



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS RE-ISSUE

November 18, 2020

HDRC CASE NO: 2020-388
COMMON NAME: 311 N PINE
ADDRESS: 313 N PINE ST
LEGAL DESCRIPTION: NCB 585 BLK 3 LOT 7 & 8
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
APPLICANT: Felix Ziga/Ziga Architecture Studio PLLC -
OWNER: Brett Henneke/Henneke Financial Group LLC -
TYPE OF WORK: New construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures on the vacant lot at 313 N Pine, located within the Dignowity Hill Historic District. This lot is located at the corner of N Pine and Potomac Streets.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures on the vacant lot at 313 N Pine, located within the Dignowity Hill Historic District. This lot is located at the corner of N Pine and Potomac Streets.
- b. CONCEPTUAL APPROVAL – The applicant received conceptual approval at the September 16, 2020, Historic and Design Review Commission hearing with the following stipulations:
 - i. That both setbacks be greater than those found on the adjacent historic structures. Additionally, staff recommends that setbacks be measured from the front (street) face of the curb to ensure a uniform measurement. Staff recommends that the proposed setback diagram be revised to note a deeper setback. This stipulation has not been met.
 - ii. That the small, fixed windows be eliminated and full size windows, as found with correct proportions, as found historically within the district be installed. This stipulation has been met.
 - iii. That the proposed standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. The proposed siding should feature an exposure of four inches, a smooth finish, and a thickness of ¾". Corner trim was conceptually approved and columns were conceptually approved to be twelve (12) inches square. This stipulation has been met.
 - iv. That the proposed windows adhere to staff's standards for windows in new construction, as noted in the applicable citations. This stipulation has been met.
 - v. That the proposed driveways not exceed ten (10) feet in width. This stipulation has been met.
 - vi. That the proposed walkways be added to the site plan. This stipulation has been met.
 - vii. That a landscaping plan be developed to be consistent with the Guidelines for Site Elements. This stipulation has been met.

- viii. That the proposed mechanical equipment be shown on the site plan and screened from view from the public right of way. This stipulation has been met.
- c. PREVIOUS REVIEW – This request was heard by the Historic and Design Review Commission on October 21, 2020. At that hearing, the HDRC referred this request to the Design Review Committee.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on October 27. At that meeting, the Committee discussed the proposed setbacks and their relationship with the adjacent historic structures.
- e. CONTEXT & DEVELOPMENT PATTERN – This lot is currently void of any structures. This lot is bounded by Potomac Street to the north and N Pine Street to the east. Historic structures on the 300 block of N Pine and the 100 block of Potomac all feature one story in height with the exception of one structure, 319 N Pine. The historic structure that was previously located on this block was oriented toward N Pine.
- f. SETBACKS – The applicant has submitted a site plan noting the proposed setbacks of both structures. The proposed new construction features setbacks that are equal to or greater than those found historically on the block. The measurement from the curb as noted on the site plan is not accurately represented as the historic house to the south is illustrated with a deeper setback than what is annotated. Staff finds that both structures should feature a setback that is deeper than the house at 303 N Pine (first house immediately located to the south of this site).
- g. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of N Pine features one 2-story residential structure and four, 1-story residential structures. Potomac features only single story structures. The applicant has submitted a street elevation of this block of N Pine, noting a comparable height with the adjacent two story structure. Due to the change in grade, the proposed new construction will appear significantly taller than the historic structure to the immediate south. Generally, staff finds the proposed height to be consistent with the Guidelines.
- h. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient both structures toward N Pine. This is consistent with the Guidelines.
- i. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. The applicant has proposed foundation heights of eighteen (18) inches for both structures. This is consistent with the Guidelines.
- j. ROOF FORMS – The applicant has proposed roof forms that include front and side facing gabled roofs and hipped roofs. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- k. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Staff finds the proposed window and door openings to be consistent with the Guidelines and historic examples found within the district.
- l. PORCH MASSING – The applicant has proposed porch massing that is integral to the massing of both structures. Generally, staff finds the proposed porch massing to be appropriate.
- m. LOT COVERAGE – The applicant has proposed lot coverage that totals approximately thirty-three (33) percent of the total lot. This is consistent with the UDC.
- n. MATERIALS – The applicant has proposed materials that include composite siding, asphalt shingle roofs, standing seam metal roofs and wood windows. The proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. The proposed siding should feature an exposure of four inches, a smooth finish, a thickness of ¾" and corner trim. Columns should be six or twelve inches square. The applicant has noted these specifications on the submitted construction documents.
- o. WINDOW MATERIALS – The applicant has noted the installation of wood windows. The proposed windows are consistent with staff's standards specifications for windows in new construction.
- p. ARCHITECTURAL ELEMENTS – Generally, staff finds the proposed architectural elements to be appropriate.
- q. SITE ELEMENTS (Driveways) – The applicant has proposed ribbon strip driveways to be located to the south of each structure. This block of N Pine features irregular driveway configurations. Staff finds the proposed driveway locations to be appropriate. The applicant has noted an overall width of nine (9) feet for both driveways.
- r. SITE ELEMENTS (Walkways) – The applicant has proposed to install walkways that lead from the front porch to the right of way. Staff finds the proposed concrete walkways to be appropriate and consistent with the

Guidelines.

s. SITE ELEMENTS (Landscaping) – The applicant has submitted a landscaping plan that is consistent with the Guidelines for Site Elements.

t. SITE ELEMENTS (Fencing) – The applicant has proposed the installation of both front yard, cattle panel and rear privacy fencing. The proposed front yard fence will not exceed four (4) feet in height, while the proposed privacy fence will not exceed six (6) feet in height. The proposed fencing is appropriate and consistent with the Guidelines.

u. MECHANICAL EQUIPMENT – The applicant has noted the location and screening of mechanical equipment.

RECOMMENDATION:

Staff recommends final approval based on findings a through u, with the stipulation that the proposed new construction feature increased setbacks that will result in both structures featuring a setback that is deeper than the house at 303 N Pine (first house immediately located to the south of this site).

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

COMMISSION ACTION:

Approved as submitted. The requirement for inspections applies.

RE-ISSUE REASON:

HDRC COA re-issued to include new address, 311 N Pine.

RE-ISSUE DATE: 12/4/2020

RE-ISSUED BY: Edward Hall



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 any questions.