

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-183
ADDRESS: 320 IDAHO ST
LEGAL DESCRIPTION: NCB 604 BLK 1 LOT E 8.8 FT OF 5 & W 25.42 FT OF 6
ZONING: AE-2
CITY COUNCIL DIST.: 2
APPLICANT: Office of Historic Preservation
OWNER: David Malley
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The Office of Historic Preservation is requesting a finding of historic significance for the property at 320 Idaho St.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

(a) Authority. Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection 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. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. 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 historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.

(b) Designation of Historic Landmarks.

(1) Initiation. Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.

Unified Development Code 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.

FINDINGS:

- a. The property at 320 Idaho is a two bay, wood frame shotgun house built in 1892. The applicant is requesting a finding of historic significance.
- b. The property was built in 1852 by Frank J. Beitel for Thomas O. Foster. The structure has a front gable, with a symmetrical façade and a full length front porch with a shed roof. The shotgun house is a vernacular housing type that traces its cultural roots to West Africa and traveled with the salve trade first to the U.S.
 - UDC Section 35-607 (a) states that historic landmarks shall meet at least three of the designation criteria. The structure at 320 Idaho meets criteria 1, 4, 5, 8, and 12.
- 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. This property is a reminder of the cultural heritage of San Antonio, particularly the influence of rail yard labor on neighborhood development and housing typologies.
- d. Criterion 4, per UDC Sec. 35-607(b)(4), is that a structure's 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. This property is representative work of builder who influenced the city of San Antonio by establishing Beitel Lumber Company, which would eventually become one of the largest such businesses in the region.
- 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. This property is an embodiment of distinguishing characteristics of an architectural style of a time period, specifically the shotgun house. In San Antonio, shotgun houses are commonly, though not exclusively, located near railroads and provided housing for laborers in the industry. The preservation of this vernacular style is a challenge nationwide, and this property is a representative example within the community.
- f. Criterion 8, per UDC Sec. 35-607(b)(8), is that a structure's historical, architectural, or cultural integrity of location, design, materials, and workmanship. This property is notable in its historical, architectural, and cultural integrity of location, design, and workmanship. Though modifications have been made over time by multiple

owners, the overall footprint is consistent with the 1896 Sanborn Insurance Map and the home retains several key elements of the style.

- g. Criterion 12, per UDC Sec. 35-607(b)(12), is the structure is an important example of a particular architectural type or specimen. This property is an important example of a shotgun house in San Antonio, which are increasingly threatened in part due to small size, old age, location in desirable neighborhoods, and lack of high-style architectural detailing.
- h. On February 3, 2017, the owner submitted a request for demolition to the Office of Historic Preservation. The owner does not support historic designation. If a Finding of Historic Significance is approved by the HDRC, the HDRC will become the applicant for the designation application before City Council. The Office of Historic Preservation shall process the application on behalf of the HDRC. City Council resolution to proceed with historic designation for the property is required before the property may be rezoned to include a historic zoning overlay. The owner is willing to contribute funds to the cost of moving the structure to another location for retention. OHP also supports relocation efforts as an alternative to demolition.
- i. The Designation & Demolition Committee met at the site on May 9, 2017. The members present commented on the decorative features evident in the gable, molding under the roof eaves. They also noted that the main structure is fairly intact with the exception of the missing siding, and the original form is evident. The members agreed that the structure is a unique shotgun form and is culturally significant because of the location.

RECOMMENDATION:

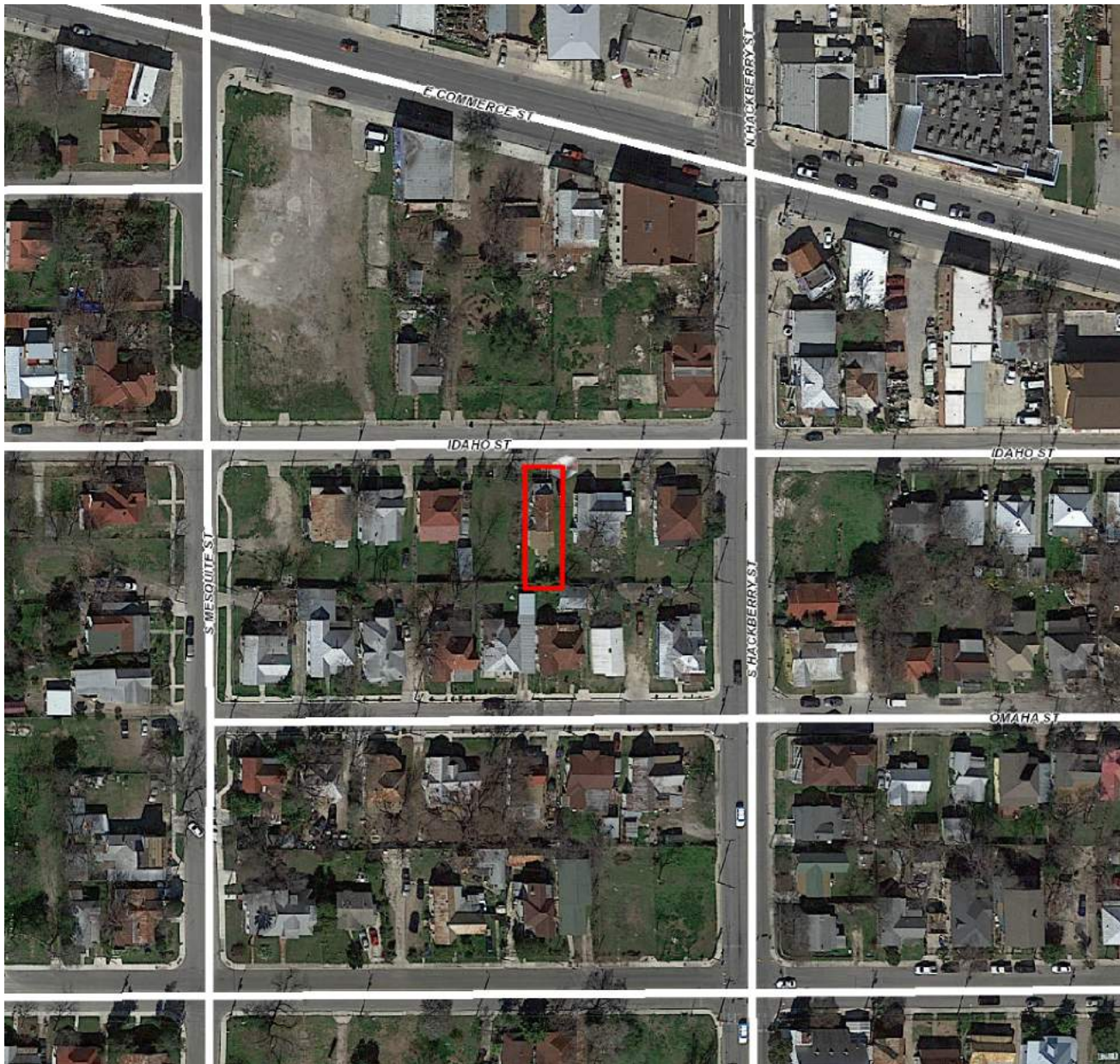
Staff recommends approval based on findings a through i.

CASE MANAGER:

Lauren Sage

CASE COMMENTS

- 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

Printed: Apr 14, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: [REDACTED]
REQUEST: [REDACTED]
HEARING DATE: [REDACTED] 10:00 AM - 2:00 PM
CITY HALL - HISTORIC DISTRICT DEPARTMENT
1500 N. MEYER
ALL PUBLIC MEETINGS OPEN TO THE PUBLIC

Statement of Significance

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
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;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
12. It is an important example of a particular architectural type or specimen;

The property at 320 Idaho is a two bay, wood frame shotgun house built in 1892 by Frank J. Beitel for Thomas O. Foster.ⁱ Mr. Foster, born in 1866 in Arkansas, worked at the rail yards and lived in the house with his wife Cynthia and his daughter Carrie Inez, born in 1892.ⁱⁱ The Fosters lived in the house until c. 1905.ⁱⁱⁱ The property has also been addressed as 318 and 322 at various times. The structure has a front gable perpendicular to the street with a symmetrical façade balancing an entry door and double hung one-over-one window (not original). Its full length front porch features a shed roof and wooden supports. Its front gable has a single central vent and the roof material is standing seam metal. Horizontal wood siding covers the exterior of the home, although much of this material has been removed over the past several years. A rear addition to the home is somewhat reflective of the original footprint evident in the 1896 Sanborn Insurance Map, which does show a similar single story attached room in the rear. The adjacent house to the east was also originally constructed as a shotgun, although additions have resulted in a more Folk Victorian feel.

