



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

August 2, 2018

APPLICATION FOR CHANGE OF ZONING

Request:

The Office of Historic Preservation is requesting a change in zoning to add “HL” Historic Landmark designation to 1503 Wyoming Street and to waive all related fees. *OHP Staff recommends approval.*

Case Comments:

On April 4, 2018, the HDRC approved a Finding of Historic Significance and recommends approval to the Zoning Commission and City Council for the historic landmark designation of 1503 Wyoming.

On June 5, 2018, the Zoning Commission recommended approval to City Council for historic landmark designation of 1503 Wyoming.

Case History:

August 2, 2018	City Council meeting
June 5, 2018	Zoning Commission hearing (Approved)
April 4, 2018	Historic & Design Review Commission (HDRC) hearing (Approved)
March 16, 2018	Property owner submitted application

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 of the Criteria for Evaluation.

UDC Section 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.

(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

(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 of Fact:

a. The request for landmark designation was initiated by the property owner.

b. HISTORIC CONTEXT –

Built c. 1905, the house at 1503 Wyoming represents the early history of this Eastside neighborhood. As families began to fill Dignowity Hill at the turn of the century, neighborhoods to the south and east began to grow, including the area around 1503 Wyoming and later Knob Hill. The property also maintains a relationship with its more ornate neighbor to the east – both were built by Minna “Minnie” Lohrberg Walbaum, a widow who lived with her brother Leopold next door. Leopold Lohrberg owned a store at the corner of Wyoming and Monumental.

c. SITE CONTEXT –



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Situated within a small cluster of Folk Victorian and Queen Anne style homes, its presence at the corner is an important visual feature along this street. Its location between the Dignowity Hill and Knob Hill Historic Districts is also notable, as its geography reflects the development chronology of these neighborhoods.

d. **ARCHITECTURAL DESCRIPTION –**

The structure at 1503 Wyoming is a one-story single family Folk Victorian residence featuring a T-shaped footprint. It has vinyl siding and a cross-gabled, standing seam metal roof with a short brick chimney. The front porch is concrete and covered by a flat awning that is supported by decorative wrought iron posts. The existing windows are aluminum throughout the house, and the front facing windows have louvered shutters. The front door faces Wyoming Street and has a transom above it. The form and massing of the structure embody Folk Victorian architecture with its cross-gabled roof, T-shaped footprint, and covered front porch. There is a front walkway made of brick that leads from the curb to the front porch. A chain link fence is installed around the property, and bushes conceal the front yard fence.

e. **EVALUATION –** As referenced in the applicable citations, 1503 Wyoming meets UDC criterion [35-607 (b)7], [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; 1503 Wyoming meets three.

(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; the structure is a visual anchor on the corner of Wyoming and Piedmont.

(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; the structure has a connection to longtime residents of this Eastside neighborhood including its construction by the Lohrberg family and residence by the Smith-Tones family.

(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 has a relationship to the surrounding structures, built in the early twentieth century in Folk Victorian and Queen Anne styles.

- 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

Zoning Commission Meeting Minutes