

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

HDRC CASE NO:	2017-063
COMMON NAME:	Nathan Historic District
ADDRESS:	1011 S MAIN AVE
	1003 S MAIN AVE
	222 W GUENTHER ST
	210 NATHAN
	200 E RISCHE
	224 E RISCHE
	203 DANIEL ST
	209 DANIEL ST
	215 DANIEL ST
	210 E RISCHE
	214 E RISCHE
	216 E RISCHE
	222 E RISCHE
	217 DANIEL ST
	227 DANIEL ST
	205 E RISCHE
	209 E RISCHE
	218 W GUENTHER ST
	210 W GUENTHER ST
	201 E RISCHE
	217 E RISCHE
	223 E RISCHE
	1102 S FLORES ST
	1108 S FLORES ST
	110 E RISCHE
	117 DANIEL ST
	119 DANIEL ST
	121 DANIEL ST
	228 DANIEL ST
	205 SWEET
	207 SWEET
	209 SWEET
	1202 S FLORES ST
	114 DANIEL ST
	118 DANIEL ST
	125 SWEET
	1821 S ALAMO ST
	1811 S ALAMO ST
	502 NATHAN
	218 SWEET
	114 E RISCHE
	118 E RISCHE
	124 E RISCHE
	111 DANIEL ST

212 DANIEL ST
216 DANIEL ST
213 SWEET
215 SWEET
217 SWEET
1211 S MAIN AVE
111 SWEET
117 SWEET
119 SWEET
1302 S FLORES ST
114 SWEET
118 SWEET
124 SWEET
220 SWEET
1303 S MAIN AVE
1735 S ALAMO ST
111 E RISCHE
115 E RISCHE
133 E RISCHE
215 NATHAN
126 DANIEL ST
122 DANIEL ST
206 DANIEL ST
1010 S FLORES ST

LEGAL DESCRIPTION:

NCB 2973 BLK 5 LOT 14 (CND LANDS & MEANS)
NCB 2973 BLK 5 LOT 15 (CND LANDS & MEANS)
NCB 2973 BLK 5 LOT 13 (POODLE ACRES)
NCB 2973 BLK 5 LOT 1
NCB 2557 BLK D LOT 1 & 2
NCB 2557 BLK D LOT W 75 FT OF 7 & 8
NCB 2557 BLK D LOT 9 & 10
NCB 2557 BLK D LOT 11
NCB 2557 BLK D LOT 12 13
NCB 2557 BLK D LOT 3
NCB 2557 BLK D LOT 4
NCB 2557 BLK D LOT 5
NCB 2557 BLK D LOT 6
NCB 2557 BLK D LOT 14 AND W 20 FT OF 15 & 16
NCB 2557 BLK D LOT W 55 FT OF E 60 FT OF 15 & 16
NCB 2973 BLK 5 LOT 5
NCB 2973 BLK 5 LOT 6 & P-101* *FORMERLY PT OF ALLEY
NCB 2973 BLK 5 LOT 2
NCB 2973 BLK 5 LOT 3
NCB 2973 BLK 5 LOT 4
NCB 2973 BLK 5 LOT W 50 FT OF 11 AND 12 & P-100 (PT OF ALLEY
.012AC)
NCB 2973 BLK 5 LOT E 100 FT OF 11 AND 12
NCB 2556 BLK A LOT 1 & 2 *MASTERFILE & COMMON ELEMENT
(STATION 12 CONDOMINIUMS)
NCB 2556 BLK A LOTS 3 TO 7

