

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 13

HDRC CASE NO: 2015-305
ADDRESS: 4537 MONTEREY ST
LEGAL DESCRIPTION: NCB 8199 BLK 8 LOT 39 THRU 42
ZONING: R4
CITY COUNCIL DIST.: 5
APPLICANT: Rachel Delgado
OWNER: Juanita Delgado
TYPE OF WORK: Landmark Designation
REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 4537 Monterey St.

APPLICABLE CITATIONS:

UDC Section 35-607 – Designation Criteria for Historic Districts and Landmarks

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

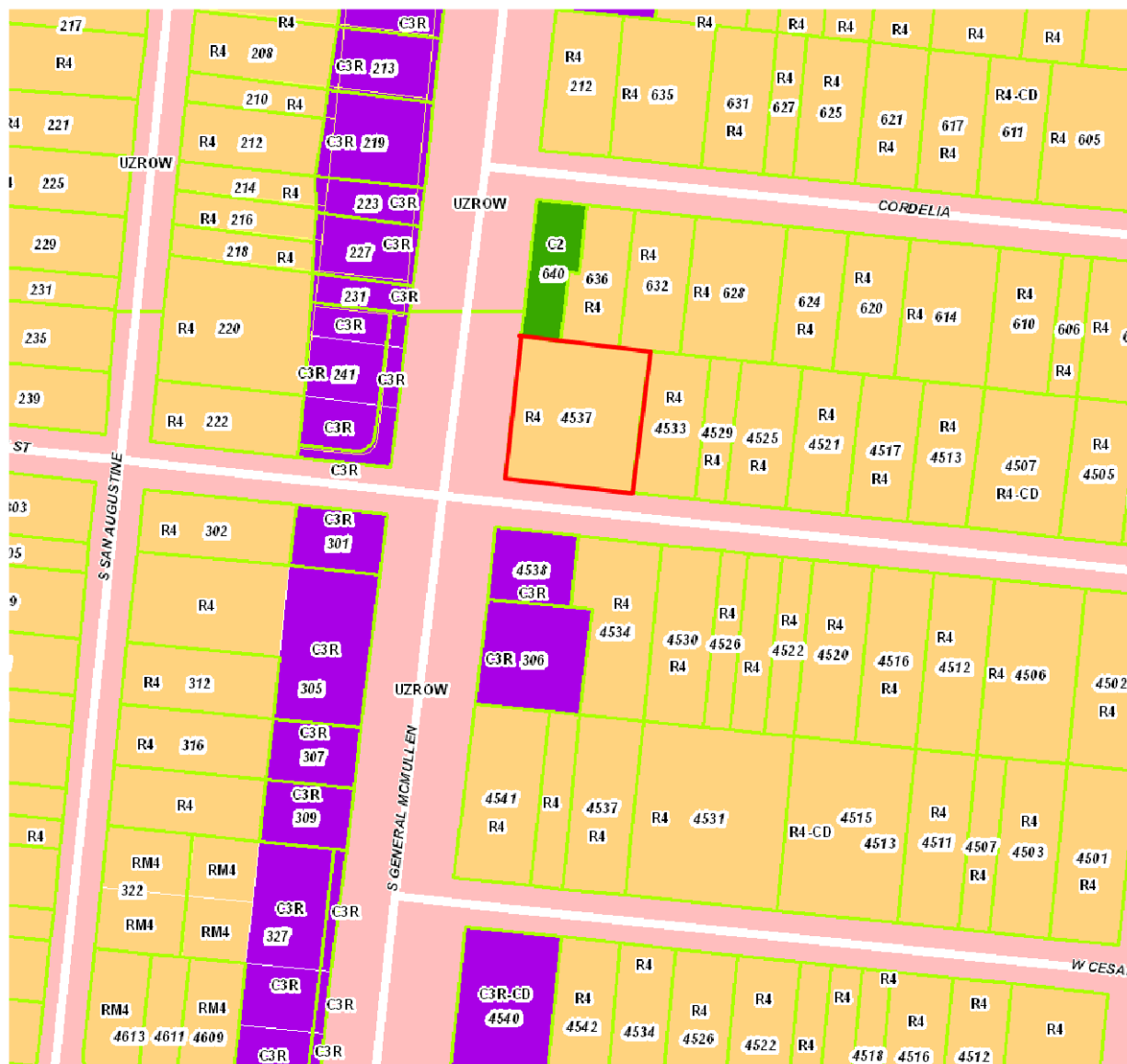
1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
11. It is distinctive in character, interest or value; strongly exemplifies the cultural, 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 proposed landmark designation is owner initiated.
- b. The original home was designed in the shotgun housing type (circa 1942). The house was located in what was considered the “colonias”. In later years the Delgado family added several rooms and stuccoed the exterior of the home.
- c. Consistent with the UDC sec. 35-607 (b)1, a visible reminder of 20th century immigrant and labor history in San Antonio and the U.S. stemming from the Mexican Revolution.
- d. Consistent with the UDC sec. 35-607(b)8, the structure is an example of local vernacular workmanship, reflecting the way in which dwellings expanded as families and their social-economic status grew.
- e. Consistent with the UDC sec. 35-607(b)11, the structure reflects the importance of Working Class Latino family values.
- f. Consistent with the UDC sec. 35-607(b)13, the structure relates to the context of its neighborhood as an important example of vernacular craftsmanship that is characterized in the surrounding area which includes shotgun homes *tienda* and *molinos* which reflect a way of life that revolved around community and family.
- g. This property meets more than the three required criteria for landmark designation (cited above) as per UDC Section 35-706(b).

RECOMMENDATION:

Staff recommends approval based on items a through g.





4537 Monterey

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