



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

March 8, 2017

APPLICATION FOR CHANGE OF ZONING, NATHAN HISTORIC DISTRICT

Summary:

The Office of Historic Preservation is requesting a change in zoning for properties bound by W Guenther Street, S Alamo Street, S Flores Street, and S Main Avenue to include a new Nathan Historic District (H).

Background Information:

OHP received an application for the Nathan Historic District in January of 2016 from Rick Zertuche, resident and property owner on Daniel Street. Staff determined that the district is eligible for designation and hosted an informational meeting for the neighborhood on April 6, 2016. Staff collected verifiable support from 51% of properties and HDRC heard the case for the proposed district on February 15, 2017. The proposed district falls within the boundaries of the King William Neighborhood Association.

The proposed historic district boundary includes W Guenther Street, E Rische Street, Daniel Street, Sweet Street, S Alamo Street, S Flores Street, and S Main Ave. The 69 properties within the proposed district represent a dense collection of Victorian style homes that were mostly built after the railroad depot was built at S Alamo and S Flores streets in 1885. The neighborhood was subdivided in two phases by Mrs. M.F. Lewis, first in 1895 and then after she purchased the property on the north side of Rische Street and along West Guenther Street in 1901. Lewis' grid-based plat ignores the presence of the San Pedro Acequia, which runs roughly parallel to S Flores Street through the neighborhood.

Request Summary:

The current zoning request is for a rezoning of multiple parcels to include an H zoning overlay. The proposed H overlay encompasses an area of approximately 11.08 acres. Using information provided by GIS, a total of 69 affected properties representing 64 unique owners have been identified.

ATTACHMENTS

HDRC Recommendation

Spreadsheet with property addresses, owners, descriptions, and current zoning

Statement of Significance

Proposed boundary map