NCB 2556 BLK A LOT 8
 NCB 2556 BLK A LOT 15 & E 12.2 FT OF 14
 NCB 2556 BLK A LOT 16
 NCB 2556 BLK A LOT 17
 NCB 2558 BLK E LOT W 75 FT OF 7 & 8
 NCB 2558 BLK E LOT 9& W 3.7 FT OF 10
 NCB 2558 BLK E LOT E 36.3 FT OF 10 & W 2.3 OF 11
 NCB 2558 BLK E LOT E 37.7 FT OF 11
 NCB 2559 BLK B LOT 18 *MASTER FILE & COMMON ELEMENTS*
 (FLORENCE TOWNHOME CONDOMINIUMS)(1020 & 1200 SOUTH
 FLORES)
 NCB 2559 BLK B LOT 8 & W 20 FT OF 9
 NCB 2559 BLK B LOT 10 & E 20 FT OF 9
 NCB 2559 BLK B LOT 17 E 10 FT OF 16
 NCB 2563 BLK C LOT W 75 FT OF 9 & 10
 NCB 2563 BLK C LOT 11 THRU 17 & E 75 FT OF 9 & 10
 NCB 2564 BLK F LOT 1 THRU 4
 NCB 2564 BLK F LOT 5 & W IRRG 9.77 FT OF 6
 NCB 2556 BLK A LOT 9
 NCB 2556 BLK A LOT 10 & W IRR 10 FT OF 11
 NCB 2556 BLK A LOT 12 & E IRR 30 FT OF 11
 NCB 2556 BLK A LOT 13 W 27.8 FT OF 14
 NCB 2558 BLK E LOT 4 & W 20 FT OF 5
 NCB 2558 BLK E LOT 6 & E 20 FT OF 5
 NCB 2558 BLK E LOT 12
 NCB 2558 BLK E LOT 13
 NCB 2558 BLK E LOT 14
 NCB 2558 BLK E LOT W 75 FT OF 15 & 16
 NCB 2559 BLK B LOT 13 W 10 FT OF 14
 NCB 2559 BLK B LOT E 30 FT OF 14 & W 30 FT OF 15
 NCB 2559 BLK B LOT E 10 FT OF 15 & W 30 FT OF 16
 NCB 2563 BLK C LOT 1&2 3
 NCB 2563 BLK C LOT 4 & W 20 FT OF 5
 NCB 2563 BLK C LOT 6 & E 20 FT OF 5
 NCB 2563 BLK C LOT 7&8
 NCB 2564 BLK F LOT E IRR 30.23 FT OF 6
 NCB 2564 BLK F LOT W 75 FT OF 7 & 8
 NCB 2564 BLK F LOT 9 THRU 19, 20 EXC SE TRI 5 FT & W IRR 15.8
 FT OF 21
 NCB 2972 BLK 4 LOT W 45 FT OF A5
 NCB 2972 BLK 4 LOT E 55 FT OF A5
 NCB 2972 BLK 4 LOT S 70 FT OF A6
 NCB 2972 BLK 4 LOT N 50 FT OF A6
 NCB 2559 BLK B LOT 12 E 7 FT OF 11
 NCB 2559 BLK B LOT W 33 FT OF 11
 NCB 2558 BLK E LOT 1-2- 3
 NCB 2972 (SOUTH FLORES MIXED USE), BLOCK 4 LOT 11
 MF-33,HL, RM-4,HL, IDZ, C-3NA, C-1 IDZ, MF-33 S, C-2
 1
 Rick Zertuche

ZONING:
CITY COUNCIL DIST.:
APPLICANT:

OWNER: Various, see attached list
TYPE OF WORK: Finding of Historic Significance for the Nathan Historic District
REQUEST:

The applicant is requesting approval for a Finding of Historic Significance for the Nathan Historic District and a recommendation for approval to the Zoning Commission and to the City Council for historic district designation. The proposed district will be to the east of S Flores Street, south of W Guenther street, west of S Main Avenue, and North of S Alamo Street. It contains 68 non-municipal parcels total. Of those, all 68 have been identified as contributing resources.

APPLICABLE CITATIONS:

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. 35-605. - Designation Criteria for Historic Districts and Landmarks:

b. Criteria for Evaluation.

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
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;
9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;

FINDINGS:

- a. An application for historic district designation was received on January 7, 2016. A public informational meeting for potential historic district designation as held on April 6, 2016, for property owners. On January 5, 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. The proposed historic district meets at least three criteria for historic district designation.
- b. The propose district is eligible under UDC sec. 35-607(b)(1) with the San Pedro Acequia or Acequia Principal running through the four blocks of the district, roughly parallel to South Flores Street.
- c. The propose district is eligible under UDC sec.35-607(b)(5), the neighborhood is a dense, intact collection of Victorian Style houses.
- d. The propose district is eligible under UDC sec. 35-607(b)(7), the modest houses reflect the economic status of trades and craft workers of the early 20th century in direct juxtaposition of the mansions built by the German merchant class across the San Antonio River on King William and Madison streets. It was platted in 1895, the developer made no compensation for the Acequia Principal, placing a grid pattern of lots regardless of the acequia's location.
- e. The propose district is eligible under UDC sec. 35-607(9), the neighborhood shares a common history visible in its common architectural style, development pattern within the Lewis plat, and location with dense residential blocks surrounded by commercial corridors along S Flores St, S Alamo St, and S Main Ave.
- f. 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.

- g. 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:

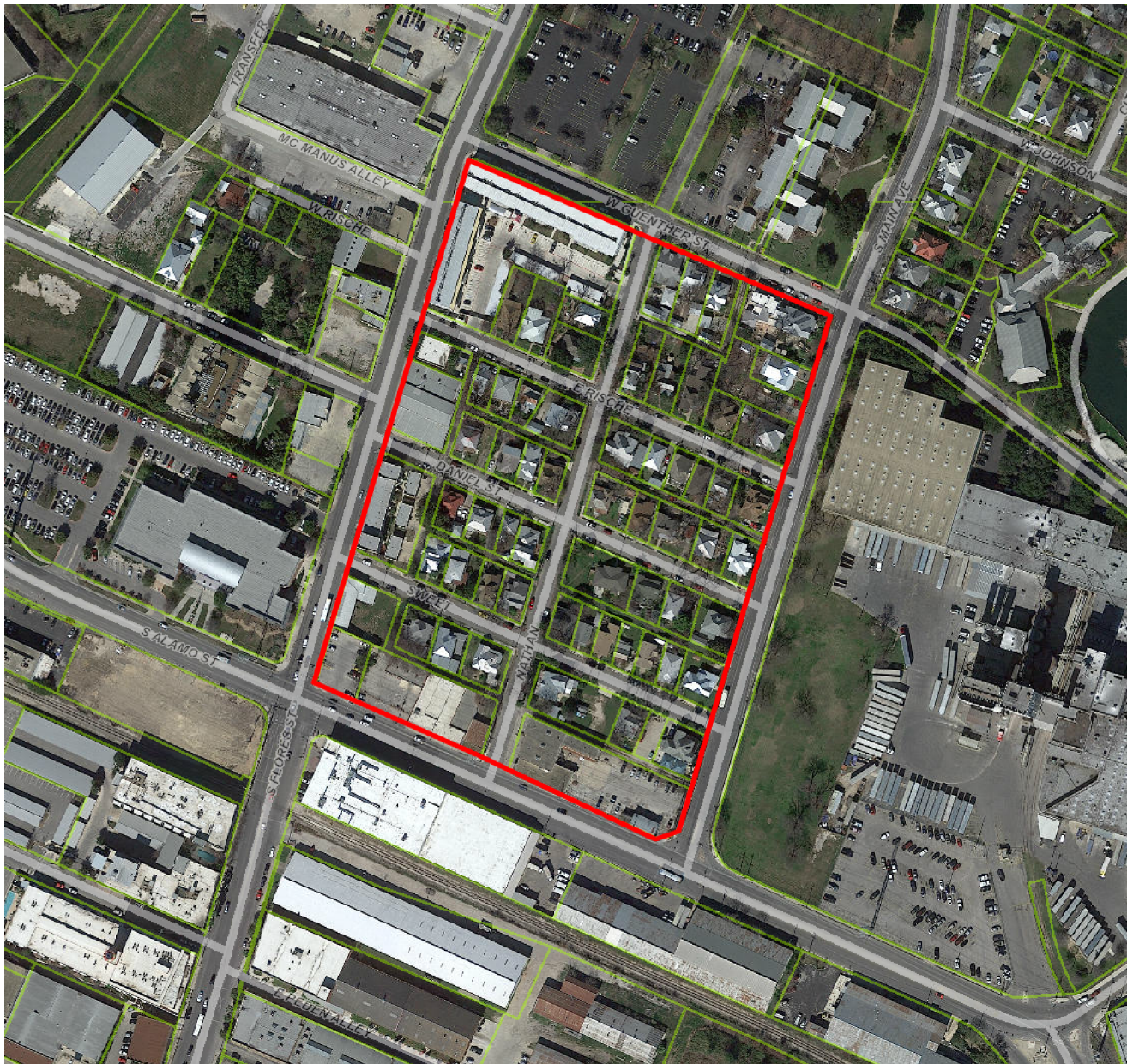
Staff recommends approval of the proposed Finding of Historic Significance that would support the designation of the Nathan historic district as submitted and a recommendation for approval to the Zoning Commission and to the City Council for historic district designation based on findings a through g.

CASE MANAGER:

Lauren Sage

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 Nathan 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.

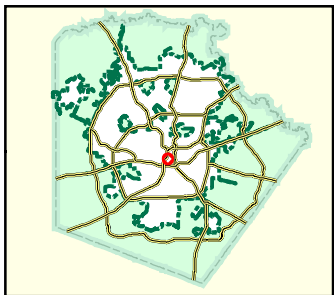


Flex Viewer

Powered by ArcGIS Server

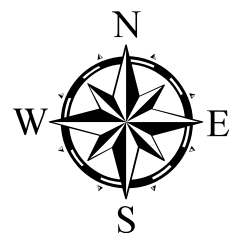
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Nathan Proposed Historic District

Vote



☐ Yes ☐ No

No Response

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, BCAD

"This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."


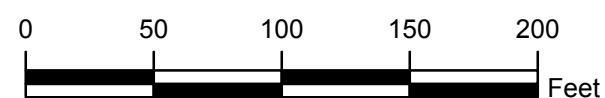
* Please contact the geospatial City of San Antonio Department for specific determinations *

City of San Antonio Planning and Development Services Department GIS Manager: D. I. (Woody) Woodruff, dwoodruff@santAntonio.gov.
Maps may be ordered at: (210) 207-7873

Map file location: W:\Historic Preservation\Proposed Historic Districts\Nathan\Nathan.mxd
Map Last Edited: 6/27/16
PDF Filename: King William Adjacent.pdf

**City of San Antonio
ITSD
GIS Public Services Division**

Riverview Towers
111 Soledad St. 9th Floor
San Antonio, TX 78205

The logo features a central gold-colored shield with a black border. Inside the shield, the letters 'GIS' are written in a bold, black, sans-serif font. The shield is surrounded by four white, stylized, curved lines that resemble a compass rose or a stylized 'X'. The letters 'N', 'S', 'E', and 'W' are positioned at the top, bottom, right, and left of the shield, respectively, in a red, serif font. The entire logo is enclosed in a red rectangular border.

