

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

HDRC CASE NO:

2017-577

ADDRESS:

214 ARMY
218 ARMY
220 ARMY
221 ARMY
226 ARMY
230 ARMY
235 ARMY
237 ARMY
238 ARMY
239 ARMY
240 ARMY
242 ARMY
247 ARMY
262 ARMY
302 ARMY
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327 ARMY
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331 ARMY
335 ARMY
336 ARMY
337 ARMY
338 ARMY
339 ARMY
341 ARMY
343 ARMY
223 BRAHAN BLVD
225 BRAHAN BLVD
227 BRAHAN BLVD
231 BRAHAN BLVD
239 BRAHAN BLVD
251 BRAHAN BLVD
255 BRAHAN BLVD
259 BRAHAN BLVD
301 BRAHAN BLVD
302 BRAHAN BLVD
305 BRAHAN BLVD
306 BRAHAN BLVD

310 BRAHAN BLVD
311 BRAHAN BLVD
312 BRAHAN BLVD
315 BRAHAN BLVD
316 BRAHAN BLVD
318 BRAHAN BLVD
320 BRAHAN BLVD
321 BRAHAN BLVD
322 BRAHAN BLVD
324 BRAHAN BLVD
326 BRAHAN BLVD
330 BRAHAN BLVD
333 BRAHAN BLVD
337 BRAHAN BLVD
345 BRAHAN BLVD
353 BRAHAN BLVD
359 BRAHAN BLVD
363 BRAHAN BLVD
367 BRAHAN BLVD
210 HAYWOOD AVE
214 HAYWOOD AVE

LEGAL DESCRIPTION:

NCB 3593 BLK 1 LOT 4 & 5
NCB 3593 BLK 1 LOT 6&7 8
NCB 3593 BLK 1 LOT 9
NCB 3593 BLK 1 LOT 17
NCB 3856 BLK 2 LOT 10
NCB 3856 BLK 2 LOT 16 AND 17
NCB 3856 BLK 2 LOT 18
NCB 3856 BLK 2 LOT 19
NCB 3856 BLK 2 LOT 20, 21 & 22
NCB 3856 BLK 2 LOT 23
NCB 3856 BLK 2 LOT 24 & 25
NCB 3856 (255 BRAHAN {AMENDING}), BLOCK 2 LOT 26 & 27
NCB 3856 BLK 2 LOT 9
NCB 3856 BLK 2 LOT 8
NCB 3856 BLK 2 LOT 7
NCB 3856 BLK 2 LOT 6
NCB 3856 BLK 2 LOT 4 EXCEPT SE 1 FT X 66.97 FT
NCB 3856 BLK 2 LOT 3 & SE 1 FT X 66.97 FT OF 4
NCB 3856 BLK 2 LOT 5
NCB 3856 BLK 2 LOT 1&2
NCB 3855 BLK 1 LOT 17 & W 20 FT OF 16
NCB 3855 BLK 1 LOT W 40 FT OF 15 & E 30 FT OF 16
NCB 3855 BLK 1 LOT 14, W 25 FT OF 13 & E 10 FT OF 15
NCB 3855 BLK 1 LOT 18
NCB 3855 BLK 1 LOT 19
NCB 3855 BLK 1 LOT 20
NCB 3855 BLK 1 LOT 21
NCB 3855 BLK 1 LOT 22 AND 23
NCB 3855 BLK 1 LOT 12 & E 25 FT OF 13
NCB 3855 BLK 1 LOT 9, 10, 11, 24, 25, W 45 FT OF 8 & W 2 FT OF 26
NCB 3855 BLK 1 LOT E 48 FT OF 26 & W 25 FT OF 27
NCB 3855 BLK 1 LOT 7 AND E 5 FT OF 8

NCB 3855 BLK 1 LOT 6 & W 25 FT OF 5
NCB 3855 BLK 1 LOT 28,29, & E.25 FT OF 27
NCB 3593 BLK 1 LOT 18 19
NCB 3593 BLK 1 LOT 15 & 16
NCB 3593 BLK 1 LOT 20 & W 25 FT OF 21
NCB 3593 BLK 1 LOT E 25 FT OF 21 & W 25 FT OF 22
NCB 3593 BLK 1 LOT 23,EXC SE 2 FT & E 1/2 OF 22
NCB 3593 BLK 1 LOT 24 & SE 2 FT OF 23
NCB 3593 BLK 1 LOT 25
NCB 3858 BLK 4 LOT 16 & W 25 FT OF 15
NCB 3858 BLK 4 LOT 14 & E 25 FT OF 15
NCB 3858 BLK 4 LOT 12, 13 & W 25 FT OF 11
NCB 3858 BLK 4 LOT 10 & E 25 FT OF 11
NCB 3858 BLK 4 LOT 9
NCB 3858 BLK 4 LOT 8 & W 25 FT OF 7
NCB 3858 BLK 4 LOT 5, 6 & E 25 FT OF 7
NCB 3858 BLK 4 LOT 4
NCB 3858 BLK 4 LOT 3
NCB 3858 BLK 4 LOT 2
NCB 3855 BLK 1 LOT 31
NCB 3855 BLK 1 LOT 32 & W 45FT OF 33
NCB 3855 BLK 1 LOT 34 & E 5 FT OF 33
NCB 3593 BLK 1 LOT 10 11
NCB 3593 BLK 1 LOT 12 W 10 FT OF 13
NCB 3593 BLK 1 LOT 14 E 40 FT OF 13
NCB 3855 BLK 1 LOT 32 & W 45FT OF 34

ZONING:

R-6,NCD-9, RM-4,NCD-9, RM-4 CD,NCD-9, RM-4 CD,HS,NCD-9, RM-4,
UZROW, NCD-9, RM-4,R-6,NCD-9

CITY COUNCIL DIST.:

2

APPLICANT:

Mary Radicke on behalf of the Westfort Alliance Neighborhood Association

OWNER:

Various

TYPE OF WORK:

Historic district designation

REQUEST:

The applicant is requesting approval for a historic designation of the Westfort Historic District and a recommendation for approval to the Zoning Commission and to the City Council. The proposed district includes the 200 and 300 block of Army between Broadway and Pine, and the 200 block Brahan on the north between Broadway and Pine, and the 300 block of Brahan between Haywood and Pine. It contains 60 parcels total, found to be contributing to the character of the proposed district.

APPLICABLE CITATIONS:

UDC Section 35-453. - Permits Affecting Property Recommended by the Historic Design and Review Commission for Historic Designation.

(a) Applicability. When an application is made on a building, object, site or structure recommended by the commission for designation as a historic landmark or of a building, object, site, structure or unimproved land located within an area recommended by the commission for designation as a historic district, the applicant shall follow procedures outlined in this subdivision until the final disposition of the recommendation by city council.

(b) Initiation. The applicant may apply to the commission for review of a proposed project prior to final city council action on the designation request.

(c) Completeness Review. The historic preservation officer shall review the application in accordance with section 35-402 of this chapter. The appellate agency for purposes of completeness review (see subsection 35-402(c) of this chapter) shall be the historic and design review commission.

