

# HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

**HDRC CASE NO:** 2017-212  
**ADDRESS:** 823 OGDEN ST  
**LEGAL DESCRIPTION:** NCB 1729 BLK 7 LOT 10  
**ZONING:** MF-33,HL  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Null  
**APPLICANT:** Sal Flores/Bendicion Engineering, LLC  
**OWNER:** LS Contracting, Inc  
**TYPE OF WORK:** Removal of historic designation  
**REQUEST:**

The applicant is requesting a recommendation to the Zoning Commission to remove historic designation from the property at 823 Ogden.

## APPLICABLE CITATIONS:

Sec. 35-606. - Designation Process Historic Landmarks.

(d) *Historic Landmarks Previously Designated by City Council.* All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated exceptional historic landmarks under this chapter and shall continue to bear the word (historic) "H" in their zoning designation.

(e) *Other Landmarks and Districts Previously Designated.* All National Register districts or landmarks, state historic landmarks or sites, or state archaeological landmarks and sites shall be accorded the protection of properties designated exceptional historic landmarks and districts.

(f) *Use of Property Designated Historic.* Nothing contained in this article or in the designation of property as being a historic landmark or in a historic district shall affect the present legal use of property. Use classifications as to all such property shall continue to be governed by the general zoning ordinance of the City of San Antonio and the procedures therein established. In no case, however, shall any use be permitted which requires the demolition, relocation, or alteration of historic landmarks or of any buildings or structures in a historic district so as to adversely affect the character of the district or historic landmark, except upon compliance with the terms of this article. No provision herein shall be construed as prohibiting a property owner from continuing to use property for a nonconforming use.

(g) *Removal of Designation.* Upon recommendation of the historic and design review commission based upon new and compelling evidence and negative evaluation according to the same criteria and following the same procedures set forth herein for designation, a designation made under subsection (a) of this section may be removed by city council.

(h) *Changes in Evaluation.* The historic and design review commission may reconsider a previous evaluation of a resource if additional data is provided and a new evaluation is made using the criteria set forth herein. When such a resource meets the criteria for historic designation based on all documentation provided, the historic and design review commission may recommend a change in designation. Following the same procedures set forth herein in subsection (a) of this section for designation, the city council may change a designation upon recommendation of the historic and design review commission.

(Ord. No. 98697 § 1, 4 and 6) (Ord. No 2006-06-15-0718, § 2, 6-15-06) (Ord. No. 2009-01-15-0001, § 2, 1-15-09) (Ord. No. 2010-06-24-0616, § 2, 6-24-10)

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;
2. Its location as a site of a significant local, county, state, or national event;
3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced 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;
6. Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
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;
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;
12. It is an important example of a particular architectural type or specimen;
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;
14. It possesses significant archeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest;
15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; or
16. It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.

Properties eligible for designation include those listed below:

1. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years;
2. Architectural curiosities, one-of-a-kind buildings and notable examples of architectural styles and periods or methods of construction, particularly local or regional types and buildings by internationally known architects or master builders and important works by minor ones;
3. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event;
4. Parks, plazas, bridges, streets, walkways, acequias, vistas and objects that have special cultural, historic or architectural significance, including studios of artists, writers or musicians during years of significant activity;
5. Institutions that provide evidence of the cultural history of San Antonio (churches, universities, art centers, theaters and entertainment halls) as well as stores, businesses and other properties that provide a physical record of the experience of particular ethnic groups;
6. Markets and commercial structures or blocks which are important to the cultural life of San Antonio and groups of buildings, structures and/or sites representative of, or associated with particular social, ethnic or economic groups during a particular period;
7. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history, historic or prehistoric cemeteries, battlefields or shrines;
8. Buildings that physically and spatially comprise a specific historical or architectural environment or clusters of historically, architecturally, or culturally related buildings that represent the standards and tastes of a specific segment of a community or neighborhood;
9. Unrelated structures that represent a historical or cultural progression or various styles and functions, or cohesive townscapes or streetscapes that possess an identity of place;
10. Objects such as fountains, clocks, markers, sculpture, bridges, and acequias which are important to the historical and cultural life of the city and related to a specific location; or
11. Walkways, setbacks, open grass or landscaped areas along the San Antonio River, including special vistas associated throughout city development patterns in and near plazas, parks and riverbanks.

## **FINDINGS:**

- a. The property in consideration, located at the parcel 823 Ogden, is a vacant lot that was recently divided from an adjacent corner lot with the same associated parcel address. The structure located at the corner of 823 Ogden is an individually designated historic landmark and is owned by a different owner than the applicant. The applicant is the property owner of the vacant lot. The applicant is requesting the removal of historic designation from the vacant lot previously conjoined with the landmark structure at 823 Ogden.
- b. **LOT DIVISION** – The parcel associated with the address 823 Ogden was recently divided into two individual lots. The lots are presently owned by two separate owners. According to deed research from BCAD provided by the applicant, a deed was granted for the vacant lot from the owner of the entire parcel to a new grantee on May 8, 2013. The parcel as a whole carried the H overlay associated with the individual landmark structure at the address 823 Ogden prior to the division. The lot containing the historic structure will continue to carry the H overlay.
- c. **HISTORIC LANDMARK** – The historic landmark located at 823 Ogden was individually designated on August 4, 2011. The property was identified as an eligible historic landmark by Office of Historic Preservation Staff on May 11, 2010 after the property was identified by Code Compliance for repair on April 16, 2010. The structure is a 2-story single-family home constructed in 1906 in the Queen Anne style. The criteria met for the landmark designation per UDC Sec. 35-607(b) included: the embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction [35-607(b)(5)]; the unique location or singular physical characteristics that make it an established or familiar visual feature, primarily its corner location at Ogden and Dewey in the Tobin Hill neighborhood [35-607(b)(7)]; and its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)(8)]. The designation included the entire parcel then associated with the 823 Ogden address, which has historically encapsulated both lots, as evidenced by Sanborn Maps drawn in 1912 and 1951.
- d. **DEVELOPMENTAL PATTERN** – The area surrounding 823 Ogden was originally a premier residential San neighborhood on the fringe of downtown San Antonio. Historically, residential lot patterns within the vicinity featured deep rectangular lots with front setbacks varying from approximately 15 to 25 feet. As evidenced in a 1912 Sanborn Map, it was not uncommon for a residential property to contain the area of two full standard-sized rectangular lots within one parcel. These double-sized lots were primarily concentrated on corner lots and featured a singular dwelling with a smaller accessory structure on the rear property line. 823 Ogden was one of the prominent corner lots that followed this development pattern. The context of the block has changed significantly over the past 50 years and features a mixture of single-family residential, multi-family residential, mixed use, and large-scale commercial and retail structures. The entire parcel of 823 Ogden is one of the last remaining properties in the vicinity that retains a high degree of integrity of location in terms of both its historic structure and its historic platting.
- e. **DISTRICT ELIGIBILITY** – The vacant lot is located within an identified eligible historic district. The eligible district is roughly bordered to the north by the Monte Vista Historic District and to the east by the Tobin Hill Historic District. 823 Ogden is located a block and a half west of the Tobin Hill Historic District boundary. In 2004, during a survey effort for the Tobin Hill neighborhood, meeting minutes indicate that the area immediately surrounding 823 Ogden contained several “heritage buildings” or potential individual landmarks, but was not considered for inclusion in the Tobin Hill Historic District due to a lack of concentration of historic buildings and a high degree of modern infill development relative to the character and continuity of the Tobin Hill Historic District, primarily due to the commercial artery of McCullough Ave. Though the block has changed significantly as indicated in finding d and is surrounded by commercial arteries, several other nearby streets, including Ogden St, Locust St, Myrtle St, and Dewey Pl, contain a concentration of structures that are eligible as contributing to a potential historic district independent of those already established.
- f. **REMOVAL OF DESIGNATION** – Consistent with the UDC Sec. 35- 606(g), designation may be considered for removal if the applicant presents new and compelling evidence that the property no longer meets the criteria for landmark designation. It is important to retain historic designation in almost all cases unless there is new evidence that shows that the designation and the protections offered by the H overlay are no longer necessary to preserve historic resources. In effect, a historic landmark and its siting functions as a historic district with its own character defining features, of which landscape, lot sizing, setbacks, and developmental pattern are a consideration. In this case, the historic structure originally identified in the landmark designation approved in 2011 included the entirety of the parcel at the time. Two of its cited criteria for landmark designation include elements of its siting in addition to its structural integrity: 1. The unique location or singular physical characteristics that make it an

