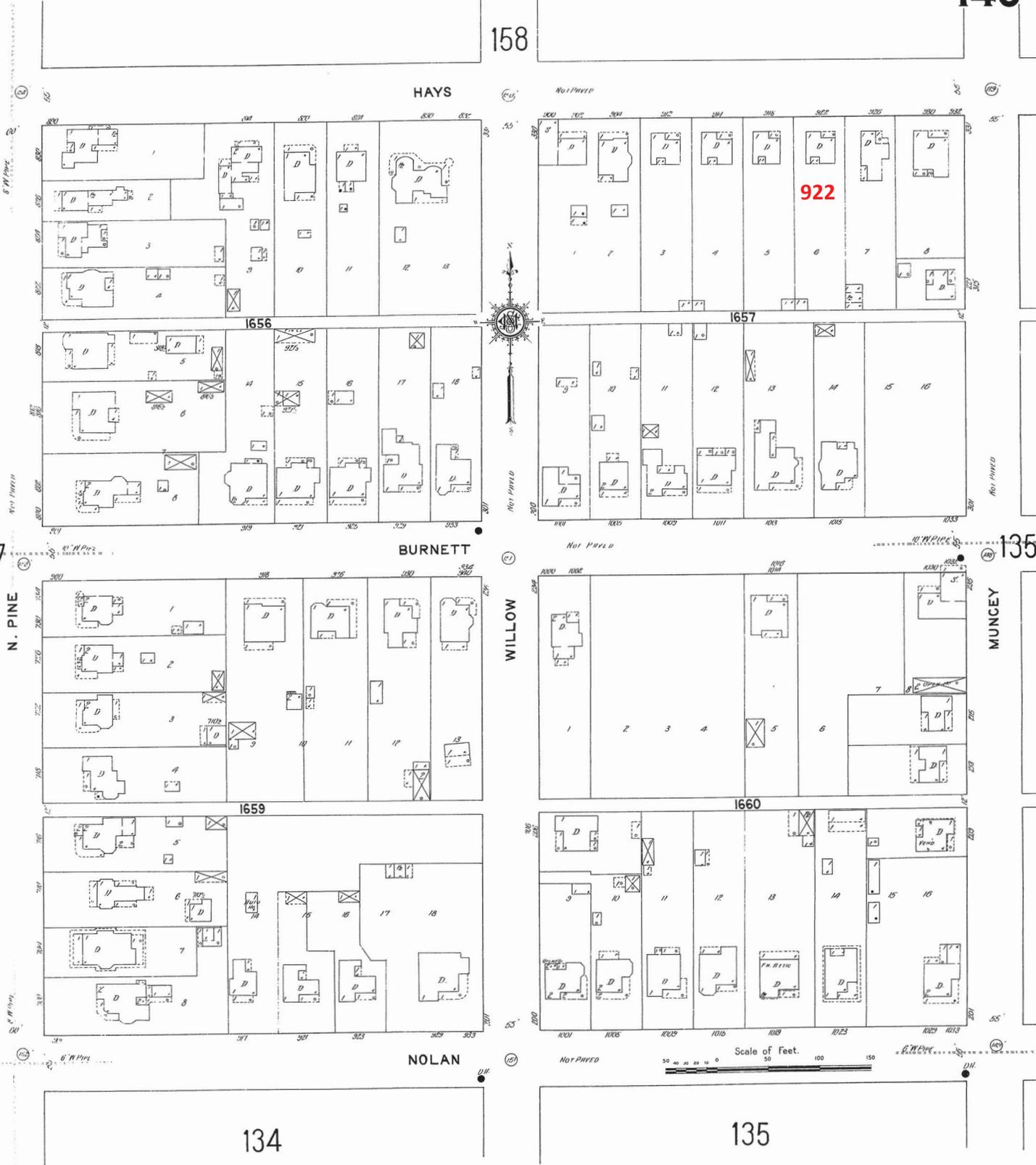
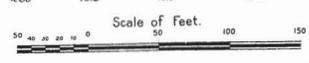
1659

1660

NOLAN

134

135



Historic Rehabilitation Application: Michael & Kelsey Shaffer – 922 Hays St – Written Narrative

We purchased 922 Hays St in February of 2019 with plans to completely renovate the existing home and build an addition. The home was functional in some aspects but not livable (especially with two young children). Demolition started in late March and the home was taken all the way down to the studs. The foundation was fixed first and then the new floorplan and addition were framed out. We next replaced all electrical, plumbing and HVAC with brand new systems through the summer. The front of the house received new siding and the existing siding was spot repaired where needed. By November, insulation and drywall were in place. Through the spring of 2020 a completely remodeled kitchen (appliances, cabinets, counters, etc.) and bathroom (flooring, tub, sink) were completed. Finally all new trim was installed and the wood floors were refinished, and in places replaced. We moved into the home in May 2020 right as COVID was reaching its peak. Due to the COVID restrictions many of the permits were closed out over the phone. As of March 1, 2022 many permits still remain open due to permitting software updates but this issue has been communicated to the Development Service Department and the Office of Historic Preservation.

Itemized List of Work Completed and Costs (March 2019-May 2020):

- Demolition - \$
- Repaired failing foundation - \$
- New siding on front of the house and spot repairs where needed on sides of home - \$
- Structural framing (exterior and interior walls)
- Completely new plumbing for entire house - \$
- Completely new electrical for entire house - \$
- New HVAC system installed - \$
- Refinished wood floors - \$
- Replaced wood floors where needed - \$
- New kitchen cabinets, counters, and tile - \$
- Added insulation to walls and roof - \$
- Replaced all trim - \$
- New tub, sink, and floors for existing bathroom - \$
- Replaced front, large out of code window with two historically accurate windows - \$

Total Costs: \$



















CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

April 17, 2019

HDRC CASE NO: 2019-182
ADDRESS: 922 HAYS ST
LEGAL DESCRIPTION: NCB 1657 BLK E LOT E 16.2 FT OF 5 & W 33.8 FT OF 6
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
APPLICANT: Michael Shaffer -

OWNER:

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Perform rehabilitative scopes of work including foundation repair, porch decking repair and roof repair. 2. Perform siding modifications including the removal existing, non-original siding and the installation of composite siding. 3. Remove a large picture window and install three windows. 4. Modify the east elevation by removing one window centered beneath the side gable and install two, smaller windows. 5. Perform front porch modifications including the replacement of the existing, wrought iron porch columns with new wood columns and the installation of a wood knee wall. 6. Construct a rear addition to feature approximately 600 square feet in size. 7. Perform site work including driveway modifications, the installation of privacy fencing and the installation of a driveway gate. 8. Receive Historic Tax Certification.