(d) Decision. The commission shall review the application using criteria set forth in this section and shall follow all regulations and procedures used to review historic landmarks and properties in historic districts. Certificates

may be issued following commission approval. Should the commission deny the applicant's request, the applicant may appeal to city council following procedures in this subdivision.

(e) Approval Criteria. The city council may authorize issuance of a certificate on a resource recommended by the commission for designation if, by formal resolution, it deems the certificate necessary for public health, welfare, or safety.

(h) Scope of Approval. Should the city council fail to designate the recommended building, object, site, structure or cluster as a historic landmark or the recommended area as a historic district, the director of planning and development services shall issue permits requested providing all City Code requirements are met.

UDC Section 35-607 – Sec. 35-605. - Designation Process for Historic Districts.

(b) Processing Applications for Designation of Historic Districts.

(1) Initiation. Any person owning property within the proposed area, the historic preservation officer, the historic and design review commission, the zoning commission or the city council may initiate a historic district designation by filing an application with the historic preservation officer. Properly submitted applications shall remain valid for one (1) year from the date it is deemed complete and thereafter shall be expired. Requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed applications shall be returned to the office of historic preservation for review and processing as applicable. To the extent that this paragraph 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.

In addition to any other conditions established by section 35-605, applications for historic designation shall meet the following criteria:

- A. Informational Meeting and Notice. Provided that the historic preservation officer agrees that the proposed area indicated in the application is appropriate for designation, the office of historic preservation staff shall hold at least one (1) public meeting to provide information to property owners in the proposed designation area regarding the application and historic designation process. Prior to the required public meeting, the historic preservation officer shall send notice by mail of the receipt of an application for a proposed designation to the owner or owners of property within the proposed historic boundary as well as stating the purpose, date, time and place of the public meeting. This notice shall be in addition to notice given prior to public hearing as set forth under the city's zoning code. The historic preservation officer shall also send notice of the public meeting to any registered neighborhood associations located within the proposed district boundary.
- B. Owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they would like for the historic preservation officer to consider for designation as non-contributing to the historic district. Such submission shall be treated in accordance with section 35-619.
- (2) Completeness Review. See section 35-402 of this chapter. For purposes of this section and subsection 35-402(c), the historic preservation officer is the administrative official with original jurisdiction to review applications and submitted written support for completeness.
- (3) Decision. Following an informational meeting and notice of the receipt of an application for a proposed designation, the historic preservation officer shall provide a mailed ballot to the owner or owners of property within the proposed historic boundary. When the historic preservation officer has received verifiable written support from the owners of at least fifty-one (51) percent of the properties within the proposed historic district boundary, the historic preservation officer shall forward the application to the historic and design review commission for a public hearing and recommendation. The historic preservation officer shall not accept written support for an expired application, however, previous support that is verifiable may be resubmitted to support a new application. Property ownership shall be verified utilizing the last certified tax rolls of the appropriate county tax assessor collector for the proposed area. For purposes of calculating the support of fifty-one (51) percent of the property owners, each property as listed on the tax rolls shall be counted individually, regardless of whether an individual or group owns multiple properties within the proposed area. Properties owned by governmental entities shall not be counted in the fifty-one (51) percent support requirement, although their written preference may be submitted to any board, commission or to city council for their consideration. Additionally, for properties

owned by more than one (1) party, only one (1) property owner need submit written support in order for the historic preservation officer to count the property in the calculation. The historic preservation officer shall notify all property owners within a proposed historic district boundary of the date, time, place and purpose of the historic and design review commission hearing at least thirty (30) days prior to the historic and design review commission hearing on the historic district designation. The historic and design review commission shall make its recommendation for either approval or denial within thirty (30) days from the date of submittal of the designation request by the historic preservation officer. Upon recommendation of the historic and design review commission, the proposed historic district designation shall be submitted to the zoning commission with the historic and design review commission recommendation. 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's recommendation to be held within forty-five (45) days of receipt of the historic and design review commission's recommendation and shall forward its recommendation for either approval or denial to the city council. The city council shall schedule a hearing to be held within forty-five (45) days of its receipt of the zoning commission's recommendation. The city council shall review and shall approve or deny the proposed historic district. Upon passage of any ordinance designating an area as historic, or removing the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

- (c) Historic District Guidelines. The city council may, from time to time, designate specific guidelines for particular historic districts. The designation shall include the formal name of the district, a legal description of the boundaries of the district, and a cross-reference to the design guidelines.

UDC Section 35-607 – 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.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;
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;

FINDINGS:

- a. The request for historic district designation was submitted by a property owner within the proposed boundary on March 23, 2017, on behalf of the Westfort Alliance Neighborhood Association.
- b. The proposed district was platted in 1909 by E.H. Cunningham and J.Kirkpatrick. The area includes an eclectic mix of styles, including Tudor, craftsman, prairie, Spanish eclectic, folk Victorian, post-war mid-century apartments and neoclassical homes. The development pattern and neighborhood location reflect the proliferation of housing stock after WWII abutting Fort Sam Houston to the east. UDC Section 35-607 (a) states that historic districts must meet at least three of the designation criteria. The proposed Westfort Historic District meets criteria 3, 8, 10 and 11. All structures included in the proposed boundary are contributing.
- c. BACKGROUND -- The applicant is requesting approval for historic district designation for the Westfort Historic District and a recommendation for approval to the Zoning Commission and to the City Council for Historic zoning designation.
 - The proposed district will include the 200 and 300 block of Army between Broadway and Pine, and the 200 block Brahan on the north between Broadway and Pine, and the 300 block of Brahan

between Haywood and Pine. It contains 60 non-municipal parcels total. All 60 properties are contributing to the proposed district.

