

HISTORIC AND DESIGN REVIEW COMMISSION**October 03, 2018**

HDRC CASE NO: 2018-475
ADDRESS: 314 E ASHBY PLACE
LEGAL DESCRIPTION: NCB 2995 BLK 5 LOT 4
ZONING: R-6
CITY COUNCIL DIST.: 1
APPLICANT: Phillip Martinez
OWNER: Phillip Martinez
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The applicant is a Finding of Historic Significance for the property located at 314 E Ashby Place.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

(a) **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.

(b) Designation of Historic Landmarks.

(1) **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.

(3) **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

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;
- (11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;
- (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:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT –**
Built c. 1922, the house at 314 E Ashby Place represents the economic growth San Antonio experienced in the 1920s, and development occurred in the established northern neighborhoods.
- c. **HISTORIC CONTEXT –**
According to the building records, the north side of East Ashby Place was in the Schomann Tract and the south side was in the Dalkowitz Subdivision. 314 E Ashby Pl is located within the Dalkowitz Subdivision. Platted in 1922, this plat is located on the south side of E Ashby Place and consisted of 44 lots. Comparing today's BCAD map with the historic plat it appears twelve lots have been combined for the campus of Hawthorne Elementary School, an individual local landmark. Noted in a review of the New Encyclopedia of Texas, Sol Dalkowitz was a clothing dealer, the President of Dalkowitz Bros General Department Store on W Commerce Street and he lived at 619 San Pedro. Due to his uncommon last name and San Antonio's tremendous growth in the 1920s, it is plausible that Dalkowitz invested in real estate and was the owner of this land. Based on the architectural styles of moderate Craftsman bungalows and Tudors it appears that development predominately occurred in the 1930s. According to City Directories, 314 E Ashby Place was first occupied in 1922 by Joseph P and Pearl Marr. Deed research could not determine if they were the original owners or if the property was built for them. Throughout the home's life, it was used as an apartment, furnished duplex and a single family home, according to San Antonio Light newspaper classifieds from 1920s through 1950s.
- d. **SITE CONTEXT –**
The residential structure is along a block with other residential structures, including mostly Craftsman one and two stories. It has a lot size and a front set back similar to its residential neighbors. It is the western most residence, and sits 3 lots from the corner of East Ashby Place and McCullough Avenue. The front entrance of the house faces East Ashby and has a front concrete walkway, which is consistent with the historic development pattern of the block. There are three steps at the public sidewalk, in line with concrete retaining wall around the front yard, which is consistent with the development in that time. There is an added 3' tall hogwire fence atop the retaining wall that is not characteristic of fences built in the 1920s. According to Google Street Views, the fence was added in 2014-2016. There is a concrete 10' wide driveway to the east, accessing the rear yard, which is consistent to the pattern along the block.
- e. **ARCHITECTURAL DESCRIPTION –**
The structure is one-and-a-half stories with a gable on hip roof form with composition shingles, wood lap siding, and a rear gable addition. The gable addition was added after 1951, according to the Sanborn map; Bexar County Appraisal District indicated the addition was added in 2014. The roofing shingles and siding are typical for many styles in San Antonio, including Folk Victorian and Craftsman styles; however, the roofing shingles appear to be replacements while the siding is original. The style of the home has Folk Victorian influences seen by the original painted wood shingles in the gable's pediment, the front gable, and the original square wood porch supports and pilasters. The structure also has Craftsman influences with the gable on hip roof form and simple wood brackets seen on the porch and gable that appear to be original. There are original wood one over one windows and an original four piece ribbon window, each with three by five

divided lights; these double hung wood windows are commonly seen on both Folk Victorian and Craftsman style homes built during this time. Ribbon windows are more typical for the Craftsman style. There are non-original aluminum screen son some of the double-hung windows. The front wood door appears to be a replacement with craftsman wood details and three by two divided lights; above it is an original transom window commonly found in many styles. There are three other entrances; one is a left side entrance with a half-lite door, transom and shed awning that appears non-original according to the 1951 Sanborn map. On the rear addition there are two rear entrances including a double door with full-lights, and a craftsman influenced single door. The attached front porch is a hipped roof with four square porch columns, and two similar pilasters; even number of porch supports is typical for Folk Victorian homes. Up to the front entrance is a wooden porch stoop a foot wider than the front door on each side, which is not common construction during this period; the home probably had a wood porch landing the same width has the porch covering.

