

# HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2022

**HDRC CASE NO:** 2022-533  
**ADDRESS:** 802 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1656 BLK D LOT W 152.4 FT OF S 23.87 OF 7 & W 152.4 FT OF 8  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Eva Saunders  
**OWNER:** Eva Saunders  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** October 19, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders.  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 802 N Pine.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

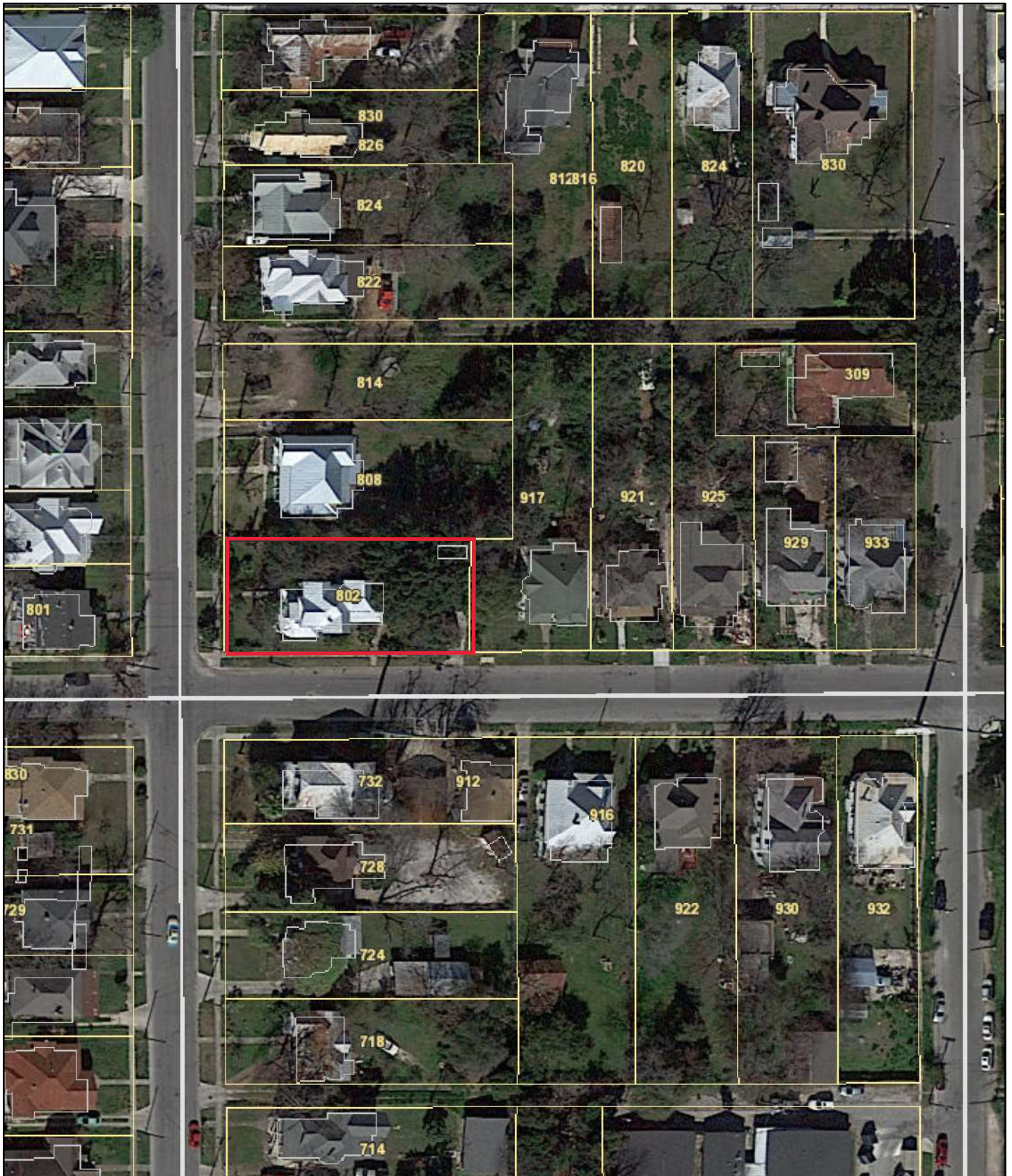
## FINDINGS:

- a. The structure at 802 N Pine is a two-story, single-family Queen Anne residence constructed circa 1905. The structure first appears in city directories in 1905 and on Sanborn Fire Insurance maps in 1912 along with two detached rear accessories, one mid-yard and the other in the same footprint as the existing rear accessory structure. The primary residence and accessory structure contribute to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. CASE HISTORY – The applicant previously attended the HDRC in June 2022, to request approval for window replacement, fenestration modifications, and siding replacement on the rear accessory structure that was completed prior to approval. The HDRC approved the fenestration modification with the stipulation that the applicant install fully wood or aluminum-clad wood windows that meet staff's standard window stipulations and re-install wood siding to match previously existing. The applicant is required to bring the property into compliance prior to approval of Historic Tax Verification.
- c. The scope of work includes a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades, roof replacement, wood siding repair and in-kind replacement, front porch repair, repainting. Certificates of Appropriateness are required for all exterior scopes of work.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

## RECOMMENDATION:

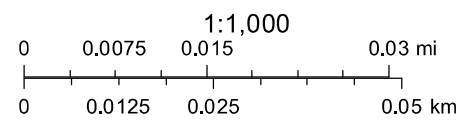
Staff recommends approval based on findings a through d.

# City of San Antonio One Stop



October 26, 2022

— User drawn lines





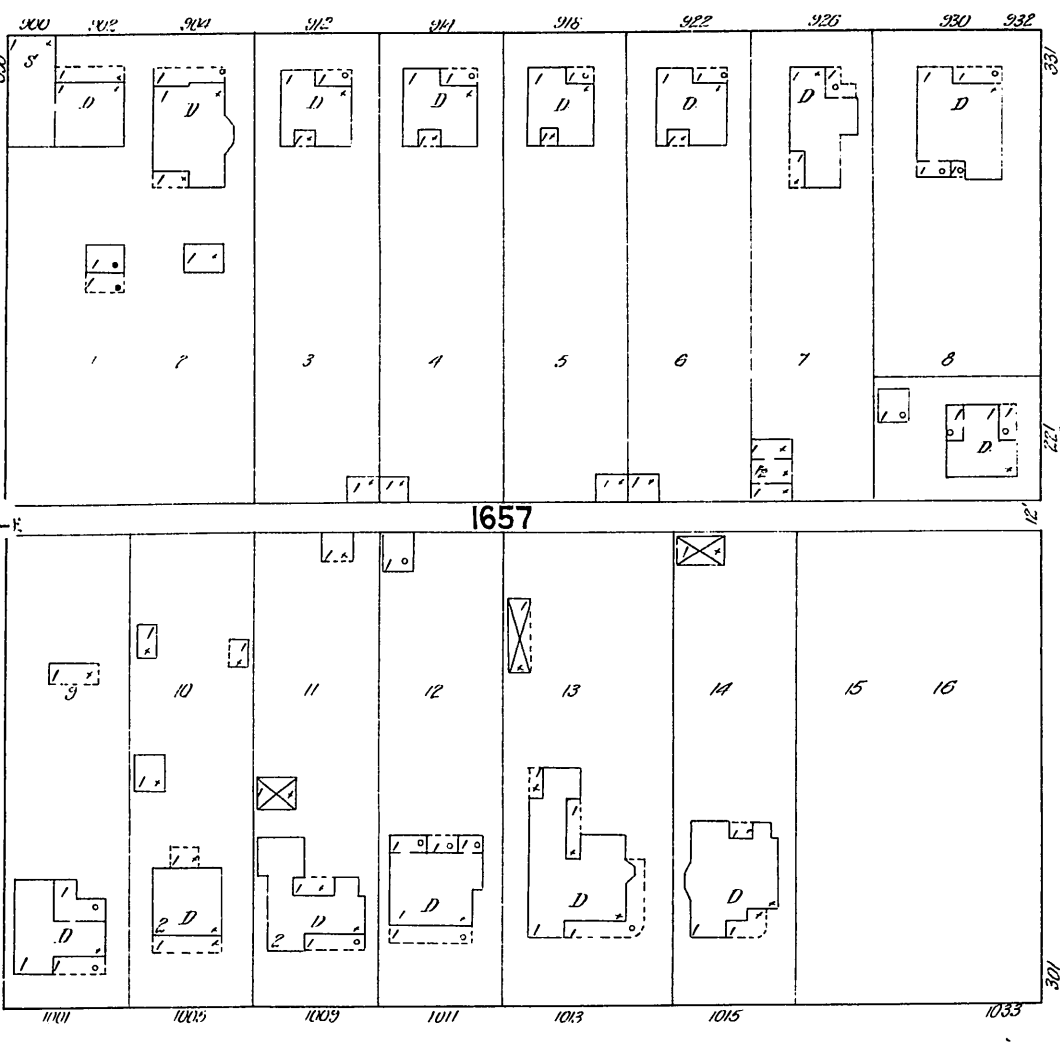
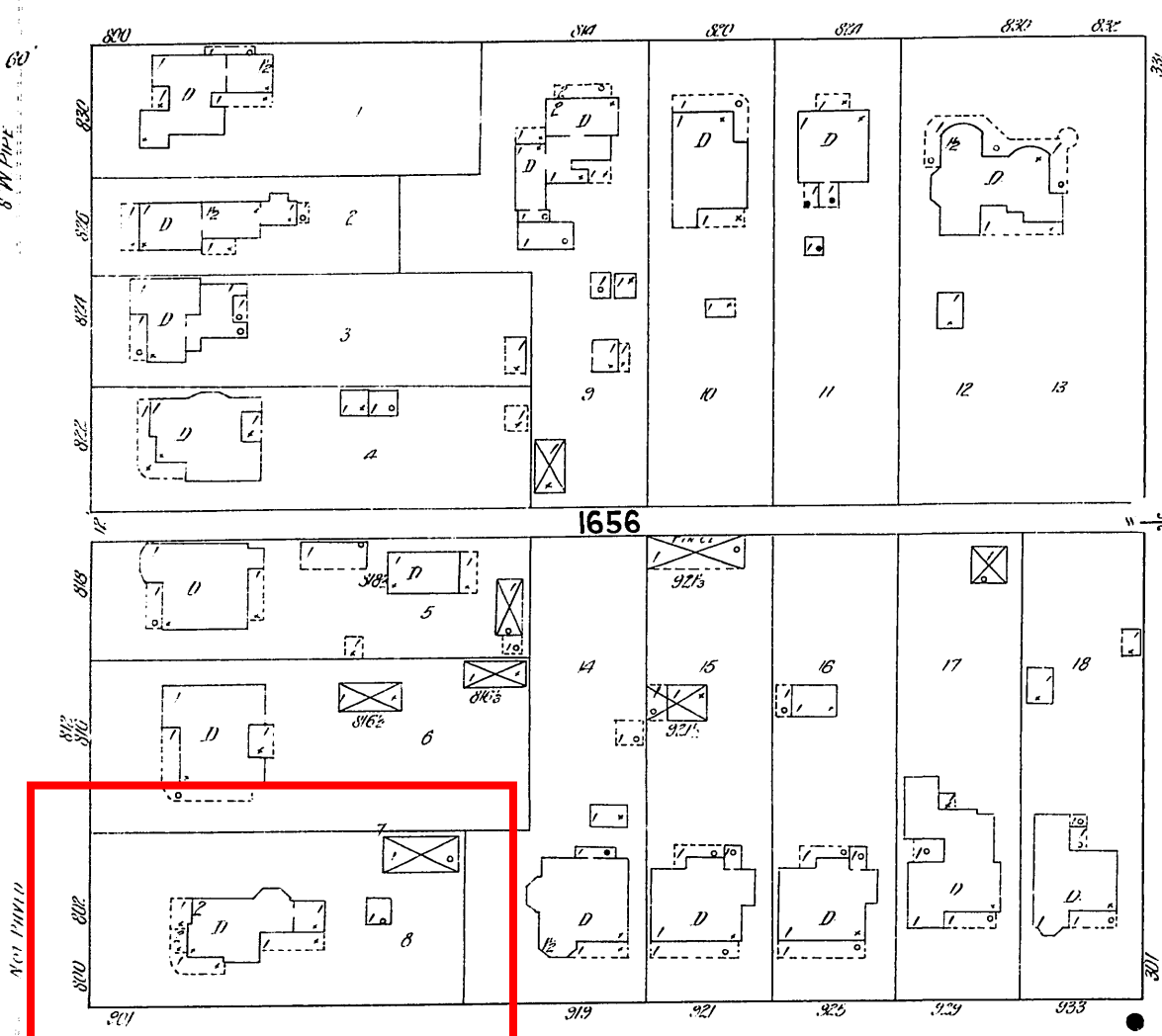
158