- Prior to receiving the request for district designation, OHP staff was invited by residents to attend five neighborhood meetings held on 7/18/2016, 8/7/2016, 8/14/2016, 8/23/2016, and 9/14/2016, to provide information regarding historic designation and the design review processes.
 - A public informational meeting for proposed historic district as held on April 11, 2017, for property owners within the boundary. 17 property owners were present at this meeting.
 - On October 17, 2018, OHP gave an additional presentation describing the designation and design review process at the Westfort Neighborhood Alliance Association (WANA) quarterly meeting. Over 20 residents of WANA were in attendance
 - On October 19, 2017, the staff of the Office of Historic Preservation received and verified 31 return notices of 51% of the property owners within the proposed boundary that are in support of the designation. In accordance with the UDC, staff has forwarded the application to the HDRC for review.
 - The decision to seek historic district designation was in response to concerns from the residents regarding recent demolitions and increased development activities.
 - The proposed boundary is located within the Westfort Neighborhood Conservation District-9 (NCD). The NCD was designated by the City Council October 2011. Per UDC 35-335, the City Council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of Neighborhood Conservation Districts. NCDs are established in areas that possess distinctive character-defining features.
- d. **SITE CONTEXT** – The proposed historic district lies north of the west end of Fort Sam Houston and north of downtown San Antonio. There are curbed sidewalks, large lots with deep setbacks and a large landscaped median along Brahan Boulevard.
- e. **HISTORIC CONTEXT** - The proposed historic district consists of portions of two subdivision plats, Army Terrace and Narcissa Place, both platted in 1909. John H Kirkpatrick Company was the owner and developer of Army Terrace Plat. Narcissa Place was platted by E.H. Cunningham. Both subdivisions attracted prominent residents in the 1910s including Sunken Gardens architect, C.T. Boelhouwe; Frack Scobey, director of the U.S. Mint and Gutzon Borglum, American artist and the sculptor of the Mount Rushmore National Monument.
- f. **ARCHITECTURAL ASSESSMENT** – The housing stock is largely reflective of the early 20th century trend which promoted varied styles within neighborhoods. The architectural styles in Westfort range from Folk Victorian, Craftsman, Prairie, Colonial revival, Tudor revival, to Spanish eclectic with a couple of mid-century apartment buildings.
- g. **EVALUATION** - As referenced in the applicable citations, Westfort Historic District meets UDC criterion [35-607 (b)3], [35-607 (b)8], [35-607 (b)10], [35-607 (b)11], for a finding of historic significance in the process of seeking designation as a local historic district. In order to be eligible for a historic district, at least two properties must meet at least three of the criteria; Westfort Historic District meets four.
- **(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** for its association with key figures associated with local and national landmarks and key institutions.
 - **(8) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** Westfort is an eclectic neighborhood architecturally speaking with a mix of styles and types. The eclectic styles reflect the chronology of the neighborhood’s development. Houses and apartment buildings are located in this area with styles including Folk Victorian, New Formalism, Midcentury modern, Craftsman, Prairie, Colonial revival, Tudor revival, and Spanish eclectic. Primary materials found include stucco, wood, wood shingle, and brick. All structures within the proposed district are within the period of significance and contribute to the neighborhood. There are only two vacant lots, otherwise the neighborhood is intact.
 - **(10) Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;** The Westfort Neighborhood was established adjacent and partially encircled by Fort Sam Houston. The proposed district boundary is part of 2 subdivisions both platted in 1909. The neighborhood includes similar setbacks, large lots, a wide landscaped median, and a grand streetscape on this rise overlooking

the city.

- **(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 Westfort Neighborhood has been home to many prominent citizens, including C.T. Boelhauwe, architect of the State Bank and Trade building and the Sunken Gardens Theatre, Gutzon Borglum, sculptor of Mount Rushmore, and more. The Westfort Neighborhood was established with a need for multi-family homes and apartment buildings being adjacent to Fort Sam Houston.

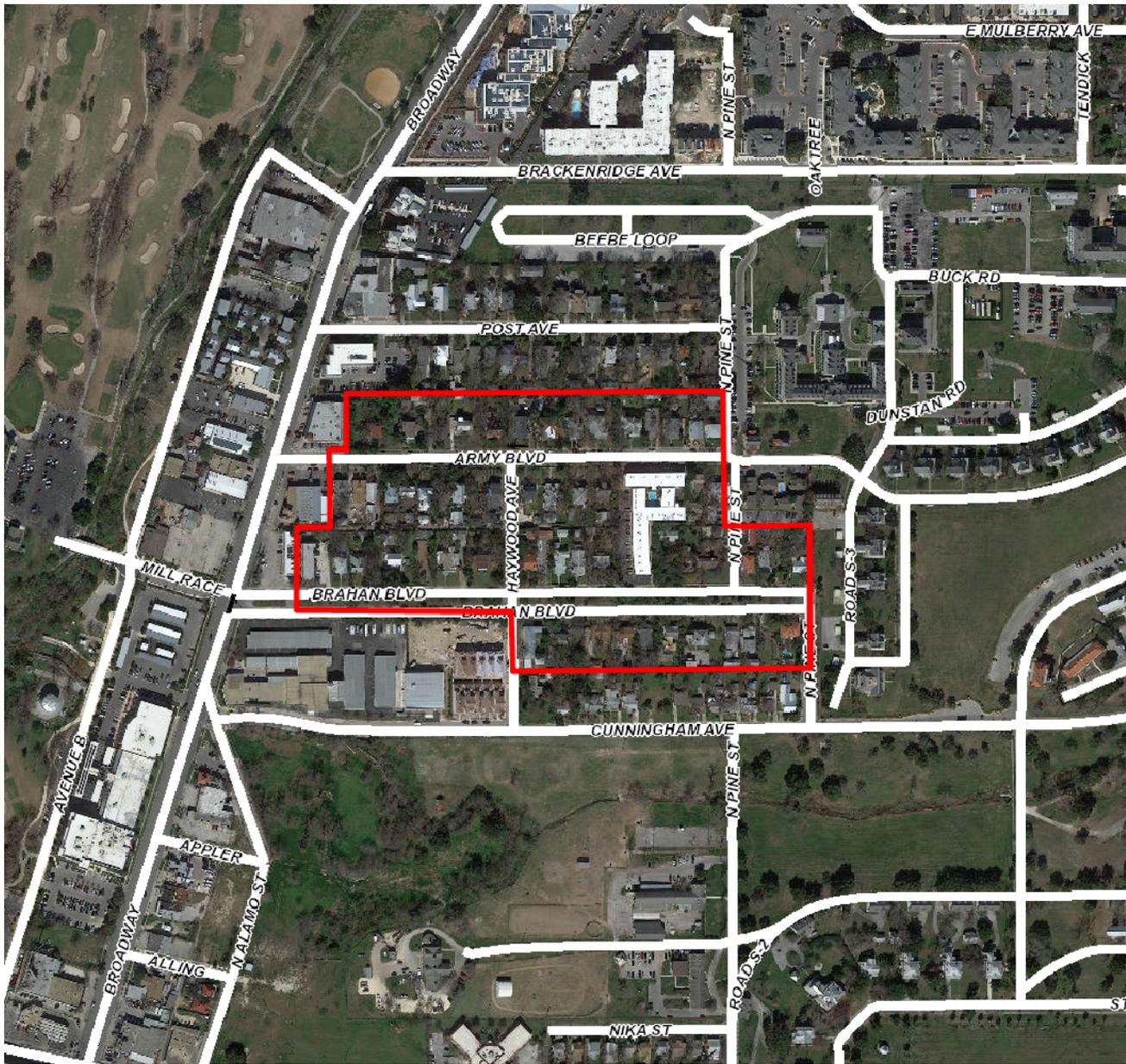
- h. If the HDRC concurs that the proposed district meets criteria and is eligible for designation and recommends the historic district designation for the Westfort Historic District, then their recommendation shall be submitted to the zoning commission. Once the zoning commission makes their recommendation, it will be submitted to the city council. The city council shall review and shall approve or deny the proposed historic district.
- i. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners shall follow the historic and design review process before permits can be issued, until a final resolution from City Council. Written approval (a Certificate of Appropriateness) must be obtained for any exterior work.
- j. Historic districts possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for all residential properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property.
- k. The City also offers a Substantial Rehabilitation tax incentive. After substantial rehabilitation of a historic property, the property owners may choose one of two tax incentives, including having the city property taxes frozen for 10 years at the pre-rehabilitation value, or paying no city property taxes for the first five years, and for the next five years, city property taxes are assessed at the value that is 50% of the post-rehabilitation assessed value.