f. ARCHITECTURAL DESCRIPTION, REAR BUILDING –

There is a rear accessory dwelling with a front gable roof and wood lap siding; this building is seen on the January 1951 Sanborn map used as a garage. As a garage to a Craftsman home, it would have wood lap siding and a front gable as it does today. The garage's front doors have been removed and enclosed with a non-original horizontal sliding window. Though the structure has been modified, it is still has the same form, massing and location as the original and is a contributing structure to the site.

g. EVALUATION – As referenced in the applicable citations, 314 E Ashby Place meets UDC criterion [35-607 (b)5], [35-607 (b)11], [35-607 (b)13], for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 314 E Ashby Place meets three.

(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; as a single family home with influences from both Folk Victorian and Craftsman styles, styles integral to the homes found in the neighborhood.

(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; as part of an important and diverse historic neighborhood in San Antonio, established as San Antonio grew with the establishing of the railroad and the economic boom in the 1920s.

(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; as part of the original plat in the Dalkowitz Subdivision with few intrusions.

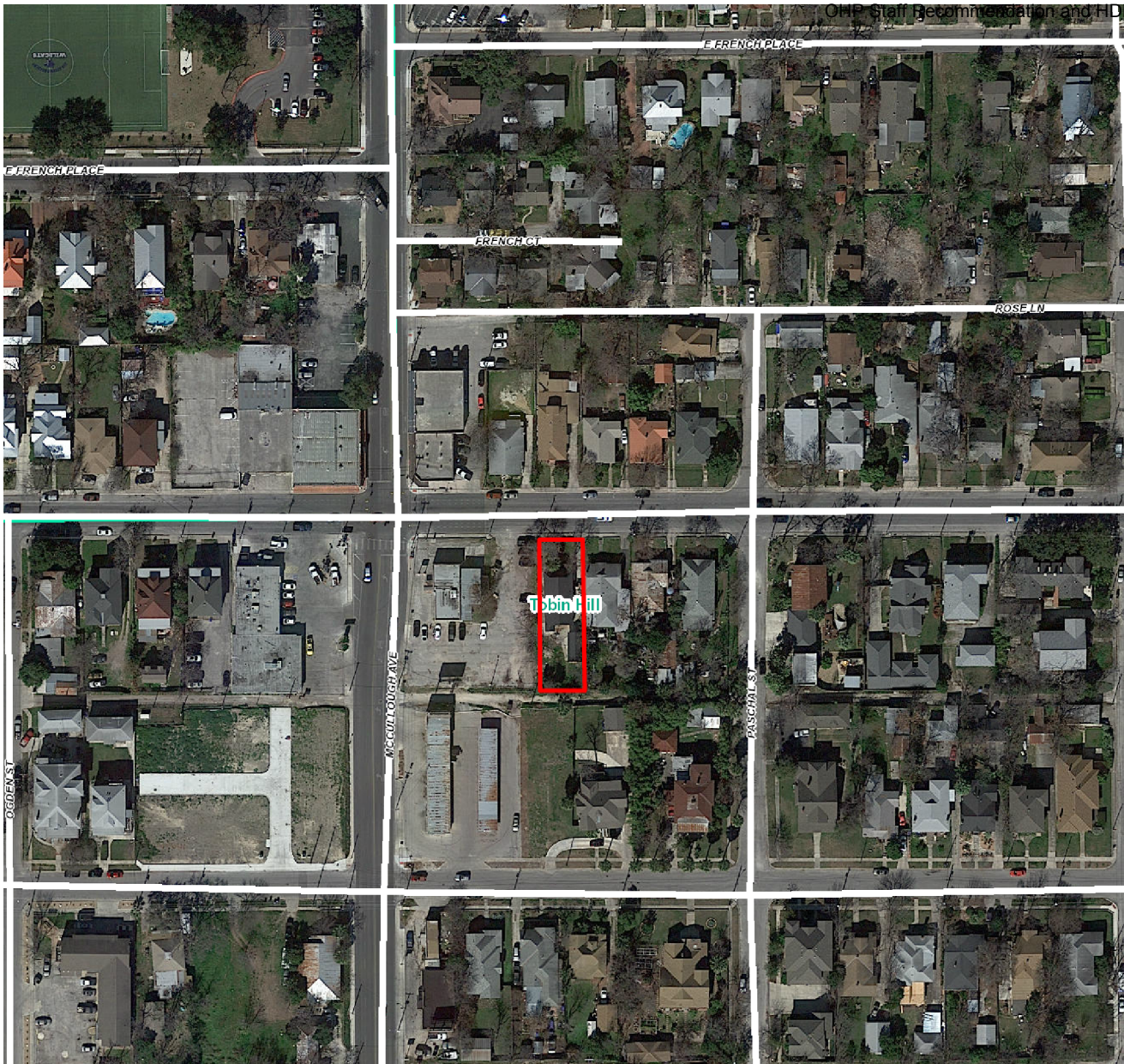
- h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and 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.
- i. 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.
- j. 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.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance and that the Historic & Design Review Commission recommend approval for the landmark designation of 314 E Ashby Place to the Zoning Commission and to the City Council based on findings b through e.

