



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

September 13, 2017

APPLICATION FOR CHANGE OF ZONING, EAST FRENCH PLACE HISTORIC DISTRICT

Request:

The Office of Historic Preservation is requesting a change in zoning for properties along E French Place between N St. Mary's Street and Highway 281 to include a new East French Place Historic District (H). The district will include 33 properties; 419 E French Place through 478 E French Place.

OHP Staff recommends approval.

Case Comments:

Case History:

July 19, 2017 - Zoning Commission Hearing

May 17, 2017 – Historic & Design Review Commission (HDRC) hearing

April 11, 2017 – 51% threshold met

November 10, 2016 – OHP Informational Meeting

October 5, 2016 – OHP received an application, submitted by a property owner within the boundary

Applicable Citations:

Note: UDC Section 35-607 (a) states that historic districts shall consist of at least two or more structures that meet at least three of the designation criteria. The proposed East French Place Historic District meets criteria 1, 3, 4, 7 and 10. All 33 of the structures included in the proposed boundary meet these criteria.

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.
 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
 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;
 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
 10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;

Findings:

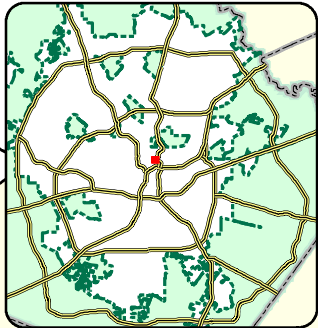
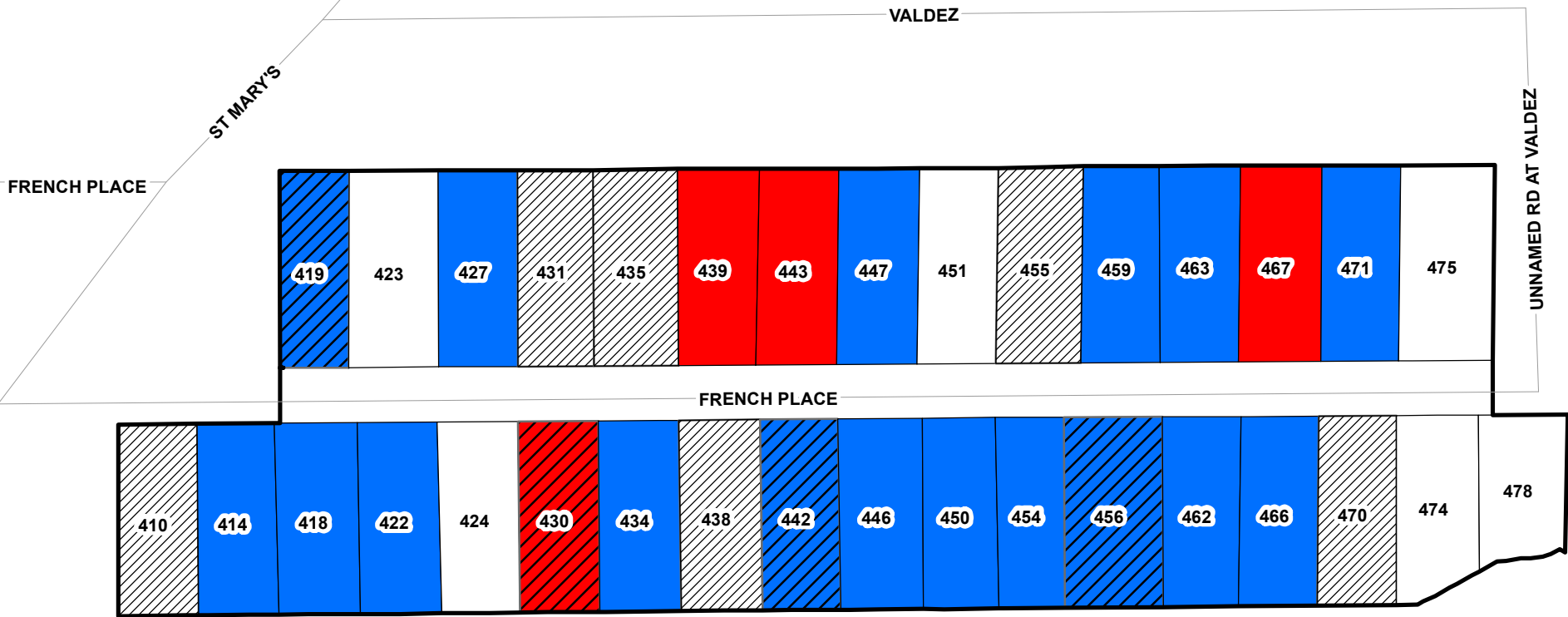
- a. The proposed district was platted in 1922 by H.C. Thorman, who proceeded to build 42 modest Craftsman bungalows. The development pattern of consistent deep setbacks, front porches that clearly address the street and similar home sizes make for a strikingly coherent streetscape. The Upper Labor Acequia originally provided the terminus for the eastern edge of this street. UDC Section 35-607 (a)

states that historic districts shall consist of at least two or more structures that meet at least three of the designation criteria. The proposed East French Place Historic District meets criteria 1, 3, 4, 7 and 10. All 33 of the structures included in the proposed boundary meet these criteria.