HAYS

NOT PLATTED

119

124



147

N. PINE

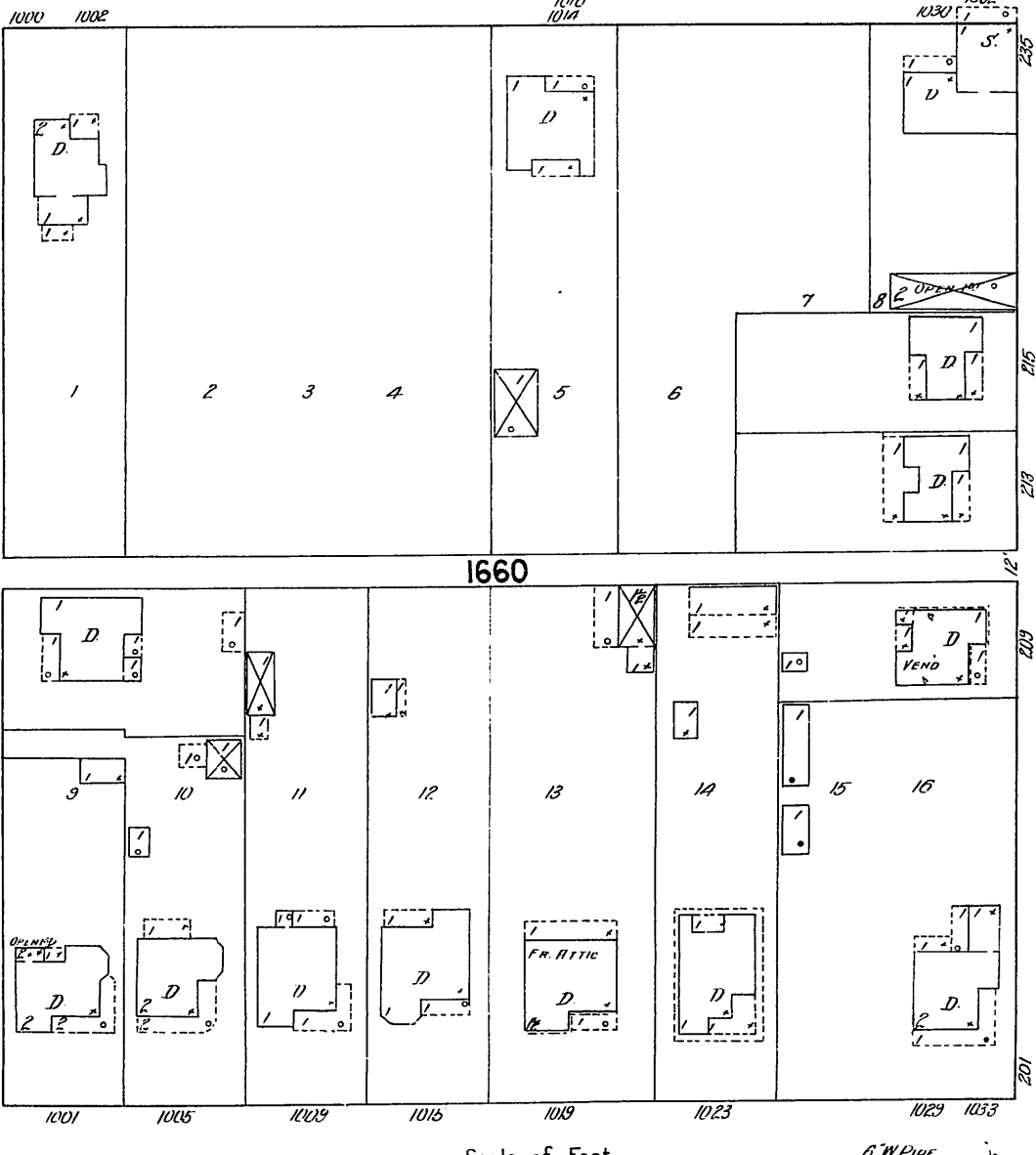