CASE MANAGER:

Lauren Sage



	<h2>Flex Viewer</h2>	<p>Printed: Sep 19, 2018</p>
	<p>Powered by ArcGIS Server</p>	

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Statement of Significance

Property Address: 314 East Ashby Place

Tier: 3

1. Application Details

Applicant: Phillip Martinez

Type: Landmark Designation

Date: October 3, 2018

2. Findings

The structure at 314 East Ashby Place is a one-and-a-half story home with Folk Victorian and Craftsman influences, built c. 1922. Phillip Martinez currently owns the property.

The property is located in the Tobin Hill neighborhood. Finished in 1777, the Upper Labor Acequia was located at the southern boundary of today's Tobin Hill. William G Tobin, father of Mayor Tobin, purchased a home site of several acres on Maple Avenue and built a house on an eminence or "hill" in 1883. Though never platted or sold under the name of Tobin Hill, because of the Tobin Family, the area became known as Tobin Hill. The commercial corridors of N St Mary's, Main Street, McCullough, and San Pedro reflect the change from residential use to commercial. On all the streets some residential buildings still exist, but mostly they have been replaced with commercial buildings with construction dates and styles ranging from the 1920s to the present.

East Ashby Place used to be named East San Pedro Place, per the 1896 and 1904 Sanborn Fire Insurance Maps. East Ashby Place begins on the west, as it turns from West to East Ashby at N Main Avenue; its eastern end terminates at St Mary's, which used to be the west boundary of Brackenridge Park, as seen on the 1896 and 1904 Sanborn Fire Insurance Maps. The Rock Quarry District was the area west of the original rock quarry, along Quarry Road (now North Saint Mary's Street) and the Upper Labor Ditch. Historically, N. St. Mary's provided a direct route from downtown to the Alamo Cement Company, Brackenridge Park and eventually Trinity University.