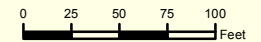
- b. The applicant is requesting approval for a Finding of Historic Significance for the East French Place Historic District and a recommendation for approval to the Zoning Commission and to the City Council for historic district designation.
- The proposed district will include East French Place between N St. Mary's and US Hwy 281. It contains 33 non-municipal parcels total.
 - An application for historic district designation was received on October 5, 2016.
 - A public informational meeting for potential historic district designation as held on November 10, 2016, for property owners. 20 of the 33 property owners were present at this meeting.
 - On April 11, 2017, the staff of the Office of Historic Preservation received 51% in support of the designation. In accordance with the UDC, staff has forwarded the application to the HDRC for review.
- c. Criterion 1, per UDC Sec. 35-607(b)(1), is that a structure has a value as a visible or archeological reminder of the cultural heritage of the community, or national event. All of the proposed structures meet criterion 1 in that the Upper Labor Acequia originally provided the terminus for the eastern edge of this street.
- d. Criterion 3, per UDC Sec. 35-607(b)(3), is that a structure has identification with a person or persons who significantly contributed to the development of the community, county, state, or nation. All of the proposed structures meet criterion 3 in that they are included in a neighborhood that was platted by a prominent San Antonio builder, H.C. Thorman in 1922.
- e. Criterion 5, per UDC Sec. 35-607(b)(5), is that a structure has embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. All of the proposed structures meet criterion 5 in that they are located on one single street that is still a dense intact collection of only craftsman style bungalows built all by H.C. Thorman in the 1920s.
- f. Criterion 7, per UDC Sec. 35-607(b)(7), is that a structure has an area has a unique location or singular physical characteristics that make it an established or familiar visual feature. All of the proposed structures meet criterion 7 in that they are within a collection of modest houses reflects the economic status of trades and craft workers of the early 20th century. All of the homes are uniform in style, size, setbacks, rooflines, and other architectural features.
- g. Criterion 10, per UDC Sec. 35-607(b)(10), is that an area has character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development. The proposed district meets criterion 10 in that the neighborhood shares a common history visible in its common architectural style, development pattern within the H.C. Thorman plat, and location with dense residential blocks surrounded by commercial corridors along St. Mary's.
- h. 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.
- i. 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.

ATTACHMENTS

Map
HDRC Recommendation
Case Exhibits



- Owner support—owner occupied
- Owner support—not owner occupied
- Owner neutral—owner occupied
- Owner opposition—owner occupied
- Owner opposition—not owner occupied
- Owner neutral—not owner occupied



City of San Antonio East French Place Proposed Historic District

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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These controls the responsible City of San Antonio Department for specific determinations.
Map Issues: (215)207-7933
Date/Time Saved: 7/5/2017 at 8:02:45 AM
PDF filename: E French Place.pdf
Map Path: \\sccommon\giscommon\Misc29\GIS\Plan0\plan_0\Archived\Historic Preservation\Proposed Historic Districts\E French Place\E French Place.mxd



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

May 17, 2017

HDRC CASE NO:

2017-213

ADDRESS:

419 E FRENCH PLACE
423 E FRENCH PLACE
427 E FRENCH PLACE
431 E FRENCH PLACE
435 E FRENCH PLACE
439 E FRENCH PLACE
443 E FRENCH PLACE
447 E FRENCH PLACE
451 E FRENCH PLACE
455 E FRENCH PLACE
459 E FRENCH PLACE
463 E FRENCH PLACE
410 E FRENCH PLACE
414 E FRENCH PLACE
418 E FRENCH PLACE
422 E FRENCH PLACE
424 E FRENCH PLACE
430 E FRENCH PLACE
434 E FRENCH PLACE
438 E FRENCH PLACE
442 E FRENCH PLACE
446 E FRENCH PLACE
450 E FRENCH PLACE
454 E FRENCH PLACE
456 E FRENCH PLACE
458 E FRENCH PLACE
462 E FRENCH PLACE
467 E FRENCH PLACE
471 E FRENCH PLACE
475 E FRENCH PLACE
466 E FRENCH PLACE
470 E FRENCH PLACE
474 E FRENCH PLACE
478 E FRENCH PLACE

LEGAL DESCRIPTION:

NCB 6518 BLK LOT 3
NCB 6518 BLK LOT 4
NCB 6518 BLK LOT 5
NCB 6518 BLK LOT 6
NCB 6518 BLK LOT 7
NCB 6518 BLK LOT 8
NCB 6518 BLK LOT 9
NCB 6518 BLK LOT 10
NCB 6518 BLK LOT 11
NCB 6518 BLK LOT 12