RECOMMENDATION:

Staff recommends approval for designation of the Westfort Historic District and a recommendation for approval to the Zoning Commission and to the City Council based on findings a through g.

CASE MANAGER:

Lauren Sage



Flex Viewer

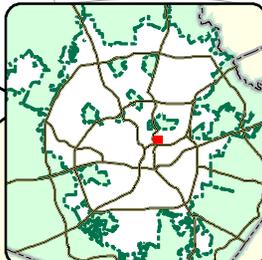
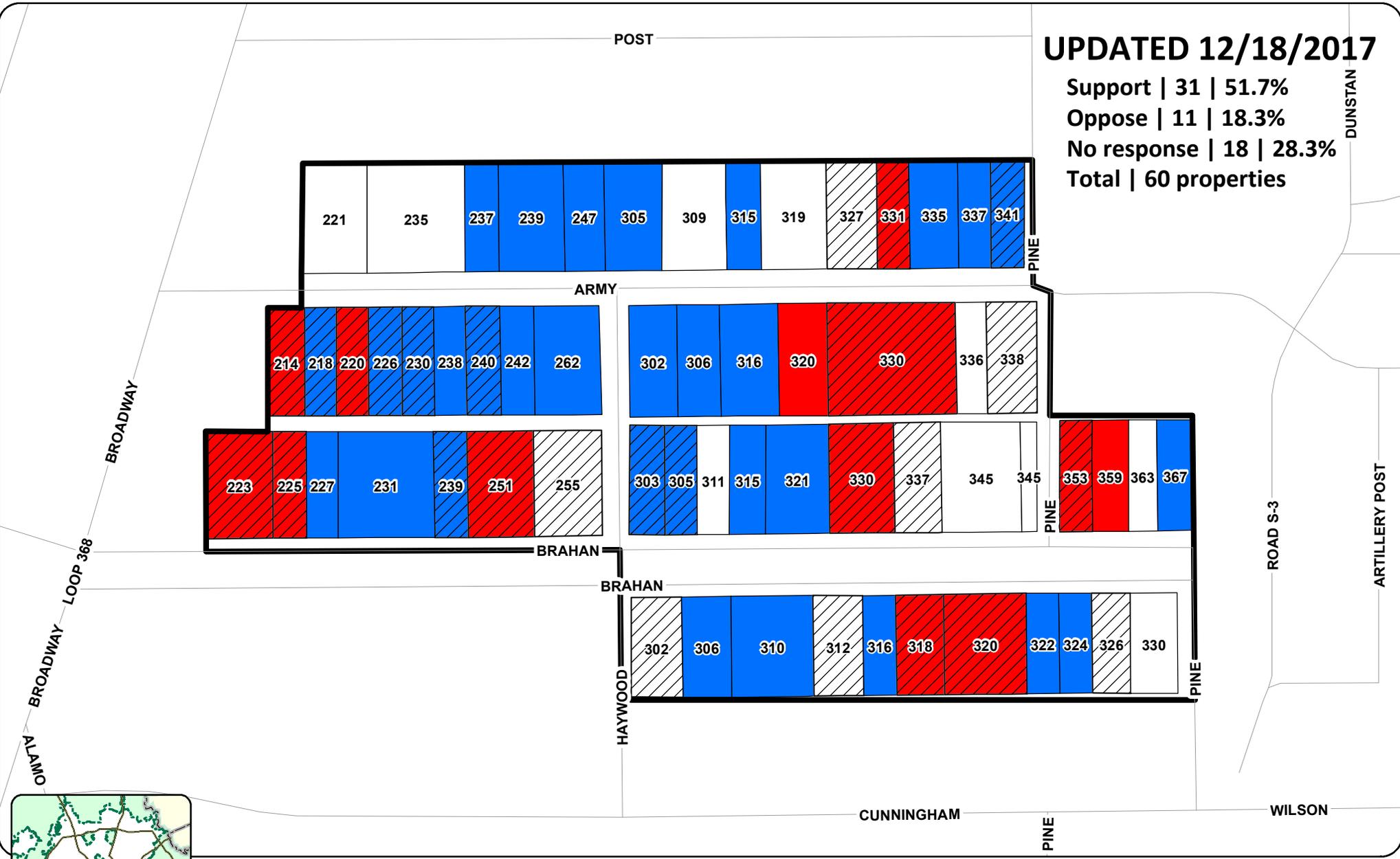
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Printed: Nov 02, 2017

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UPDATED 12/18/2017

Support | 31 | 51.7%
 Oppose | 11 | 18.3%
 No response | 18 | 28.3%
 Total | 60 properties



-  Owner Support—homestead exemption
-  Owner Support—no homestead exemption
-  Owner neutral—homestead exemption
-  Owner neutral—no homestead exemption
-  Owner Opposition—homestead exemption
-  Owner Opposition—no homestead exemption



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 Map Issues: (210) 207-7933
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City of San Antonio Westfort Proposed Historic District

0 50 100 150 200 250 Feet

City of San Antonio
 Information Technology Services Department
 GIS Public Services Division
 Riverview Towers
 111 Soledad St, Suite 900
 San Antonio, TX 78205



Proposed Westfort Historic District
 Properties included within the proposed boundary
 Application submitted March 23, 2017