FINDINGS:

a. The historic structure at 922 Hays was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features both front and side facing gables. The structure currently features non-original siding and porch columns. b. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work including foundation repair, porch decking repair and the installation of a new asphalt shingle roof. Staff finds the proposed scopes of work to be appropriate; however, porch decking should be installed to match the original, a 1x3, tongue and groove profile installed perpendicular to the front wall of the historic structure. c. SIDING MODIFICATIONS – The historic structure currently features siding that is non-original. The applicant has proposed to remove the non-original siding and install new composite siding to feature a five (5) inch exposure. Staff finds that the applicant should confirm that none of the original wood siding exists. If original siding is found beneath the non-original siding, staff finds that the applicant should install wood siding that matches that of the original. If all original siding has been removed, staff finds that the applicant should install a period appropriate wood siding, such as D 105. d. SIDING MODIFICATIONS – One the front façade, the applicant has proposed to install composite siding with both a five (5) and eight (8) inch exposure. Staff finds that the proposed façade should feature a uniform siding profile. Additionally, staff finds that the proposed skirting should feature a profile that is consistent with the remaining siding. e. FENESTRATION MODIFICATIONS (North) – The applicant has proposed to modify the existing, non-original window opening on the front façade and install three, individual windows. Staff finds that ganged windows in sets of three are not typical of Folk Victorian structures throughout the Dignowity Hill Historic District. Staff finds that two paired windows separated by approximately two to three feet is architecturally appropriate. The new window openings should feature a head and sill height comparable to those which currently exist on the front façade. Staff finds that the windows should be wood, feature one over one profiles and feature an installation depth that matches that of the other historic windows found on the structure. f. FENESTRATION MODIFICATIONS (East) – The east façade currently features a window centered beneath the side gabled roof. The applicant has proposed to remove this opening and install two, smaller windows. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that original window openings should be preserved. Additionally, new window openings should not be created on primary facades or those visible from the public right of way. Staff finds the proposed modifications to be inconsistent with the Guidelines. g. PORCH MODIFICATIONS – The applicant has proposed porch modifications that include the removal of the existing, wrought iron columns and the installation of square columns, and the installation of a knee wall on the front porch. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that new elements and details that create a false historic appearance should not be used. Staff finds that knee walls on front porches are not typical of the Folk Victorian style. Additionally, staff finds that Doric columns should be installed to match the half

columns that still exist and that the applicant should submit front door selections to staff for review and approval prior to purchase and installation. h. ADDITION – The applicant has proposed to construct a one-story, rear addition to feature approximately 600 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 rear addition that features a hipped roof and a break in wall planes on the west elevation. Staff finds that a vertical trim piece should be added on the east elevation to separate the proposed addition from the historic structure. i. ROOF FROM – The Guidelines for Additions 1.B.iii. notes that dormers should be compatible in size, scale, proportion, placement and detail with the style of the house and should be located on non-primary facades. As noted in finding h, the applicant has proposed a hipped roof. Per the submitted roof plan, the applicant has proposed to tie the hipped roof into the existing ridge and modify the existing form. Staff finds that the clipped pyramidal form which currently exists and is visible on the front façade should be preserved. Staff finds that tying the new roof into the rear of this roof form is appropriate. j. HEIGHT – The applicant has proposed for the addition to feature a height that does not exceed that of the historic structure. The proposed addition's height is appropriate. k. MATERIALS – The applicant has proposed materials that includes composite siding with a five (5) inch exposure, composite trim and a composition shingle roof. Staff finds that a four (4) inch exposure and a smooth finish should be used for the proposed siding. At this time, the applicant has not provided specifications regarding window materials. l. WINDOW MATERIALS – As noted in finding k, the applicant has not provided specifications regarding windows. Staff finds that wood or aluminum clad wood windows should be installed. The proposed windows should feature an inset of two (2) inches within facades. Meeting rails should be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. m. ARCHITECTURAL DETAILS – Generally the proposed addition features architectural details that are consistent with those of the historic structure; however, staff finds that a vertical trim piece should be utilized for the proposed addition to separate it from the historic structure. n. SITE MODIFICATIONS – The applicant has submitted a site plan that notes the installation of a new driveway. The applicant has proposed to utilize the existing curb cut, approach and apron and install a new concrete driveway from the existing materials to the rear yard. Staff finds the proposed driveway modifications and improvements to be appropriate; however, the width should not exceed ten (10) feet, per the Guidelines. Privacy fencing should not exceed six (6) feet in height and the driveway fence should not be located in front of the window closest to the front of the historic structure on the west façade. o. HISTORIC TAX CERTIFICATION – HISTORIC TAX CERTIFICATION – The applicant has requested Historic Tax Certification. The applicant has submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion. All scopes of work must be completed as approved through issued Certificates of Appropriateness to be eligible for Historic Tax Verification.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitation, based on finding b with the following stipulation: i. That the proposed replacement porch decking be installed to match the original, a 1x3, tongue and groove profile installed perpendicular to the front wall of the historic structure.
2. Staff does not recommend approval of item #2, siding replacement at this time. Staff finds that the applicant should ensure that an original siding profile does not exist on the historic structure, such as a D 105 profile. If no historic siding remains, staff finds that the applicant should install a period appropriate siding, such as D 105.
3. Staff recommends approval of item #3, the removal of the large picture window with the following stipulation: i. That the applicant install two, paired windows separated in width by approximately two to three feet rather than three windows, a profile that is not typical for Folk Victorian structures within the Dignowity Hill Historic District. The proposed windows should feature a head and sill height and width that matches those found historically on the historic structure and should feature one over one wood windows that feature both profiles and installation depths that match those found historically on the historic structure.
4. Staff does not recommend approval of item #4, window removal on the east façade based on finding f.
5. Staff recommends approval of column replacement, but does not recommend approval of the proposed knee wall, as requested in item #5. The replacement columns should match the half columns in profile and detail and should be equally spaced on the façade. Additionally, the applicant should submit front door selections to staff for review and approval prior to purchase and installation.
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 a vertical trim piece be used on the east elevation to separate the proposed addition from the historic structure. ii. That the pyramidal roof form of the historic structure remain unmodified and that the ridge line of the proposed addition tie into the rear of the original roof structure. iii. That the proposed siding feature a smooth finish and an exposure of four (4) inches. iv. That wood or aluminum clad wood windows be installed. The proposed windows should feature an inset of two (2) inches within facades. Meeting rails should be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
7. Staff recommends approval of item #6, site modifications based on finding n with the following stipulations: i. That the

