

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

**HDRC CASE NO:**

**2017-213**

**ADDRESS:**

419 E FRENCH PLACE  
423 E FRENCH PLACE  
427 E FRENCH PLACE  
431 E FRENCH PLACE  
435 E FRENCH PLACE  
439 E FRENCH PLACE  
443 E FRENCH PLACE  
447 E FRENCH PLACE  
451 E FRENCH PLACE  
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463 E FRENCH PLACE  
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458 E FRENCH PLACE  
462 E FRENCH PLACE  
467 E FRENCH PLACE  
471 E FRENCH PLACE  
475 E FRENCH PLACE  
466 E FRENCH PLACE  
470 E FRENCH PLACE  
474 E FRENCH PLACE  
478 E FRENCH PLACE

**LEGAL DESCRIPTION:**

NCB 6518 BLK LOT 3  
NCB 6518 BLK LOT 4  
NCB 6518 BLK LOT 5  
NCB 6518 BLK LOT 6  
NCB 6518 BLK LOT 7  
NCB 6518 BLK LOT 8  
NCB 6518 BLK LOT 9  
NCB 6518 BLK LOT 10  
NCB 6518 BLK LOT 11  
NCB 6518 BLK LOT 12  
NCB 6518 BLK LOT 13

NCB 6518 BLK LOT 14  
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NCB 6518 BLK LOT 37  
NCB 6518 BLK LOT 38  
NCB 6518 BLK LOT 15  
NCB 6518 BLK LOT 16  
NCB 6518 BLK LOT 17  
NCB 6518 BLK LOT 39  
NCB 6518 BLK LOT 40  
NCB 6518 BLK LOT 41  
NCB 6518 BLK LOT W 47.48 FT OF 42  
R-6, RM-4

**ZONING:**

**CITY COUNCIL DIST.:**

**APPLICANT:**

**OWNER:**

**TYPE OF WORK:**

**REQUEST:**

1  
Samuel Aguirre  
Various owners, see attached list  
Finding of Historic Significance for the East French Place Historic District

The applicant is requesting approval for a Finding of Historic Significance for the East French Place Historic District and a recommendation for approval to the Zoning Commission and to the City Council for historic district designation. The proposed district will include East French Place between N St. Mary's and US Hwy 281. It contains 33 non-municipal parcels total.

**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. 35-607. - 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;
3. Its identification with a person or persons who significantly contributed to 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;
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;

## **FINDINGS:**

- a. The proposed district was platted in 1922 by H.C. Thorman, who proceeded to build 42 modest Craftsman bungalows. The development pattern of consistent deep setbacks, front porches that clearly address the street and similar home sizes make for a strikingly coherent streetscape. The Upper Labor Acequia originally provided the terminus for the eastern edge of this street. UDC Section 35-607 (a) states that historic districts shall consist of at least two or more structures that meet at least three of the designation criteria. The proposed East French Place Historic District meets criteria 1, 3, 4, 7 and 10. All 33 of the structures included in the proposed boundary meet these criteria.
- b. The applicant is requesting approval for a Finding of Historic Significance for the East French Place Historic District and a recommendation for approval to the Zoning Commission and to the City Council for historic district designation.
  - The proposed district will include East French Place between N St. Mary's and US Hwy 281. It contains 33 non-municipal parcels total.
  - An application for historic district designation was received on October 5, 2016.
  - A public informational meeting for potential historic district designation as held on November 10, 2016, for property owners. 20 of the 33 property owners were present at this meeting.
  - On April 11, 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.
- 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. All of the proposed structures meet criterion 1 in that the Upper Labor Acequia originally provided the terminus for the eastern edge of this street.
- d. Criterion 3, per UDC Sec. 35-607(b)(3), is that a structure has identification with a person or persons who significantly contributed to the development of the community, county, state, or nation. All of the proposed structures meet criterion 3 in that they are included in a neighborhood that was platted by a prominent San Antonio builder, H.C. Thorman in 1922.
- 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. All of the proposed structures meet criterion 5 in that they are located on one single street that is still a dense intact collection of only craftsman style bungalows built all by H.C. Thorman in the 1920s.
- f. Criterion 7, per UDC Sec. 35-607(b)(7), is that a structure has an area has a unique location or singular physical characteristics that make it an established or familiar visual feature. All of the proposed structures meet criterion 7 in that they are within a collection of modest houses reflects the economic status of trades and craft workers of the early 20th century. All of the homes are uniform in style, size, setbacks, rooflines, and other architectural features.
- g. Criterion 10, per UDC Sec. 35-607(b)(10), is that an area has character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development. The proposed district meets criterion 10 in that the neighborhood shares a common history visible in its common architectural style, development pattern within the H.C. Thorman plat, and location with dense residential blocks surrounded by commercial corridors along St. Mary's.
- h. 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.