	PropID	Situs_Abbrev	Owner_Name	legal_desc
1	133251	1108 S FLORES ST	STIEREN AMY ESGEN	NCB 2556 BLK A LOTS 3 TO 7
2	133252	110 E RISCHÉ	OCHOA ANTONIA G & JAMES P	NCB 2556 BLK A LOT 8
3	133253	114 E RISCHÉ	PENA BELINDA A	NCB 2556 BLK A LOT 9
4	133254	118 E RISCHÉ	KOURVELAS ANDREW III	NCB 2556 BLK A LOT 10 & W IRR 10 FT OF 11
5	133255	124 E RISCHÉ	KHOSHBIN NOAH &	NCB 2556 BLK A LOT 12 & E IRR 30 FT OF 11
6	133256	111 DANIEL ST	GOMEZ LISA	NCB 2556 BLK A LOT 13 W 27.8 FT OF 14
7	133257	117 DANIEL ST	MORALES MANUEL & MARIA E	NCB 2556 BLK A LOT 15 & E 12.2 FT OF 14
8	133258	119 DANIEL ST	KAUFMAN HOLLY	NCB 2556 BLK A LOT 16
9	133259	121 DANIEL ST	GARCIA ANGELA R	NCB 2556 BLK A LOT 17
10	133260	200 E RISCHÉ	PENA JOHN A	NCB 2557 BLK D LOT 1 & 2
11	133261	210 E RISCHÉ	ARREDONDO JOSEPHINE G	NCB 2557 BLK D LOT 3
12	133262	214 E RISCHÉ	ABASTA MARIA	NCB 2557 BLK D LOT 4
13	133263	216 E RISCHÉ	DOVER CLAY	NCB 2557 BLK D LOT 5
14	133264	222 E RISCHÉ	ENG NELDA MAILAI & HARVEY DAVID	NCB 2557 BLK D LOT 6
15	133265	224 E RISCHÉ	CASTILLO ENRIQUE C/S	NCB 2557 BLK D LOT W 75 FT OF 7 & 8
16	133267	203 DANIEL ST	TORRES OLGA A	NCB 2557 BLK D LOT 9 & 10
17	133268	209 DANIEL ST	LOPEZ ROGACIANO & MARIA R	NCB 2557 BLK D LOT 11
18	133269	215 DANIEL ST	PINA MARIA DE JESUS TRUST	NCB 2557 BLK D LOT 12 13
19	133270	217 DANIEL ST	BELL CHERISE J	NCB 2557 BLK D LOT 14 AND W 20 FT OF 15 & 16
20	133271	227 DANIEL ST	WILLIAMSON LANCE & RODOLFO ZAPPALA	NCB 2557 BLK D LOT W 55 FT OF E 60 FT OF 15 & 16
21	133273	206 DANIEL ST	HILARIO ROY & VERONICA L	NCB 2558 BLK E LOT 1-2- 3
22	133274	212 DANIEL ST	REYES PABLO C JR &	NCB 2558 BLK E LOT 4 & W 20 FT OF 5
23	133275	216 DANIEL ST	ALVAREZ ROSARIO & MARIO F	NCB 2558 BLK E LOT 6 & E 20 FT OF 5
24	133276	228 DANIEL ST	ZERTUCHE ISABEL BECK	NCB 2558 BLK E LOT W 75 FT OF 7 & 8
25	133278	205 SWEET	SEGURA LEONOR EST OF	NCB 2558 BLK E LOT 9& W 3.7 FT OF 10
26	133279	207 SWEET	ROMO MARY V	NCB 2558 BLK E LOT E 36.3 FT OF 10 & W 2.3 OF 11
27	133280	209 SWEET	VELA DANIEL J	NCB 2558 BLK E LOT E 37.7 FT OF 11
28	133281	213 SWEET	CANALES CRISTELA V	NCB 2558 BLK E LOT 12
29	133282	215 SWEET	GUERRERO CARMEN E	NCB 2558 BLK E LOT 13
30	133283	217 SWEET	ZAMORA ESPERANZA	NCB 2558 BLK E LOT 14
31	133284	1211 S MAIN AVE	MCFARLIN KEITH L & NANCY H	NCB 2558 BLK E LOT W 75 FT OF 15 & 16
32	133288	114 DANIEL ST	ZERTUCHE RICHARD & GISELLE	NCB 2559 BLK B LOT 8 & W 20 FT OF 9
33	133289	118 DANIEL ST	MACIAS CONCEPCION	NCB 2559 BLK B LOT 10 & E 20 FT OF 9
34	133290	122 DANIEL ST	HECKEL RACHEL & DONNY	NCB 2559 BLK B LOT W 33 FT OF 11
35	133291	126 DANIEL ST	SALENGA RENATO & CHRISTINE	NCB 2559 BLK B LOT 12 E 7 FT OF 11
36	133292	111 SWEET	ADAMS JEFF	NCB 2559 BLK B LOT 13 W 10 FT OF 14