proposed driveway does not exceed ten (10) feet in width. ii. That the proposed privacy fence does not exceed six (6) feet in height and that the proposed driveway fence not be located in front of the window closest to the front of the historic structure on the west façade. 8. Staff recommends approval of item #8, Historic Tax Certification with the stipulation that all scopes of work be completed as approved and stipulated.

COMMISSION ACTION:

Approved with staff's stipulations.

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

Proposed Project for 922 Hays St, Michael Shaffer – Owner

The proposed project is a remodel of the existing structure and adding approximately 600 square feet, which will be a laundry room and master suite. The current house will receive a new foundation, roof, and siding. The roof will be a gray composite shingle, matching the style of the current house and others in the area. The new siding will be white hardieplank. All existing windows will be kept except for one on the east side of the house and three on the rear of the house. The large front window will be converted into three smaller windows in order to meet city code and restore a more original look. All window trim will be iron grey hardieplank. The addition will extend directly behind the current house with all materials, windows, and doors built to match the style of the original, and will not be visible from the street. The front porch will be refinished with new wood boards where needed and the three metal posts will be replaced by wood posts with a walnut stain. Both the front and back side door will be eight-foot doors. A six-foot high privacy fence with electric driveway gate will enclose the west side driveway and backyard of the property.

My family and I are very excited to be living in Dignowity Hill. Our goal with this project is to bring a neglected home back to life while preserving the integrity of the original architecture and design so that the new structure makes modern family living possible in a beautiful historic area of San Antonio.



John E. Zimmerman AIA

DATE MARCH 22, 2019
PROJECT NUMBER 2019
SHAFFER RESIDENCE

REVISIONS

Shaffer Residence

922 Hays Street
San Antonio, Texas

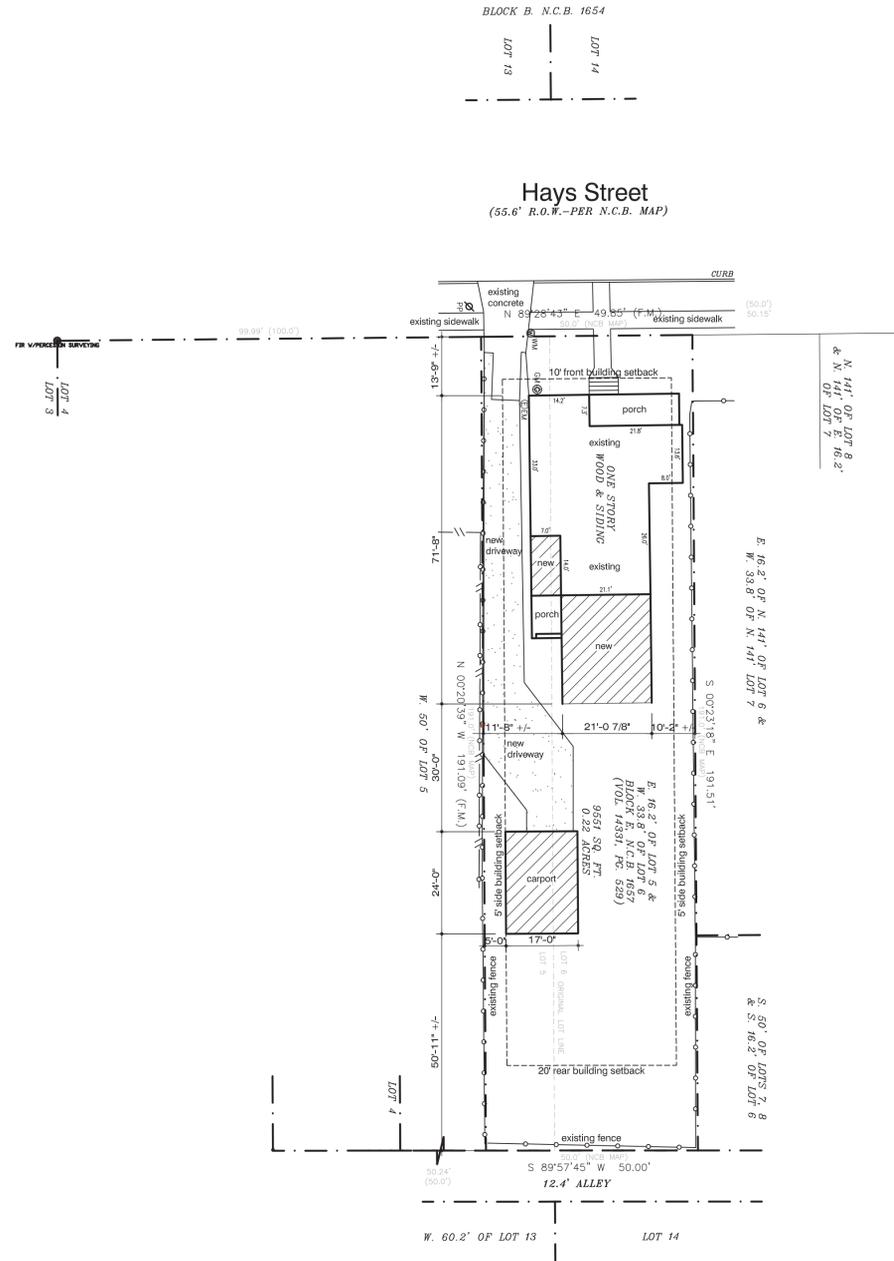
Final
Construction
Documents

ZIMMERMAN
ARCHITECTURE INC.