According the building records, the north side of East Ashby Place was in the Schomann Tract and the south side was in the Dalkowitz Subdivision. 314 E Ashby Pl is located within the Dalkowitz Subdivision. Platted in 1922, this plat is located on the south side of E Ashby Place and consisted of 44 lots. Comparing today's BCAD map with the historic plat it appears twelve lots have been combined for the campus of Hawthorne Elementary School, an individual local landmark. Noted in a review of the *New Encyclopedia of Texas*, Sol Dalkowitz was a clothing dealer, the President of Dalkowitz Bros General Department Store on W Commerce Street and he lived at 619 San Pedro. Due to his uncommon last name and San Antonio's tremendous growth in the 1920s, it is plausible that Dalkowitz invested in real estate and was the owner of this land. Based on the architectural styles of moderate Craftsman bungalows and Tudors it appears that development predominately occurred in the 1930s. The northern Schomann Tract was platted in 1906; it was developed and built within during the 1920s and 1930s.

According to City Directories, 314 E Ashby Place was first occupied in 1922 by Joseph P and Pearl Marr. Deed research could not determine if they were the original owners or if the property was built for them. Throughout the home's life, it was used as an apartment, furnished duplex and a single family home, according to San Antonio Light newspaper classifieds from 1920s through 1950s.

3. Architectural Description

The residential structure is along a block with other residential structures, including mostly Craftsman one and two stories. It has a lot size and a front set back similar to its residential neighbors. It is the western most residence, and sits 3 lots from the corner of East Ashby Place and McCullough Avenue. The front entrance of the house faces East Ashby and has a front concrete walkway, which is consistent with the historic development pattern of the block. There are three steps at the public sidewalk, in line with concrete retaining wall around the front yard, which is consistent with the development in that time. There is an added 3' tall hogwire fence atop the retaining wall that is not characteristic of fences built in the 1920s. According to Google Street Views, the fence was added in 2014-2016. There is a concrete 10' wide driveway to the east, accessing the rear yard, which is consistent to the pattern along the block.

The structure is one-and-a-half stories with a gable on hip roof form with composition shingles, wood lap siding, and a rear gable addition. The gable addition was added after 1951, according to the Sanborn map; Bexar County Appraisal District indicated the addition was added in 2014. The roofing shingles and siding are typical for many styles in San Antonio, including Folk Victorian and Craftsman styles; however, the roofing shingles appear to be replacements while the siding is original. The style of the home has Folk Victorian influences seen by the original painted wood shingles in the gable's pediment, the front gable, and the original square wood porch supports and pilasters. The structure also has Craftsman influences with the gable on hip roof form and simple wood brackets seen on the porch and gable that appear to be original. There are original wood one over one windows and an original four piece ribbon window, each with three by five divided lights; these double hung wood windows are commonly seen on both Folk Victorian and Craftsman style homes built during this time. Ribbon windows are more typical for the Craftsman style. There are non-original aluminum screen son some of the double-hung windows. The front wood door appears to be a replacement with craftsman wood details and three by two divided lights; above it is an original transom window commonly found in many styles. There are three other entrances; one is a left side entrance with a half-lite door, transom and shed awning that appears non-original according to the 1951 Sanborn map. On the rear addition there are two rear entrances including a double door with full-lights, and a craftsman influenced single door. The attached front porch is a hipped roof with four square porch columns, and two similar pilasters; even number of porch supports is typical for Folk Victorian homes. Up to the front entrance is a wooden porch stoop a food wider than the front door on each side, which is not common construction during this period; the home probably had a wood porch landing the same width has the porch covering.

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4. Landmark Criteria

314 E Ashby Pl is not currently designated as a local landmark or included in a local historic district. Staff concludes that the property meets the following criteria:

(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; as a single

family home with influences from both Folk Victorian and Craftsman styles, styles integral to the homes found in the neighborhood.

(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; as part of an important and diverse historic neighborhood in San Antonio, established as San Antonio grew with the establishing of the railroad and the economic boom in the 1920s.

(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; as part of the original plat in the Dalkowitz Subdivision with few intrusions.