established or familiar visual feature, primarily its corner location, and 2. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship. These criteria have not changed since the landmark's designation, and its integrity of location, visual prominence, and siting is still high. The visual prominence of this landmark is emphasized by its historic siting, setback, and double-sized lot. Subdividing a lot does not introduce a visual change to the existing integrity of the original parcel. Staff does not believe new or compelling evidence has been presented and does not believe the criteria for the removal of designation per UDC Sec. 35-606(g) has been met.

**RECOMMENDATION:**

Staff does not recommend approval of the removal of historic designation based on findings a through f.

**CASE MANAGER:**

Stephanie Phillips

**CASE COMMENTS:**

- The request for a zoning change from MF-33 to IDZ HL was postponed by the Zoning Commission on April 18, 2017.
- The retention of an H zoning overlay does not prohibit a change in the base zoning.



## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 27, 2017

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REZONIFICACIÓN  
CASO # 2201113  
CONTACTO # 210-204-1160  
MOTIVO: REZONIFICACIÓN DE ZONAS DE USO RESIDENCIAL A ZONAS DE USO MIXTO  
CIUDAD DE SAN ANTONIO  
DEPARTAMENTO DE SERVICIOS DE PLANEACIÓN

CITY OF SAN ANTONIO  
NOTICE OF AN ORDER  
OF THE CITY ENGINEER  
FOR THE CONSTRUCTION  
OF A PUBLIC UTILITY  
PROJECT  
IN THE CITY OF SAN ANTONIO  
COUNTY OF BEXAR  
STATE OF TEXAS  
PROJECT NO. 2201113  
DATE: 08/01/2022



**BELOW PROVIDE A DETAILED DESCRIPTION OF THE PROJECT (USE AN ADDITIONAL PAGE IF NECESSARY)**

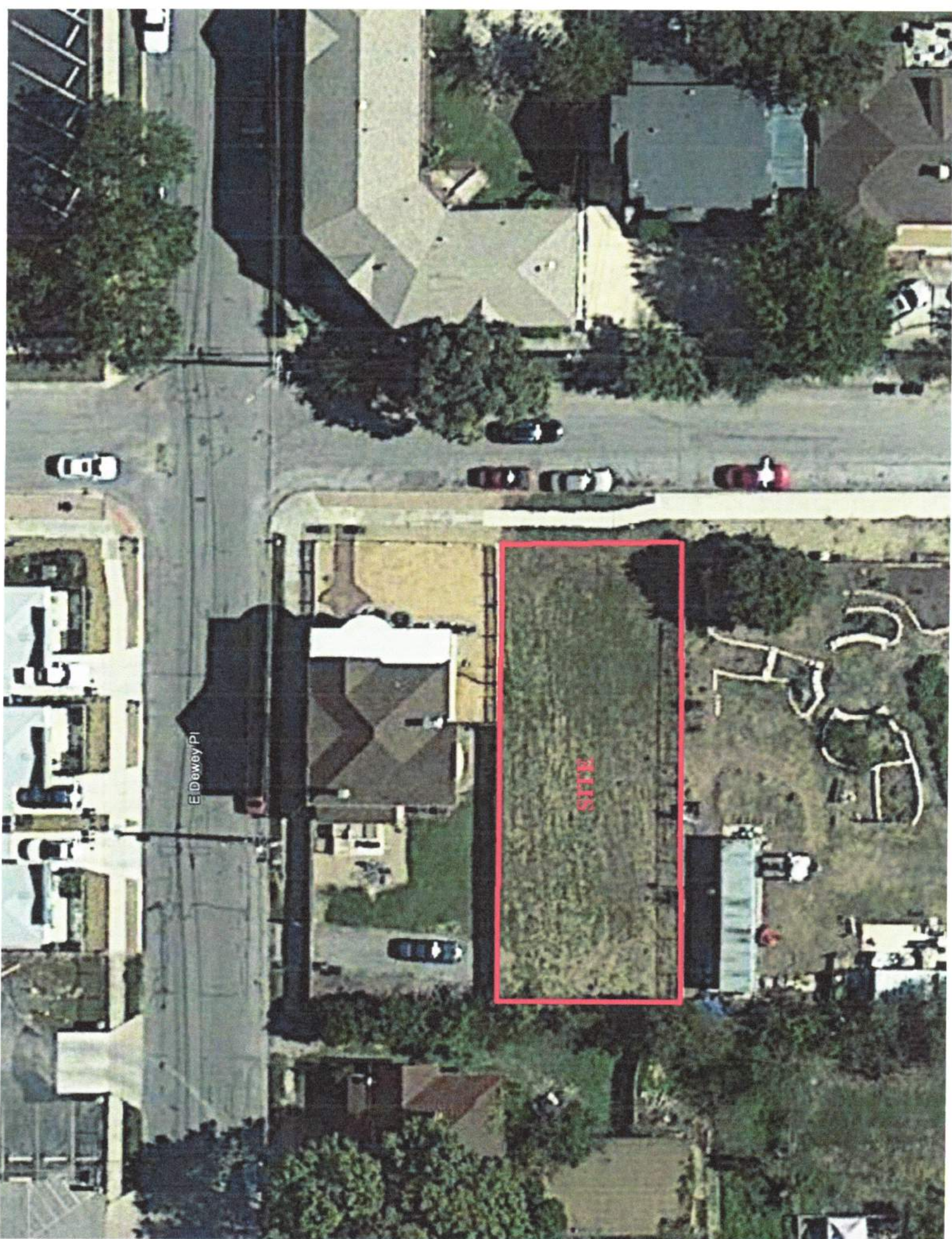
☐ Conceptual Approval    ☒ Final Approval