	Owner_Name	Situs	legal_desc	GIS_ACRES	Zoning
1	SMITH GERALD R & SUSAN C	214 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 10	0.212	RM4-CD NCD-9
2	DRURY MARIA DEL CARMEN	218 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 9	0.183	RM4-CD NCD-9
3	CAMPBELL REVOCABLE LIVING TR; BILLIE & FRANKIE CAMPBELL TR	220 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 8	0.186	R6 NCD-9
4	CARDENAS FRANCES MARTHA	221 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 4 & 5	0.381	R6 NCD-9
5	BREWSTER PLACE L P	223 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 16 AND 17	0.380	RM4-CD NCD-9
6	HEFTY WILLIAM CLAY & KRISTIN WIESE LIVING REVOCABLE TRUST; HEFTY WILLIAM C & KRISTIN TRTSES	225 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 18	0.191	RM4-CD NCD-9
7	VAN DYKE VICTOR J & LINDA	226 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 7	0.194	R6 NCD-9
8	GUERRA ROY FRANK II & MICHAEL PATRICK TROMBLEY	227 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 19	0.179	R6 NCD-9
9	VANDYKE VICTOR & LINDA A	230 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 6	0.184	RM4 NCD-9
10	EDMUNDS CLEO E	231 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 20, 21 & 22	0.542	R6 NCD-9
11	CARTER GREGORY N & TERRY T	235 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 6&7 8	0.573	RM4 NCD-9
12	PIETTE GILBERT & MARILYN	237 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 9	0.198	R6 NCD-9
13	MARANTO SHREVE L	238 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 5	0.186	RM4-CD NCD-9
14	RODRIGUEZ RAUL & AGUIRRE-RODRIGUEZ MARISCELA	239 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 10 11	0.382	RM4 NCD-9
15	SMALLWOOD DAVID C	239 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 23	0.190	RM4-CD NCD-9
16	BRAVO JOSEPH C	240 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 4 EXCEPT SE 1 FT X 66.97 FT	0.200	RM4-CD NCD-9
17	VANDYKE VICTOR & LINDA	242 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 3 & SE 1 FT X 66.97 FT OF 4	0.196	R6 NCD-9
18	PEACE ANNALISA	247 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 12 W 10 FT OF 13	0.237	R6 NCD-9
19	VOGEL JOHN & JILL	251 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 24 & 25	0.374	RM4-CD NCD-9
20	CLEARVIEW PARTNERS II LLC	255 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 26 AND 27	0.383	RM4 NCD-9
21	PIETTE GILBERT M & MARILYN M	262 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3856 BLK 2 LOT 1&2	0.385	R6 NCD-9
22	VILLARREAL DAVID A & KATHERINE S	302 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 17 & W 20 FT OF 16	0.287	R6 NCD-9
23	TCCL REALTY LLC	302 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 16 & W 25 FT OF 15	0.273	RM4-CD NCD-9
24	PETERSON JACK H & CAROLYN	303 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 18	0.206	RM4-CD NCD-9
25	PETERSON JACK H & CAROLYN S	305 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 14 E 40 FT OF 13	0.334	R6 NCD-9
26	BREWSTER EDDIE & SHARON	305 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 19	0.189	RM4-CD NCD-9
27	SHARPE AMANDA & BECKSTEAD MICHAEL	306 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT W 40 FT OF 15 & E 30 FT OF 16	0.256	R6 NCD-9
28	MURILLO GILBERT J JR & JO ANN	306 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 14 & E 25 FT OF 15	0.263	R6 NCD-9
29	SULLIVAN MARK	309 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 15 & 16	0.373	RM4-CD HS NCD-9
30	STALLCUP CHARLES T & CAROLYN D	310 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 12, 13 & W 25 FT OF 11	0.441	R6 NCD-9
31	HARDY AUSTIN E & ISABEL M	311 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 20	0.189	R6 NCD-9
32	HASSMANN STEVEN A	312 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 10 & E 25 FT OF 11	0.266	RM4 NCD-9
33	BURNETTE GEORGE F & NANCY S	315 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 17	0.200	RM4-CD NCD-9
34	MAC LEOD BERNADETTE & RON W	315 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 21	0.211	R6 NCD-9
35	MARSHALL JUDI MARIE	316 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 14, W 25 FT OF 13 & E 10 FT OF 15	0.350	R6 NCD-9
36	ZAINIE CARLA M	316 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 9	0.176	R6 NCD-9
37	HEMBLING BRIAN P & PEREIRA EVELYN N	318 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 8 & W 25 FT OF 7	0.254	RM4 NCD-9
38	BORIE KEITH	319 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 18 19	0.381	RM4-CD NCD-9
39	WILLIAMS JOHN F & EVELYN	320 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 12 & E 25 FT OF 13	0.294	RM4 NCD-9
40	BROTHERS OF HOLY CROSS OF TEXAS, INC.	320 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 5, 6 & E 25 FT OF 7	0.441	R6 NCD-9
41	GIBSON TRUST #8191; GIBSON JULIE K TRUSTEE	321 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 22 AND 23	0.369	RM4 NCD-9
42	MICHEL EMORY M & CONNIE J	322 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 4	0.175	RM4 NCD-9
43	PARTAIN MEGGAN & OSIECKI CHRISTOPHER	324 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 3	0.175	RM4-CD NCD-9
44	KNAPP GREGORY BRENT	326 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 2	0.204	RM4-CD NCD-9
45	SMITH RICHARD A & TRACY L	327 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 20 & W 25 FT OF 21	0.291	RM4-CD NCD-9
46	333 BRAHAN BLVD-WESTGATE LLC	330 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 9, 10, 11, 24, 25, W 45 FT OF 8 & W 2 FT OF 9	1.145	RM4 NCD-9
47	KNAPP GREGORY BRENT	330 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3858 BLK 4 LOT 1	0.252	RM4-CD NCD-9
48	TERRY LIVING TRUST	331 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT E 25 FT OF 21 & W 25 FT OF 22	0.188	RM4-CD NCD-9
49	ANDRESEN DAVID R & KAY	335 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 23, EXC SE 2 FT & E 1/2 OF 22	0.281	RM4 NCD-9
50	SAVAGE NORDALE E	336 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 7 AND E 5 FT OF 8	0.184	RM4 NCD-9
51	GODWIN ZACHARY WILLIAM & LEAH HELENE	337 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 24 & SE 2 FT OF 23	0.187	R6 NCD-9

Proposed Westfort Historic District
 Properties included within the proposed boundary
 Application submitted March 23, 2017

52	RODRIGUEZ JERRY L/E PETERSON JACK H & CAROLYN S	337 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT E 48 FT OF 26 & W 25 FT OF 27	0.278	R6 NCD-9
53	CONTI CELESTE	338 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 6 & W 25 FT OF 5	0.298	RM4 NCD-9
54	KEEN RONALD W	341 ARMY BLVD, SAN ANTONIO, TX 78215	NCB 3593 BLK 1 LOT 25	0.193	RM4 NCD-9
55	CREEDON DANIEL F	345 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 28,29, & E.25 FT OF 27	0.467	R6 NCD-9
56	CREEDON DANIEL F	345 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT W. 25 FT OF 30	0.093	R6 NCD-9
57	ASTON KIMBERLY	353 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 31	0.194	R6 NCD-9
58	SWANN MARGO E	359 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 32 & W 45FT OF 33	0.385	R6 NCD-9
59	SNIDER JEFFREY WAYNE	367 BRAHAN BLVD, SAN ANTONIO, TX 78215	NCB 3855 BLK 1 LOT 34 & E 5 FT OF 33	0.213	R6 NCD-9



Statement of Significance
January 10, 2018

The Westfort Proposed Historic District includes the residential properties on Army and Brahan Boulevards. The name Westfort is a modern nickname for the neighborhood, related to its location at the western edge of Fort Sam Houston. The district contains two plats: the first, Army Terrace, subdivided in 1909 by John H Kirkpatrick; and the second, Narcissa Place, subdivided in 1909 by E.H. Cunningham. Kirkpatrick was a well-known citizen of San Antonio, and in addition to his real estate business he practiced law, served as a local and state elected official, and traveled extensively.¹ Cunningham named his subdivision and its main thoroughfare for his wife, Narcissa Brahan, and named the mid-block north-south connector after his brother-in-law, Haywood. He came to Bexar County from Arkansas with his brother John in the 1850s and purchased a large ranch near St. Hedwig, where he lived and owned several slaves.² He was a veteran of the Confederacy, serving as a captain in Hood's Brigade (4th Texas Cavalry) and later on General Lee's staff as assistant inspector general, and after the war purchased a sugar plantation in Ft Bend County that would eventually become the Imperial Sugar Company.³ The Cunninghams, who lived on Brahan Blvd before moving into a larger home on Grayson, donated the land for the West Texas Military Academy's original Government Hill campus (known today as the Texas Military Institute).⁴

Army Terrace and Narcissa Place attracted prominent residents in the 1910s. Homes for C.T. Boelhauwe, local architect, Frank Scobey, director of the US Mint, and Gutzon Borglum, nationally renowned sculptor, were all located on Brahan Blvd. The neighborhood later transitioned to predominantly rentals for military personnel stationed at Fort Sam Houston and their families.