5. Outcome of Review

Based on this assessment, 314 E Ashby Pl meets 3 of the sixteen criteria listed in UDC Section 35-607(b). In order to be eligible for landmark designation, a property must meet at least three of these criteria; thus 314 E Ashby Pl is eligible for designation as a local landmark. As noted above, some modifications have been made to the structure over time, including door replacement, window screen replacements, rear addition, fence addition, and enclosing of the doors on the rear accessory building. These changes are largely reversible.





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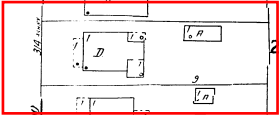






OHF Staff Recommendation and HUD-RC Published Exhibits

Vol 2, Sheet 215

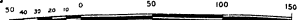


16" W. PIPE

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16" W. PIPE

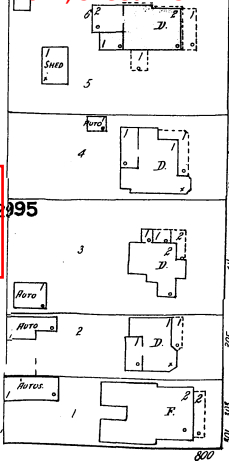
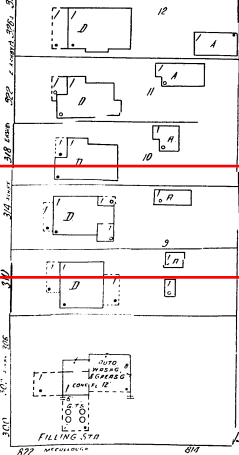
Scale of Feet.