NCB 6518 BLK LOT 13
NCB 6518 BLK LOT 14
NCB 6518 BLK LOT 25
NCB 6518 BLK LOT 26
NCB 6518 BLK LOT 27
NCB 6518 BLK LOT 28
NCB 6518 BLK LOT 29
NCB 6518 BLK LOT 30
NCB 6518 BLK LOT 31
NCB 6518 BLK LOT 32
NCB 6518 BLK LOT 33
NCB 6518 BLK LOT 34
NCB 6518 BLK LOT 35
NCB 6518 BLK LOT 36
NCB 6518 BLK LOT 37
NCB 6518 BLK LOT 38
NCB 6518 BLK LOT 15
NCB 6518 BLK LOT 16
NCB 6518 BLK LOT 17
NCB 6518 BLK LOT 39
NCB 6518 BLK LOT 40
NCB 6518 BLK LOT 41
NCB 6518 BLK LOT W 47.48 FT OF 42

PUBLIC PROPERTY:

No

APPLICANT:

Samuel Aguirre - 466 E French Place

OWNER:

Various owners - see list attached

REQUEST:

The applicant is requesting approval for a Finding of Historic Significance for the East French Place Historic District and a recommendation for approval to the Zoning Commission and to the City Council for historic district designation. The proposed district will include East French Place between N St. Mary's and US Hwy 281. It contains 33 non-municipal parcels total.

FINDINGS:

a. The proposed district was platted in 1922 by H.C. Thorman, who proceeded to build 42 modest Craftsman bungalows. The development pattern of consistent deep setbacks, front porches that clearly address the street and similar home sizes make for a strikingly coherent streetscape. The Upper Labor Acequia originally provided the terminus for the eastern edge of this street. UDC Section 35-607 (a) states that historic districts shall consist of at least two or more structures that meet at least three of the designation criteria. The proposed East French Place Historic District meets criteria 1, 3, 4, 7 and 10. All 33 of the structures included in the proposed boundary meet these criteria.

b. The applicant is requesting approval for a Finding of Historic Significance for the East French Place Historic District and a recommendation for approval to the Zoning Commission and to the City Council for historic district designation.

- The proposed district will include East French Place between N St. Mary's and US Hwy 281. It contains 33 non-municipal parcels total.

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RECOMMENDATION:

Staff recommends approval of the proposed Finding of Historic Significance and that the Historic & Design Review Commission recommend approval for the designation of the East French Place Historic District to the Zoning Commission and to the City Council for historic district designation based on findings a through i.

COMMISSION ACTION:

The Historic and Design Review Commission approves the Finding of Historic Significance and supports the designation of the Nathan Historic District as submitted and recommends approval to the Zoning Commission and to the City Council for historic district designation.

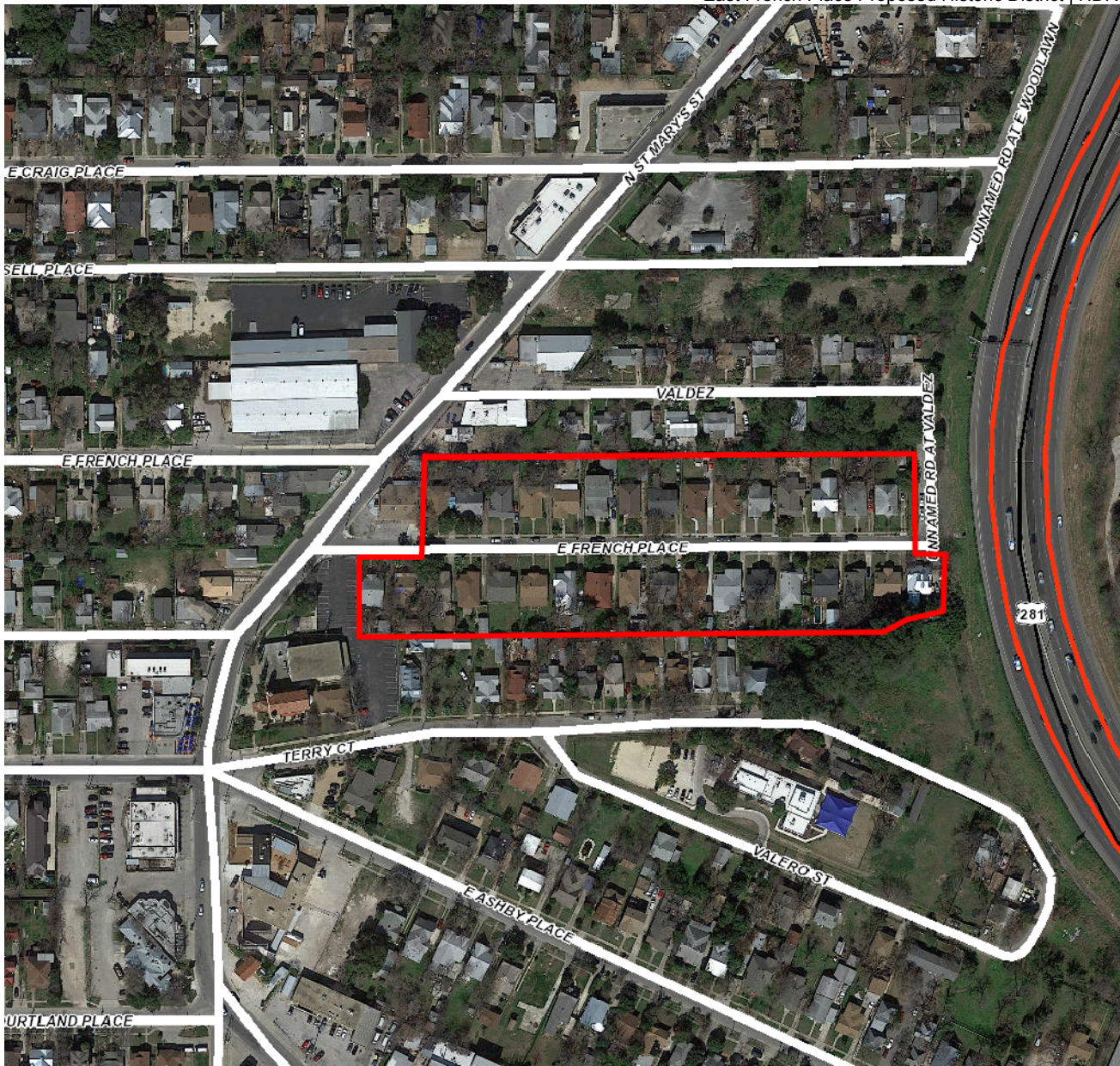
CASE COMMENTS:

If the HDRC concurs that the proposed district meets criteria and is eligible for designation and recommends the historic district designation for the East French Place Historic District, then their recommendation shall be submitted to the zoning commission. The zoning commission shall schedule a hearing within 45 days of receipt of the HDRC'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.

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.



Shanon Shea Miller
Historic Preservation Officer



 **Flex Viewer**
Powered by ArcGIS Server Printed: Apr 24, 2017

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H.C. Thorman

Developer H.C. Thorman constructed hundreds of homes across San Antonio, often working with local manufacturing supplier and contracting firm Hillyer-Deutsch-Jarrett and pulling from a distinct plan book. The New Encyclopedia of Texas proclaimed Thorman was the “leading home builder of this city,” best known for the San Antonio Country Club Addition and Olmos Park Estates. Other neighborhoods developed by Thorman include areas along Cincinatti, in Mahncke Park, and in Olmos Park Terrace.

Architecture

The structures in the E French Place proposed historic district are all Craftsman bungalows that share similar decorative features. Thirteen of the thirty-three homes feature clipped front gables; many have linear front walkways and driveways to the east of the house. Other shared design features include exposed rafter tails, triangular knee braces, decorative window screens, and columns on large pediments supporting the porches.

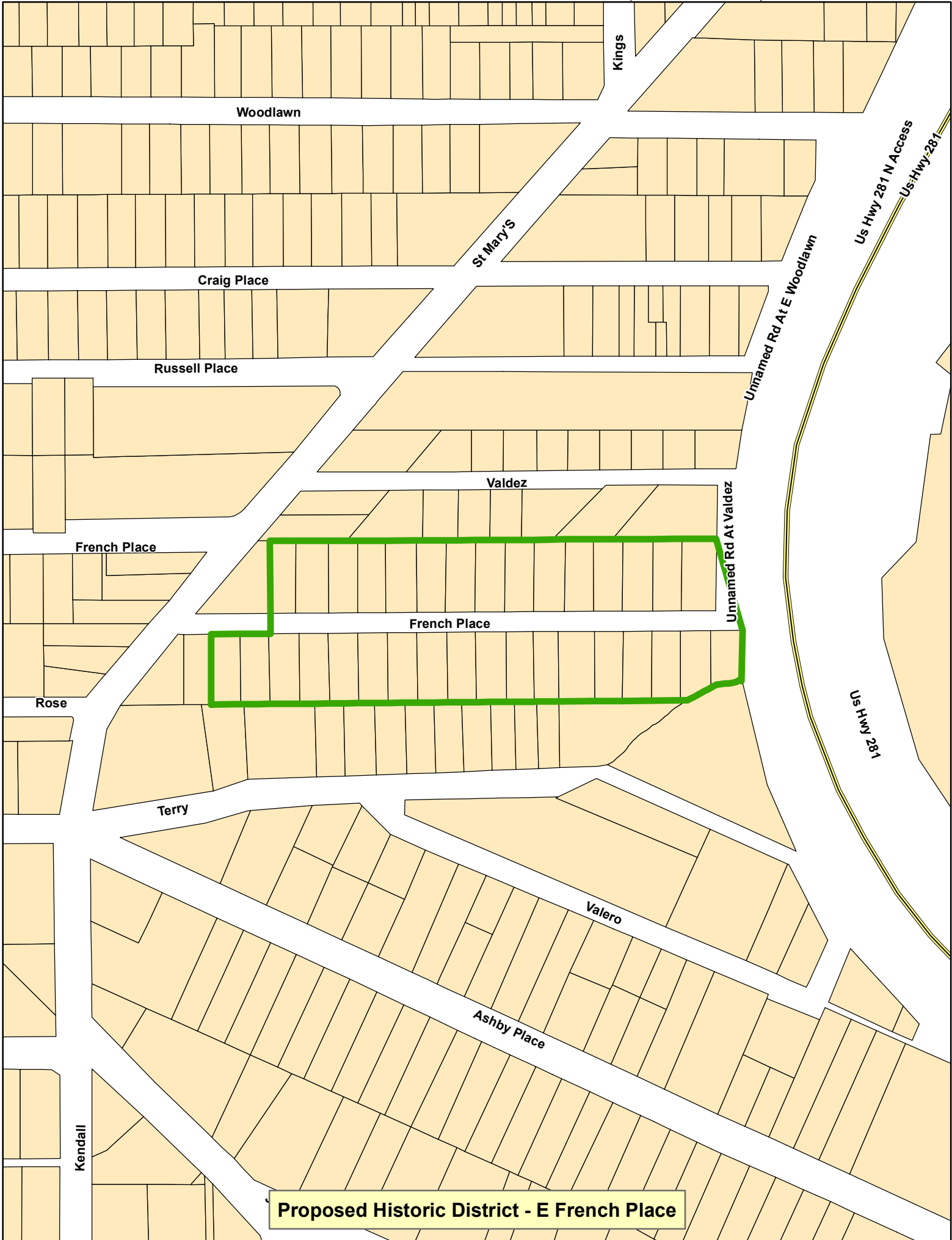
A Magical Colony

The secluded nature of this neighborhood off of N St. Mary’s produces the feeling of an almost suburban subdivision. The development pattern of consistent deep setbacks, front porches that clearly address the street and similar home sizes make for a strikingly coherent streetscape. Although its eastern edge today is defined by Highway 281, in fact the Upper Labor Acequia originally provided the terminus for this street.

Thorman subdivided this block in 1922, and proceeded to rapidly build 42 modest Craftsman bungalows. The American Lumberman covered the story in its May 6, 1922 edition, stating that “Building interests here have had their attention centered recently on the almost magical development of a new colony of homes by H.C. Thorman, who within a period of less than sixty days erected forty-two cottages...From 600 to 700 men have been kept at work on the houses, probably the largest number ever employed on any one such contract in the city.” The Hillyer-Deutsch-Jarratt Lumber Co., where Maury Maverick served as sales manager, was instrumental in the prompt completion of the project.

Represents social and economic history of San Antonio

The homes were purchased by families of diverse backgrounds. Most had middle-class incomes from jobs as bookkeepers, salesmen, insurance agents, and storekeepers.



Proposed Historic District - E French Place

