

HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO: 2018-285
ADDRESS: 615 ELEANOR
LEGAL DESCRIPTION: NCB 1085 BLK 12C LOT 19, 20, 21 & 22
ZONING: MF-33,NCD-6
CITY COUNCIL DIST.: 2
APPLICANT: Scott Day
OWNER: Scott Day
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The applicant is requesting a Finding of Historic Significance for the property located at 615 Eleanor.

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;

(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;

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FINDINGS:

a. The request for landmark designation was initiated by the property owner.

b. **SITE CONTEXT –**

The Mahncke Park neighborhood was established in the early 20th century. George Brackenridge donated property for the park itself, which is located just a few blocks north of 615 Eleanor, in memory of Ludwig Mahncke. Mahncke, in his role as City Commissioner, was instrumental in establishing and developing San Antonio's park system. The neighborhood benefited from convenient street car access to downtown along the River Avenue line, and its proximity to the US Army Depot (Fort Sam Houston) made it a popular home for military families. A few homes were built in the 1900s and 1910s, but developer HC Thorman is credited with catalyzing construction in the area when he began building Craftsman bungalows in the Country Club Estates subdivision in the 1920s. The incremental development of the neighborhood is reflected in its eclectic collection of architectural styles, which include Folk Victorian, Queen Anne, Craftsman, Tudor Revival, Spanish Eclectic and Mission Revival structures. The structure at 615 Eleanor appears to be the oldest building on the block, and is the only example of Queen Anne architecture. A few small 1920s bungalows with details influenced by the Folk Victorian style remain on the north and south sides of the block. The other structures feature minimal traditional or modern styles. While 615 Eleanor has a setback of almost 30 feet, the other residences on this portion of the block have setbacks of approximately 15 feet. Originally, the lot was roughly T-shaped and the center portion had frontage on both Eleanor (M Street at that time) and Lucas Streets. The house directly faces the residences at Fort Sam Houston across a large esplanade.

c. **HISTORIC CONTEXT –**

While an exact construction date could not be determined for this property, it is likely that it was built in 1917 for Mary E. Moriarty. Recently widowed, Mrs. Moriarty moved to this location after her brother purchased it in 1916. Prior to 1916, the property was owned for 20 years by M.H. Shanley, who maintained a residence with his wife in Granbury, Texas. The late Edward Moriarty was a Commissary Sergeant at the US Army Depot. Mrs. Moriarty remained in the home until her death in 1959.

d. **ARCHITECTURAL DESCRIPTION –**

The house is a single-story Queen Anne with a hip on cross gabled roof, a front bay with three windows, and an inset front porch. It is situated on the west side of a rectangular lot that is surrounded by a 5-foot tall wrought iron fence. A non-original cinder block front walkway leads front the sidewalk to the wooden front porch. The porch is supported by four turned wooden posts. The front door is wood with a single light and a transom above it. The bay window sits beneath a front gable. The gable features a gable vent topped with a wooden pediment. There are two floor-to-ceiling double hung, two over two wood windows to the right of the front door. Several window styles are evident including two over two, one over one, and four over four. The windows are wood with the exception of three two over two vinyl windows in the rear addition of the structure. The roof has standing seam metal roofing with crimped seems and the house is clad in wood lap siding. There are two rear additions with wood lap siding. The earlier addition features four over four wood windows and a side wood pedestrian door with

9 lights that accesses a side square wooden deck.

- e. **EVALUATION** – As referenced in the applicable citations, 615 Eleanor meets UDC criterion [35-607(b)5], [35-607 (b)7], [35-607 (b)11], for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 615 Eleanor meets three.

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 a Queen Anne structure with character defining features including cutaway bay window, hipped roof with lower cross gables, and inset porch with turned posts.

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; for its prominent location near the corner of Eleanor and New Braunfels overlooking Fort Sam Houston.

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; as it represents early development of Mahncke Park by families with close ties to Fort Sam Houston.