Original HDRC Hearing Date: \_\_\_\_\_

We would like the "HL" designation to be lifted on the subject undeveloped tract (Lot 10). This designation seems to of been established on this lot in error. The adjacent lot (Lot 11) has a historic landmark designation as this tract (Lot 11) has a historic home on it that was renovated a couple of years ago.

The owners of the subject lot would like to develop Lot 10. The current zoning on this lot is MF-33 which allows for an apartment building. However, the owners are proposing single family dwellings versus an apartment building. Therefore, a zoning application is in process to change this from MF-33 to IDZ. The owners have an ICRIP waiver number that has been issued for this property. The waiver number is #1779. There will be no increase in unit density from MF-33 to IDZ.







Property Identification #: 119906

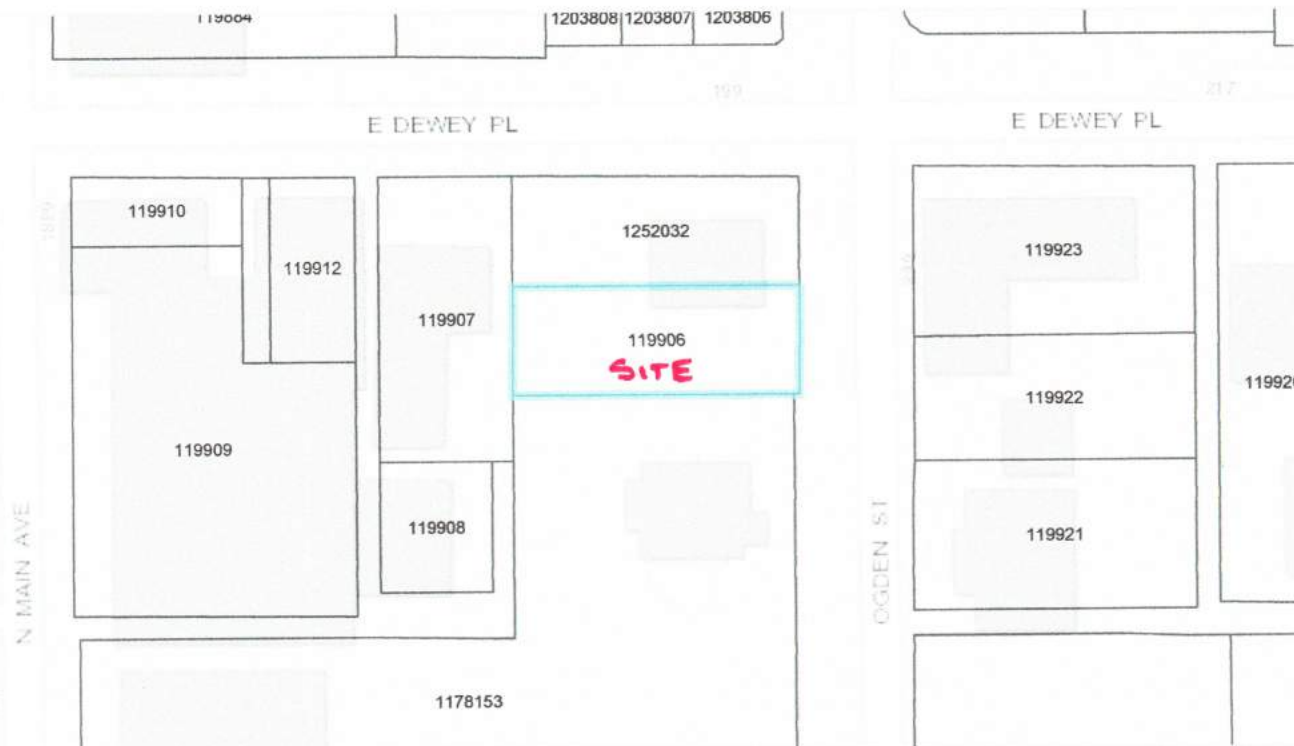
Property Information: 2017

Owner Identification #: 2855148

Geo ID: 01729-007-0100  
Situs: 823 OGDEN ST SAN  
Address: ANTONIO, TX 78212  
Property Type: Real  
State Code: C1

Legal Description: NCB 1729 BLK 7 LOT 10  
Abstract: S01729  
Neighborhood: TOBIN HILL SOUTH  
Appraised Value: N/A  
Jurisdictions: 06, 21, 57, 10, CAD, 11, 09, 08

Name: LS CONTRACTING INC  
Exemptions:  
DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.



## Bexar CAD

2017

### Property

#### Account

Property ID:	119906	Legal Description:	NCB 1729 BLK 7 LOT 10
Geographic ID:	01729-007-0100	Zoning:	MF-33
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

#### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

#### Location

Address:	823 OGDEN ST SAN ANTONIO, TX 78212	Mapsco:	616E2
Neighborhood:	TOBIN HILL SOUTH	Map ID:	
Neighborhood CD:	57035		

#### Owner

Name:	LS CONTRACTING INC	Owner ID:	2855148
Mailing Address:	PO BOX 591969 SAN ANTONIO, TX 78259-0148	% Ownership:	100.0000000000%

Exemptions:

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

### Taxing Jurisdiction



Owner: LS CONTRACTING INC  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	VLR	Vacant Regular Lot	0.1377	6000.00	48.00	125.00	N/A	N/A