	PropID	Situs	Owner Name	Legal Description
1	378550	410 E FRENCH PL, SAN ANTONIO, TX 78212	AGUSTINE ARTHUR G	NCB 6518 BLK LOT 25
2	378551	414 E FRENCH PL, SAN ANTONIO, TX 78212	RICE GEORGE	NCB 6518 BLK LOT 26
3	378552	418 E FRENCH PL, SAN ANTONIO, TX 78212	GARZA LAUREN E	NCB 6518 BLK LOT 27
4	378553	422 E FRENCH PL, SAN ANTONIO, TX 78212	LANDES JORDAN R	NCB 6518 BLK LOT 28
5	378554	424 E FRENCH PL, SAN ANTONIO, TX 78212	GOMEZ SANTIAGO & SUSANA	NCB 6518 BLK LOT 29
6	378555	430 E FRENCH PL, SAN ANTONIO, TX 78212	LOCAL 3 INVESTMENTS LLC	NCB 6518 BLK LOT 30
7	378556	434 E FRENCH PL, SAN ANTONIO, TX 78212	BIFFLE JAMES H & BARBARA J	NCB 6518 BLK LOT 31
8	378557	438 E FRENCH PL, SAN ANTONIO, TX 78212	PERALES GILBERT T & IRASEMA	NCB 6518 BLK LOT 32
9	378558	442 E FRENCH PL, SAN ANTONIO, TX 78212	LEHMAN MARIA E	NCB 6518 BLK LOT 33
10	378559	446 E FRENCH PL, SAN ANTONIO, TX 78212	FRANKLIN KARL & BETTY	NCB 6518 BLK LOT 34
11	378560	450 E FRENCH PL, SAN ANTONIO, TX 78212	ALAI JOSEPH JR	NCB 6518 BLK LOT 35
12	378561	454 E FRENCH PL, SAN ANTONIO, TX 78212	OLIVARES THERESA M	NCB 6518 BLK LOT 36
13	378562	456 E FRENCH PL, SAN ANTONIO, TX 78212	AGUIRRE SAMUEL J & SUSANNE R	NCB 6518 BLK LOT 37
14	378563	462 E FRENCH PL, SAN ANTONIO, TX 78212	WHOLESALE REAL ESTATE LLC	NCB 6518 BLK LOT 38
15	378564	466 E FRENCH PL, SAN ANTONIO, TX 78212	RODRIGUEZ SUSANNE R	NCB 6518 BLK LOT 39
16	378565	470 E FRENCH PL, SAN ANTONIO, TX 78212	MORALES SANTOS JR	NCB 6518 BLK LOT 40
17	378566	474 E FRENCH PL, SAN ANTONIO, TX 78212	CANALES THERESA Y	NCB 6518 BLK LOT 41
18	378567	478 E FRENCH PL, SAN ANTONIO, TX 78212	RAMIREZ EDWARD C & JENNIFER	NCB 6518 BLK LOT W 47.48 FT OF 42
19	378532	419 E FRENCH PL, SAN ANTONIO, TX 78212	BARS MATTHEW G & NICHOLAS H	NCB 6518 BLK LOT 3
20	378533	423 E FRENCH PL, SAN ANTONIO, TX 78212	ESQUIVEL BEATRICE G	NCB 6518 BLK LOT 4
21	378534	427 E FRENCH PL, SAN ANTONIO, TX 78212	ANGOTTIE BRADLEY S	NCB 6518 BLK LOT 5
22	378535	431 E FRENCH PL, SAN ANTONIO, TX 78212	431 E FRENCH PI LAND TRUST	NCB 6518 BLK LOT 6
23	378536	435 E FRENCH PL, SAN ANTONIO, TX 78212	PERALES GILBERTO & IRASEMA	NCB 6518 BLK LOT 7
24	378537	439 E FRENCH PL, SAN ANTONIO, TX 78212	BARRERA JOSE M &	NCB 6518 BLK LOT 8
25	378538	443 E FRENCH PL, SAN ANTONIO, TX 78212	QUEZADA PAULINA O & FORDYCE SHANE G	NCB 6518 BLK LOT 9
26	378539	447 E FRENCH PL, SAN ANTONIO, TX 78212	CASTILLO PHILLIP	NCB 6518 BLK LOT 10
27	378540	451 E FRENCH PL, SAN ANTONIO, TX 78212	CARRANZA ROBERT L	NCB 6518 BLK LOT 11
28	378541	455 E FRENCH PL, SAN ANTONIO, TX 78212	PERALES GILBERTO & IRASEMA	NCB 6518 BLK LOT 12
29	378542	459 E FRENCH PL, SAN ANTONIO, TX 78212	RODRIGUEZ GLORIA R	NCB 6518 BLK LOT 13
30	378543	463 E FRENCH PL, SAN ANTONIO, TX 78212	DYER PAMELA R	NCB 6518 BLK LOT 14
31	378544	467 E FRENCH PL, SAN ANTONIO, TX 78212	MARTINEZ CLETO G JR &	NCB 6518 BLK LOT 15
32	378545	471 E FRENCH PL, SAN ANTONIO, TX 78212	PENA FRANCES R	NCB 6518 BLK LOT 16
33	378546	475 E FRENCH PL, SAN ANTONIO, TX 78212	GUTIERREZ ANDREW D	NCB 6518 BLK LOT 17