Shotguns in San Antonio

The shotgun house is a vernacular housing type that traces its cultural roots to West Africa and traveled with the slave trade first to the Caribbean and then to the Gulf Coast of the United States. Its simplistic form can be accentuated with a wide variety of architectural styles depending often on the influences of geography and contemporary tastes at the time of construction. In San Antonio, shotgun houses are commonly, though not exclusively, located in close proximity to railroads and provided housing for laborers associated with this industry. Preservation of vernacular housing types associated with the working class has been a challenge nationwide, and San Antonio is no exception – shotguns are increasingly threatened due in some part to their small size, old age, location in desirable neighborhoods, and lack of high-style architectural detailing.

Frank J. Beitel

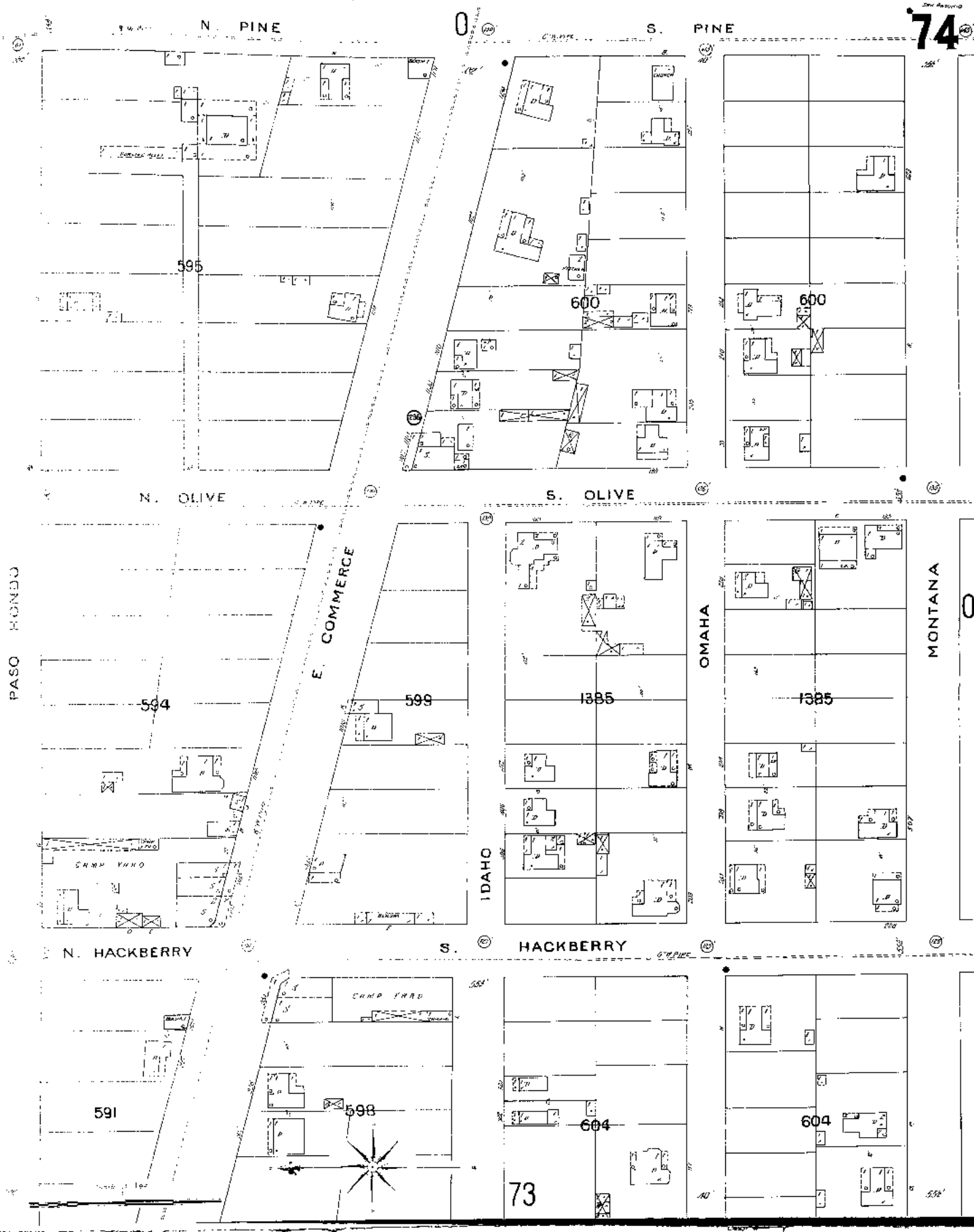
Frank's parents, Joseph and Elizabeth, were both born in Eastern Europe and immigrated to Philadelphia. They brought the family to Galveston in 1838 and settled in Bexar County several years later. Frank and his brother Rudolph established the Beitel Lumber Company in 1873 in San Antonio, which would eventually become one of the largest such businesses in the region. In 1889, Frank opened a lumberyard in Kerrville, which was the last stop on the San Antonio & Aransas Pass railroad. Frank J. Beitel died in 1898 at the age of 59. Beitel Lumber Company was run by Frank's brother Albert and nephew Roy for years before it closed during the Depression.^{iv}