37	133293	117 SWEET	WILSON WALTER & ELIZABETH	NCB 2559 BLK B LOT E 30 FT OF 14 & W 30 FT OF 15
38	133294	119 SWEET	MEDELLIN RICHARD & VICTORIA	NCB 2559 BLK B LOT E 10 FT OF 15 & W 30 FT OF 16
39	133295	125 SWEET	LOPEZ GREGORIA	NCB 2559 BLK B LOT 17 E 10 FT OF 16
40	133316	1302 S FLORES ST	1811 SOUTH ALAMO LP	NCB 2563 BLK C LOT 1&2 3
41	133317	114 SWEET	VILLARREAL ALFONZO & MARY ANGELIA	NCB 2563 BLK C LOT 4 & W 20 FT OF 5
42	133318	118 SWEET	VIDES NAEMA & SERGIO	NCB 2563 BLK C LOT 6 & E 20 FT OF 5
43	133319	124 SWEET	LOZANO THEODORA T	NCB 2563 BLK C LOT 7&8
44	133320	1821 S ALAMO ST	SALVATION ARMY INC	NCB 2563 BLK C LOT W 75 FT OF 9 & 10
45	133321	1811 S ALAMO ST	1811 SOUTH ALAMO LP	NCB 2563 BLK C LOT 11 THRU 17 & E 75 FT OF 9 & 10
46	133322	502 NATHAN	TREVINO VICTOR	NCB 2564 BLK F LOT 1 THRU 4
47	133323	218 SWEET	HUNTINGTON JOSEPH	NCB 2564 BLK F LOT 5 & W IRRG 9.77 FT OF 6
48	133324	220 SWEET	MCFARLIN KEITH L & NANCY	NCB 2564 BLK F LOT E IRR 30.23 FT OF 6
49	133325	1303 S MAIN AVE	MCFARLIN KEITH L & NANCY	NCB 2564 BLK F LOT W 75 FT OF 7 & 8
50	133327	1725 S ALAMO ST	ALAMO 1725 LLC	NCB 2564 BLK F LOT 9 THRU 19, 20 EXC SE TRI 5 FT & W IRR 15.8 FT OF 21
51	138396	111 E RISCHÉ	ALEJOS ORALIA G	NCB 2972 BLK 4 LOT W 45 FT OF A5
52	138397	115 E RISCHÉ	GADDIS PAUL A	NCB 2972 BLK 4 LOT E 55 FT OF A5
53	138398	133 E RISCHÉ	RAMSEY PEGGY J	NCB 2972 BLK 4 LOT S 70 FT OF A6
54	138399	215 NATHAN	LOONEY MICHAEL & MARLYS	NCB 2972 BLK 4 LOT N 50 FT OF A6
55	138402	222 W GUENTHER	AYALA ANDREA B &	NCB 2973 BLK 5 LOT 1
56	138403	218 W GUENTHER	AYALA ANDREA & DAVID	NCB 2973 BLK 5 LOT 2
57	138404	210 W GUENTHER	GAUTHIER MARY LINDA	NCB 2973 BLK 5 LOT 3
58	138405	201 E RISCHÉ	VANCE DAVID R &	NCB 2973 BLK 5 LOT 4
59	138406	205 E RISCHÉ	PENA JOHN A & SYLVIA F	NCB 2973 BLK 5 LOT 5
60	138407	209 E RISCHÉ	DEHOYOS JESSE & ORALIA	NCB 2973 BLK 5 LOT 6 & P-101* *FORMERLY PT OF ALLEY
61	138409	1011 S MAIN AVE	DUE NOEL CLAYTON & CATHERINE MEE	NCB 2973 BLK 5 LOT 9&10 & 7.5 FT STRIP OF ALLEY ADJ TO REAR LOT LINE OF LOT 10
62	138411	217 E RISCHÉ	HOCKETT RHODA K &	NCB 2973 BLK 5 LOT W 50 FT OF 11 AND 12 & P-100 (PT OF ALLEY .012AC)
63	138412	223 E RISCHÉ	GARCIA ALEJANDRO & RAQUEL	NCB 2973 BLK 5 LOT E 100 FT OF 11 AND 12
64	1056796	1102 S FLORES ST	STATION 12 CONDOMINIUMS INC	NCB 2556 BLK A LOT 1 & 2 *MASTERFILE & COMMON ELEMENT (STATION 12 CONDOMINIUMS)
65	1125616	1202 S FLORES ST	FLORENCE CONDOMINIUM HOA	NCB 2559 BLK B LOT 18 *MASTER FILE & COMMON ELEMENTS* (FLORENCE TOWNHOME CONDOMINIUMS)(1020 & 1200 SOUTH FLORES)
66	1168822	1010 S FLORES ST	ROCKY CREEK PARTNERS LLC	NCB 2972 (SOUTH FLORES MIXED USE), BLOCK 4 LOT 11
67	1198146	1003 S MAIN AVE	DUNLAP JOEL A & LORENA F	NCB 2973 BLK 5 LOT 13 (POODLE ACRES)