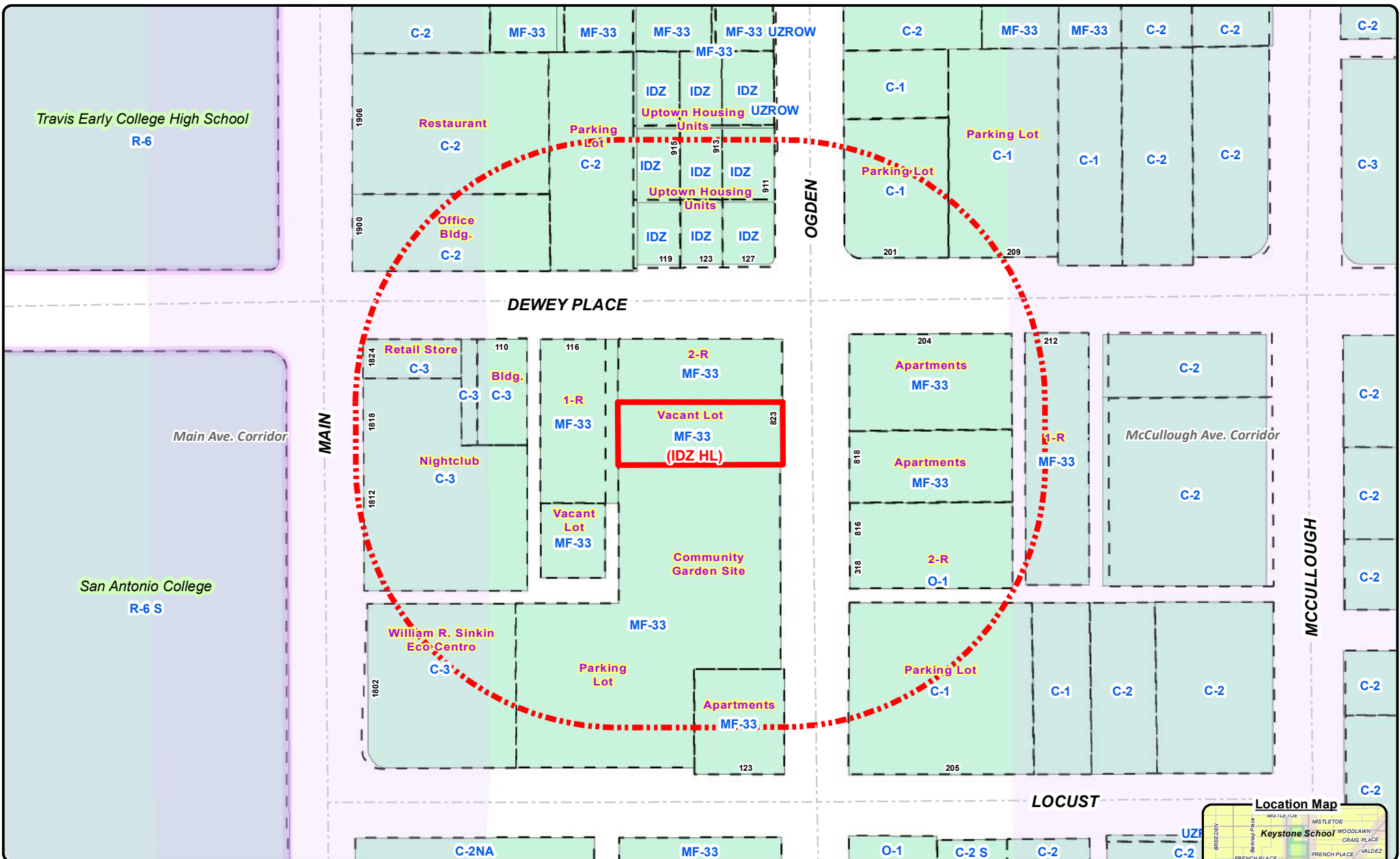
### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$268,570	\$92,930	0	361,500	\$0	\$361,500
2015	\$189,340	\$30,240	0	219,580	\$0	\$219,580
2014	\$64,110	\$30,240	0	94,350	\$0	\$94,350
2013	\$61,790	\$30,240	0	92,030	\$0	\$92,030
2012	\$64,480	\$30,240	0	94,720	\$0	\$94,720

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/17/2013	SWD	Special Warranty Deed	ALAMO CITY FINANCIAL LLC	LS CONTRACTING INC	16114	1878	20130099931
2	5/8/2013	Deed	Deed	WALTON KIM	ALAMO CITY FINANCIAL LLC	16100	1575	20130093736
3	12/11/1998	Deed	Deed		WALTON, KIM	7756	1151	0





## Zoning Case Notification Plan

### Case Z-2017-113

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01729 - BLOCK 007 - LOT 010

#### Legend

Subject Properties (0.138 Acres)

200 Ft. Buffer

Current Zoning

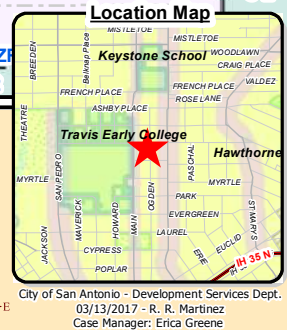
Requested Zoning Change

Single Family Residential

100-Year DFIRM Floodplain

RIO-4

Corridor Overlay



Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD).





Z2017113

SCALE 1" = 10'

LEGEND

- |  |                       |
|--|-----------------------|
|  | EXISTING FIRE HYDRANT |
|  | WATER METER           |
|  | CHAIN LINK FENCE      |
|  | OVERHEAD ELEC. LINE   |
|  | FENCE                 |
|  | SEWERMANHOLE          |
|  | EDGE OF PAVEMENT      |
|  | EXISTING WATER VALVE  |
|  | 1/2" IRON RIB FOUND   |
|  | 1/2" IRON RIB SET     |
|  | 1" IRON PIPE FOUND    |
|  | POWER POLE            |
|  | SEWER CLAY            |

E. DEWEY PL.

(56' ROW)

OWNER: ROBERT CRUSHMAN & MARY BRISCOE  
0.1377 ACRES  
(VOL. 17957, PG. 848 OPR)

OWNER: PARKVIEW PARTNERS LTD &  
PARKVIEW PARTNERS II LTD  
0.1705 ACRES  
(VOL 16880, PG. 2107 OPR)

OVERALL REZONING BOUNDARY  
(0.138 ACRES)

5' (REAR SETBACK)

N89°50'38"E 124.75'

N01°30'33"W 48.98

48.98

LOT 10  
BLOCK 7  
NCB 1729

22' IRREVOCABLE  
- INGRESS/EGRESS ESM'T.

589°33'27"W 123.03°

LOT 18  
BLOCK 7  
NCB 1729  
AC-HSIAC SUBD.  
(VOL. 9637, PG. 113 DPR)

S00°30'34"W 48.35' 2.2' ROW DEDICATION TO COSA (0.002 AC.)