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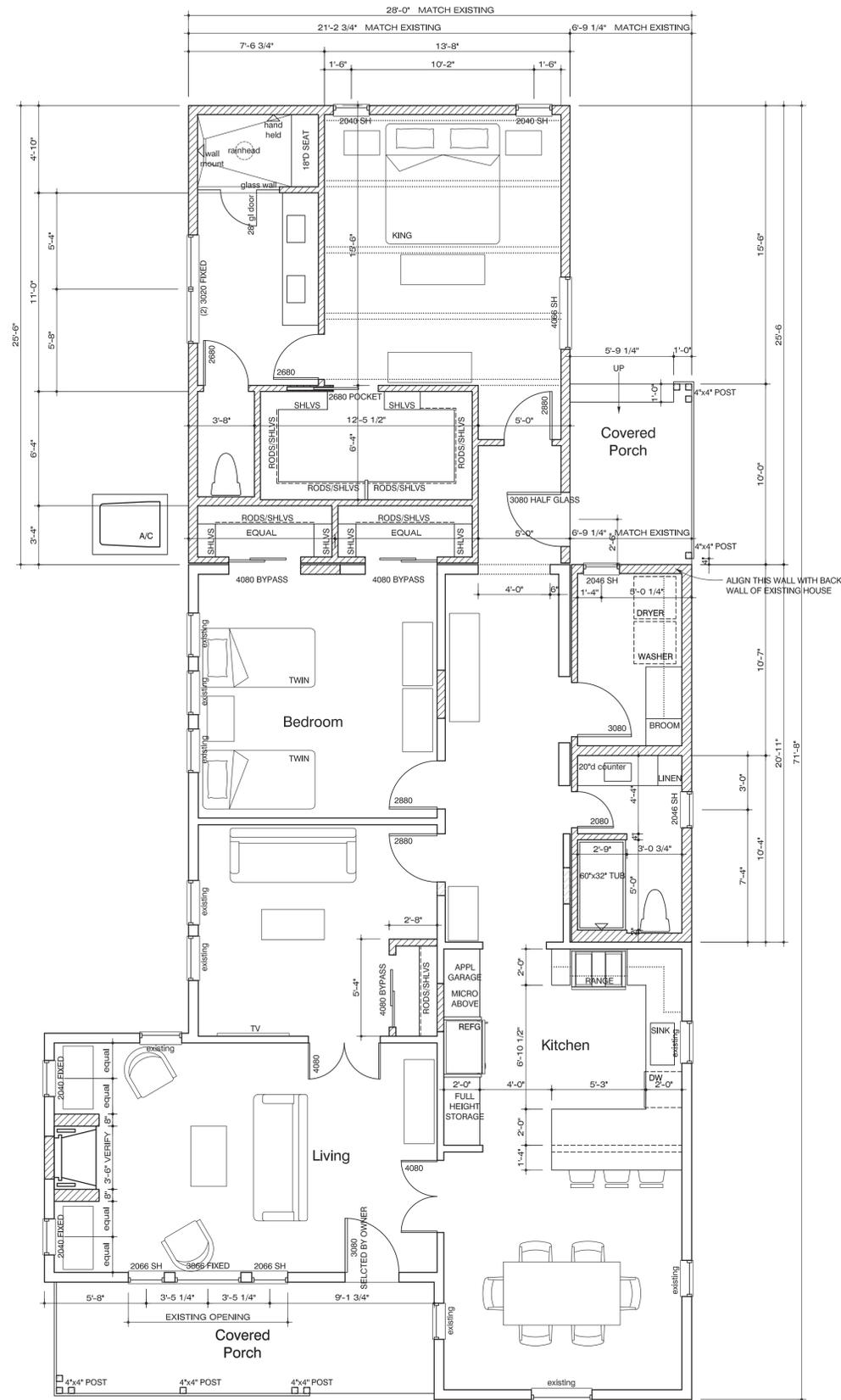
1 New Construction
Site Plan
1" = 20'-0"