The architectural styles represented in the Westfort Proposed Historic District vary from Prairie Style and Craftsman to Mission Revival and Spanish Eclectic. The eclectic collection reflects the development of the neighborhood over many decades. Many of the homes are two-story with substantial porches situated on large lots with deep setbacks. Architects working in the neighborhood included Harvey Page, W.N. Hagy, David A. Lown, and Beverly Spillman.

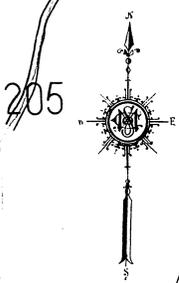
¹A *Twentieth Century History of Southwest Texas Illustrated* (1907) Portrait and biographical sketch, Volume I, pp. 399-401.

² 1860 US Federal Census – Slave Schedules, Bexar County, p15.

³ Ecelbarger, G. (2016) *Slaughter at the Chapel: Battle of Ezra Church, 1864*. "Imperial Sugar Company :: History." <<http://www.imperialsugarcompany.com/about-us/history>>.

⁴ Coulter, J. (2002) *Texas Military Institute: History of the Corps of Cadets*. <<http://tmi-sa.com/documents/corps/buglenotes.pdf>>.

San Antonio, Tex. No. 2
193
NEW SHEET
NOV. 1922
SCALE 100 FT. TO AN INCH



205

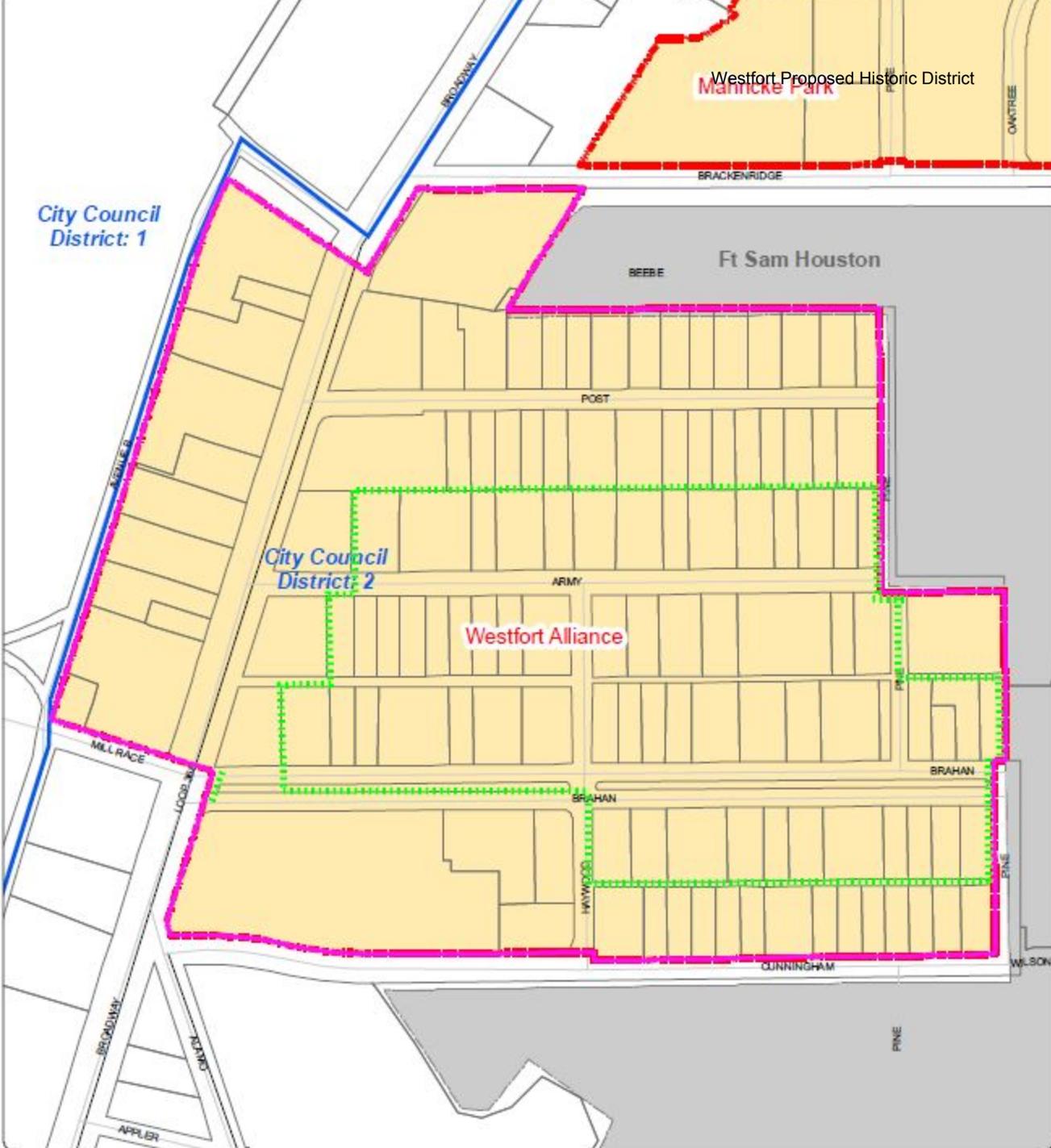


177

178

FORT SAM HOUSTON

Scale 100 Ft. to One Inch.
0 100 200 300
Copyright 1951 by the Sanborn Map Co.



- - - - - Neighborhood association boundaries
- Proposed historic district boundaries

Proposed Westfort Historic District



Proposed Westfort Historic District

- The proposed Westfort Historic District has a unique character within the city of San Antonio because of its proximity to Fort Sam Houston; portions of the neighborhood were originally included within Fort Sam Houston.
- The neighborhood includes the cultural, economic, social and ethnic heritage found throughout the city of San Antonio combined with the additional military influence of Fort Sam Houston.
- The Westfort neighborhood is bordered by Post Avenue to the north, Broadway Boulevard to the west, Cunningham to the south and North Pine to the east. Fort Sam Houston and Broadway Boulevard, previously known as River Avenue, encircle the neighborhood.
- The proposed Westfort Historic District will include commercial properties along Broadway and residential streets that include Army Boulevard and Brahan Boulevard within the Westfort neighborhood, a Neighborhood Conservation District.

The present Westfort neighborhood is the combination of *Army Terrace*, platted by J. Kirkpatrick in 1909 and *Narcissa Place*, platted in 1909 by E.H. Cunningham. Included in the San Antonio City Directory in 1910, the neighborhood was included in Sanborn maps in 1930. Located at the confluence of the near east side, the near north side, and Mahncke Park, the neighborhood includes diverse architectural styles such as Classic Revival, Queen Anne, Tudor, Craftsman bungalows, Spanish Colonial Revival, small frame houses and post-war/mid-century apartments. Proximity to Fort Sam Houston influenced the need for multi-family homes and apartment buildings. Structures that were originally servants' quarters behind the larger homes were converted to housing for base personnel and single family homes were divided into apartments.