EXIST. SIDEWALK

EDGE OF PAVEMENT

OGDEN STREET  
(55.8' ROW)

EDGE OF PAVEMENT

EXIST SIDEWALK

PROPOSED LAND USE:  
SINGLE FAMILY RESIDENTIAL DEVELOPMENT - 4 LOTS

LOT SIZE \_\_\_\_\_  
MINIMUM LOT SIZE TO BE 1,460 SF

NOTES:

- 1) REZONING TO IDZ (INFILL DEVELOPMENT ZONE)  
WITH SINGLE FAMILY RESIDENTIAL WITH 30 UNITS/ACRE
- 2) TOTAL SITE ACREAGE = 0.138 AC.
- 3) 4 PROPOSED TOTAL DEVELOPABLE LOTS

TOTAL NUMBER OF PROPOSED  
PARKING SPACES = 4 (GARAGE)

I, LC CONTACTING, INC., THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

REVISIONS

OGDEN GARDENS  
OGDEN STREET  
SAN ANTONIO, TEXAS 78212



SITE PLAN

**Bendición**  
BENDICION ENGINEERING, LLC  
19715 Deer Bl. Crest San Antonio, Texas 78258  
(210) 592-0261 FAX  
EMAIL: office@bend-ecm.com web: bend-ecm.com

ACC NO.: LS  
SCALE : 1"=10'  
DRAWN BY : S  
DATE: 3/9/17  
SHEET :

SP

1 of 1

ZONING CASE #: Z20170113

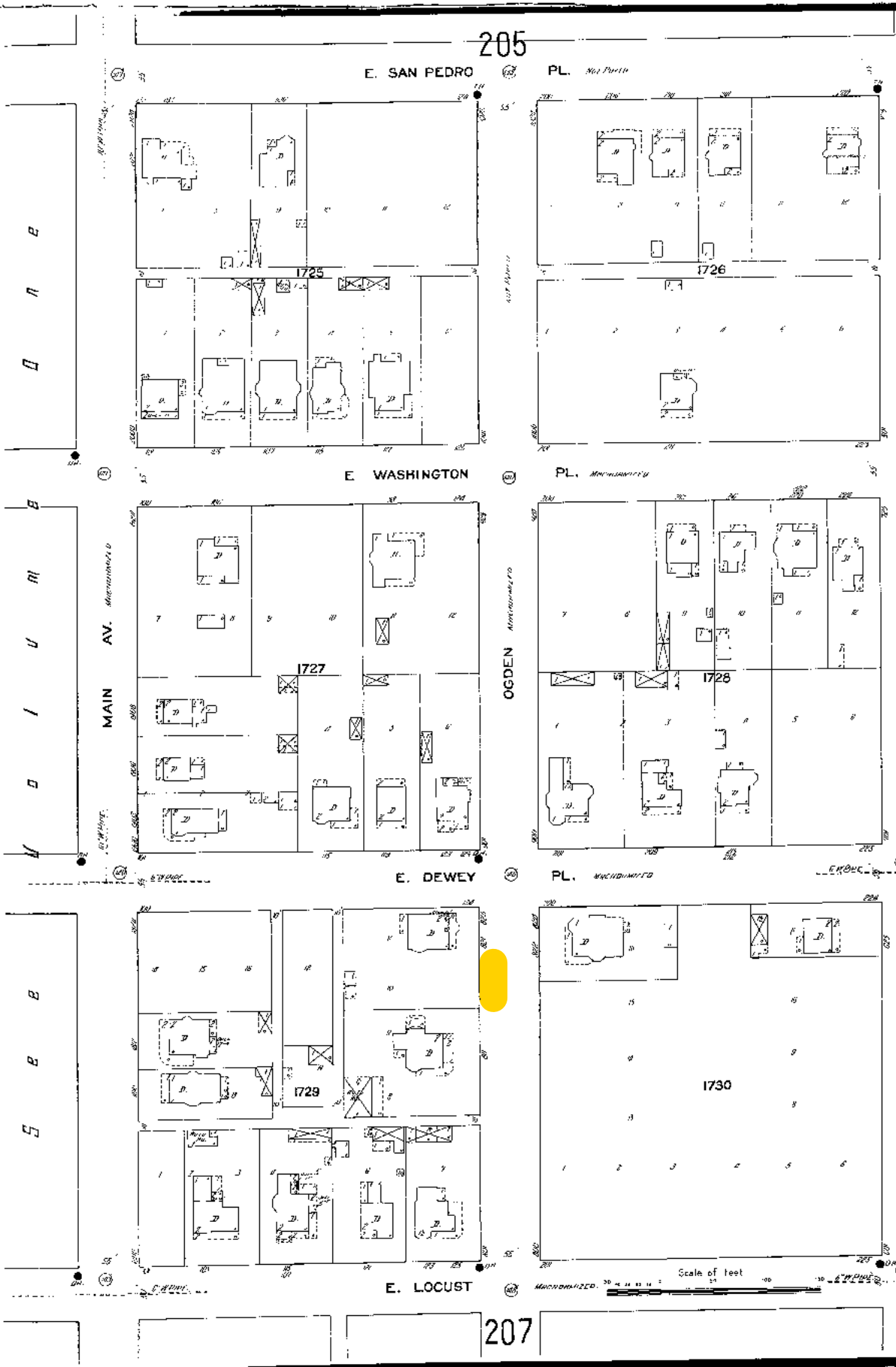


13

SENSE ST

214

W. RIVER



205

206

215

216

207

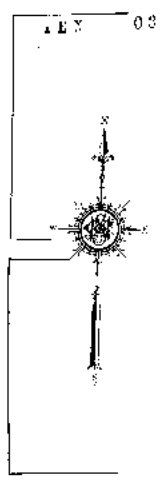
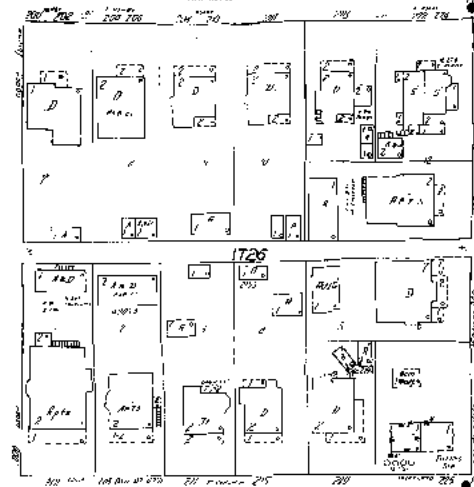
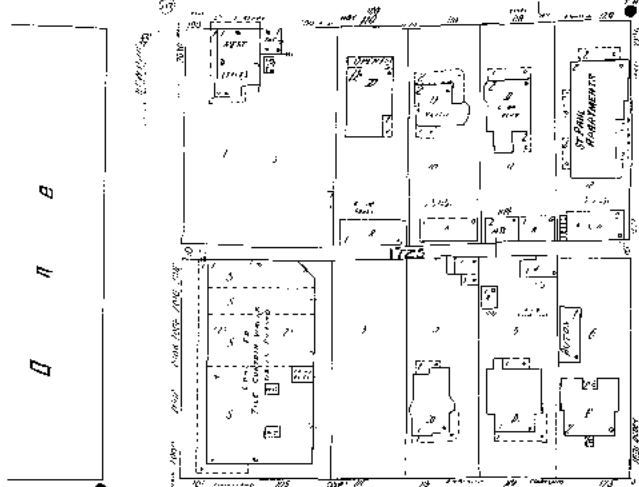