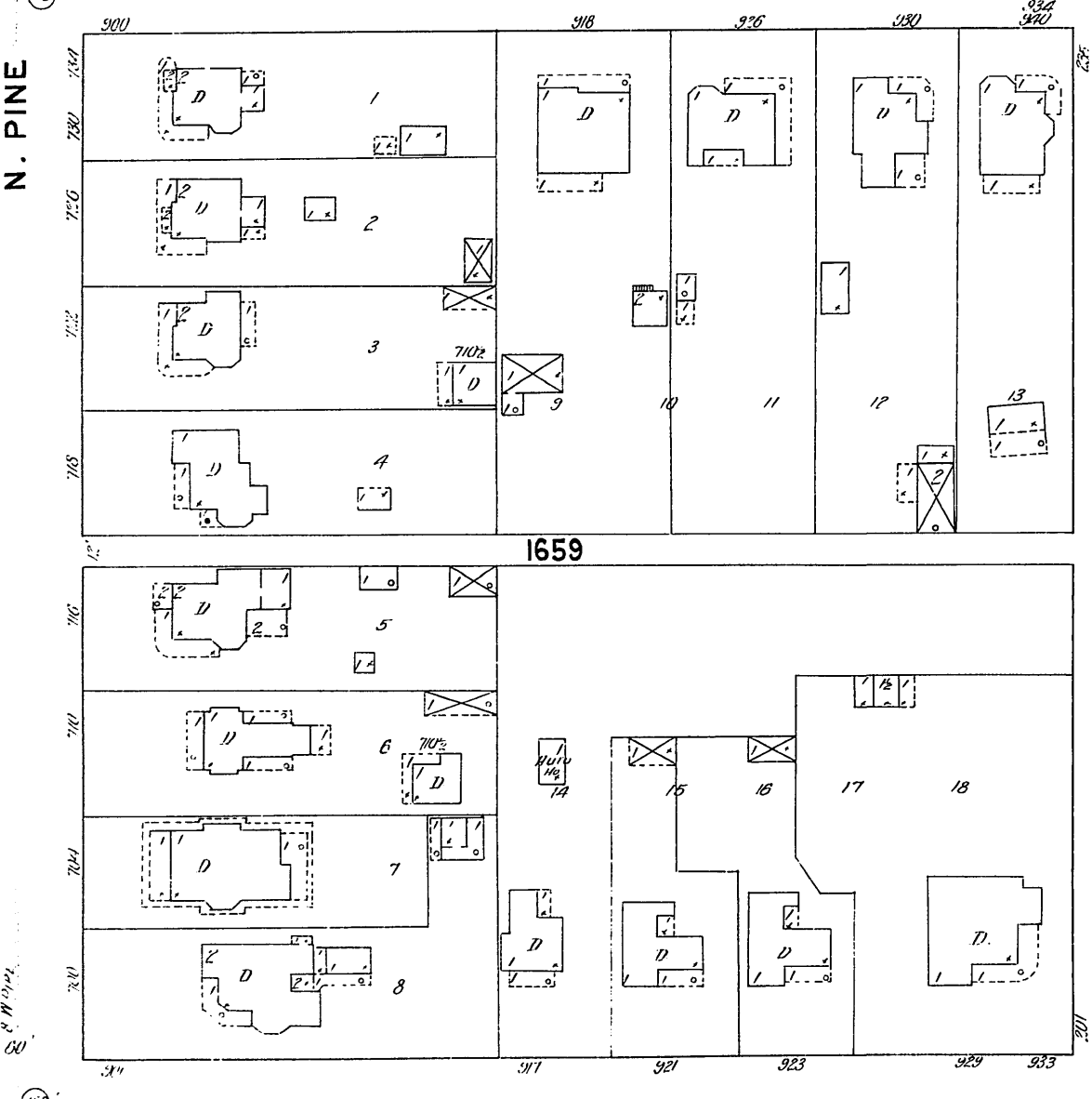
BURNETT