Nathan Historic District Statement of Significance

Influencing the development of this neighborhood was the construction of the SA&AP (San Antonio and Aransas Pass) two-story, frame depot located at the southeast corner of Aransas (S. Alamo) and South Flores Street in 1885.

In January 1895, Mrs. M. F. Lewis filed a plat for subdividing the land bounded by South Flores Street, Frasch Street (S Main Avenue), Aransas Street (S Alamo Street) and Rische Street. One year later, according to the 1896 Sanborn Fire Insurance Map (Sheet 42), stores, hotels, a boarding house and three houses were located across the street from the SA&AP depot. Though a few houses were built at this time only two still exist today: 502 Nathan and 205 Sweet. The structure at 502 Nathan was built by stonemason and later Parks Commissioner J. Ray Lambert. Lambert is remembered in San Antonio for his dedication to growing the City's young park system and supporting early preservation efforts for local historic sites.

Important to note is the San Pedro Acequia which runs through the 100 blocks of the development roughly parallel to S Flores Street. First constructed in 1718, the San Pedro or Acequia Principal was used for irrigation and drinking water until the City closed it in 1913. The acequia was still shown on the 1924 Sanborn maps. According to the City's website:

Overall, the acequias had a profound impact on the layout of the city of San Antonio and on early economic and community development in the area. Instead of a grid system of roads in the vicinity of the missions and the acequias, initial road placement and property divisions are oriented about the acequias. Archaeological work in the city has located many preserved sections of the system, including the major canals listed above as well as smaller lateral ditches that directed water to specific pieces of land (Baker et al 1974).

In spite of the presence of the acequia, Mrs. Lewis subdivided the land into a grid pattern. She also purchased lots on the north side of Rische and West Guenther Streets from the Gaenslen family in 1901.

The 1910 City directory list just over 50 houses in the subject area with the residential lots almost all developed. A review of the occupations of the property owners shows a high number of skilled workers with ten working at the SA&AP.

- SA&AP RR: switchman, machinist, fireman, brakeman, Engineer and baggage agent
- Blacksmith, shipping clerk, real estate, carpenter, boilermaker, mill man and stockman
- Two homeowners owned their own company, John Homen (220 Daniel) of Hankins & Homen real estate/livestock and Charles Hall (121 Daniel) Goldsborough & Hall sales agents for Valley Reservoir & Canal Company

By 1912, commercial buildings lined the unpaved S Flores and Aransas (S Alamo) Streets. Designed by local architect Richard Vander Straten, Fire Station #12 was constructed in 1924 reflecting the Spanish Colonial Style popular during this era. The station housed 16 men plus two horses. (Vander Straten is known for designing the Aurora Apartments at 509 Howard Street.)

The Nathan Historic District boasts a dense collection of Victorian style homes. The advent of the railroad in San Antonio brought access to mass-produced construction materials including not only windows, doors, and siding but also decorative elements. Queen Anne and Folk Victorian houses dominate the streetscape. Ornamented cross gables and porches with attractive spindlework are common features.

The period of significance is from 1895, the date of the Lewis Plat, to 1910 when most of the single family residences were built. This timeframe is consistent with the Victorian Style houses which dominant the neighborhood.

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

1. Its value as an archeological reminder of the cultural heritage of the community; The San Pedro Acequia or Acequia Principal runs through the four blocks of the district, roughly parallel to South Flores Street.
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; Dense, intact collection of Victorian Style houses.
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
 - a. The modest houses reflect the economic status of trades and craft workers of the early 20th century in direct juxtaposition of the mansions built by the German merchant class across the San Antonio River on King William and Madison streets.
 - b. Platted in 1895, the developer made no compensation for the Acequia Principal, placing a grid pattern of lots regardless of the acequia's location.
 - c. The neighborhood has been surrounding on three sides by commercial structures: S. Flores and S. Alamo Street, and Pioneer Mill Factory off of Main Avenue.
9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development.