- i. 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 and that the Historic & Design Review Commission recommend approval for the designation of the East French Place Historic District to the Zoning Commission and to the City Council for historic district designation based on findings a through i.

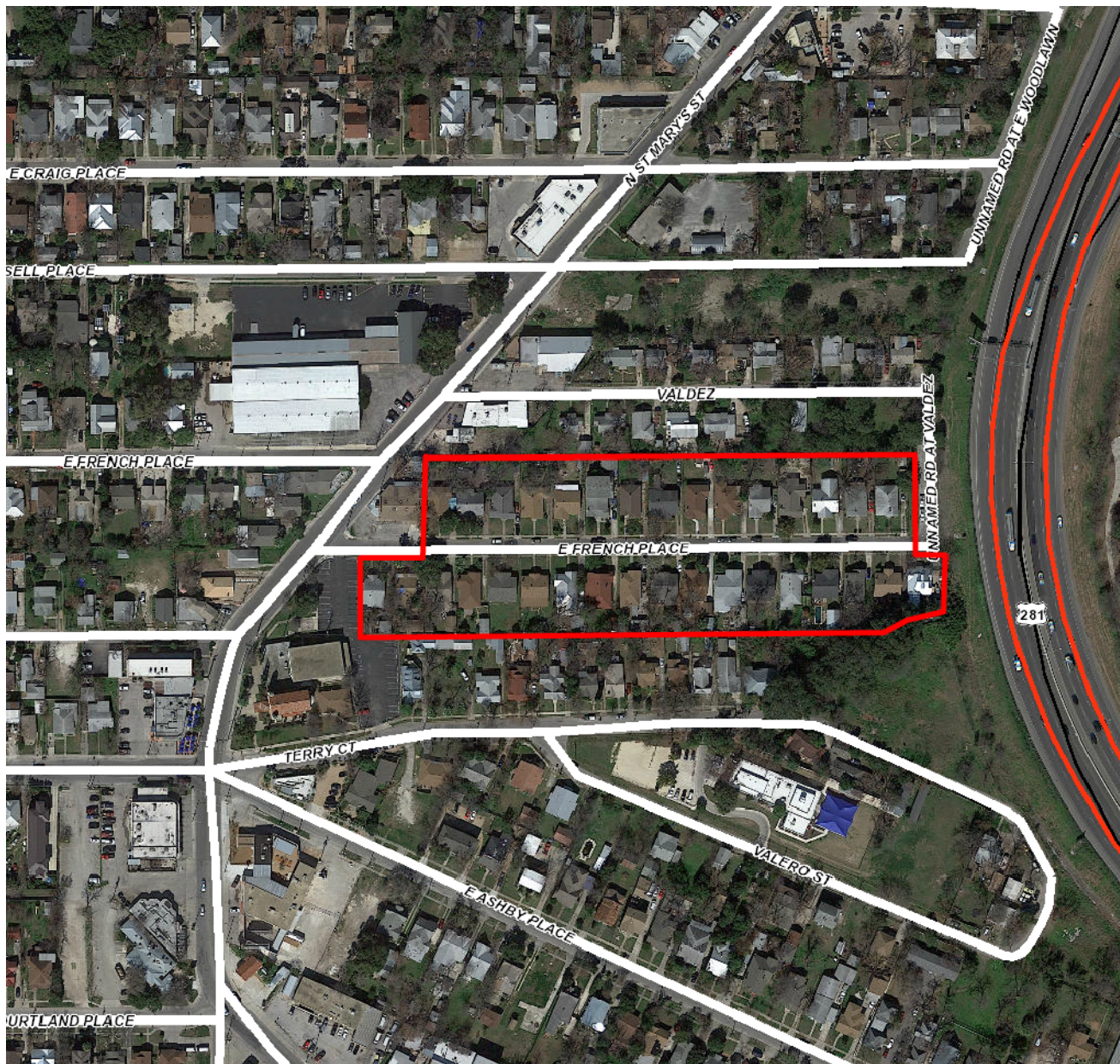
## **CASE MANAGER:**

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 East French Place 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