Occupations of the residents reflected the needs of the base including the military and non-military employees. Other residents were employed as accountants, lawyers, court reporters, teachers, plumbers, clerks, checkers, cooks, waitresses and chauffeurs. The proximity to the railroads and the streetcar along Broadway provided still more occupational opportunities for residents.

Ethnically diverse, the neighborhood included residents descended from northern European countries, Africa, Russia, Canada, the Philippines, Puerto Rico and Syria. Residents appeared on the membership rolls of Catholic and Protestant churches and Jewish synagogues.

Notable residents of the neighborhood include:

- E.H. Cunningham, founder of a sugar plantation which he sold to a company now known as the Imperial Sugar Company, the longest existing business in Texas. [335 Brahan Boulevard—demolished in the 1960s]
- C.T. Boelhauwe, architect of the State Bank and Trade building downtown and the Sunken Gardens Theater. [255 Brahan Boulevard—recently demolished]
- Gutzon Borglum, world famous sculptor of Mount Rushmore. [231 Brahan Boulevard]
- Edward Lange, a member of the Texas Legislature. [255 Brahan Boulevard—recently demolished]
- Dr. Charles Scott Venable, president of the Texas Medical Association. [255 Brahan Boulevard—recently demolished]
- Will Symons, Sr., founder the former Laurel Heights Golf Club (the first private golf club in San Antonio); inducted into the Texas Golf Hall of Fame in 2010. [335 Army Boulevard]
- Frank E. Scobey, Director of the United States Mint (1921-1923), founder of Scobey Fireproof Storage Company, and a personal friend of President Warren G. Harding. [251 Brahan Boulevard]

The district meets the following criteria of UDC SEC 35-607:

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature. *The neighborhood is surrounded on three sides by Fort Sam Houston and on one side by Broadway Boulevard, historically a main traffic artery.*

8. Its historical, architectural or cultural integrity of location, design, materials and workmanship. *The architectural styles echo the diversity of the social, economic, and occupational factors that influenced the development of the neighborhood. The styles also illustrate the workmanship and materials of the periods of construction.*

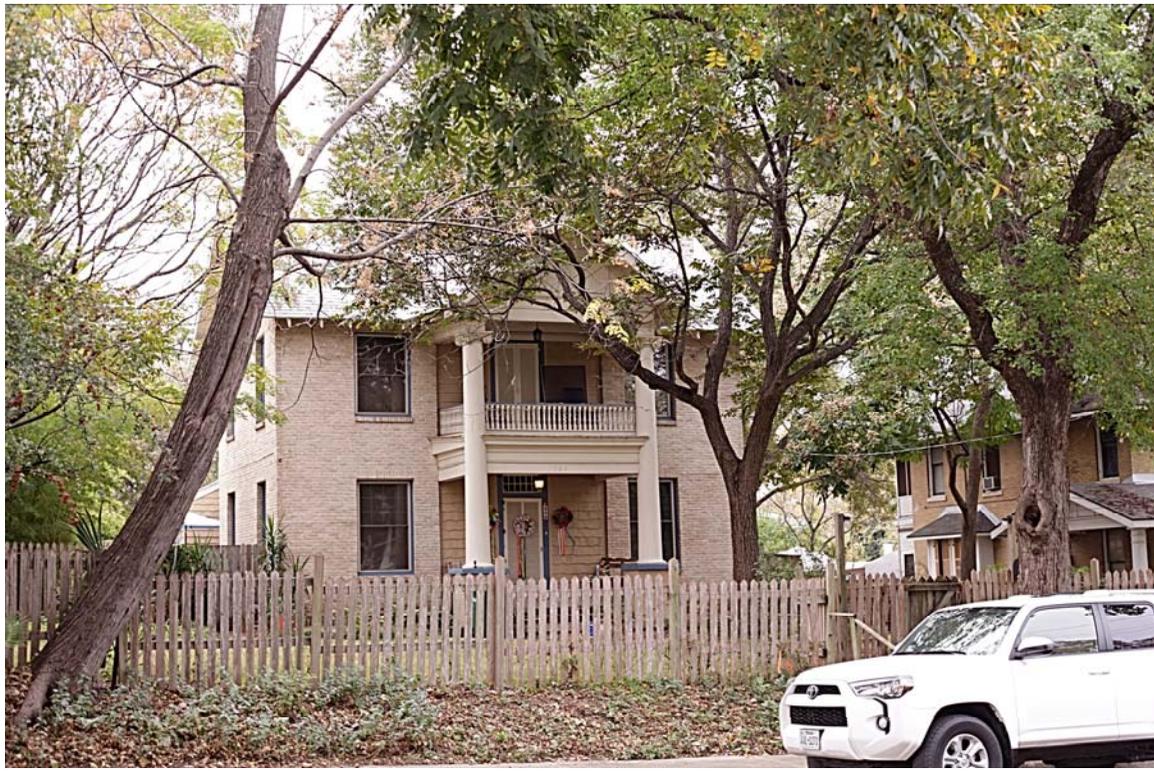
11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States. *The history of Fort Sam Houston informs the history of Westfort. The name of the neighborhood describes both the proximity and influence of Fort Sam Houston.*

References include: San Antonio City Directory. Fisher, Lewis F. San Antonio: *Outpost of Empires*, Maverick Publishing Company: San Antonio, 1997. Guerra, Henry. Henry Guerra's San Antonio: *A Unique History and Pictorial Guide*, The Alamo Press, San Antonio Texas, 1998. Diana J. Kleiner. "Imperial Sugar Company" (based on Robert Armstrong's *Sugarland and the Imperial Sugar Company*). *The Handbook of Texas Online*, <https://tshaonline.org/handbook/online/articles/diicy>. Accessed 21 February 2017.

Representative Homes









Proposed Historic District Informational Meeting



6:30 PM – 7:30 PM
TUESDAY, APRIL 11, 2017
LIONS FIELD ADULT AND SENIOR CENTER
2809 BROADWAY

Jenny Hay
Senior Management Analyst
jenny@sapreservation.com
(210) 207-0166

Initiate Designation Process – UDC 35-605



1

- Receive application
- Verify eligibility

2

- Notify property owners
- **Informational Meeting**

3

- Collect written support to initiate
- Verify written support to initiate

4

- 51% support to initiate
- HPO makes recommendation to HDRC

Postcards



Proposed Designation of Local Historic District

We the undersigned are owners of property
located within the area proposed for local
historic district designation.

Please check yes or no, include your signature,
and print your phone number.