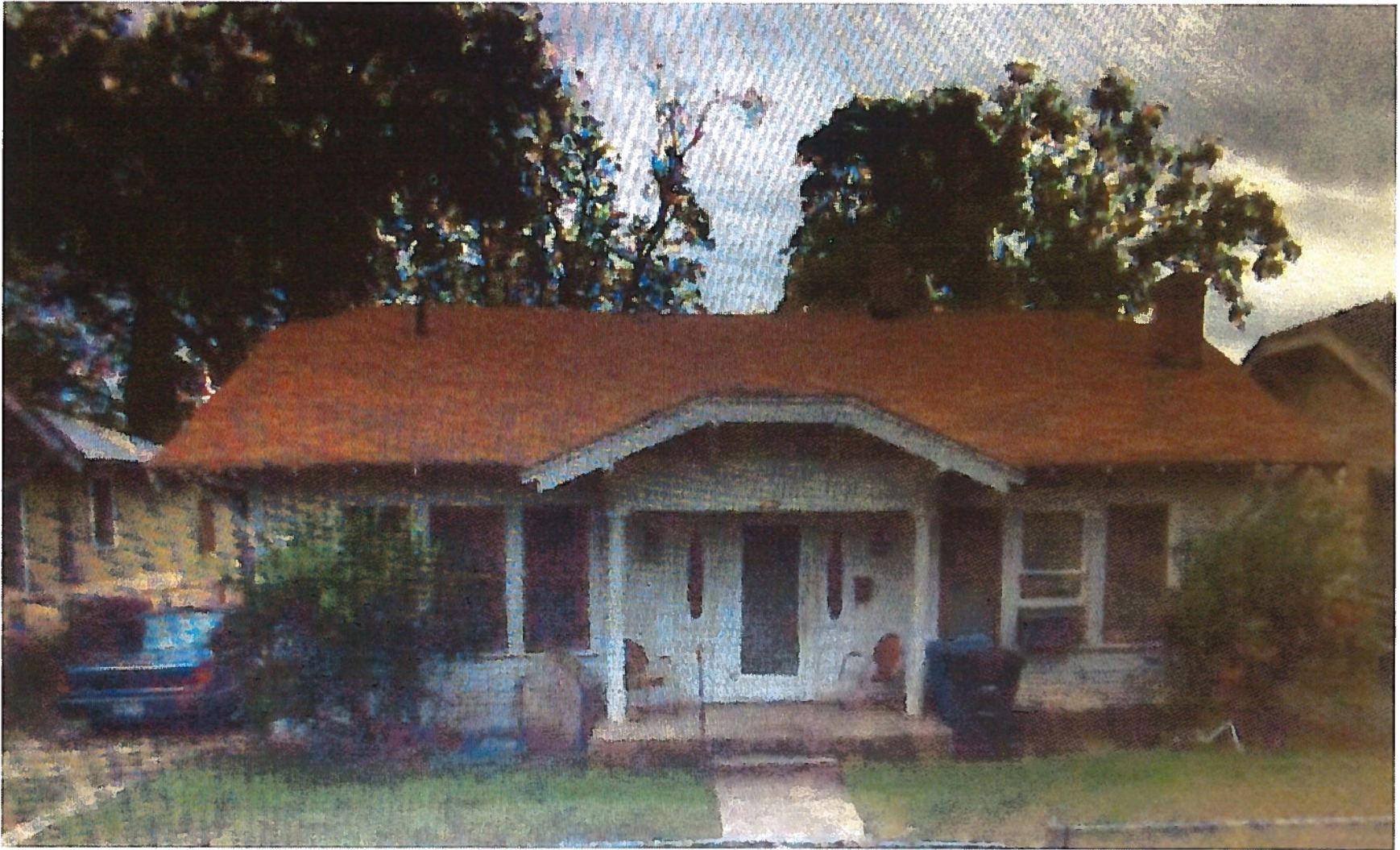


Examples of Buildings





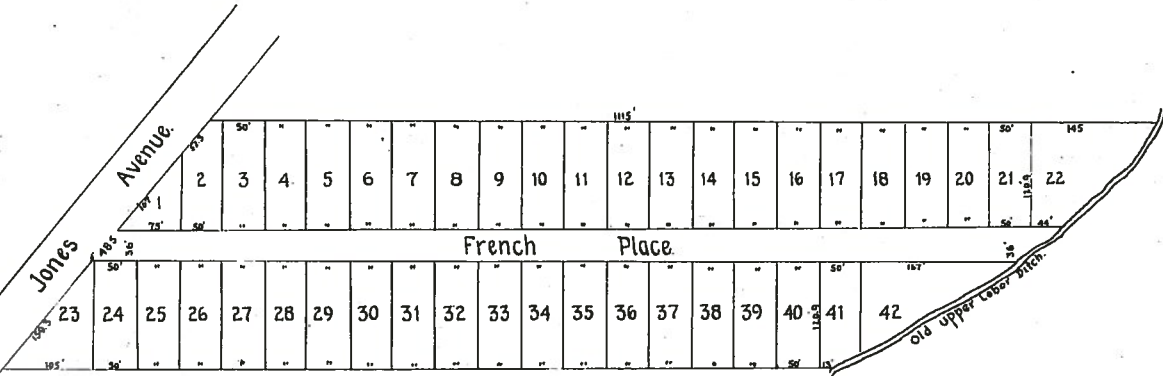




#28421.

642 47 47

Subdivision of 6% Acres
out of Lot No 8 Range No.
1 Dist 3
San Antonio Texas.
Scale 1in = 100 Ft.



I, J.A. Greene Surveyor Hereby certify that the above plat represents a subdivision of 6% acres of land in Lot 8 R1 Dist 3, as surveyed on the ground January 11th & 12th 1922 and is correct.

J.A. Greene, Surveyor.

Filed for record February 28, 1922 at 4:45 PM.
Recorded and indexed March 10, 1922 at 10 A.M.
Jack R. Burke
County Clerk Bexar County, Texas.
By: L.E. Vanlandingham, Deputy.

I, J.A. Greene, civil engineer do hereby certify this to be a true and correct copy of my original plat representing into Lots and block the six and sixth tenth (66) acres of lot No. Eight (8) Range One (1) District Three (3) lying East of Jones Avenue, and extending east to the upper labor ditch, same being of the old city grant of The City of San Antonio, Texas.
Witness my hand at San Antonio, Texas this 28th day of February A.D. 1922.
J.A. Greene,
Civil Engineer.

Sworn to and subscribed by J.A. Greene before me the under signed authority on this the 28th day of February A.D. 1922.
A.M. Kelly
Notary Public Bexar County, Texas.

Seal

State of Texas)
County of Bexar)
Know all men by these presents: That I, H.C. Thorman own the property subdivided in the hereto attached plat, same being all that certain tract or parcel of land lying and being within the corporate limits of the city of San Antonio Bexar County, Texas, and being all that portion of Lot Number Eight (8) Range One (1) District Three (3) lying East of Jones Avenue, and extending east to the Upper Labor Ditch and described by metes and bounds as follows:
Beginning at a stake at fence corner, where the north line of lot Number Eight (8) intersects the east line of Jones Avenue, Thence along the old fence on the north line of Lot Number Eight (8), eleven hundred fifteen feet (1115) to the center of said Upper Labor Ditch, stake for northeast corner of this lot.
Thence down said Ditch with its meanders to the southeast corner of Lot Number Eight (8), stake for corner.
Thence west nine hundred sixty feet (960) along the south line of said Lot Number eight (8) to its intersection with the east line of Jones Avenue.
Thence along the east line of Jones Avenue, Northeastwardly three hundred sixty eight and five one hundredth feet (368.05) to the place of beginning, containing six and six tenth (66) acres of land, and do hereby file the said plat as the official map of said property.
Witness my hand this 28th day of February A.D. 1922.
H.C. Thorman.