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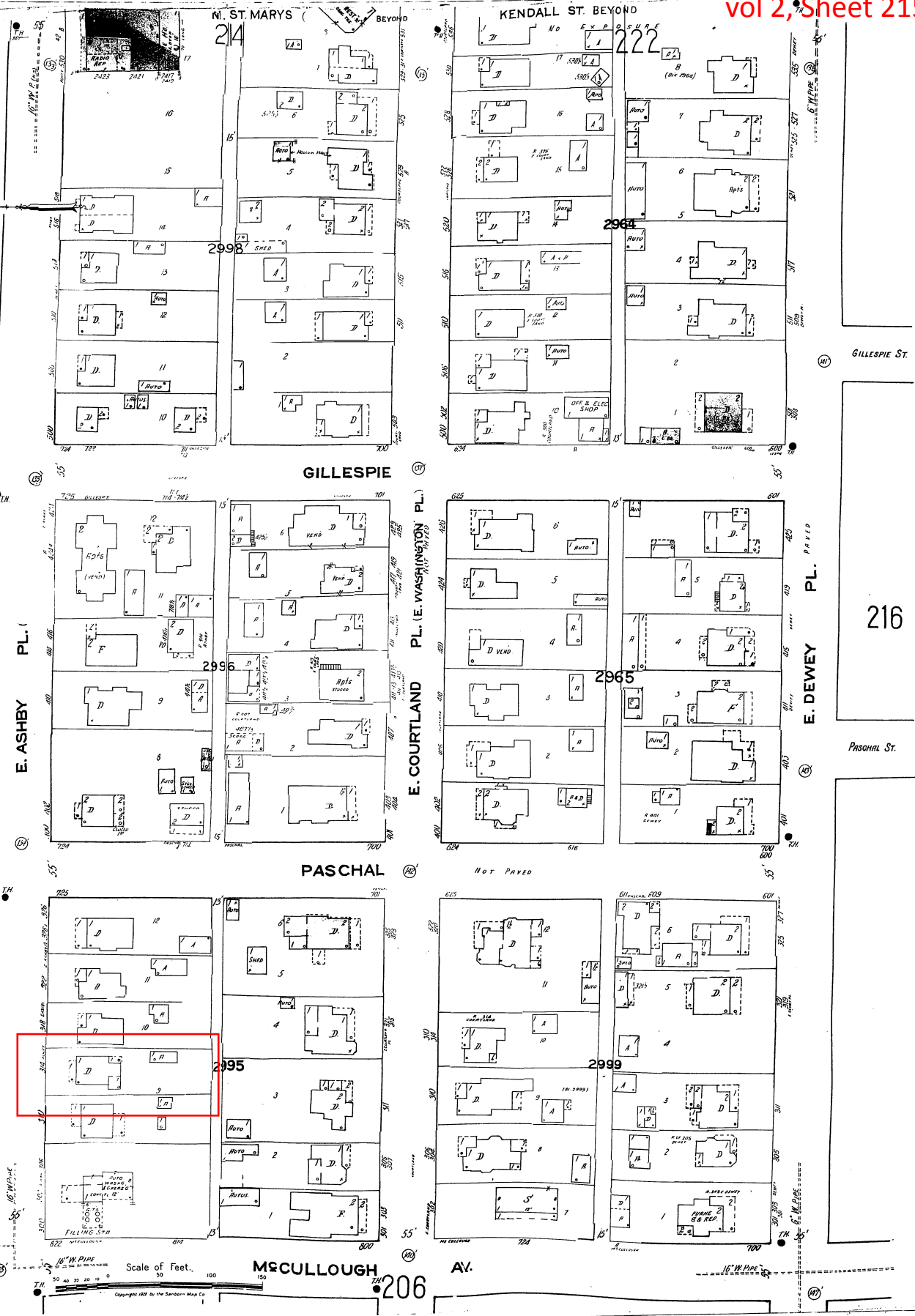
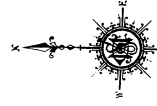
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Nov. 1922
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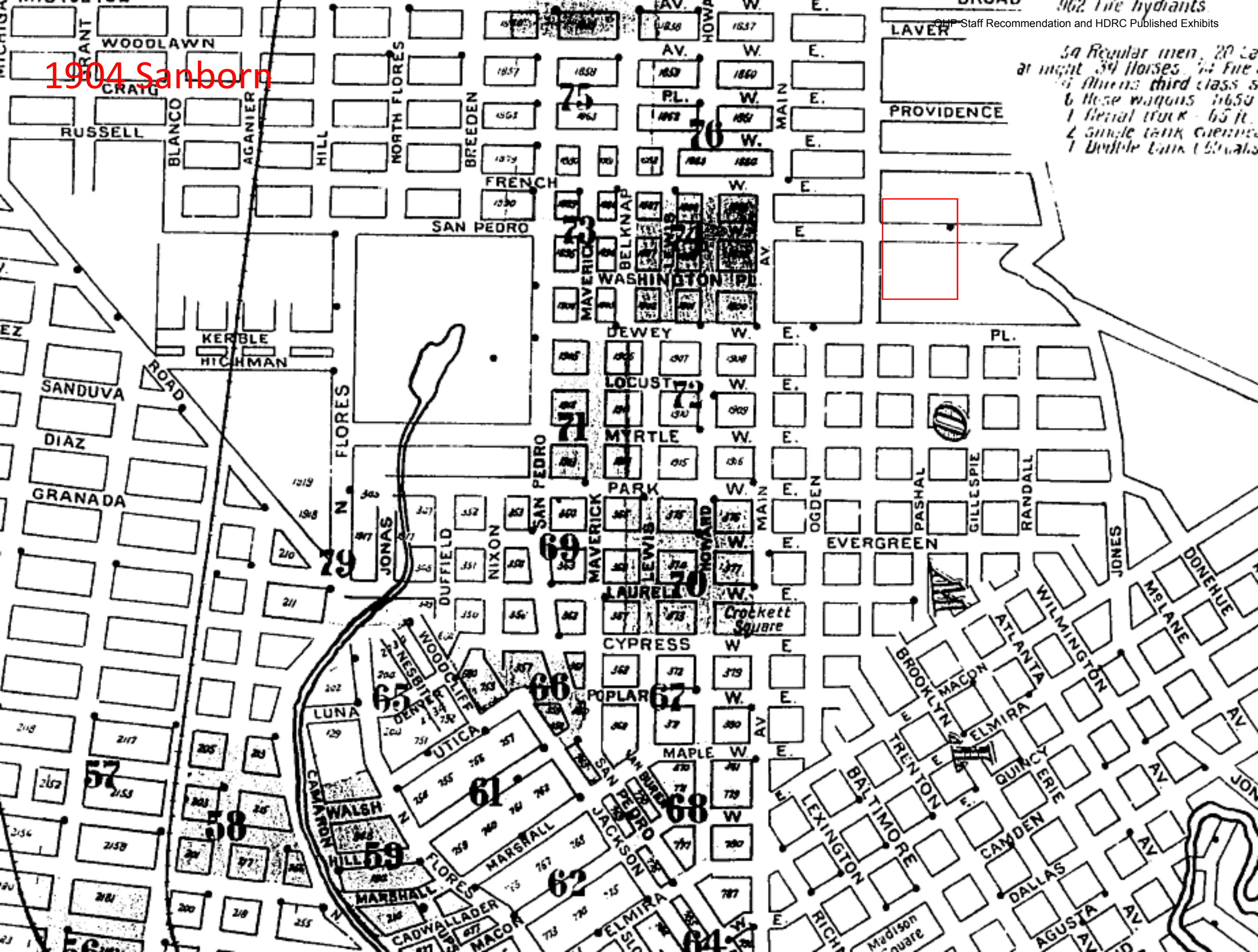