John E. Zimmerman AIA

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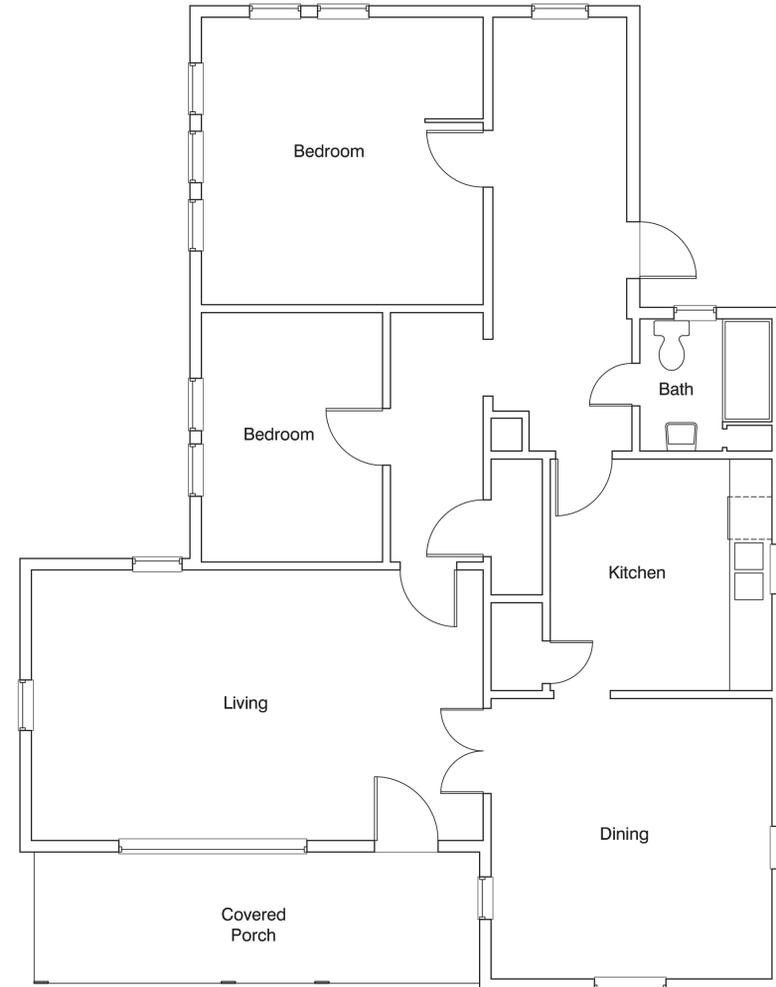
REVISIONS



Note:
All new window head heights to be
at same height as existing windows
- field verify all locations

2 New Construction
Floor Plan
1/4" = 1'-0"

Residence 1,855 sf



1 Existing
Floor Plan
1/4" = 1'-0"

Residence 1,221sf

Shaffer Residence

922 Hays Street
San Antonio, Texas

Final
Construction
Documents



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SHAFFER RESIDENCE

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Shaffer Residence

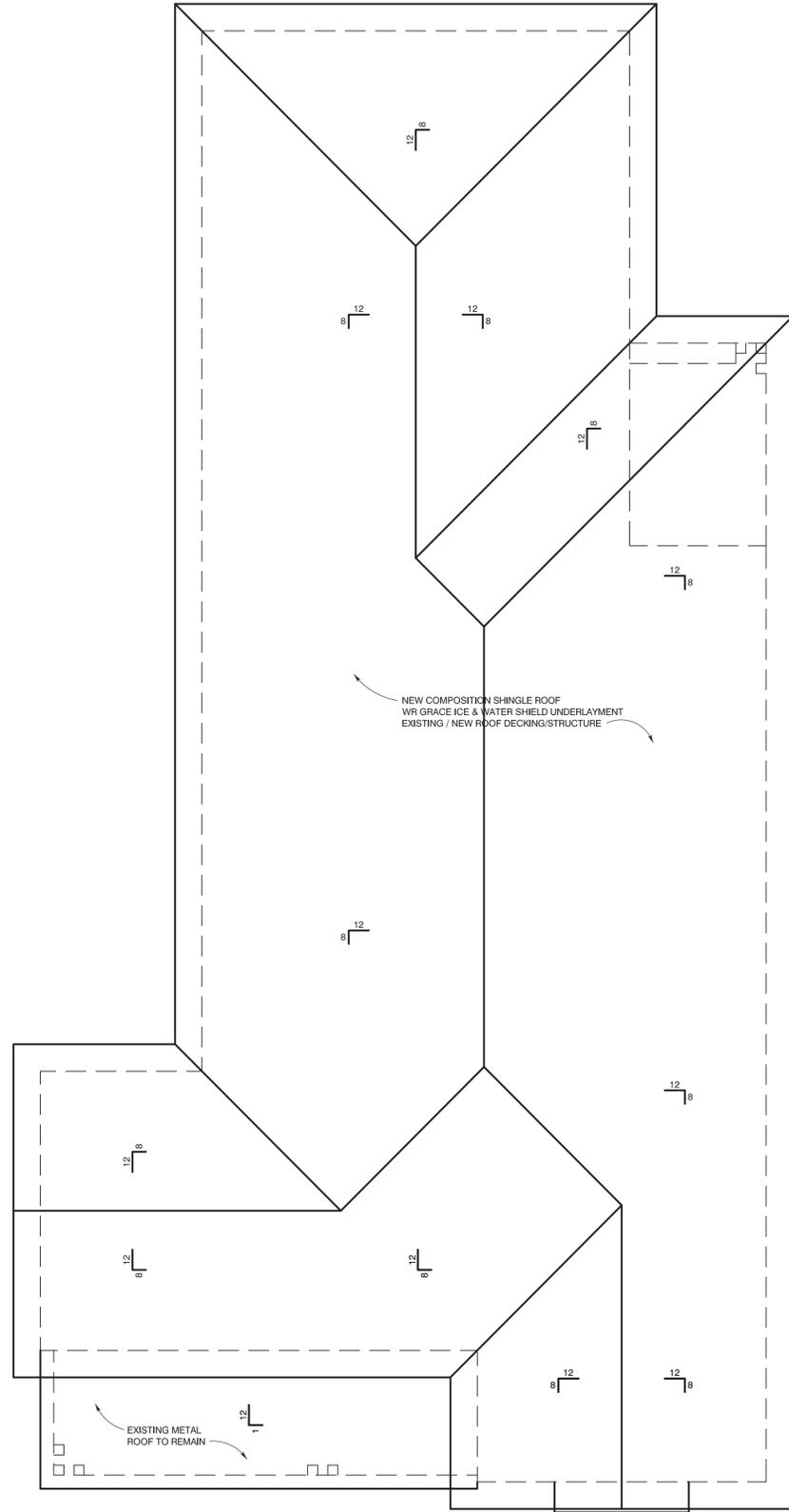
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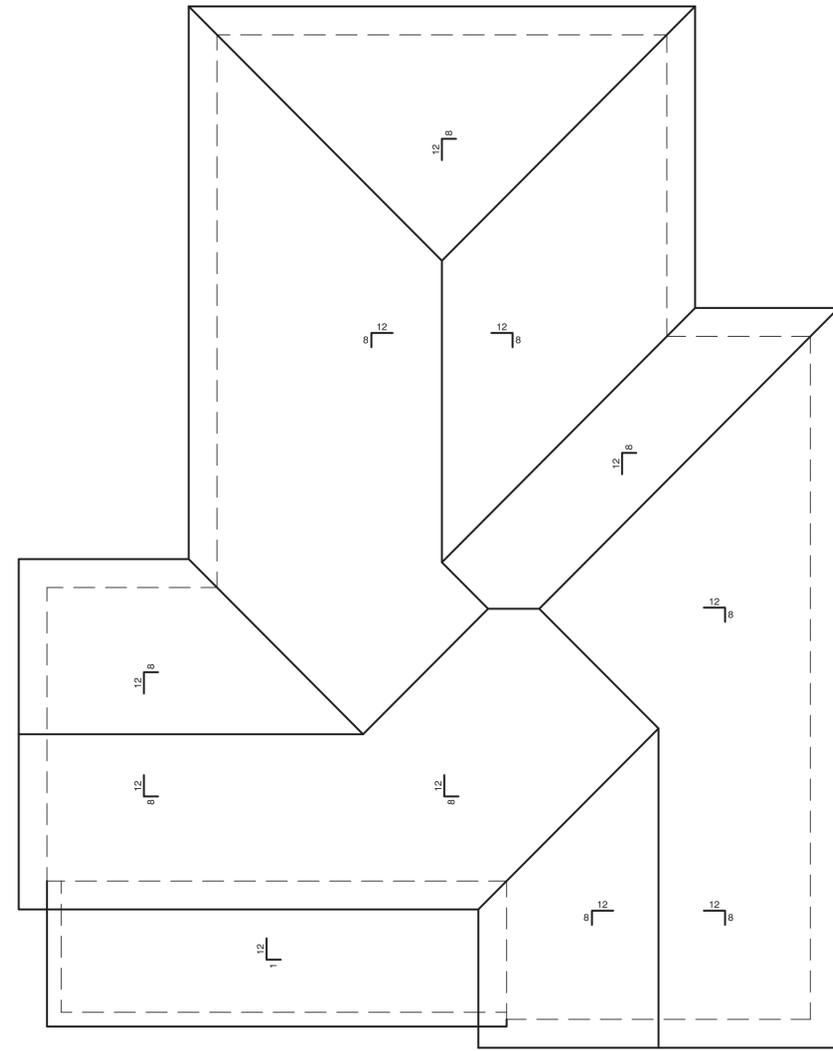
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2 New Construction
Roof Plan
1/4" = 1'-0"