Printed: Apr 24, 2017

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## H.C. Thorman

Developer H.C. Thorman constructed hundreds of homes across San Antonio, often working with local manufacturing supplier and contracting firm Hillyer-Deutsch-Jarrett and pulling from a distinct plan book. The New Encyclopedia of Texas proclaimed Thorman was the “leading home builder of this city,” best known for the San Antonio Country Club Addition and Olmos Park Estates. Other neighborhoods developed by Thorman include areas along Cincinatti, in Mahncke Park, and in Olmos Park Terrace.

## Architecture

The structures in the E French Place proposed historic district are all Craftsman bungalows that share similar decorative features. Thirteen of the thirty-three homes feature clipped front gables; many have linear front walkways and driveways to the east of the house. Other shared design features include exposed rafter tails, triangular knee braces, decorative window screens, and columns on large pediments supporting the porches.

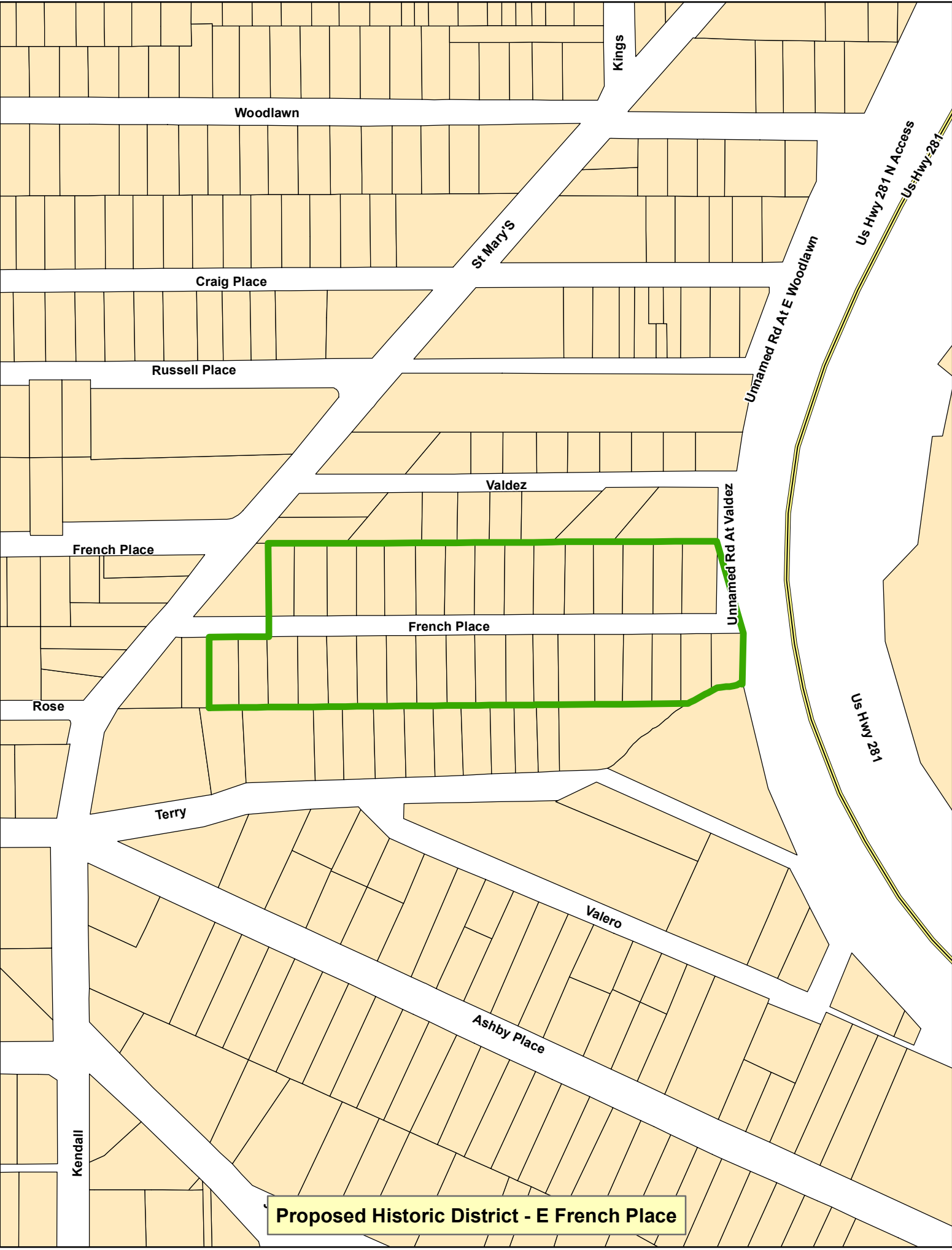
## A Magical Colony

The secluded nature of this neighborhood off of N St. Mary’s produces the feeling of an almost suburban subdivision. The development pattern of consistent deep setbacks, front porches that clearly address the street and similar home sizes make for a strikingly coherent streetscape. Although its eastern edge today is defined by Highway 281, in fact the Upper Labor Acequia originally provided the terminus for this street.

Thorman subdivided this block in 1922, and proceeded to rapidly build 42 modest Craftsman bungalows. The American Lumberman covered the story in its May 6, 1922 edition, stating that “Building interests here have had their attention centered recently on the almost magical development of a new colony of homes by H.C. Thorman, who within a period of less than sixty days erected forty-two cottages...From 600 to 700 men have been kept at work on the houses, probably the largest number ever employed on any one such contract in the city.” The Hillyer-Deutsch-Jarratt Lumber Co., where Maury Maverick served as sales manager, was instrumental in the prompt completion of the project.

## Represents social and economic history of San Antonio

The homes were purchased by families of diverse backgrounds. Most had middle-class incomes from jobs as bookkeepers, salesmen, insurance agents, and storekeepers.