State of Texas)
County of Bexar)
Before me, the undersigned authority, a Notary Public, in and for Bexar County, Texas on this day personally appeared H.C. Thorman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
Witness my hand and seal of office this 28th day of Feb. A.D. 1922.
A.M. Kelley
Notary Public in and for Bexar County, Texas.

Seal

Proposed boundary - residential only

Proposed Historic Districts Informational Meeting



6 PM – 7 PM
THURSDAY, NOVEMBER 10, 2016
DEVELOPMENT SERVICES BUILDING
DR SEMMES YMCA AT TRIPOINT

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 – *determine name***

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

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 Districts



- Progress updates on our website:
 - www.sanantonio.gov/historic
 - ✦ Historic Sites
 - Historic Districts
 - Pending Districts

Proposed Historic District: East French Place

- **Boundaries:**
 - East: Hwy 281
 - West: N St. Mary's St



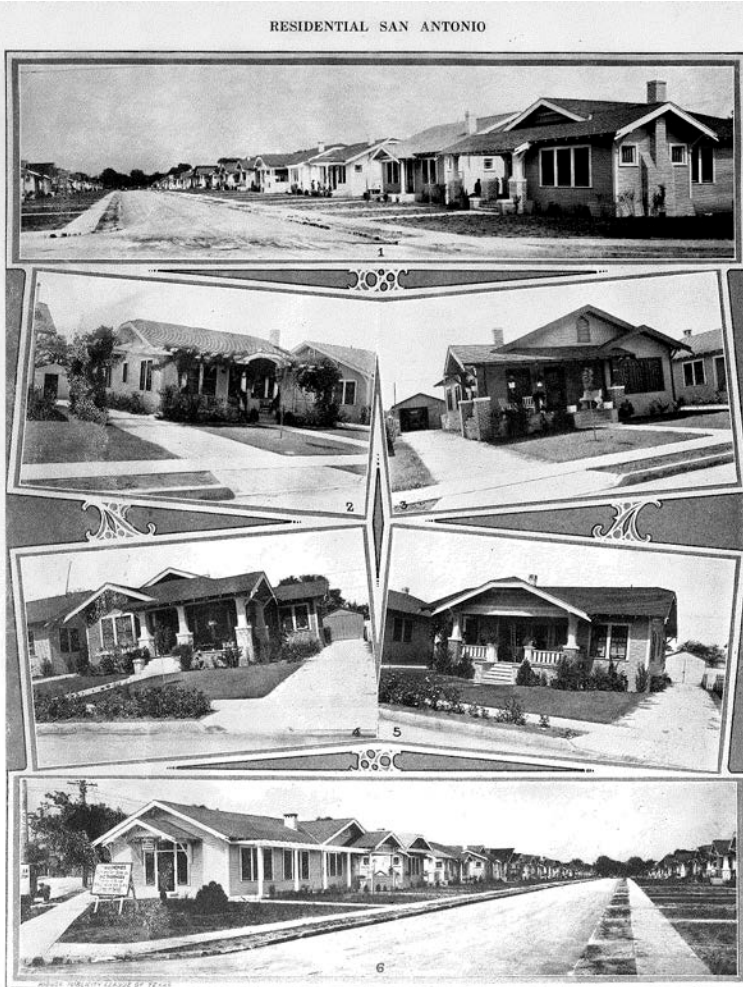
Proposed Historic District: East French Place



- **33 Properties**
 - 17 properties in support required to initiate public hearing process
- **Subdivided in 1922**
- **Previously bordered by Upper Labor Ditch on east**

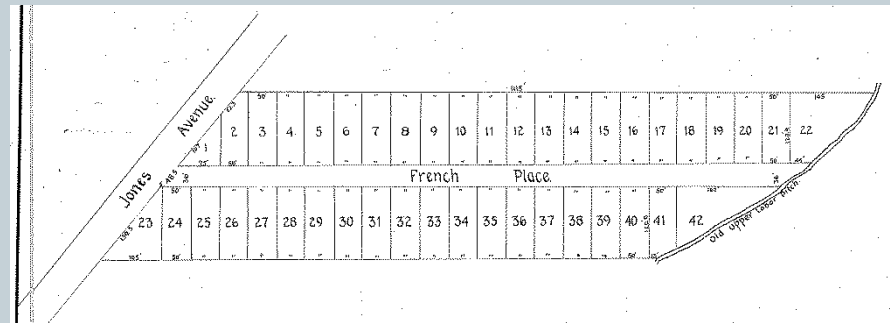
Proposed Historic District: East French Place

- c. 1922, all homes built by H.C. Thorman
- Craftsman bungalows
 - Clipped gables
 - Large porches with battered columns



RESIDENTIAL SAN ANTONIO

Typical Bungalow Homes built by H. C. Thorman, the Home Builder. These are ideal homes. The most modern ideas are incorporated in their interior construction and built-in features.



Initiate Designation Process – UDC 35-605



1

- Receive application
- Verify eligibility

2

- Notify property owners
- **Informational Meeting – *determine name***

3

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

4

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

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

Tax Incentives

Owner-occupied

- 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

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

Certificate of Appropriateness



OHP – Administrative

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

HDRC Hearing

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