

HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO: 2018-251
ADDRESS: 1817 N ST MARY'S (parcel includes 902, 904 E Euclid and 1817 and 1827 N St Mary's)
LEGAL DESCRIPTION: NCB 829 BLK 3 LOT E IRR 148.3 OF 13, E IRR 118 OF 14, E IRR 88 FT OF 15
ZONING: C-3R
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 1817 N St Mary's (parcel includes 902, 904 E Euclid and 1817 and 1827 N St Mary's) for landmark designation.

REQUEST:

A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 1817 N St Mary's (parcel includes 902, 904 E Euclid and 1817 and 1827 N St Mary's) 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.

(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature

(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;

FINDINGS:

- a. On April 10, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner for three of the four structures at 1817 N St Mary's which is located in the Tobin Hill Community Association registered neighborhood. The proposed demolition is for the three structures known as 902 & 904 E Euclid and 1817 N St Mary's. At the same time, the owner submitted a demolition request for one structure 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 1817 N St Mary's (parcel includes 902, 904 E Euclid and 1817 and 1827 N St Mary's) was submitted to OHP by the Tobin Hill Community Association, the applicant in this case.
- c. On May 24, 2018, OHP Staff and the Designation Advisory Group conducted a site visit. The group noted that 902 E Euclid and 904 E Euclid are twins with exact form, style, and materials. Both are in good structural condition and retain their original materials: wood windows, original wood lap siding under added asbestos siding, and other materials such as trim and exposed rafters. 902 E Euclid and 904 E Euclid are in their original residential context, and the group noted these structures should be retained as they represent the original development pattern of that block. For 1827 N St. Mary's, the group observed the original material and form of the corner brick commercial structure. For the residential structure addressed 1817 N St. Mary's, it was visible that the original materials were intact. It was also noted that the property has lost its residential context along N St. Mary's. Based on site observation, the group supported a determination of eligibility for the entire lot that includes 4 structures.
- d. The parcel is located in the Tobin Hill neighborhood, but is not within the Tobin Hill Historic District. The Tobin Hill area was surveyed in 2006 and 2007. The survey noted the property as being within the period of significance.
- e. 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.
- f. **ARCHITECTURAL DESCRIPTION –**
902 E Euclid – residential

The structure is a single-story Craftsman with original exposed rafter tails, a double front gable, and a covered front porch. It has a rectangular footprint, an original standing seam metal roof on a cross gabled roof, and original 117 wood siding that is currently covered by non-original synthetic asbestos siding. There is an original side gabled front concrete porch with four (4) non-original wrought iron posts and concrete steps. Two front entry doors are boarded up. Original one over one wood windows are installed throughout the house, some with non-original aluminum screens. There are two original brick chimneys; one is located on the south elevation of the house that has been painted, and one is inset within the interior towards the rear.

904 E Euclid – residential

The structure is a twin for 902 E Euclid. This single-story Craftsman style structure with original exposed rafter tails, a double front gable, and a covered front porch. It has a rectangular footprint, an original standing seam metal roof on a cross gabled roof, and original 117 wood siding that is currently covered by non-original synthetic asbestos siding. There is an original side gabled front concrete porch with four (4) non-original wrought iron posts and concrete steps. Two front entry doors are boarded up. Original one over one wood windows are installed throughout the house, some with original decorative wood windows screens and some with non-original aluminum screens. An original brick chimney is located on the south elevation of the house that has been painted.

1827 N St. Mary's - commercial

The single story commercial brick structure is irregular shaped with two elevations that front the street. The building's placement addresses the street which is consistent with early 20th century pedestrian oriented development. It has an original flat roof with a tall parapet topped with a cornice and an original flat awning on the east elevation. There are five (5) windows on the east elevation, three of which are bricked over. The window to the left of the front door has an original transom window with four divided lights. There is also a storefront door on the east elevation with non-original wood screens. The north elevation features a painted sign advertising "A&G Boxing Team". There are two horizontal windows that are covered by an unknown material. There are two small additions located on the southern elevation.

1817 N St. Mary's – residential

The primary structure is a Craftsman style home with a rectangular footprint and an original front clipped gable. Original features include a standing seam metal roof and exposed rafter tails and brackets. It has a front gabled porch with three (3) original tapered wood columns each atop large wooden piers clad with non-original synthetic asbestos shingles. The original inset front porch is open to the south and east side. Original one-over-one wood windows can be seen throughout the house. The siding is a combination of non-original synthetic asbestos shingles and original wood 117 siding underneath.