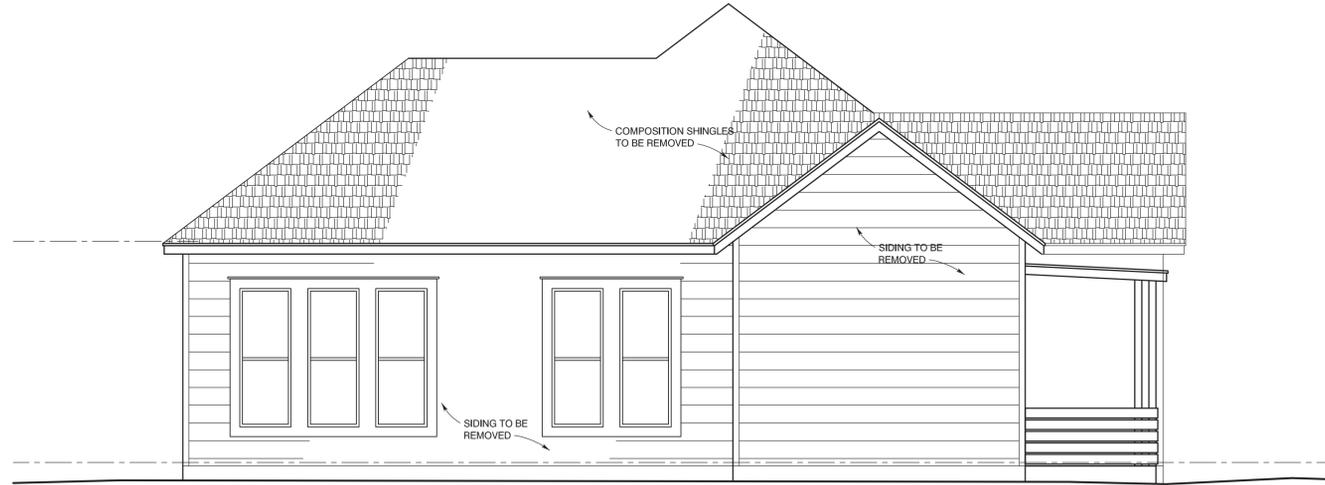
1 Existing
Roof Plan
1/4" = 1'-0"



