

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2017

HDRC CASE NO: 2017-525
ADDRESS: 140 CLAREMONT AVE
144 CLAREMONT AVE
148 CLAREMONT AVE
LEGAL DESCRIPTION: NCB 6782 BLK 4 LOT 50 (NATALEN TERRACE SUBD)
NCB 6782 BLK 4 LOT 49 (NATALEN TERRACE SUBD)
NCB 6782 BLK 4 LOT 20
ZONING: MF-33,NCD-6
CITY COUNCIL DIST.: 2
APPLICANT: Joan Brooks/Mahncke Park Neighborhood Association
OWNER: John Friesenhahn/Imagine Built Homes LTD
TYPE OF WORK: A request for review by the HDRC regarding eligibility of the property located at 140, 144 and 148 Claremont Ave for landmark designation.

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 140, 144 and 148 Claremont Ave for landmark designation.

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.

(3) **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary.

The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. 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 recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

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.**

(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.

FINDINGS:

- a. A demolition application was submitted to the Office of Historic Preservation (OHP) 140, 144 and 148 Claremont which is located in the Mahncke Park Neighborhood Conservation District (NCD-6). OHP Staff conducted research, met with the owner and the contacted the neighborhood association during the 30 day review period provided by UDC 35-455.
- b. A Request for Review of Historic Significance for 140, 144 and 148 Claremont was submitted to OHP by the Mahncke Park Neighborhood Association on September 7, 2017.
- c. OHP Staff conducted a site visit and found significant alterations to the structure, including the removal of the original wood windows. It was determined that there were no approvals on file with Development Services and a stop work order was issued on September 19, 2017.
- d. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process. In the case where an owner is not in favor, OHP shall forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- e. **ARCHITECTURAL ASSESSMENT** – The structure located at 140, 144 and 148 Claremont was constructed circa 1948, addressed as 140 and 144 Claremont, according to city directories. It is a one and a half storied duplex with a full front porch featuring a central front gable that frames the entryway. There are three front doors, one on either side of a 15 divided light wood door that features one side light on the left. The side light has an oval window with decorative details around it. The two additional front doors have decorative dentals below the lights, commonly seen in Craftsman and Craftsman Revival architecture. Two shed dormers flank the front porch gable, and each has three fixed windows. The middle window on each dormer has four divided lights. The roof form is a cross-gable with a composition shingle roof. The side gables feature decorative stick work. The windows are double-hung and made of wood. Decorative wood screens were previously installed on the front windows. The rear of the structure features front gables and covered porch.
- f. **SITE CONTEXT** – The structure is located in a residential neighborhood amongst other Post-WWII single and multi-family dwellings. Platted as Natalen Terrace, the neighborhood was surveyed as part of the Mahncke Park 2005 survey. Many of the original properties on Claremont have since been demolished, changing the context of the block and streetscape of the neighborhood.