- g. **SITE CONTEXT** –The parcel is located at the southwest corner of E Euclid and N St Mary's, a prominent corner on the N St Mary's corridor, at a bend in the road which makes the commercial structure highly visible. This is a large parcel that holds four structures: three residential single family homes and one large corner commercial structure. The commercial structure sits at the southwest corner of the North Saint Mary's and East Euclid intersection. There is another corner commercial structure at northwest corner of the same intersection, and two new construction commercial structures at the east corners.
- h. **HISTORIC CONTEXT** - The structures at 1817 North Saint Mary's represent the residential and commercial development of this area off the North Saint Mary's commercial corridor. The surrounding residential neighborhood of Tobin Hill flourished as one of San Antonio's early suburbs. The historic fabric of this area just outside of the Tobin Hill Historic District is rapidly disappearing as new development along the Broadway and Saint Mary's corridors intensify. Already, the residential structure addressed 1817 N St Mary's has lost its residential context as commercial developed off Highway 281.
- 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. This southern end of the Tobin Hill neighborhood developed in the early 1920s. Joe (also known as Joseph/Guiseppe) Di Carlo purchased the property at the corner of North St. Mary's and East Euclid in 1921 from W.E. and Wanda Lowry, who lived on nearby Erie Ave. Joe Di Carlo, a prominent member of the Italian community in San Antonio, lived with his family at 651 N Main where he also operated a grocery store. Joe was a charter member of the Christopher Columbus Italian Society, and was honored as a special guest at the cornerstone laying celebration in 1927.
- j. **EVALUATION** – In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff finds that all four structures are contributing structures to the neighborhood. Staff evaluated

the property 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 good examples of Craftsman style residences and an early twentieth century one part block commercial structure.

(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; located on a prominent corner on the southernmost edge of the Tobin Hill neighborhood, these structures provide definition of scale and context moving from the commercial corridor of North St. Mary's Street into the residential portion of East Euclid.

(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; the corner commercial structure represents the importance of the North St. Mary's Street corridor to the Tobin Hill community, serving the neighborhood as a grocery store for over 40 years.

- k. 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.
- l. 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:

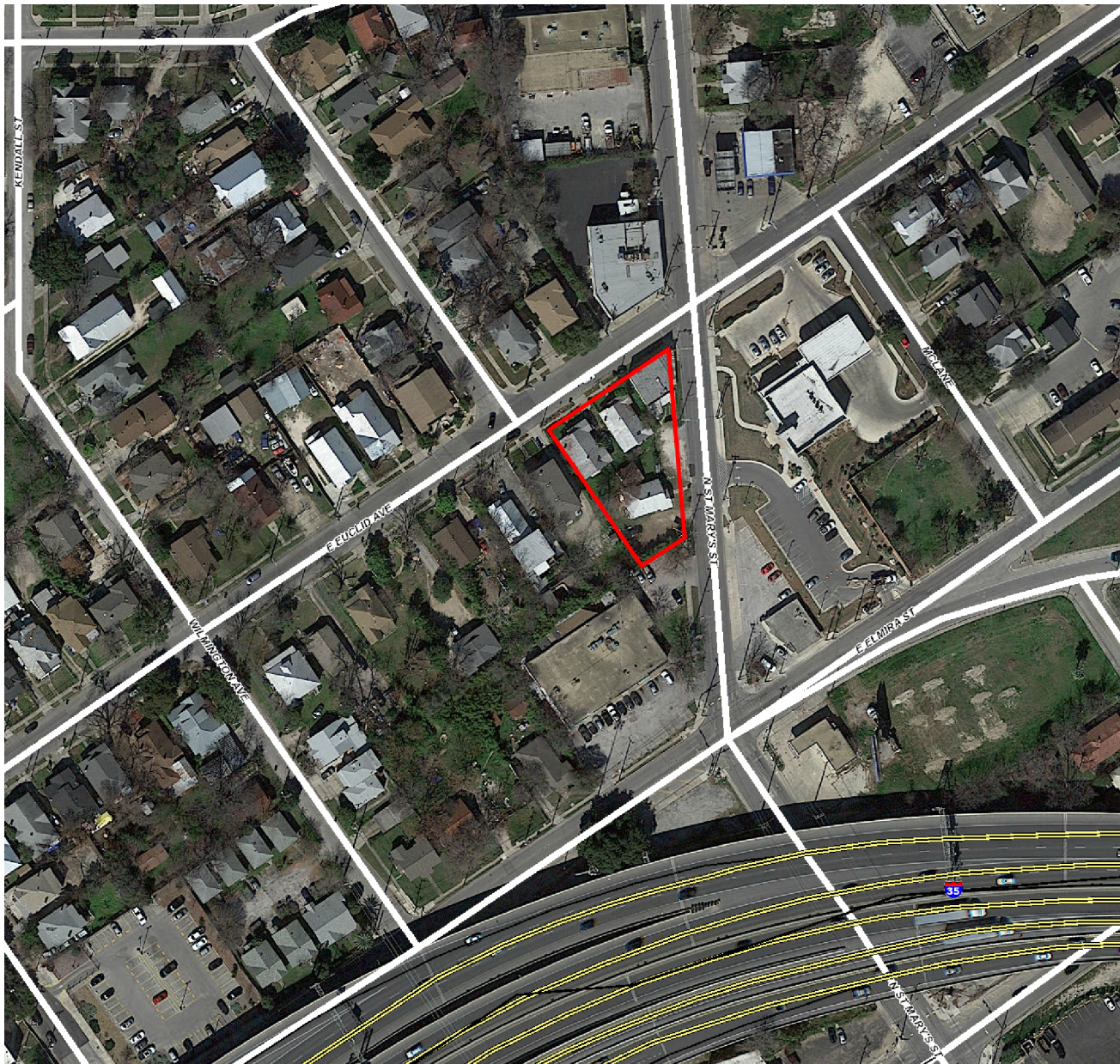
Staff recommends approval of the request. Staff finds that the property at 1817 N St Mary's meets 3 of the 16 criteria for evaluation and is eligible for landmark designation, and that all four buildings are contributing, based on findings c through j. If the Historic and Design Review Commission (HDRC) finds the property eligible, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