ⁱ Mechanic's Lien from T.O. Foster to F. J. Beitel, 8 August 1892 (filed 15 August 1892), Bexar County, Texas, Volume F, pages 44-47.

ⁱⁱ 1900 United States Census, Sheet 13, Enumeration District 108, Precinct 18, 7th Ward, San Antonio.

ⁱⁱⁱ 1905 San Antonio City Directory.

^{iv} A Twentieth Century History of Southwest Texas, Illustrated, Volume 1, Lewis Publishing Company, 1907, pages 414-416.



of Texas, personally came H. B. Allen, Hamilton H. Bonney and Eugenia B. Bonney known to me to be the persons whose names are subscribed to the foregoing instrument in writing, and each acknowledged to me that they executed the same for the purposes and Considerations therein mentioned. And the said Eugenia B. Bonney wife of the said Hamilton H. Bonney, having been by me examined privately and apart from her said husband and having the same fully explained to her by me she, the said Eugenia B. Bonney, acknowledged to me that the foregoing instrument of writing and Contract was her act and deed, and she declared that she had willingly signed the same for the purposes and Considerations therein expressed, and she wished not to retract it. Given under my hand & Seal

of Office, this the 4th day of August A.D. 1892

Wm. H. Clifford Notary Public Bexar County Texas

The State of Texas } I, Thad W. Smith County Clerk of said County do hereby
County of Bexar } Certify that the foregoing instrument of writing
with its Certificate of Authentication was filed for registration in my office on the 8th day of August A.D. 1892 at 5^{3/4} O'clock P.M. and duly recorded on the 15th day of August A.D. 1892 at 8^{1/2} O'clock A.M. in records of W. S. B. L. of said County in book Volume 7 on pages 40-44 the testimony whereof Witness my hand and Official Seal at office this 15th day of August 1892.

Thad W. Smith County Clerk Bexar County Texas
By John Stopfenbach Deputy

T. O. Foster and Wife 'W. S. B. L. to' F. J. Beitel

This Agreement between F. J. Beitel of the first part and T. O. Foster and La. C. Foster wife of said T. O. Foster parties of the second parties entered into on this

the 8th day of August 1892 Witnesseth: That the said F. J. Beitel agrees, at the request of the said Second Parties to furnish them, at its fair Cash Value, the material necessary to be used in constructing, on the hereinafter described property, such improvements as may be designated by the said Second Parties. And now F. O. Foster and L. C. Foster the said Second Parties, in consideration of said materials being so furnished, agree to pay said first party the reasonable Cash Value of the materials so used in constructing improvements on our homestead, situated in San Antonio Bexar County, Texas, and the said first Party is hereby declared to have a Mechanic's and Builder's Lien, on the improvements so made, and the land or lots on which the same is situated, to secure the payment of the money to become due for said material. Said land is more particularly described as follows, - All that Certain tract or parcel of land lying and being in the City of San Antonio, and more particularly described and known as West half of Lot N^o (6) Six in Block A, Original City Lot N^o (8) Eight, Having a frontage of 26 $\frac{1}{2}$ ft on Idaho Street and running back to a depth of 94 $\frac{75}{100}$ ft Bounded on the north by said Idaho Street on the South by Lot (14) Quarter on the East by East half of said Lot N^o (6) Six and, on the West by Lot N^o (5) Five -

F. J. Beitel

F. O. Foster

Mrs L. C. Foster

The State of Texas
County of Bexar

Before me the undersigned Authority personally appeared F. O. Foster whose name appears to the foregoing instrument of writing, and acknowledged that he had signed and delivered the same for the uses purposes and considerations therein contained and at length set forth. Also, at the same time and place, personally appeared L. C. Foster wife of the

said P. O. Foster parties to the foregoing instrument of writing bearing date the 8th day of August 1892 and having been examined by me privately and apart from her husband, and having the same fully explained to her, she, the said M. C. Foster acknowledged the same to be her act and deed, and declared that she had willingly signed, sealed and delivered the same, and she wished not to retract it.