Woodlawn

Kings

St Mary's

Craig Place

Russell Place

Unnamed Rd At E Woodlawn

Us Hwy 281 N Access  
Us Hwy 281

Valdez

Unnamed Rd At Valdez

French Place

French Place

Rose

Terry

Valero

Ashby Place

Kendall

Proposed Historic District - E French Place



	PropID	Situs	Owner Name	Legal Description
1	378550	410 E FRENCH PL, SAN ANTONIO, TX 78212	AGUSTINE ARTHUR G	NCB 6518 BLK LOT 25
2	378551	414 E FRENCH PL, SAN ANTONIO, TX 78212	RICE GEORGE	NCB 6518 BLK LOT 26
3	378552	418 E FRENCH PL, SAN ANTONIO, TX 78212	GARZA LAUREN E	NCB 6518 BLK LOT 27
4	378553	422 E FRENCH PL, SAN ANTONIO, TX 78212	LANDES JORDAN R	NCB 6518 BLK LOT 28
5	378554	424 E FRENCH PL, SAN ANTONIO, TX 78212	GOMEZ SANTIAGO & SUSANA	NCB 6518 BLK LOT 29
6	378555	430 E FRENCH PL, SAN ANTONIO, TX 78212	LOCAL 3 INVESTMENTS LLC	NCB 6518 BLK LOT 30
7	378556	434 E FRENCH PL, SAN ANTONIO, TX 78212	BIFFLE JAMES H & BARBARA J	NCB 6518 BLK LOT 31
8	378557	438 E FRENCH PL, SAN ANTONIO, TX 78212	PERALES GILBERT T & IRASEMA	NCB 6518 BLK LOT 32
9	378558	442 E FRENCH PL, SAN ANTONIO, TX 78212	LEHMAN MARIA E	NCB 6518 BLK LOT 33
10	378559	446 E FRENCH PL, SAN ANTONIO, TX 78212	FRANKLIN KARL & BETTY	NCB 6518 BLK LOT 34
11	378560	450 E FRENCH PL, SAN ANTONIO, TX 78212	ALAI JOSEPH JR	NCB 6518 BLK LOT 35
12	378561	454 E FRENCH PL, SAN ANTONIO, TX 78212	OLIVARES THERESA M	NCB 6518 BLK LOT 36
13	378562	456 E FRENCH PL, SAN ANTONIO, TX 78212	AGUIRRE SAMUEL J & SUSANNE R	NCB 6518 BLK LOT 37
14	378563	462 E FRENCH PL, SAN ANTONIO, TX 78212	WHOLESALE REAL ESTATE LLC	NCB 6518 BLK LOT 38
15	378564	466 E FRENCH PL, SAN ANTONIO, TX 78212	RODRIGUEZ SUSANNE R	NCB 6518 BLK LOT 39
16	378565	470 E FRENCH PL, SAN ANTONIO, TX 78212	MORALES SANTOS JR	NCB 6518 BLK LOT 40
17	378566	474 E FRENCH PL, SAN ANTONIO, TX 78212	CANALES THERESA Y	NCB 6518 BLK LOT 41
18	378567	478 E FRENCH PL, SAN ANTONIO, TX 78212	RAMIREZ EDWARD C & JENNIFER	NCB 6518 BLK LOT W 47.48 FT OF 42
19	378532	419 E FRENCH PL, SAN ANTONIO, TX 78212	BARS MATTHEW G & NICHOLAS H	NCB 6518 BLK LOT 3
20	378533	423 E FRENCH PL, SAN ANTONIO, TX 78212	ESQUIVEL BEATRICE G	NCB 6518 BLK LOT 4
21	378534	427 E FRENCH PL, SAN ANTONIO, TX 78212	ANGOTTIE BRADLEY S	NCB 6518 BLK LOT 5
22	378535	431 E FRENCH PL, SAN ANTONIO, TX 78212	431 E FRENCH PI LAND TRUST	NCB 6518 BLK LOT 6
23	378536	435 E FRENCH PL, SAN ANTONIO, TX 78212	PERALES GILBERTO & IRASEMA	NCB 6518 BLK LOT 7
24	378537	439 E FRENCH PL, SAN ANTONIO, TX 78212	BARRERA JOSE M &	NCB 6518 BLK LOT 8
25	378538	443 E FRENCH PL, SAN ANTONIO, TX 78212	QUEZADA PAULINA O & FORDYCE SHANE G	NCB 6518 BLK LOT 9
26	378539	447 E FRENCH PL, SAN ANTONIO, TX 78212	CASTILLO PHILLIP	NCB 6518 BLK LOT 10
27	378540	451 E FRENCH PL, SAN ANTONIO, TX 78212	CARRANZA ROBERT L	NCB 6518 BLK LOT 11
28	378541	455 E FRENCH PL, SAN ANTONIO, TX 78212	PERALES GILBERTO & IRASEMA	NCB 6518 BLK LOT 12
29	378542	459 E FRENCH PL, SAN ANTONIO, TX 78212	RODRIGUEZ GLORIA R	NCB 6518 BLK LOT 13
30	378543	463 E FRENCH PL, SAN ANTONIO, TX 78212	DYER PAMELA R	NCB 6518 BLK LOT 14
31	378544	467 E FRENCH PL, SAN ANTONIO, TX 78212	MARTINEZ CLETO G JR &	NCB 6518 BLK LOT 15
32	378545	471 E FRENCH PL, SAN ANTONIO, TX 78212	PENA FRANCES R	NCB 6518 BLK LOT 16
33	378546	475 E FRENCH PL, SAN ANTONIO, TX 78212	GUTIERREZ ANDREW D	NCB 6518 BLK LOT 17