The structure has been identified as a vacant structure as defined in Chapter 12, Vacant Buildings, and is in violation of this ordinance. OHP staff is working with them to come into compliance.



Flex Viewer

Powered by ArcGIS Server

Printed: May 16, 2018

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 1817 N St. Mary's

Tier: 2

Known Name: n/a

1. Application Details

Applicant: Tobin Hill Community Association

Type: Request for Review of Historic Significance

Date: June 6, 2018

2. Findings

The property at 1817 North Saint Mary's includes four structures, each addressed separately:
902 E Euclid, a single story Craftsman style residence built c. 1922;
904 E Euclid, a single story Craftsman style residence built c. 1922;
1827 N St. Mary's, a single story brick commercial structure built c. 1924; and
1817 N St. Mary's, a single story Craftsman style residence built c. 1926.

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. This southern end of the Tobin Hill neighborhood developed in the early 1920s. Joe (also known as Joseph/Guiseppe) Di Carlo purchased the property at the corner of North St. Mary's and East Euclid in 1921 from W.E. and Wanda Lowry, who lived on nearby Erie Ave. Joe Di Carlo, a prominent member of the Italian community in San Antonio, lived with his family at 651 N Main where he also operated a grocery store. Joe was a charter member of the Christopher Columbus Italian Society, and was honored as a special guest at the cornerstone laying celebration in 1927.

Joe and his wife Amalie (also spelled Amelia/Emilie/Emily) contracted with West End Lumber Company to build the homes on East Euclid (902 and 904) in 1921.

The store at the corner was built c. 1924; its address at this time was 729-731 Jones Ave, and the first tenant was a butcher. By 1927, a small grocery store owned by Bernard Lowenstein and Samuel Mackler's fur shop were both in business there. Mackler's moved to a location on Broadway in 1939. The building was vacant until 1948, when the two bays were merged and reopened as a grocery store which remained in business through 1976.

The home at 1817 N St. Mary's, which was originally addressed 727 Jones Ave, appears in the City Directory in 1926.