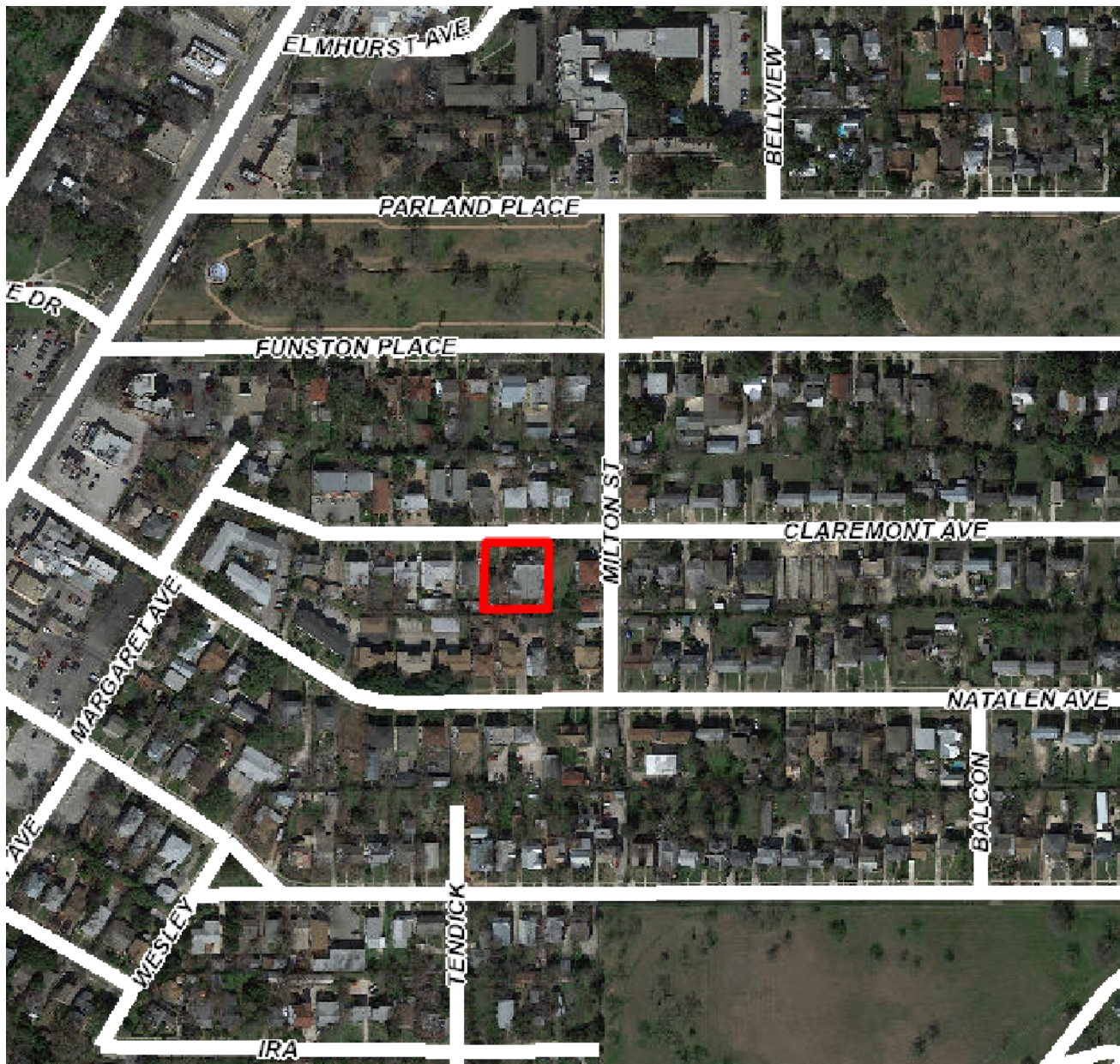
- g. EVALUATION – The applicant proposed a list of three (3) criteria for eligibility. These include: (b)(10) Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development; (b)(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; (b)(12) It is an important example of a particular architectural type or specimen. Staff evaluated the structure against all 16 criteria and determined that it was consistent with the UDC sec. 35-607(b)(5) Criteria for Evaluation, the property reflects the proliferation of post-World War II multi-family housing in San Antonio. The structure at 140, 144 and 148 Claremont is a typical example of post WWII residential housing. While it displays characteristics and features of craftsman and minimal traditional architecture, it is not distinctive, unique or exemplary in its design, and does not meet additional criteria.
- h. While the structure may not be eligible for landmark designation, it would certainly be a contributing structure to a local historic district. The property is located in a neighborhood conservation district currently. The district is eligible to become a local historic district.
- i. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff does not recommend approval of the request. Staff finds that the property at 140, 144 and 148 Claremont does not meet at least 3 of the 16 criteria for evaluation and is not eligible for landmark designation based on findings e through g. If the Historic and Design Review Commission (HDRC) approves the request, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

CASE MANAGER:

Lauren Sage
Katie Totman

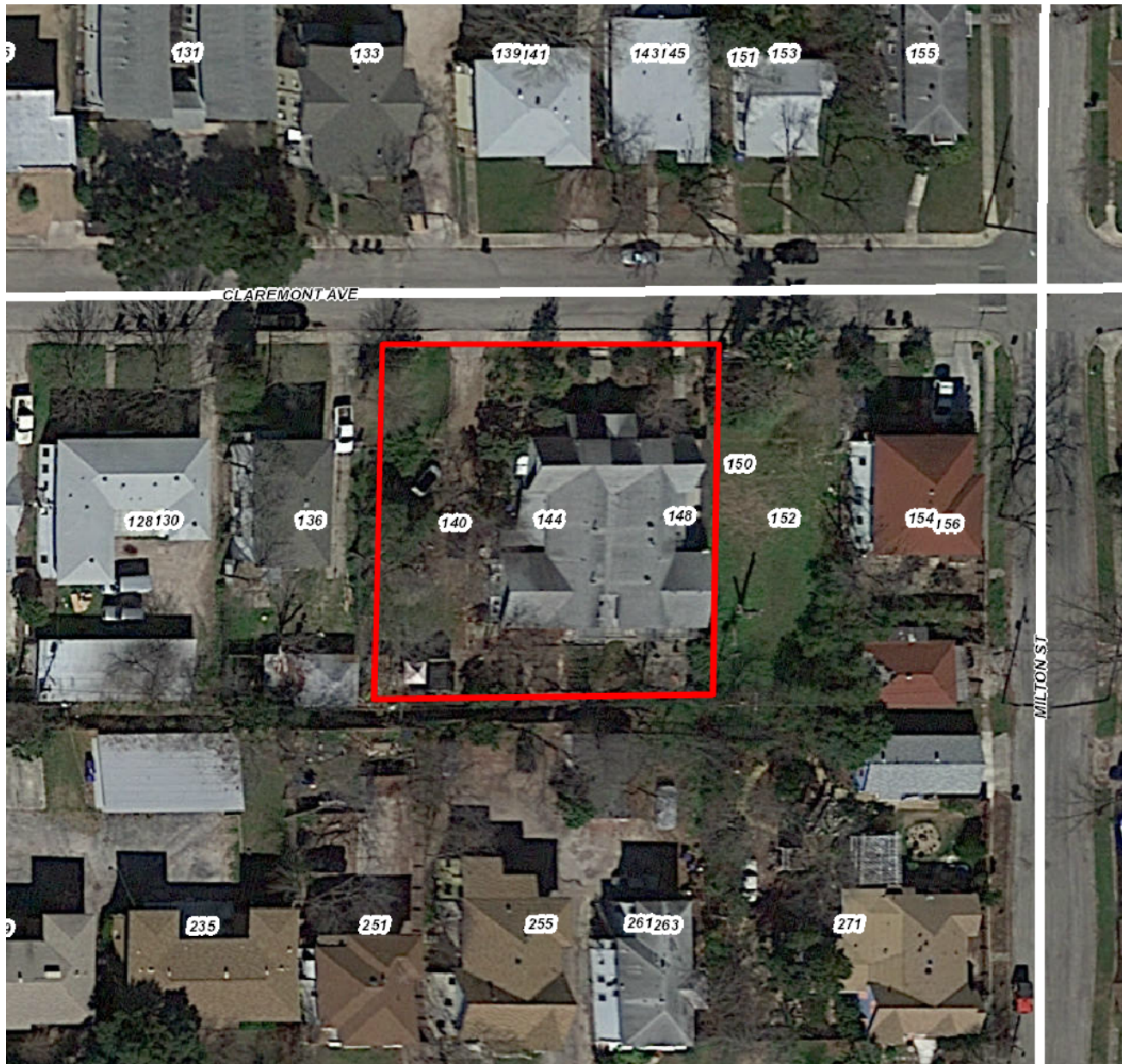


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The duplex at 140, 144, and 148 Claremont was built c. 1948.ⁱ The one and a half storied structure features two shed dormers, cross-gabled roof with composition shingles, wood lap siding, and maintains its original one-over-one wood windows. The duplex features Craftsman style details, including decorative trusses in the side gables, an entry porch with centered pediment, and decorative window screens. Alterations include porches added to the rear and sides, and new French doors on the sides. The duplex is located in Mahncke Park in the Natalen Terrace subdivision, which was platted in 1927 by BG Irish, a prolific local developer whose portfolio included Beacon Hill Terrace, Brackenridge Place, and the Highlands among many others.ⁱⁱ The first structures in the Natalen Terrace subdivision were apartments on Claremont in 1928.ⁱⁱⁱ The neighborhood saw a couple of years of rapid development of duplexes and apartments, but infill slowed through the 1930s before picking up again after WWII.^{iv} Newspaper accounts noted that “self-supporting homes” (owner-occupied duplexes) as well as larger four and eight unit apartment buildings were particularly popular in this subdivision.^v

ⁱ San Antonio City Directory 1948

ⁱⁱ “Irish Places New Addition On The Market.” Part 7, p3. Sunday, March 6, 1927. *San Antonio Light*.

ⁱⁱⁱ “Paving Draws \$5,000,000 In Buildings, Newcomer Places \$550,000 Homes, Apartments Underway, North, South Sides Get Share Of Program.” Part 7, p1. Sunday, February 5, 1928. *San Antonio Light*.

^{iv} “In Natalen Terrace.” Classified Ads, p9. *San Antonio Light*.

^v “Waiting List Formed For Apartments.” Part 7, p2. Sunday, April 1, 1928. *San Antonio Light*.

140/144 Claremont

The Board of Directors for the Mahncke Park Neighborhood Association request initiation of the historic designation process for **140/144 Claremont**. This home along with the entire street of Claremont contributes to the historic significance of the neighborhood and supports the guiding principle of the SA Comprehensive Plan to maintain the character and integrity of existing San Antonio neighborhoods.

