

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-252
ADDRESS: 824 E EUCLID AVE
LEGAL DESCRIPTION: NCB 829 BLK 3 LOT W 50 FT OF 13, 14, & 15
ZONING: RM-4
CITY COUNCIL DIST.: 1
APPLICANT: Tobin Hill Community Association
OWNER: Legacy Lofts LLC
TYPE OF WORK: A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 824 E Euclid for landmark designation.

REQUEST:

A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 824 E Euclid 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.

(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;

FINDINGS:

- a. On April 10, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of 824 E Euclid which is located in the Tobin Hill Community Association registered neighborhood. At the same time, the owner submitted a demolition request for three structures located on an adjacent lot which will be considered as a separate item. OHP Staff conducted research to determine eligibility and contacted the neighborhood association during the 30 day review period provided by UDC 35-455.
- b. On May 3, 2018, a Request for Review of Historic Significance for 824 E Euclid was submitted to OHP by the Tobin Hill Community Association, the applicant in this case.
- c. On May 24, 2018, the Designation Advisory Group visited the property. The Designation Advisory Group visited the property on May 24, 2018. The group noted that the structure is in good structural condition; the home retains its original wood windows, original wood lap siding under added asbestos siding. Also noted the structure maintained a relationship to the context which included residential structures of similar style, scale and setback. Based on the site observations, the group was in support of the determination of eligibility.
- 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 and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first 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. The property is in the Tobin Hill Community Association registered neighborhood, but outside the bounds of the Tobin Hill Historic District. The Tobin Hill area was surveyed in 2006 and 2007, which noted this property and its structures as within the period of significance and contributing to the area. The Tobin Hill Historic District was designated in two phases, in 2007 and 2008.
- f. The two-story structure at 824 E Euclid was built c. 1922, for R.T. and May Spence. It was subdivided into four apartment units in 1926. It is built in the American Foursquare form, which was popular from the mid-1890s to the 1930s as a vernacular form as a reaction against Victorian architecture and other ornate styles of the late 19th century. The form is seen predominantly at the beginning of the 20th century and provided more affordable housing for San Antonio's middle class.
- g. **ARCHITECTURAL DESCRIPTION** – An American Foursquare form with Craftsman influence, the structure has a rectangular footprint with a hipped composition shingle roof and original 117 wood siding. It is a two story structure with an original full front porch characterized by original four (4) tapered wood columns each atop original large square brick piers. The original inset front porch is open on the sides and at the main entrance. The front elevation features an original centrally oriented front entry door and is flanked by three original wood windows on either side. Original wood windows are separated by mullions, and similar wood windows are seen on the second story front elevation, creating a sense of symmetry. Original wood windows can be seen throughout the house, with the exception of non-original aluminum windows installed at the rear of the structure.

- h. **SITE CONTEXT** –It is located in the Tobin Hill neighborhood, but is not within the Tobin Hill Historic District. It shares qualities with other lots in the area such as a center walkway leading from the sidewalk to the front entrance, a ribbon driveway and similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character. The structure is the only two-story structure on its side of block; there is a two-story structure across the street.
- i. **HISTORIC CONTEXT** - North St. Mary's Street, first called Rock Quarry Road and later Jones Avenue, slowly grew to become important commercial corridor for adjacent residential neighborhoods and flourished in the 1910s and 1920s. Jones was an engineer and businessman who owned the stone and gravel quarry located in today's Sunken Gardens. This southern end of the Tobin Hill neighborhood developed in the early 1920s. Soon after its construction as a single family home, 824 E Euclid subdivided into four apartment units in 1926. Its American Foursquare form was popular from the mid-1890s to the 1930s. This vernacular form can be characterized as a reaction against Victorian architecture and other ornate styles of the late 19th century. The form is seen predominantly at the beginning of the 20th century and provided more affordable housing for San Antonio's middle class. Examples of the American Foursquare plan are prevalent in the early suburbs, including Tobin Hill, Alta Vista, and Beacon Hill. While the most common style for this form is Prairie, in San Antonio one finds more Colonial Revival influenced foursquares. 824 E Euclid shares the Craftsman style of its neighbors, including another two story Craftsman foursquare just across the street, creating a cohesive architectural statement related to the development period of this neighborhood.
- j. **HISTORIC CONTEXT** - 824 E Euclid represents the residential development of the southern edge of the Tobin Hill neighborhood. The historic fabric of this area just outside of the Tobin Hill Historic District is rapidly disappearing as new development along the Broadway and N St. Mary's corridors intensifies.
- k. **EVALUATION** – In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

(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; as an American Foursquare influenced by the Craftsman style

(12) It is an important example of a particular architectural type or specimen; the building's Craftsman style is uncommon and stands out from typical American Foursquare forms in San Antonio, which tend towards influences from the Colonial Revival style and Prairie style.