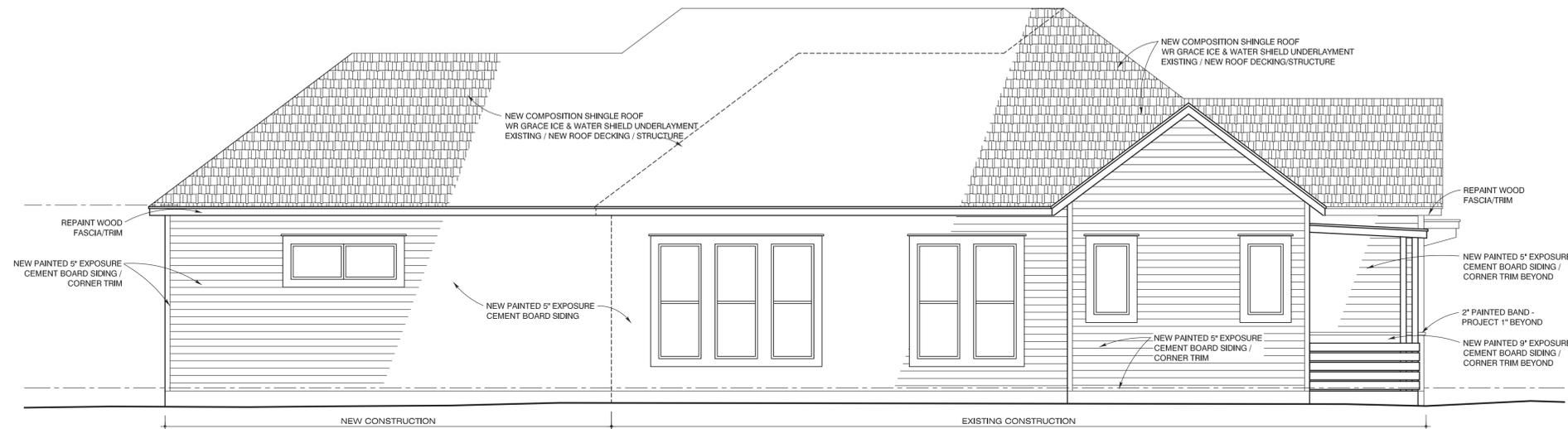
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SHAFFER RESIDENCE

REVISIONS



1 Existing East Elevation
1/4" = 1'-0"



2 New Construction East Elevation
1/4" = 1'-0"

Shaffer Residence

922 Hays Street
San Antonio, Texas

Final Construction Documents

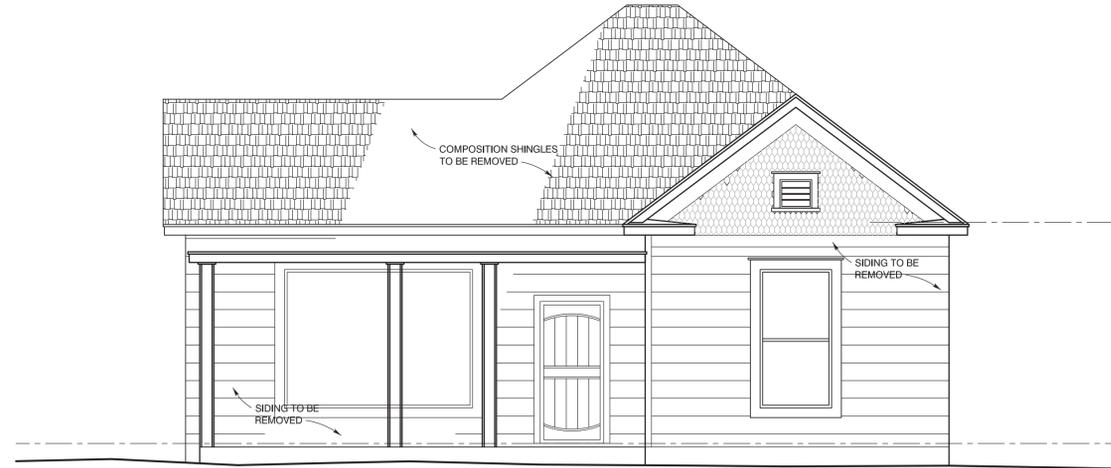
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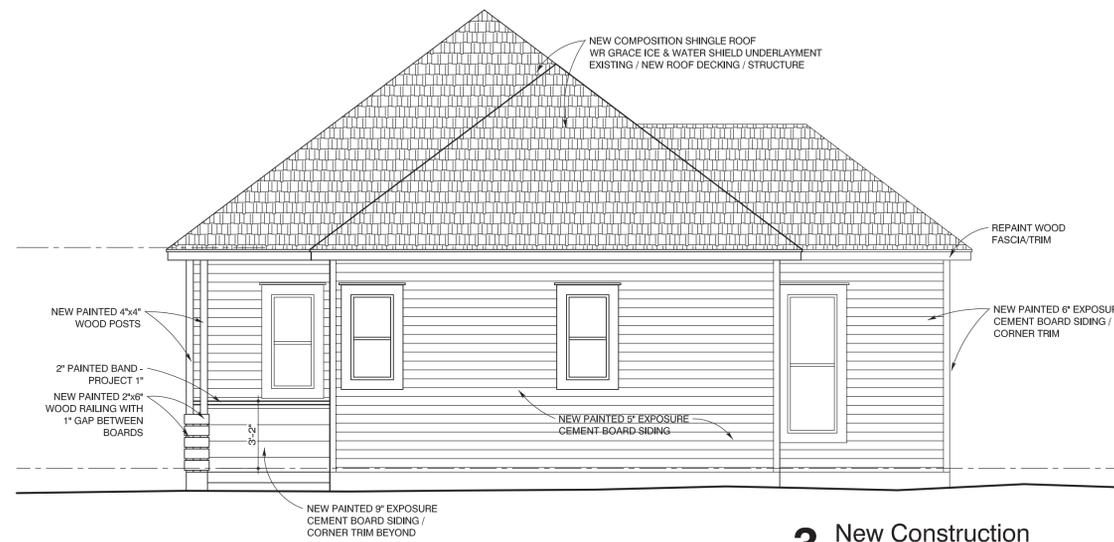
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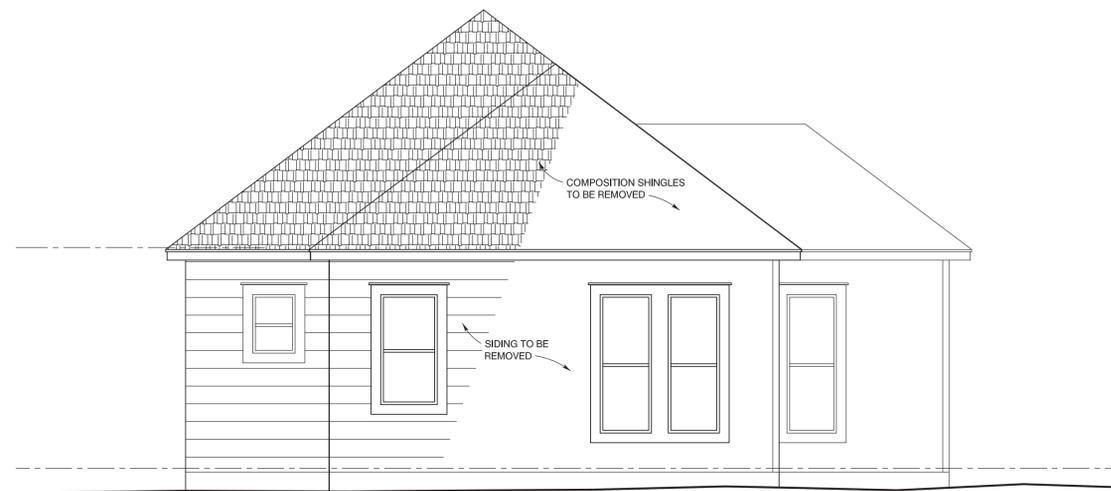
1 New Construction
Hays Street Elevation
1/4" = 1'-0"