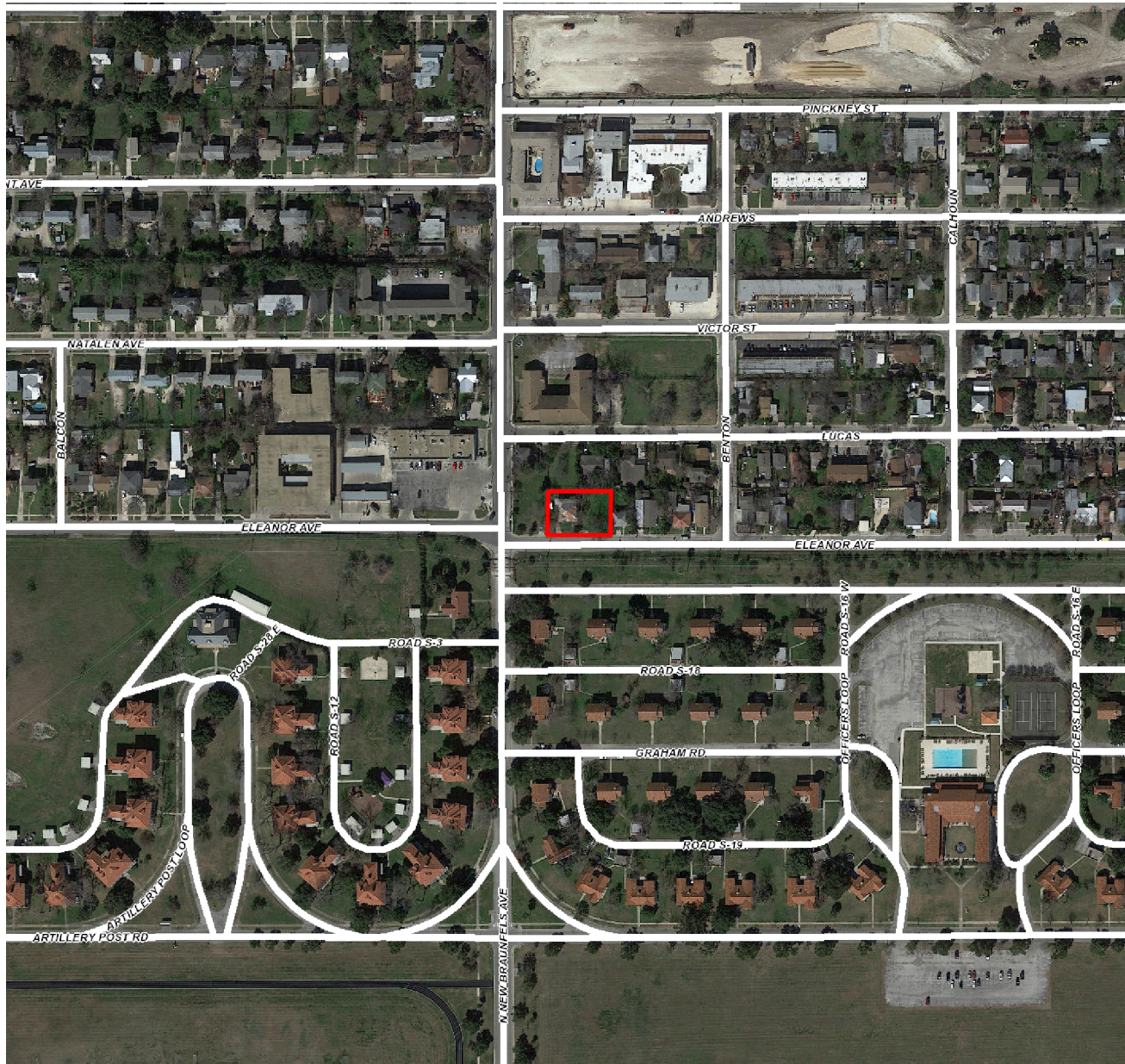
- f. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- g. 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.
- h. 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 a Finding of Historic Significance and that the Historic & Design Review Commission recommend approval for the landmark designation of 615 Eleanor to the Zoning Commission and to the City Council based on findings a through f.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 13, 2018

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RIGHT



FRONT



LEFT



LEFT REAR



REAR RIGHT



LEFT



SURVEY PHOTO



MAR 31 2004

BEFORE RENOVATION
PROVIDED BY APPLICANT





CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 615 Eleanor

Tier: 3

Known Name: n/a

1. Application Details

Applicant: Scott Day

Type: Designation Request

Date: May 30, 2018

2. Findings

The property at 615 Eleanor is a Queen Anne residence built c.1917 and is currently owned by Scott Day.