(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; the house at 824 E Euclid is set within a residential neighborhood with homes sharing similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character.

- a. Per UDC Sec. 35-453, once the commission concurs eligibility of the property and makes a recommendation of approval for designation, interim design review requirements will be in place and the property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work. These interim requirements will remain in place until the City Council makes their final decision on the proposed zoning change or not longer than six months.
- b. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

RECOMMENDATION:

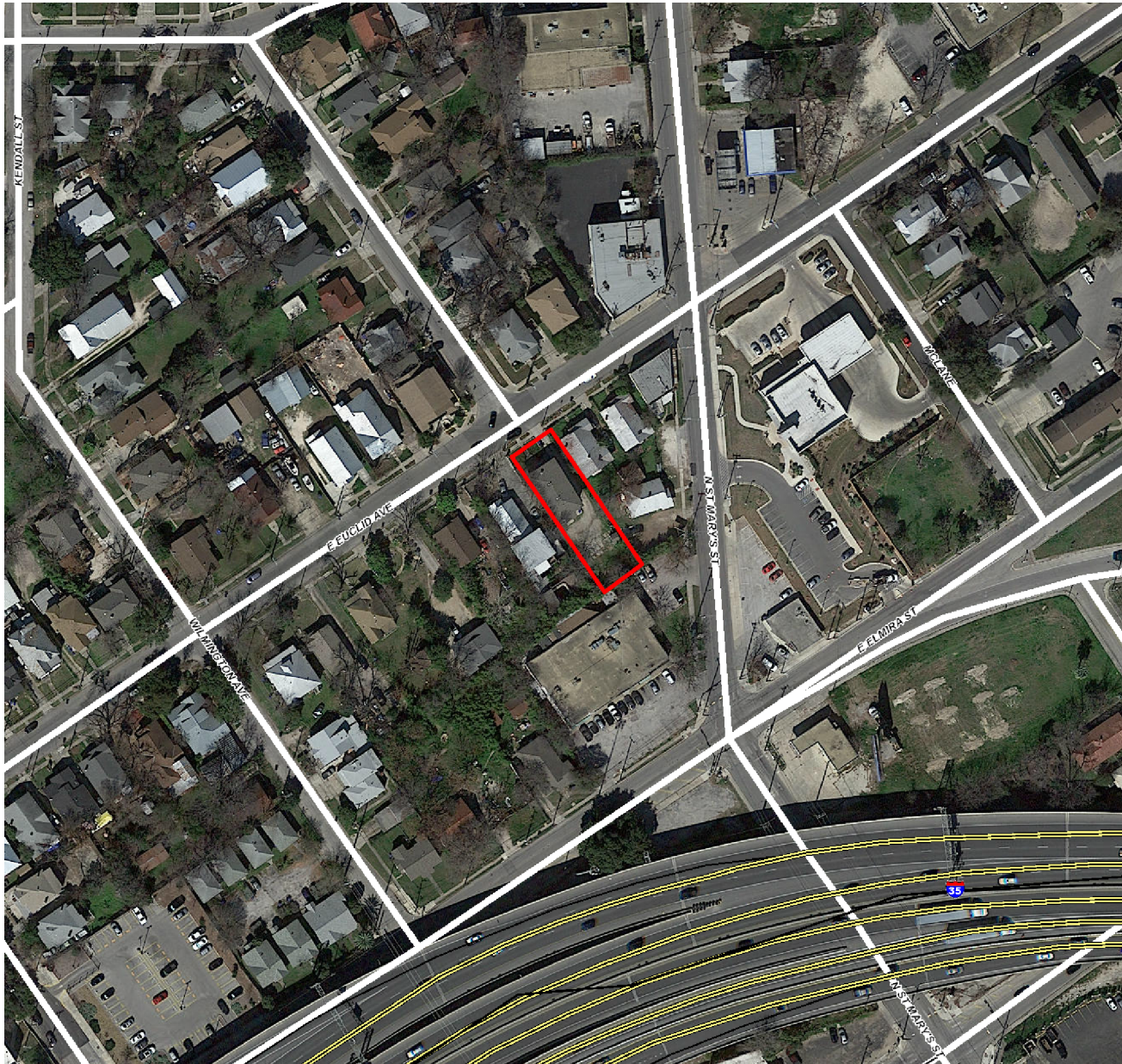
Staff recommends approval of the request. Staff finds that the property at 824 E Euclid meets 3 of the 16 criteria for evaluation and is eligible for landmark designation based on findings c through h. If the Historic and Design Review Commission (HDRC) determines the property is eligible, the HDRC will become the applicant and will request a resolution from City Council to initiate the designation process.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

The property is vacant as defined in in Chapter 12, Vacant Buildings. OHP staff is working with the owner to come into compliance.