To Certify which I hereby sign my name and affix my seal, this 8th day of August A.D. 1892



D. Muenzenberger Notary Public.

Saw Antonio, Texas, August 8th 1892

Received of F. J. Beitel materials used in constructing improvements in accordance with the foregoing contract to the Amount of \$230⁰⁰ — Two Hundred and Thirty Dollars in Consideration of which we, or either of us promise to pay to the said F. J. Beitel or Order the sum of Two Hundred and Thirty Dollars on or before the 8th day of August 1893 with interest at the rate of 10 per Cent per annum, to secure the payment of which the said F. J. Beitel is hereby declared to have a Mechanic's and Builder's Lien on the Land and improvements thereon as described and provided for in the foregoing contract until paid, as evidenced by a promissory note of even date herewith, and forming a part of this Contract and here negotiable and payable at the Office of F. J. Beitel with two per Cent for Attorney's fees if collected by law.

P. O. Foster

Mrs M. C. Foster

\$230⁰⁰/₁₀₀

The State of Texas
County of Bexar } I, Thad W. Smith, County Clerk of said
County do hereby Certify that the foregoing instrument of writing, with its Certificate of Authentication was filed for registration in my office on the 9th day of August A.D. 1892 at 12 O'clock - P.M. and duly recorded on the 15th day of August A.D. 1892 at 7 O'clock, P.M.

in the records of W & B. L. of said County, in book Volume
 F on pages 44-47 attestation of which is my hand and
 official seal, at Office this 15th day of August 1892,
 (Seal) Shad W. Smith County Clerk, Bexar County, Texas
 By John Stoffenbach Deputy.

W^m W. Wilke + wife "W. & B. L. to" B. Baermann & W. Maibaum

The State of Texas } This contract and agreement
 County of Bexar } made and entered into this 9th
 day of August A. D. 1892 by and between Bernhard
 Baermann and Company a firm composed of Bern-
 hardt Baermann and William Maibaum, parties of the
 First Part and William W. Wilke and his wife Mina
 Wilke parties of the Second Part all of Bexar County
 Texas. — Witnesses: The said parties of the
 First Part Bernhard Baermann and Company hereby
 agree and bind themselves to build and construct for
 the said William W. Wilke and his wife Mina Wilke
 a certain one story frame building to be used as a
 dwelling. The building shall be erected and completed
 in accordance with plans of same drawn by the architect
 Emil Behrens which plans are hereby referred to and made
 a part of this Contract and in accordance with the Spec-
 ifications of the book dated July 26th 1892 which Spec-
 ifications are hereby referred to and made a part of this
 Contract — Said House to be built upon a certain tract
 of land situated in the City of San Antonio, Bexar County
 Texas and being a part of Lot number one and num-
 ber two of Block number Six (6) of Alamo City, on the
 West Side of Taylor Street as subdivided by M^r C. C. Llanos,
 Martin and Son, said tract or parcel of land beginning
 at a point on the West line of Taylor Street, seventy seven
 and 1/10 (77 1/10) feet Southward from the intersection of
 Taylor and Fourth Street for the North East Corner
 of this Lot. Thence at right angles to Taylor Street









CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: May 9, 2017 HDRC Case# 2017-7995

ADDRESS: 320 Idaho Meeting Location: 320 Idaho

APPLICANT: OHP

DDC
DRC Members present: Joel Garcia, Kent Brittain

Staff present: Edward Hall, Lauren Sage, Jenny Hay

Others present: property owner David Malley

REQUEST: Finding of historic significance

COMMENTS/CONCERNS: Addition on rear obviously not original, some sloping evident in floor. Wood floors still extant. 3 half, 1 full window intact. Siding scavenged for other projects. Note twin (modified) to east. Some decorative features evident in gable, under ^{molding} roof. Main structure fairly intact with exception of missing siding, form is still evident. Some water damage revealed old growth decking. Seems structurally sound. Unique shotgun form, culturally significant because of location.

COMMITTEE RECOMMENDATION: **APPROVE** ☒ **DISAPPROVE** ☐
APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

5.9.17
Date