Scale of Feet.
0 50 100 150
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1904 Sanborn

CHP Staff Recommendation and HDRC Published Exhibits

50 Regular men, 20 ca
at night 34 horses, 14 fire
4th class 5
6 hose wagons 1650
1 aerial truck - 65 ft.
2 single tank engines
1 double tank (500 gal)



Statement of Significance
Submitted by the Applicant 8/30/18

314 E Ashby is a classic example of the emergence of Victorian style homes that were prominent during the late 1800's through 1910. The tall gables with detailed shingle work highlighted in the front of the home, is a prime example of the craftsmanship and detail that was native to this time period and to Tobin Hill. Inside the home, the rooms are very much preserved to the original charm and architecture that made Victorian style homes unique. Smaller main quarters with limited closet space was common and still in tact to this day. The tall and refined exterior windows all throughout the home have also been preserved to ensure it's original charm is not compromised.

The original land where Tobin Hill resides (originally referred to as the Old Main Association) was purchased by prominent land-owners including the Maverick, Gillum and Yongue family. This area was once the epicenter of agriculture and acquiesces to feed the farmland that was vibrant in this area during this time.

It's an important historical reference to note; the Maverick family prominence was by Samuel Augustus Maverick, signer of the Declaration of Independence.

By 1890 this site was home of the first electric trolley system, replacing mule-drawn carriers, significantly contributing to the economic development of San Antonio.

It's also important to note the land which 314 E Ashby resides was purchased in 1883 by William G Tobin, Father of Mayor John Tobin and established the neighborhood we now call Tobin Hill.

It is unknown who the original builder of 314 E Ashby is.

Criteria met:

(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.

- As a Queen Anne Victorian style home, its ornate shingle work, steep gables, tall 13 foot ceilings with long, distinct windows are symbolic.

(7) its unique location or singular physical characteristics that make it an established or familiar visible feature.

- for its prominent location in the historical district of Tobin hill and located across the street on the corner of McCullough and E Ashby, historical Monte Vista.

(11) it is distinctive in character, interest or value: strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio, Texas or the United States.

- As it represents the architectural design, detail work and craftsmanship that is consistent with the prestigious homes built during that time period.