Statement of significance as defined in **Sec. 35-607. - Designation Criteria for Historic Districts and Landmarks.**

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;

Deed Number: 20170064217

This home is located in Mahncke Park, a suburb established in the 20th century by Ludwig Mahncke. The two-story structure at 140/144 Claremont was built in 1948, and in 1957 became 4-plex apartments, with an addition on the back of the home. Along with many of the other homes on Claremont, this structure contributes to the post WWII housing that is distinctive in character and part of the historical heritage of Mahncke Park and our city of San Antonio.

Per our Neighborhood Plan (Goal 1, page 26), we strive to preserve existing homes that contribute to the characteristic of our neighborhood, which is dominated by craftsman style homes. Although built later, 140/144 Claremont is architecturally compatible

Submitted by Mahnke Park Neighborhood Association
9/29/17

in design and scale with these earlier bungalows. The influence of the craftsman style can be seen in the decorative bargeboards on the gable end, the small brackets under the front porch gable, and the fenestration of the front doors. These photos are attached to email.

140/144 Claremont as shown in 2016 Google maps (<https://goo.gl/maps/tGQozZXCRXm>) is characteristic of our neighborhood. Furthermore, on page 29 and 32 from our plan, we recognize and promote existing character of neighborhood housing through home ownership, **home improvement and maintenance, rehabilitation, historic preservation, and discourage incompatible development.**

Reference:

Mahncke Park Neighborhood

Plan: <https://www.sanantonio.gov/Portals/0/Files/Planning/NPUD/MahnckeParkNPwithAppendices.pdf>

Photos (attached to email)

140_144 Claremont Illustrative element 1

140_144 Claremont Illustrative element 2

140_144 Claremont Illustrative element 3











SUBMITTED BY APPLICANT
9/29/17



SUBMITTED BY APPLICANT
9/29/17



SUBMITTED BY OWNER
8/15/17



SUBMITTED BY OWNER
7/14/17



SUBMITTED BY OWNER
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