



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

**APPLICATION FOR CHANGE OF ZONING**

**Request:**

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 215 S Pinto and to waive all related fees. *OHP staff recommends approval.*

**Case Comments:**

On February 19, 2020, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a finding of historic significance and supported the designation of the property as a local landmark.

**Case History:**

April 21, 2020	Zoning Commission hearing
February 19, 2020	Historic & Design Review Commission (HDRC) hearing
January 30, 2020	Application for Historic Landmark Designation submitted to OHP

**Applicable Citations:**

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets three Criteria for Evaluation.

*Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.*

- a. **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;**
  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 of Fact:**

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The structure at 215 S Pinto is a single-story Queen Anne-style residence built c. 1894 for Alfred and Nannie Dieckmann. It is located in the Historic Westside neighborhood of City Council District 5. Gretchel Gealogo Brown and Wendell Brown currently own the property. Nannie purchased the lots on which the subject structure was built from H. M. Aubrey in October 1892. The address first appears in the 1894 city directory as home as Alf Dickman, “r corner S Pinto, Monterey.” The house has a number of textbook characteristics of the Queen Anne style, popular c.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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1880 to 1910. Though the style was not favored by architects, pattern books and mail-order plans allowed the style to take hold across the New South. The introduction of the railroad also made pre-cut “gingerbread” details readily available to builders. Pre-1880 examples of the style typically featured half-timber, while those built after 1880 tend to feature “inventive American spindlework,” as seen on the porch, gables, and brackets of the subject structure. There are a number of individually landmarked properties near 215 S Pinto, including churches at 1601 and 1624 Buena Vista and residential properties at 1600 and 1610 Buena Vista; 1603, 1605, and 1611 Monterey; and 2006 W Commerce. The home also contributes to a neighborhood OHP staff have identified as an eligible local historic district.

- c. **SITE CONTEXT:** The structure at 215 S Pinto is a single-story Queen Anne-style residence built c. 1894. It is located in the Historic Westside neighborhood of City Council District 5 on a block bound to the east by S Pinto St, the south by Monterey St, the west by S Trinity St, and the north by Alice Alley. The house is setback more than 20 feet from the right away, which has a divorced sidewalk and wide grassy easement. The parcel is flat with several old-growth trees; the front yard is enclosed with a modern metal fence with gate at the sidewalk to the front porch and a wood privacy fence enclosing the rear yard. There is a concrete porch on the north side of the house that runs approximately  $\frac{2}{3}$  of the width of the north elevation.
- d. **ARCHITECTURAL DESCRIPTION:** The house is clad in wood lap siding and features primarily one-over-one wood windows. Exterior doors all have transoms. The composition-shingle roof is hipped with two dominant lower cross gables and a tower with patterned shingles that flare to meet the main roof form at the southeast corner. There are two brick chimneys, one centered on the north-facing hip of the roof and the other near the southwest west corner of the house. The tower has false windows and a flared conical roof with finial, and there is spindlework in the gables, on the porch balustrade and columns, and on corner brackets above bay windows found below the dominant gables. There are dentals along the frieze of the porch roof and an incised ornament centered on the dominant gables. The main entrance is found at the northeast end of the porch, adjacent to the east-facing gable, and features a pair of fixed-glass doors with incised wood below a wide transom. On the top sash of a rounded window below the tower and on an exterior door on the west side of the home, there are plate-glass windows surrounded by smaller panes of colored glass; there is a fixed pane of blue glass above the central window of the bay. A deeply recessed porch wraps around the southeast corner of the home, running between the two bay windows. The end-gabled garage has a metal roof with exposed rafter tails and is clad in wood and stucco. Character-defining features of 215 S Pinto include wood lap siding, a hipped roof with dominant cross-gables facing east and south, a tower with flared conical roof and patterned shingles, a recessed porch, one-over-one wood windows, plate-glass windows surrounded by smaller panes of colored glass where found, fixed blue glass above the center window of the east-facing bay, transoms above doors, a pair of half-lite doors with incised wood below a wide transom, a finial at the top of the tower roof, spindlework where found, dentals along the frieze of the porch roof, an incised ornament centered on the dominant gables, and a detached garage with end-gabled metal roof and exposed rafter tails.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

- 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;** the building is an exceptional example of the Queen Anne residential building style, popular c. 1880 to c. 1910.

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8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house features unmodified textbook characteristics of the Queen Anne style, providing an important visual summary of key construction and finishing details related to this building style with very few alterations.
  13. **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;** the structure contributes to a collection of individual landmarks clustered near the intersection of Buena Vista and S Pinto streets as well as to a neighborhood staff has identified as an eligible local historic district.
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
  - g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
  - h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

**ATTACHMENTS:**

HDRC recommendation

HDRC published exhibits

Conservation Society of San Antonio Letter of Support for Designation

Notes from owner on house history