Flex Viewer

Powered by ArcGIS Server

Printed: May 16, 2018

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DANGER
NO ENTRY
KEEP OUT



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 824 E Euclid
Known Name: n/a

Tier: 2

1. Application Details

Applicant: Tobin Hill Community Association
Type: Request for Review of Historic Significance
Date: June 6, 2018

2. Findings

The two-story American Foursquare residence at 824 E Euclid was built c. 1922 for R.T. and May Spence. The property is currently owned by Legacy Lofts, LLC.

North St. Mary's Street, first called Rock Quarry Road and later Jones Avenue, slowly grew to become important commercial corridor for adjacent residential neighborhoods and flourished in the 1910s and 1920s. Jones was an engineer and businessman who owned the stone and gravel quarry located in today's Sunken Gardens. This southern end of the Tobin Hill neighborhood developed in the early 1920s.

Soon after its construction as a single family home, 824 E Euclid subdivided into four apartment units in 1926. Its American Foursquare form was popular from the mid-1890s to the 1930s. This vernacular form can be characterized as a reaction against Victorian architecture and other ornate styles of the late 19th century. The form is seen predominantly at the beginning of the 20th century and provided more affordable housing for San Antonio's middle class. Examples of the American Foursquare plan are prevalent in the early suburbs, including Tobin Hill, Alta Vista, and Beacon Hill. While the most common style for this form is Prairie, in San Antonio one finds more Colonial Revival influenced foursquares. 824 E Euclid shares the Craftsman style of its neighbors, including another two story Craftsman foursquare just across the street, creating a cohesive architectural statement related to the development period of this neighborhood.

824 E Euclid represents the residential development of the southern edge of the Tobin Hill neighborhood. The historic fabric of this area just outside of the Tobin Hill Historic District is rapidly disappearing as new development along the Broadway and N St. Mary's corridors intensifies.

3. Architectural Description

An American Foursquare form with Craftsman influence, the structure has a rectangular footprint with a hipped composition shingle roof and original 117 wood siding. It is a two story structure with an original full front porch characterized by original four (4) tapered wood columns each atop original large square brick piers. The original inset front porch is open on the sides and at the main entrance. The front elevation features an original centrally oriented front



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

entry door and is flanked by three original wood windows on either side. Original wood windows are separated by mullions, and similar wood windows are seen on the second story front elevation, creating a sense of symmetry. Original wood windows can be seen throughout the house, with the exception of non-original aluminum windows installed at the rear of the structure. It shares qualities with other structures in the area such as a center walkway leading from the sidewalk to the front entrance, a ribbon driveway and similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character.

4. Landmark Criteria

824 E Euclid is not currently designated as a historic landmark, and is outside of the bounds of the Tobin Hill Historic District. Staff concludes that the property meets the following criteria:

(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; as an American Foursquare influenced by the Craftsman style

(12) It is an important example of a particular architectural type or specimen: The building's Craftsman style stands out from typical American Foursquare forms in San Antonio, which tend towards influences from the Colonial Revival style.

(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; the house at 824 E. Euclid is set within a residential neighborhood with homes sharing similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character.

5. Outcome of Review

Based on this assessment, 824 E Euclid meets three of the sixteen criteria listed in UDC Section 35-607(b). In order to be eligible for landmark designation, a property must meet at least three of these criteria; thus 824 E Euclid is eligible for designation as a local landmark. As noted above, some modifications have been made to the structure over time, including the replacement of some windows, porch enclosure, and addition of synthetic siding over the original wood. These alterations are largely reversible.

rear



front



left



rear



front



front



Statement of Significance:

824 E. Euclid (NCB 829 BLK 3 LOT W 50 FT OF 13, 14, & 15)

The building at 824 E. Euclid is a two-story Craftsman foursquare. It has a hipped roof and an attached one-story front porch with a half-hipped roof. The porch roof is supported by battered wood columns on brick bases. The front door is in the center of the façade. Windows are in threes: two smaller windows on either side of a larger one. The windows appear to be one-over-one and double-hung. The wide eaves show exposed rafter tails.

It was built in 1922 for R.T. and May Spence, but by 1924 both the upper and lower floors were rentals. By 1926 the building had been sub-divided into four apartments. It is unclear if it remains subdivided, since the Bexar County Assessor describes it as a single family dwelling although it is zoned RM4.

By 1936 it was in the ownership of Amalie DiCarlo, who in that year conveyed it to Adolph Bachrach. And in 1968 Adolph Bachrach sold the property to Ernest Gonzalez. The widow of Ernest and Alice Gonzalez.

At this time there is no clear succession of ownership, but it is clear that 824 E. Euclid has been rental apartments since 1924. That being the case, it has been cared for in an exceptional manner over the years.

It exhibits the characteristics of an early 20th century foursquare, and is a good example of how a rental property, if properly cared for can remain useful but stay true to its form.