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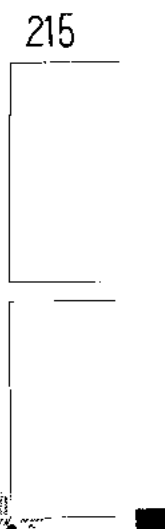
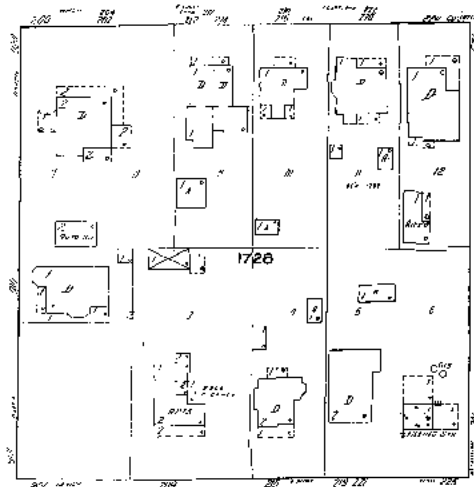
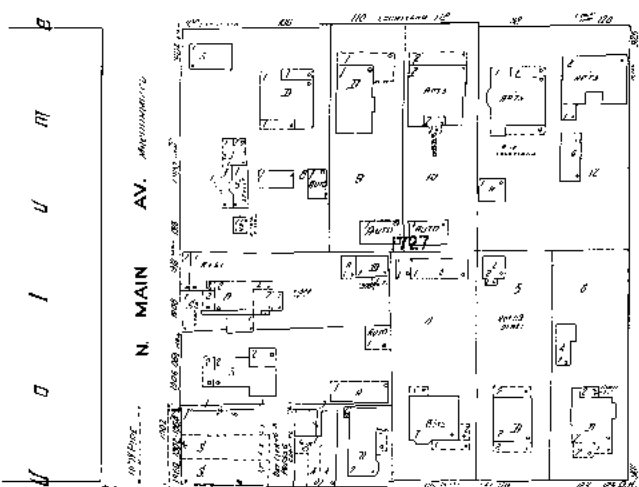
E. ASHBY (E. SAN PEDRO)

PL.



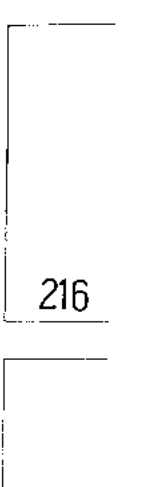
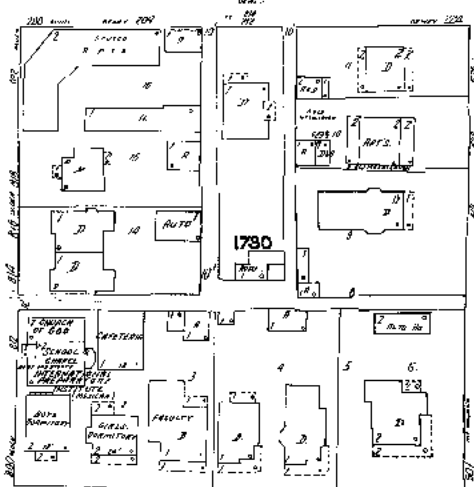
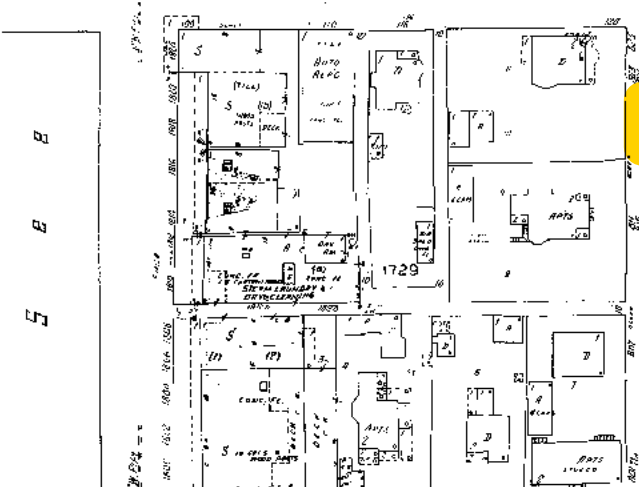
E. COURTLAND (E. WASHINGTON)

PL.



E. DEWEY

PL.



E. LOCUST

207

216



## **Statement of Significance for the Property at 823 Ogden Street**

The house at 823 Ogden Street is an early-twentieth century Queen Anne style home located in the Tobin Hill neighborhood at the southwest corner of Ogden and Dewey. The two-story home features a hipped roof with brackets, a two-story, bowed, full front porch with classical columns on the second floor, a dentil cornice on the first story porch, shiplap siding on the first floor, and wood shingles on the second floor and porch skirting. Although the porch skirting is in poor condition, the design, materials, and workmanship of the house remain largely intact.

Alterations include the enclosure of a small rear porch, the former screening of the second floor porch (although screen are no longer present), the replacement of the first floor porch columns, and the conversion of the single family home into a multi-family structure with a second entrance on the front façade.

Based on research, the house was constructed between 1906 and 1907. The lot at Ogden and Dewey was purchased by Guy M. Harcourt in 1905 from Flora Adams, and a mechanics lien with G.M. Harcourt and Clemens Richter was filed in 1906. The house is not shown on the 1904 Sanborn map, but it is identified with its current footprint on the 1911-1924 Sanborn map, with an address of 821 and 825 Ogden. The 1915 city directory lists Guy M. and Jean Harcourt as owners. According to his obituary in 1937, Guy M. Harcourt was a banker associated with the San Antonio National Bank for 30 years. He was also noted as a writer and lyricist and the son of Judge T. Harcourt of Columbus. He was survived by two children. Although Mr. Harcourt lived until 1937, he was no longer living at the 823 Ogden property at that time, as the 1928 city directory lists C.A. Meyer as a renter.