Proposed Historic District Informational Meeting



5:30 – 7:00 PM
WEDNESDAY, APRIL 6, 2016
DEVELOPMENT SERVICES BUILDING
TRAINING ROOMS A & B

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

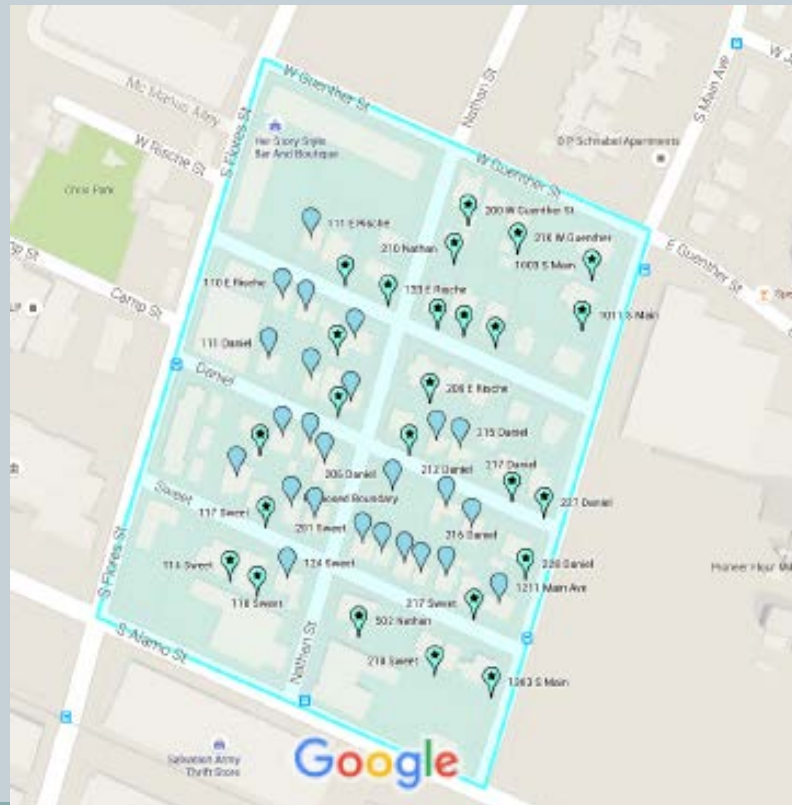
7

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

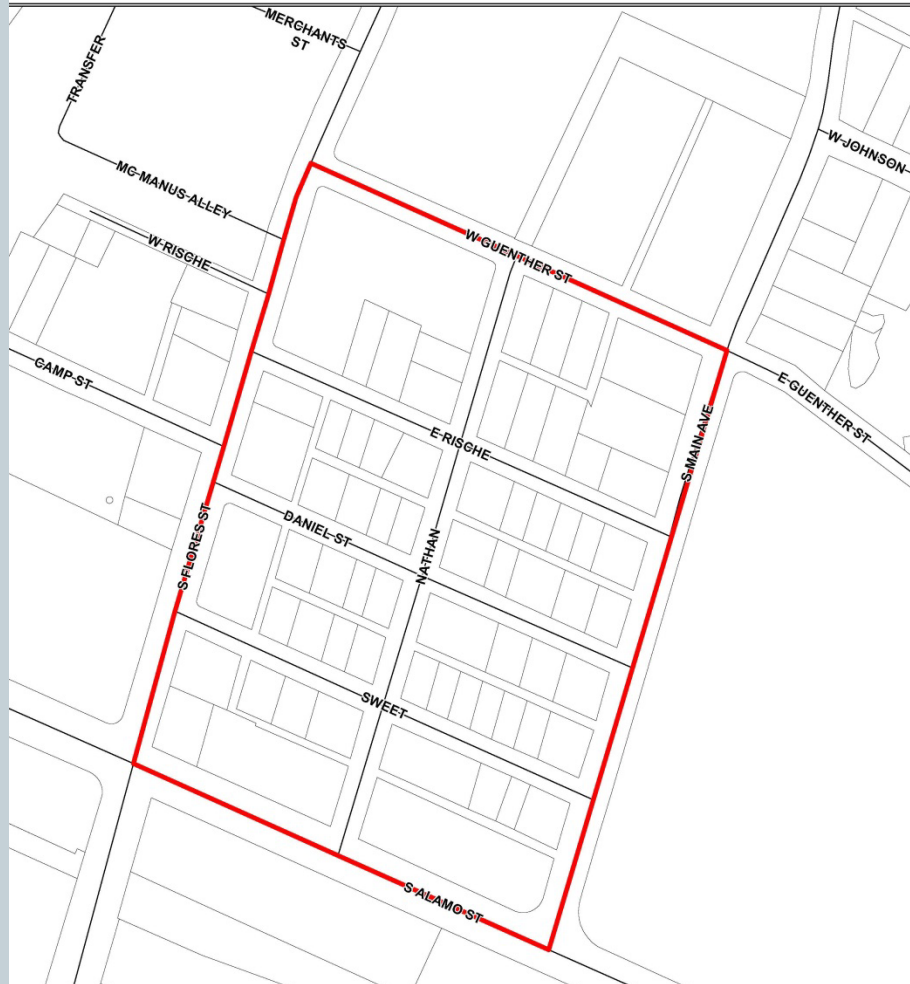
Proposed Historic District



- Progress updates on our website:
 - <http://sanantonio.gov/historic/historicsites/HistoricDistricts.aspx>
 - Interactive map