WILLOW

NOT PLATTED

135

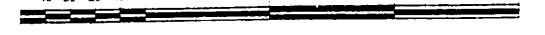
MUNCEY



NOLAN

NOT PLATTED

Scale of Feet.



134

135

## **802 N Pine St**

This application is being submitted in reference to 802 N Pine St, San Antonio, Texas, 78202. This property was acquired and closed on on February 7, 2021 in the amount of \$345,000. The state of the home at that time was that it needed a complete and total rehabilitation to bring it up to livable standards. The scope of work has been what would be considered a substantial rehab as the following work has already been completed on the home:

### **Exterior work completed:**

Brand new metal roof replacement of the entire roof that adheres to historic guidelines, replacement of wood siding, new soffit, new fascia, new exterior crown moulding, restoration of all historic windows, glass for all windows, window trim replacement, complete foundation repair, exterior paint job, complete 100% new electric rewiring, 100% new plumbing work, porch repair including porch floor, porch ceiling, railings, balusters, columns, and structural beams added where needed, and balcony on 2nd floor was also renovated including porch balusters, columns, and railings.

### **Interior work completed:**

New wooden flooring added to the entire home, addition of a master bathroom to the master bedroom which increases the previous number of bathrooms from 2 to now 2.5 bathrooms, framing of closets, addition of central air to the entire home that was not previously there, demolition of living room wall to create open concept kitchen/living room, new custom kitchen cabinets, quartz countertops and backsplash in kitchen, kitchen sink installed, kitchen pantry, bar peninsula for seating, designated dining room added, separate laundry room and half bath installed, coffered ceiling added to the office/library of the home, restored shiplap on all bedroom ceilings, drywall and sheetrock completed, and fiberglass insulation in the entire home.

The casita which is an accessory dwelling on the lot has also been extensively worked on, however HDRC requested replacing the siding and windows, so that will be worked on as soon as our budget allows us to. What has been completed on the accessory dwelling is brand new shingles roof, framing, foundation, windows, window trim and glass, siding, and full paint job. We also increased the size of the casita from 120 sq ft to 260 sq ft which resulted in extra cost to the lumber purchased for framing, and siding.

The work that remains to be completed on the home is bathroom tile, toilets, bathroom vanities, doors, light fixtures, trim, interior paint, cement sealing around the exterior of home, and landscaping. We will finish this work in approximately one month, on or around November 10, 2022.











































802





901













City of San Antonio  
ORGANIC MATERIAL











1 x 4  
DYE YELLOW PINE  
BEADED CEILING



1x4  
DIE YELLOW PINE  
FLOORING





































Share



