The street name was changed from Jones to North St. Mary's in 1930. Joe DiCarlo passed away in 1933, and Amalie moved into the home at 1817 N St. Mary's for a short time before moving in with her daughter. Adolph Bachrach acquired the property in 1936, then sold it to Ernest and Alice Gonzalez in 1969.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

The structures at 1817 North Saint Mary's represent the residential and commercial development of this area off the North Saint Mary's commercial corridor. The surrounding residential neighborhood of Tobin Hill flourished as one of San Antonio's early suburbs. The historic fabric of this area just outside of the Tobin Hill Historic District is rapidly disappearing as new development along the Broadway and Saint Mary's corridors intensifies. Already, the residential structure addressed 1817 N St Mary's has lost its residential context as commercial developed off Highway 281.

3. Architectural Description

902 E Euclid – residential

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1827 N St. Mary's - commercial

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

1817 N St. Mary's – residential

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4. Landmark Criteria

1817 N St Mary's is not currently designated as a historic landmark, and it is outside of the bounds of the Tobin Hill Historic District. This area was surveyed in 2004 along with the rest of the Tobin Hill neighborhood. At that time, this block was identified as being eligible for designation as a 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 good examples of Craftsman style residences and an early twentieth century one part block commercial structure.

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; located on a prominent corner on the southernmost edge of the Tobin Hill neighborhood, these structures provide definition of scale and context moving from the commercial corridor of North St. Mary's Street into the residential portion of East Euclid.

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; the corner commercial structure represents the importance of the North St. Mary's Street corridor to the Tobin Hill community, serving the neighborhood as a grocery store for over 40 years.

5. Outcome of Review

In order to be eligible for landmark designation, a property must meet at least three of these criteria. Based on this assessment, 1817 N St Mary's meets three of the sixteen criteria listed in UDC Section 35-607(b) and is eligible for designation as a local landmark. Some modifications have been made to the structure over time, including the additions to the rear and addition of synthetic siding over the original wood. These alterations are largely reversible.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Structures

902 E Euclid - residential

904 E Euclid - residential

1827 N St Mary's - commercial

1817 N St. Mary's - residential

902 E Euclid



902 E Euclid





902 E Euclid



Right of 904 E Euclid







1905 N St Mary's, across the street



East Euclid



1827 N St Mary's, corner





Side of 1827 N St Mary's, facing Euclid



APPLICANT PHOTOS

902 E Euclid



Rear of 902 E Euclid



Rear of 1817 N St mary's



902 E Euclid



APPLICANT PHOTOS

904 E Euclid



Rear of 904 E Euclid



904 E Euclid



Right of 904 E Euclid



APPLICANT PHOTOS

Rear of all 3



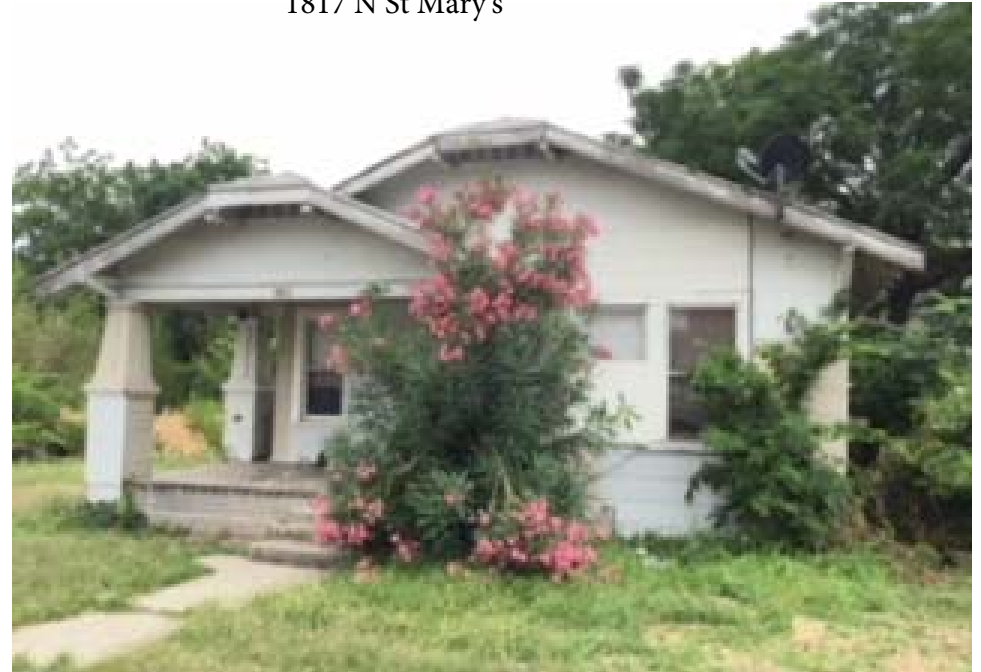
1817 N St Mary's



Left, rear of 904 E euclid



1817 N St Mary's



APPLICANT PHOTOS

Rear of 1817 N St Mary's



Left of 1817 N St Mary's



Statement of Significance:

1817 N. St. Mary's and 902 and 904 E. Euclid

All three houses and a one-story brick building on the southwest corner of E. Euclid and N. St. Mary's are included in a single parcel, but are numbered separately. The brick building, numbered 1827 N. St. Mary's was not included in the Request for Demolition.