The house is located on a corner lot on a block that has retained a number of houses and structures. The two corner lots opposite the house along Dewey include a vacant parcel and a paved parking lot. The house remains an intact example of an early-twentieth century Queen Anne style residence in what was once a premier residential neighborhood. The property is eligible for landmark designation based on the following criteria:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction: Queen Anne style residence [35-607(b)(5)];
- Its unique location or singular physical characteristics that make it an established or familiar visual feature: its corner location at Ogden and Dewey in the Tobin Hill neighborhood [35-607(b)(7)]; and
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)(8)].



A RESOLUTION

2011-08-04-0022R

**DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO  
INITIATE A ZONING DISTRICT BOUNDARY CHANGE TO  
DESIGNATE 823 OGDEN STREET AS HISTORIC SIGNIFICANT  
(DISTRICT 1).**

\* \* \* \* \*

**WHEREAS**, the Historic and Design Review Commission approved a finding of Historic Significance and the Office of Historic Preservation is requesting concurrence from City Council to move forward with the Historic Designation of 823 Ogden Street; and

**WHEREAS**, the City Council desires to initiate a change in the zoning district boundary of property to a zoning district compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Council hereby directs city staff to initiate a change in the zoning district boundary of property located at 823 Ogden Street for Historic Designation.

**SECTION 2.** This resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.


**PASSED AND APPROVED** this 4<sup>th</sup> day of August, 2011.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Michael D. Bernard, City Attorney





Request for

# COUNCIL ACTION

City of San Antonio



## Agenda Voting Results - 29

<b>Name:</b>	29						
<b>Date:</b>	08/04/2011						
<b>Time:</b>	02:28:15 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	A Resolution to initiate zoning change to Historic Landmark (HL) for 823 Ogden [T.C. Broadnax, Assistant City Manager; Shanon Peterson, Historic Preservation Officer, Office of Historic Preservation]						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				x
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9	x					
Carlton Soules	District 10		x				



## San Antonio City Council Meeting

August 4, 2011

Agenda Item No. 29 (District D)



### 823 Ogden

#### Request for Resolution to Initiate Zoning Change to Historic Landmark (HL)

[T.C. Broadnax, Assistant City Manager; Sharon Peterson Wastlelewski, Historic Preservation Officer, Office of Historic Preservation]

### 823 Ogden

- ca. 1906 Queen Anne style home in the Tobin Hill neighborhood
- located on prominent corner lot at Ogden and Dewey
- features include a hipped roof with brackets, a two-story, bowed, full front porch with classical columns on the second floor, a dentil cornice on the first story porch, shiplap siding on the first floor, and wood shingles on the second floor and porch skirting.
- remains an intact example of an early-twentieth century residence in what was once a premier San Antonio neighborhood

2

### 823 Ogden

- 4/16/2010 – Property identified by Code Compliance officer with recommendation for repair.
- 5/11/2010 – Office of Historic Preservation (OHP) notified Code Compliance that property was of historic significance.
- 7/8/2010 – OHP sent certified letter to property owner to notify that property would be reviewed by the Historic and Design Review Commission (HDRC) for potential recommendation of landmark designation.
- 7/16/2010 – OHP staff spoke with property owner and provided additional information on potential historic designation.

3

### 823 Ogden

- 7/21/2010 – Historic and Design Review Commission (HDRC) - Recommendation by HDRC of finding of historic significance (landmark designation).
- 3/25/2011 – Dangerous Structures Determination Board (DSDB) – Property was reviewed by DSDB with order to reset in 30 days.
- 3/25/2011- OHP staff sent second letter to property owner regarding continued interest in landmark designation and providing owner with Zoning Application.
- 4/8/2011 – OHP staff spoke with property owner again about potential designation. Property owner stated that he was potentially negotiating a sale of the building.

4

### 823 Ogden

- 6/13/2011 – Property was again reviewed by DSDB with order for property to be repaired within 30 days.
- 8/3/2011 – OHP staff contacted property owner who stated that he is currently repairing the porch. Owner is interested in talking further with staff about potential historic designation.
  - Meeting set for August 19<sup>th</sup> for property owner to meet with OHP staff. Owner is also marketing property to sell.
- Landmark designation would make the property eligible for tax incentives for substantial rehabilitation. Tax incentives would be transferable to new buyer.

5

### 823 Ogden

#### Criteria for Landmark Designation:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction: Queen Anne style residence [35-607(b)(5)];
- Its unique location or singular physical characteristics that make it an established or familiar visual feature: its corner location at Ogden and Dewey in the Tobin Hill neighborhood [35-607(b)(7)]; and
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)(8)].

6



**823 Odgen**





# Survey Task Force 1-28-2004 Minutes

## I. Explained Two-part Evaluation Criteria – NRHP and UDC

## II. Jefferson Heights Neighborhood Association – Partial Review

- Reviewed Dunbar Place and Jefferson Heights First and Second Additions

- Staff Recommendation:

Cultural Heritage designation for JH First Addition only based on first identified plat with racial deed restriction, largest plat and has highest number of Heritage eligible buildings

- Individual Heritage eligible buildings
- JH Neighborhood Association wants to pursue NCD (Neighborhood Conservation District) status.

Dunbar Place	Jefferson Heights First Addition			Jefferson Heights Second Addition	
918 Potomac	307 Gulf	433 Canton	1147 Gibbs	628 Gulf	519 Canton
926 Potomac	407 Gulf	447 Canton	1010 Gibbs	2426 E Houston	527 Canton
923 Potomac	342 Gulf	453 Canton	1014 Gibbs	2446 E Houston	539 Canton
1231 Paso Hondo	442 Gulf	406 Canton	1038 Gibbs	2502 E Houston	550 Canton
1309 Paso Hondo	436 Gulf	401 Canton	1048 Gibbs	2510 E Houston	650 Canton
1335 Paso Hondo	2219 E Houston	1646 Crockett	1104 Gibbs	2522 E Houston	
1551 Center	2223 E Houston	1623 Crockett	1126 Gibbs	2402 E Houston	
1832 Crockett	2242 E Houston	1332 Center	1115 Gibbs	(Commercial)	
1806 Crockett	2222 E Houston	1416 Center	1123 Gibbs	2507 E Houston	
	2301 E Houston	1349 Center	1119 Gibbs		
	2353 E Houston	1343 Center	1135 Gibbs		
	(Gas Station)				

## III. Tobin Hill Neighborhood Association – Partial Review

- Due to size of Neighborhood Association, multiple surveys were conducted. The following areas were discussed: San Pedro Avenue, McCullough Avenue, and Main Street.

- Staff recommendations for San Pedro Avenue:

San Antonio College no district designation, only individual buildings: 210 W Dewey, 312 Courtland, Bennett Music Hall, and the Radio, Television & Film Hall.