2 Existing
Hays Street Elevation
1/4" = 1'-0"



3 New Construction
South Elevation
1/4" = 1'-0"



4 Existing
South Elevation
1/4" = 1'-0"

Shaffer Residence

922 Hays Street
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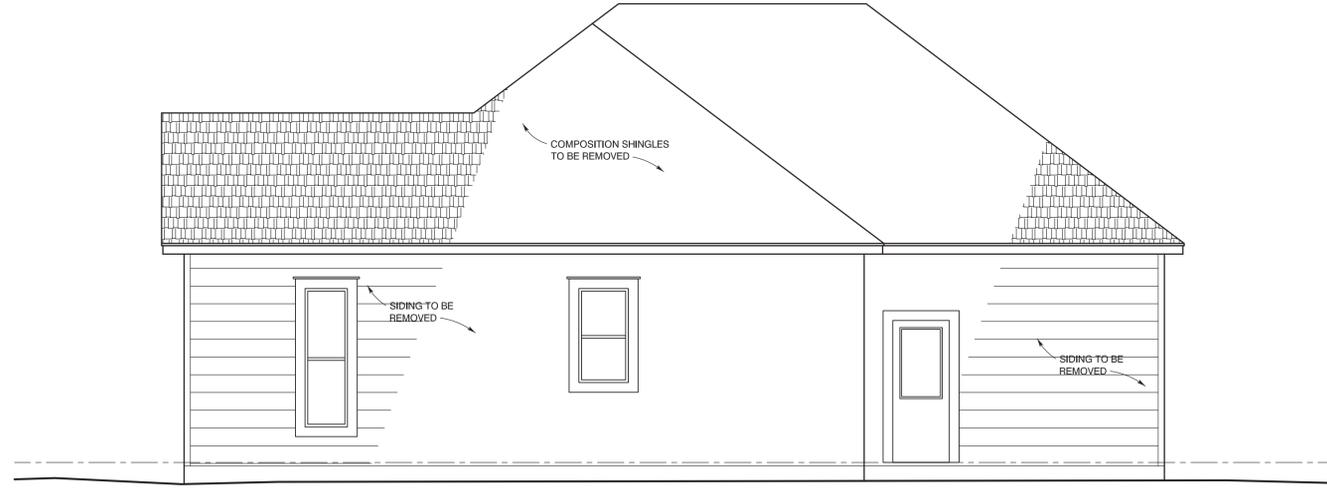
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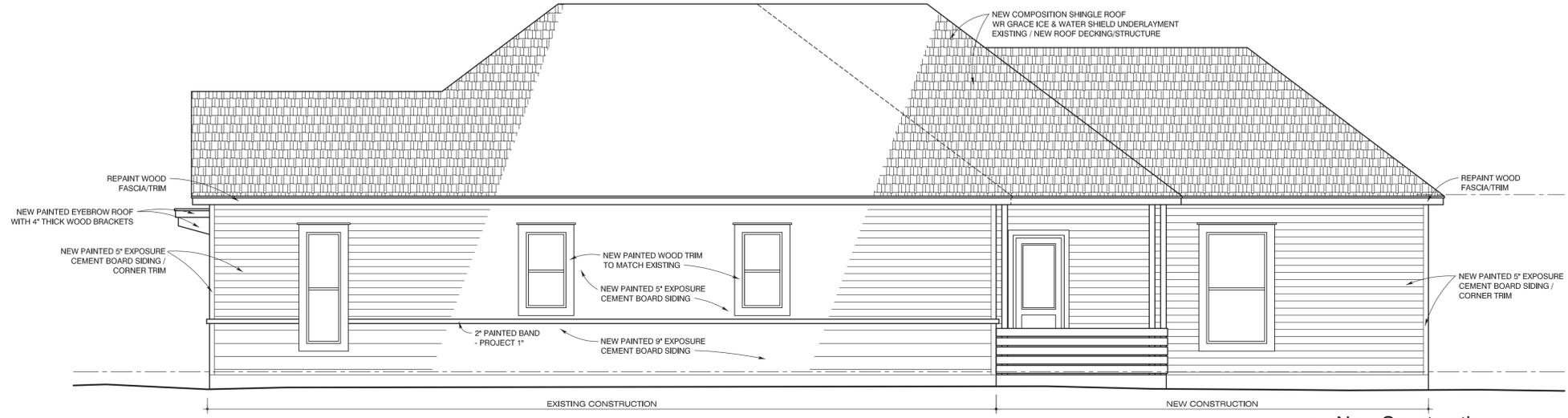
John E. Zimmerman AIA

DATE MARCH 22, 2019
PROJECT NUMBER 2019
SHAFFER RESIDENCE

REVISIONS



1 Existing West Elevation
1/4" = 1'-0"



2 New Construction West Elevation
1/4" = 1'-0"

Shaffer Residence
922 Hays Street
San Antonio, Texas

Final Construction Documents



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