The three houses, 1817 N. St. Mary's and 902 and 904 E. Euclid, around the corner, were built in 1922 by Joe DiCarlo. At the time it was built, the house now numbered 1817 N. St. Mary's was numbered 729 Jones Ave. By 1940, Jones Ave. had changed to N. St. Mary's and the street numbers had changed.

The three houses were rentals from the beginning, with the builder living elsewhere in the neighborhood. Over the years they have remained rentals. An adjacent house, originally on Jones, then St. Mary's was the home of Joe DiCarlo's sister and her husband, Lewis Reile. The Reile house is no longer in existence.

The two houses on E. Euclid, 902 and 904, are Craftsman bungalows, with a front double-gabled roof, a shed-style front porch, exposed rafter tails, and paired windows on the sides. They both have brick chimneys of the same design. On both of the houses, the corner porch column has been replaced with an ironwork column. It's obvious that they have been well cared for. There don't seem to be any noticeable additions to either house or other major changes to either house.

The house at 1817 N. St. Mary's is also a Craftsman bungalow with a double-gable roof. However, the smaller gable is on the other side of the façade and provides the roof for the porch. The roof of the porch is supported at the free corner by a square pilaster topped by a battered shorter column, in the Craftsman style. Although there are no exposed rafter tails, there are other Craftsman decorative elements visible under the eaves and around the outside of the house.

It would appear that Mr. DiCarlo owned the property the houses were built on for some time before building on it, as he had to chip in to pay for paving Jones Ave. in 1920. No deed has yet been located for the purchase of the land.

Joe DiCarlo died prior to 1935, and in 1936, his widow Amalie DiCarlo turned the corner of N. St. Mary's and E. Euclid over to Adolph Bachrach. Bachrach's widow sold the property to Ernest and Alice Gonzalez in 1969. And the present owner bought the property from Alice Gonzalez in 2017. So, it appears that the present owner is only the fourth owner since 1922.

These houses are at the end of a long residential street at the very foot of the Tobin Hill Neighborhood. In 2007, the Office of Historic Preservation surveyed the neighborhood and

mapped out several areas of potential historic significance. Area No. 5 was E. Evergreen and E. Euclid Streets, between McCullough and N. St. Mary's. Within a year or so of the survey, E. Evergreen had joined with several streets to the north to form the Tobin Hill Historic District, but E. Euclid was not included in the designation at that time. It's time to investigate whether at least a small part of E. Euclid retains the historic value pointed out by the survey.

WARRANTY DEED

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:

THAT, ALICE A. GONZALES also known as ALICE ARRANGA GONZALES, hereinafter called Grantor (whether one or more), for and in consideration of \$10.00 and other good and valuable considerations to Grantor in hand paid by LEGACY LOFTS ON ST. MARY'S, LLC, hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, all their right, title and interest in and to the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

The West 50 feet of Lots 13, 14 and 15, Block 3, New City Block 829 AND the East irregular 148.3 feet of Lot 13, the East irregular 118 feet of Lot 14 and the East irregular 88 feet of Lot 15, Block 3, New City Block 829, in the City of San Antonio, Bexar County, Texas

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

EXECUTED ON THE FOLLOWING DATE: April 18, 2017.

Anthony E. Gonzales P.O.A.

Alice A. Gonzales, also known as
Alice Arranga Gonzales; acting by and thru her
agent and attorney in fact, Anthony Emil
Gonzales

(ACKNOWLEDGEMENT)

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was ACKNOWLEDGED before me, on this the 18 day, of April, 2017 by
Alice A. Gonzales also known as Alice Arranga Gonzales, acting thru her agent and attorney in fact,
Anthony Emil Gonzales

Robert T. V. [Signature]

Crista Long
Notary Public, State of Texas