San Pedro Avenue no district designation as a commercial corridor due to lack of concentration of historic buildings and modern infill development.

- Individual Local Landmark for 201 Belknap, home of Atlee B. Ayres

- Individual Heritage designations:

210 W Dewey, 312 Courtland, Bennett Music Hall (SAC), 312 Courtland RT&F Hall, 702 San Pedro Avenue, 820-826 San Pedro Avenue, 600 San Pedro Avenue, 502 San Pedro Avenue, 515 San Pedro Avenue, 523 San Pedro Avenue, 300 San Pedro Avenue O'Krent Building,



225 W Poplar, 210 W Lewis, 305 W Poplar, 309 W Poplar, 127 Lewis, 119 Lewis, 115 Lewis, 105 Lewis, 103 Lewis, 116 Lewis, 122 Lewis, 315 Howard, 109 Howard

- Recommend Not Eligible: 725 San Pedro Avenue and 801 San Pedro Avenue
- Table decision: 231 San Pedro Avenue

**A. Main Street:**

- Main Street Heritage District from Ashby to Evergreen.
- Recommend pursue NCD status.
- Individual Heritage buildings: 110 Courtland, 131 Myrtle, 911 Euclid, Gas Station theme: 1425 N Main and 1000 N Main
- Table decision:  
918 Main Street under themes of "1950s" or "Roadside Architecture",  
800 Lexington – need to research

**B. McCullough Avenue:**

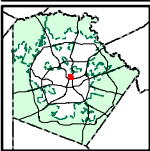
- McCullough Avenue Commercial Corridor – do not recommend designation, not enough integrity
- Area between Main and McCullough and bounded by Ashby and Evergreen. There are many Heritage buildings in this area, but there are also many non-historic commercial buildings and vacant lots. Staff recommends delaying decision until the remaining Tobin Hill area is analyzed.
- Individual Heritage buildings: 1827 McCullough, 1903 McCullough, 1826 McCullough, 2011 McCullough, 219 E Evergreen, 1613 McCullough, 1615 McCullough, 1625 McCullough, 1806 McCullough, 215 E Dewey, 211 E Courtland, 208 E Myrtle, 202 E Locust, 204 E Ashby, 108 Ogden, 119 Brooklyn, 208 E Park Avenue, 219 E Park Avenue, and 202 E Park Avenue.
- Table decision, more research needed: 1502 McCullough, Gas Station theme and 203 E Elmira commerce theme.
- 1207 Brooklyn pulled as it is already a local landmark.



# Tobin Hill Historic District

# Tobin Hill

823



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

City of San Antonio Planning and Development Services Department GIS Manager: D.J. (Woody) Woodruff, [dwoodruff@sanantonio.gov](mailto:dwoodruff@sanantonio.gov)  
 Maps may be ordered at: (210) 303-7823

Map Created by: Spebser Murphy Map file local  
Map Last Edited: 1/13/09  
PDF Filename: 0901GM09.pdf

**City of San Antonio  
Historic Preservation Division**



**City of San Antonio  
Planning and Development  
Services Department**  
Roderick J. Sanchez, AICP, CBO

Director  
Cliff Morton Development and  
Business Services Center  
1901 S. Alamo  
San Antonio, TX 78204







900 Ogden St  
San Antonio, Texas  
Street View - Oct 2007

Ogden St

Main Ave

STREET VIEW - 2007

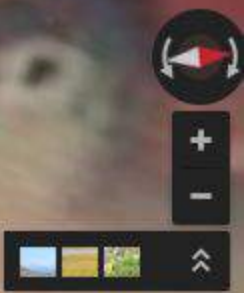
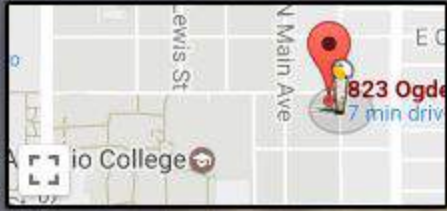
Google







**STREET VIEW - 2007**







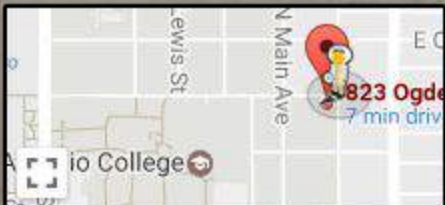
900 Ogden St

San Antonio, Texas

Street View - Apr 2011

STREET VIEW - 2011 - LANDMARK YEAR

Google







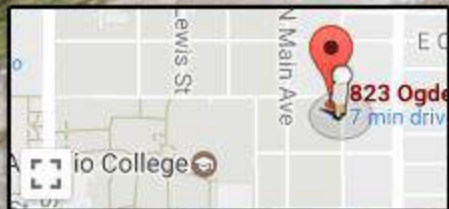
820 Ogden St

San Antonio, Texas

Street View - Apr 2011

**STREET VIEW - 2011 - LANDMARK YEAR**

Google





900 Ogden St

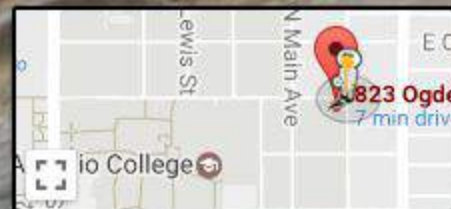
San Antonio, Texas

Street View - Jun 2014

E Dewey Pl

STREET VIEW - 2014

Google



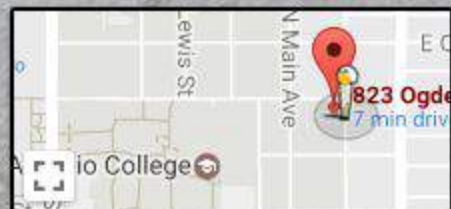


820 Ogden St  
San Antonio, Texas

Street View - Jun 2014

**STREET VIEW - 2014**

Google



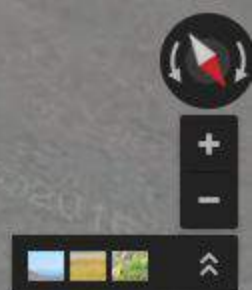
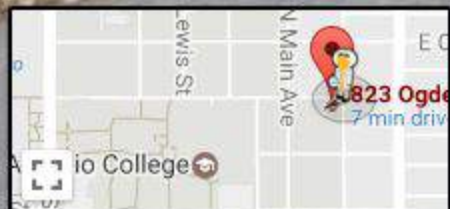


201 E Dewey Pl  
San Antonio, Texas

Street View - Apr 2016

STREET VIEW - 2016

Google







STREET VIEW - 2016