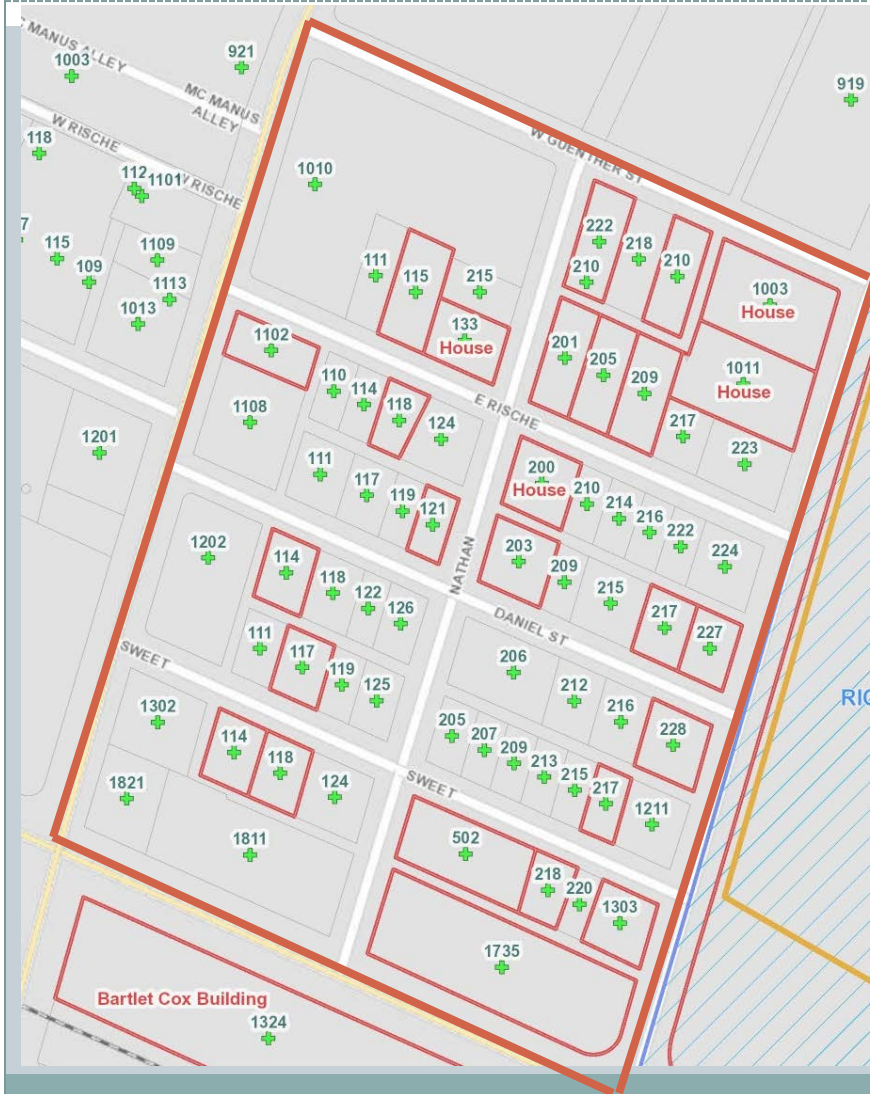
Proposed Historic District



• Boundaries:

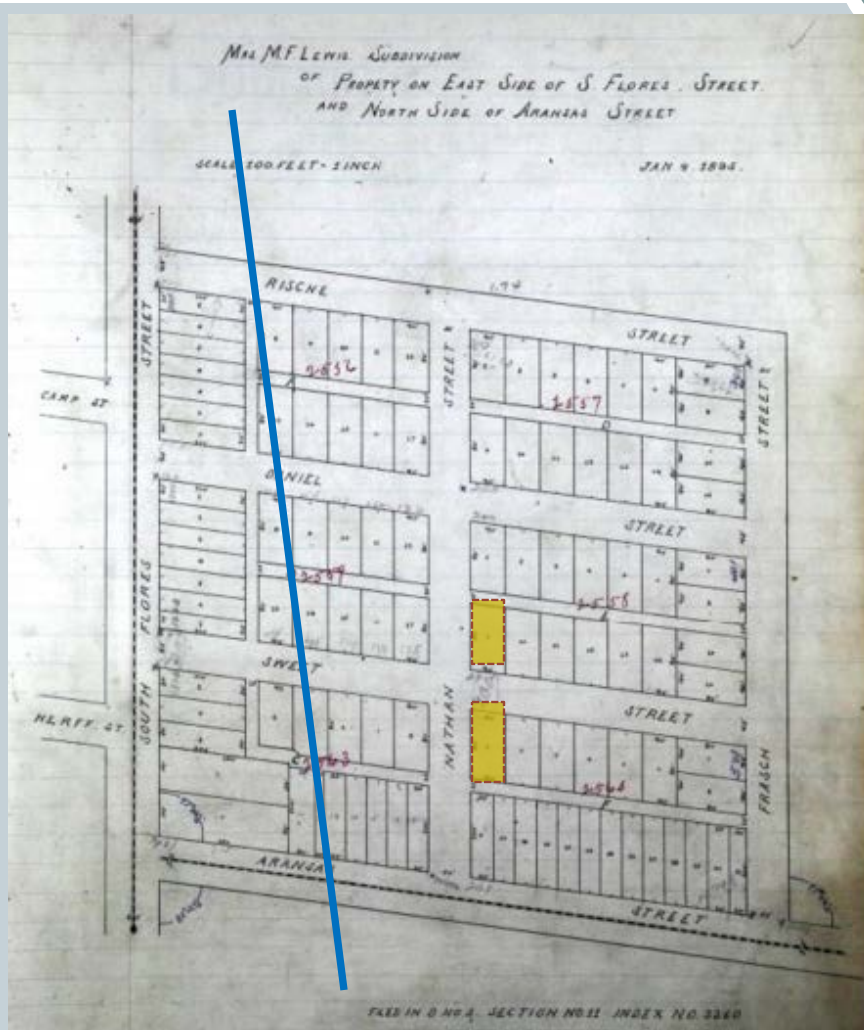
- North: W Guenther St
- East: S Main Ave
- South: S Alamo St
- West: S Flores St

Proposed Historic District



- 68 Properties
- 27 historic landmarks

Proposed Historic District



- 18th century
 - San Pedro Acequia
- 1885
 - Development boom after SA&AP Railroad arrived
- 1895
 - Subdivided in grid
 - ✦ 2 houses:
 - 502 Nathan
 - 205 Sweet
- 1910
 - Over 50 houses

Proposed Historic District



- **Notable Residents**
 - William Gebhardt
 - ✦ VP of Gebhardt Chili Powder Company
 - ✦ 119 Sweet
 - J. Ray Lambert
 - ✦ Parks Commissioner
 - ✦ 502 Nathan

Victorian architecture

Folk Victorian



Queen Anne



Victorian architecture



Victorian architecture



Initiate Designation Process – UDC 35-605



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