Examples of Buildings











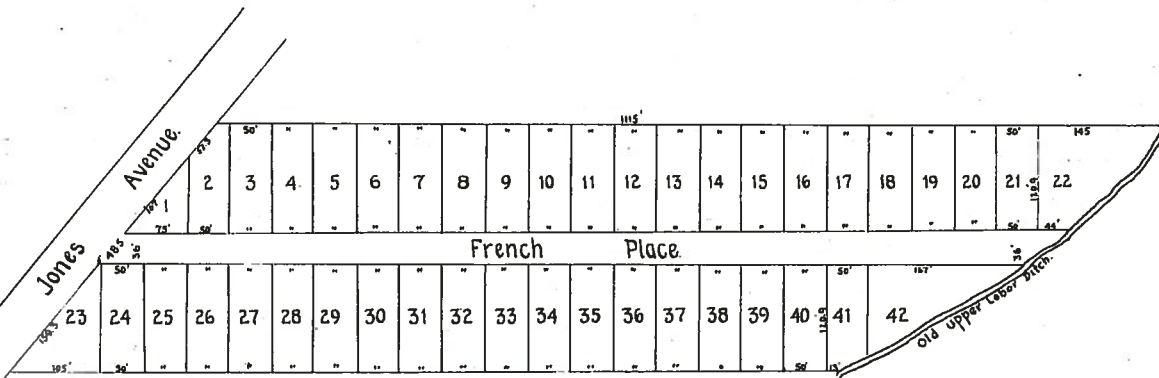








Subdivision of 6% Acres  
out of Lot No 8 Range No.  
1 Dist 3  
San Antonio Texas.  
Scale 1 in = 100 Ft.



I, J.A. Greene, Surveyor, hereby certify that the above plat represents a subdivision of 6% acres of land in Lot 8 R1, Dist 3, as surveyed on the ground January 11<sup>th</sup> & 12<sup>th</sup> 1922 and is correct.

J.A. Greene, Surveyor.

Filed for record February 28, 1922 at 4:45 PM.  
Recorded and indexed March 10, 1922 at 10 A.M.  
Jack R. Burke  
County Clerk, Bexar County, Texas.  
By: L.E. Vanlandingham, Deputy.

I, J.A. Greene, civil engineer do hereby certify this to be a true and correct copy of my original plat representing into Lots and block the six and sixth tenth (66) acres of lot No. Eight (8) Range One (1) District Three (3) lying East of Jones Avenue, and extending east to the upper labor ditch, same being of the old city grant of The City of San Antonio, Texas.

Witness my hand at San Antonio, Texas this 28<sup>th</sup> day of February A.D. 1922.

J.A. Greene,  
Civil Engineer.

Sworn to and subscribed by J.A. Greene before me the undersigned authority on this the 28<sup>th</sup> day of February A.D. 1922.

A.M. Kelly,  
Notary Public, Bexar County, Texas.

State of Texas)  
County of Bexar)

Know all men by these presents: That I, H.C. Thorman own the property subdivided in the hereto attached plat, same being all that certain tract or parcel of land lying and being within the corporate limits of the city of San Antonio, Bexar County, Texas, and being all that portion of Lot Number Eight (8) Range One (1) District Three (3) lying East of Jones Avenue, and extending east to the Upper Labor Ditch and described by metes and bounds as follows:

Beginning at a stake at fence corner, where the north line of lot Number Eight (8) intersects the east line of Jones Avenue, Thence along the old fence on the north line of Lot Number Eight (8), eleven hundred fifteen feet (1115) to the center of said Upper Labor Ditch, stake for northeast corner of this lot.

Thence down said Ditch with its meanders to the southeast corner of Lot Number Eight (8), stake for corner.

Thence west nine hundred sixty feet (960) along the south line of said Lot Number Eight (8) to its intersection with the east line of Jones Avenue.

Thence along the east line of Jones Avenue, Northeastwardly three hundred sixty eight and five one hundredth feet (368.05) to the place of beginning, containing six and six tenth (66) acres of land, and do hereby file the said plat as the official map of said property.

Witness my hand this 28<sup>th</sup> day of February A.D. 1922.

H.C. Thorman.

State of Texas)  
County of Bexar)

Before me, the undersigned authority, a Notary Public, in and for Bexar County, Texas on this day personally appeared H.C. Thorman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Witness my hand and seal of office this 28<sup>th</sup> day of Feb. A.D. 1922.