YES <input type="checkbox"/> I support the initiation of the designation process.	NO I do <u>not</u> support the initiation of the designation process.
--	---

Signature (at least 1 owner)

[Prepopulated]

Name of property owner(s)

[Prepopulated]

Property address (located in proposed district)

[Prepopulated]

Owner address (if different from above)

Telephone number (**required**)

Designation Process – UDC 35-605



5

- **Historic & Design Review Commission**
- Within 30 days of receipt of HPO recommendation

6

- **Zoning Commission**
- Within 45 days of receipt of HDRC recommendation

7

- **City Council**
- Within 45 days of receipt of Zoning recommendation

Proposed Historic District: Westfort



- Residential properties on Army Blvd and Brahan Blvd roughly between N Pine St and Broadway



Proposed Historic District: Westfort



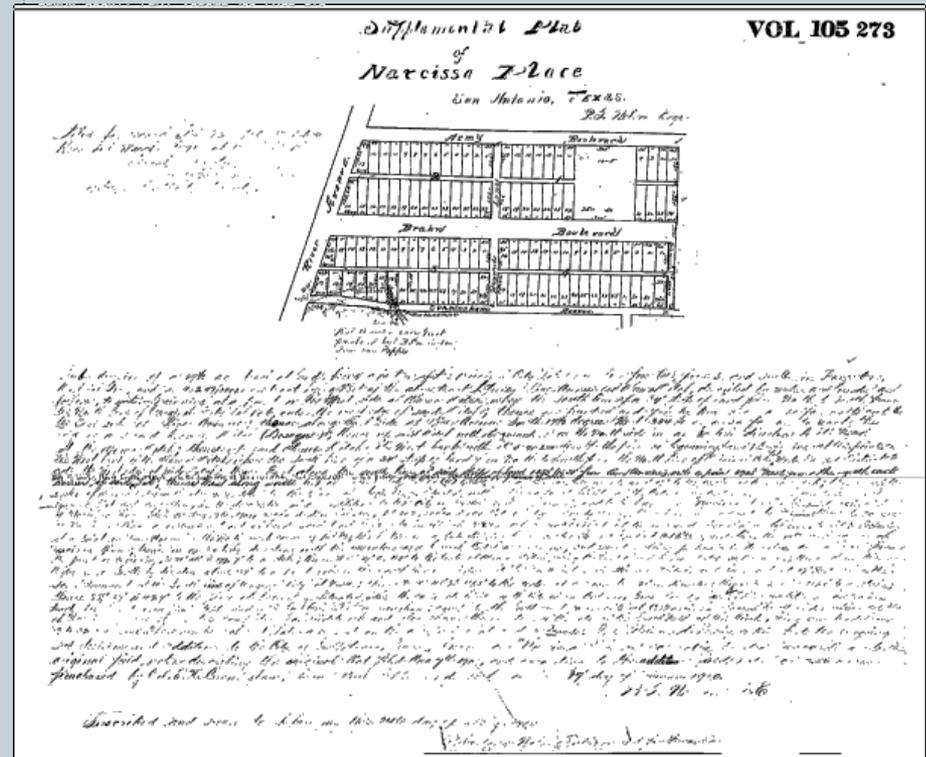
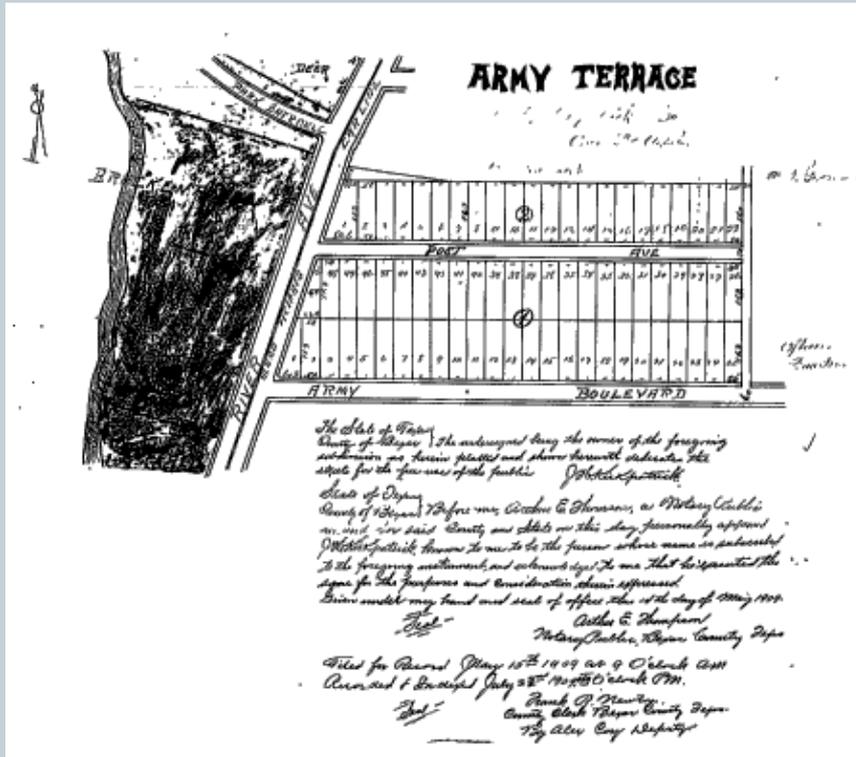
- **59 Properties**
 - 31 properties in support required to initiate public hearing process
- **Strong relationship to Fort Sam Houston**
 - Reflected in name as well as pattern of large homes transitioning to rentals and multi-family properties
- **Eclectic mix of architectural styles**
 - Classic Revival
 - Spanish Eclectic
 - Craftsman

Proposed Historic District: Westfort



- **309 Army**
 - Historic Landmark c. 1910
 - Built for William Will, designed by W.N. Hagy
- **251 Brahan**
 - Resident Frank E. Scobey was Director of the US Mint and founded Scobey Fireproof Storage Co.
- **231 Brahan**
 - Resident Gutzon Borglum, sculptor of Mount Rushmore

Proposed Historic District: Westfort



Platted in 1909 by J. Kirkpatrick

Platted in 1910 by E.H. Cunningham

Tax Incentives

- Substantial Rehabilitation -



- Value of rehabilitation must be 30% of building's assessed value

- Residential
 - Option 1:
 - ✦ 10 year freeze at pre-improvement value
 - Option 2:
 - ✦ 5 year freeze at pre-improvement value, 5 year 50% of post-rehab value
- Commercial
 - Option 2 only

Tax Incentives

- New Historic District -



- All owner-occupied residential properties in new historic districts receive a 20% tax exemption on City taxes for 10 years.
- A five year extension is available as long as the same property owner remains in the house

Certificate of Appropriateness



- **2016 by the numbers:**
 - **2,191 applications received**
 - ✦ **1,610 administrative approvals**
 - ✦ **581 applications were heard by HDRC**

**98% are
approved!**

Certificate of Appropriateness – Administrative –



- **Basic maintenance**
- **Repairs**
- **Replacement with same materials & design**
- **Re-roofing with same type and color material**
- **Repainting with same or similar colors**

Certificate of Appropriateness – HDRC –



- **Exterior changes in materials or design**
- **New construction**
 - Additions
 - Garages and driveways
 - Other accessory structures
- **New signage**
- **New landscaping, lighting, fencing**
- **Demolition**

Initiate Designation Process – UDC 35-605



1

- Receive application
- Verify eligibility

2

- Notify property owners
- **Informational Meeting**

3

- Collect written support to initiate
- Verify written support to initiate

4

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- HPO makes recommendation to HDRC

Designation Process – UDC 35-605



5

- **Historic & Design Review Commission**
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