A.M. Kelley  
Notary Public in and  
for Bexar County, Texas.

Proposed boundary - residential only

# Proposed Historic Districts Informational Meeting



**6 PM – 7 PM**  
**THURSDAY, NOVEMBER 10, 2016**  
**DEVELOPMENT SERVICES BUILDING**  
**DR SEMMES YMCA AT TRIPOINT**

Jenny Hay  
Senior Management Analyst  
[jenny@sapreservation.com](mailto: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.

<b>YES</b>	I support the initiation of the designation process.	<b>NO</b>	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 Districts



- Progress updates on our website:
  - [www.sanantonio.gov/historic](http://www.sanantonio.gov/historic)
    - ✦ Historic Sites
      - Historic Districts
        - Pending Districts



# Proposed Historic District: East French Place

- **Boundaries:**
  - East: Hwy 281
  - West: N St. Mary's St



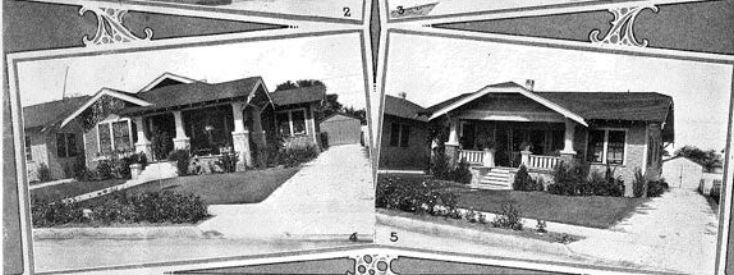
# Proposed Historic District: East French Place



- **33 Properties**
  - 17 properties in support required to initiate public hearing process
- **Subdivided in 1922**
- **Previously bordered by Upper Labor Ditch on east**

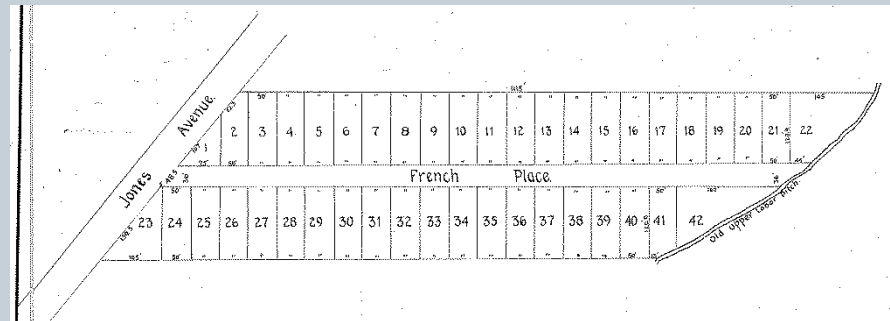
# Proposed Historic District: East French Place

RESIDENTIAL SAN ANTONIO



Typical Bungalow Homes built by H. C. Thorman, the Home Builder. These are ideal homes. The most modern ideas are incorporated in their interior construction and built-in features.

- c. 1922, all homes built by H.C. Thorman
- Craftsman bungalows
  - Clipped gables
  - Large porches with battered columns



# 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

# 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

# Tax Incentives



## Owner-occupied

- All owner-occupied residential properties in new historic districts receive a 20% tax exemption on City taxes for 10 years.
- A five year extension is available as long as the same property owner remains in the house

## Substantial Rehabilitation

- Value of rehabilitation must be 30% of building's assessed value
- Residential
  - Option 1:
    - ✦ 10 year freeze at pre-improvement value
  - Option 2:
    - ✦ 5 year freeze at pre-improvement value, 5 year 50% of post-rehab value
- Commercial
  - Option 2 only



# Certificate of Appropriateness



## OHP – Administrative

- Basic maintenance
- Repairs
- Replacement with same materials & design
- Re-roofing with same type and color material
- Repainting with same or similar colors

## HDRC Hearing

- Exterior changes in materials or design
- New construction
  - Additions
  - Garages and driveways
  - Other accessory structures
- New signage
- New landscaping, lighting, fencing
- Demolition