The Mahncke Park neighborhood was established in the early 20th century. George Brackenridge donated property for the park itself, which is located just a few blocks north of 615 Eleanor, in memory of Ludwig Mahncke. Mahncke, in his role as City Commissioner, was instrumental in establishing and developing San Antonio's park system. The neighborhood benefited from convenient street car access to downtown along the River Avenue line, and its proximity to the US Army Depot (Fort Sam Houston) made it a popular home for military families. A few homes were built in the 1900s and 1910s, but developer HC Thorman is credited with catalyzing construction in the area when he began building Craftsman bungalows in the Country Club Estates subdivision in the 1920s. The incremental development of the neighborhood is reflected in its eclectic collection of architectural styles, which include Folk Victorian, Queen Anne, Craftsman, Tudor Revival, Spanish Eclectic and Mission Revival structures. The structure at 615 Eleanor appears to be the oldest building on the block, and is the only example of Queen Anne architecture. A few small 1920s bungalows with details influenced by the Folk Victorian style remain on the north and south sides of the block. The other structures feature minimal traditional or modern styles. While 615 Eleanor has a setback of almost 30 feet, the other residences on this portion of the block have setbacks of approximately 15 feet. Originally, the lot was roughly T-shaped and the center portion had frontage on both Eleanor (M Street at that time) and Lucas Streets. The house directly faces the residences at Fort Sam Houston across a large esplanade.

While an exact construction date could not be determined for this property, it is likely that it was built in 1917 for Mary E. Moriarty. Recently widowed, Mrs. Moriarty moved to this location after her brother purchased it in 1916. Prior to 1916, the property was owned for 20 years by M.H. Shanley, who maintained a residence with his wife in Granbury, Texas. The late Edward Moriarty was a Commissary Sergeant at the US Army Depot. Mrs. Moriarty remained in the home until her death in 1959.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

3. Architectural Description

The house is a single-story Queen Anne with a hip on cross gabled roof, a front bay with three windows, and an inset front porch. It is situated on the west side of a rectangular lot that is surrounded by a 5-foot tall wrought iron fence. A non-original cinder block front walkway leads front the sidewalk to the wooden front porch. The porch is supported by four turned wooden posts. The front door is wood with a single light and a transom above it. The bay window sits beneath a front gable. The gable features a gable vent topped with a wooden pediment. There are two floor to ceiling double hung, two over two wood windows to the right of the front door. Several window styles are evident including two over two, one over one, and four over four. The window are wood with the exception of three two over two vinyl windows in the rear addition of the structure. The roof has standing seam metal roofing with crimped seems and the house is clad in wood lap siding. There are two rear additions with wood lap siding. The earlier addition features four over four wood windows and a side wood pedestrian door with 9 lights that accesses a side square wooden deck.

4. Landmark Criteria

615 Eleanor is not currently designated as a historic landmark. It is located in the Mahncke Park Neighborhood Conservation District (NCD-6). 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 a Queen Anne structure with character defining features including cutaway bay window, hipped roof with lower cross gables, and inset porch with turned posts.
- 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; for its prominent location near the corner of Eleanor and New Braunfels overlooking Fort Sam Houston.
- 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; as it represents early development of Mahncke Park by families with close ties to Fort Sam Houston.

5. Outcome of Review

Based on this assessment, 615 Eleanor 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 615 Eleanor is eligible for designation as a local landmark.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



History and Statement of Significance for 615 Eleanor

615 Eleanor is a classic example of folk Victorian houses that dot this area. The front gable shows simple bead board detailing installed at an angle and turned columns support the front porch. As development in Mahncke Park increased in post WWI, more bungalow homes were constructed in the immediate surroundings. Interestingly, this home was more elaborate than many of neighboring homes which tended to be small, basic homes. Inside, 615 Eleanor boasts much of its original longleaf pine millwork package with 12" high base boards and doorways with transoms.

The original builder of 615 Eleanor is unknown. It was last owned by Master Sgt. Jiles C. Wilder and his wife Kathleen. Master Sgt. Wilder served in the army and after leaving the military resided at 615 Eleanor till the 1980's. Both he and Kathleen were active in real estate and real estate development.

After returning from the Philippines in 1946, Sergeant Wilder joined the ROTC staff at Central Catholic where he served as coach of the Central Catholic High School Rifle Team. Wilder was active in the Military Cadet program from 1946-1949. Sergeant Wilder was coach of the championship University of Arkansas rifle team in 1942. (Express News, March 16, 1947.) He was one of 20 military officers on staff at the University of Arkansas commanding the ASTU, ROTC and the 305 CTD. (Northwest Arkansas Times, July 30, 1943.)

Remodeling and Restoration:

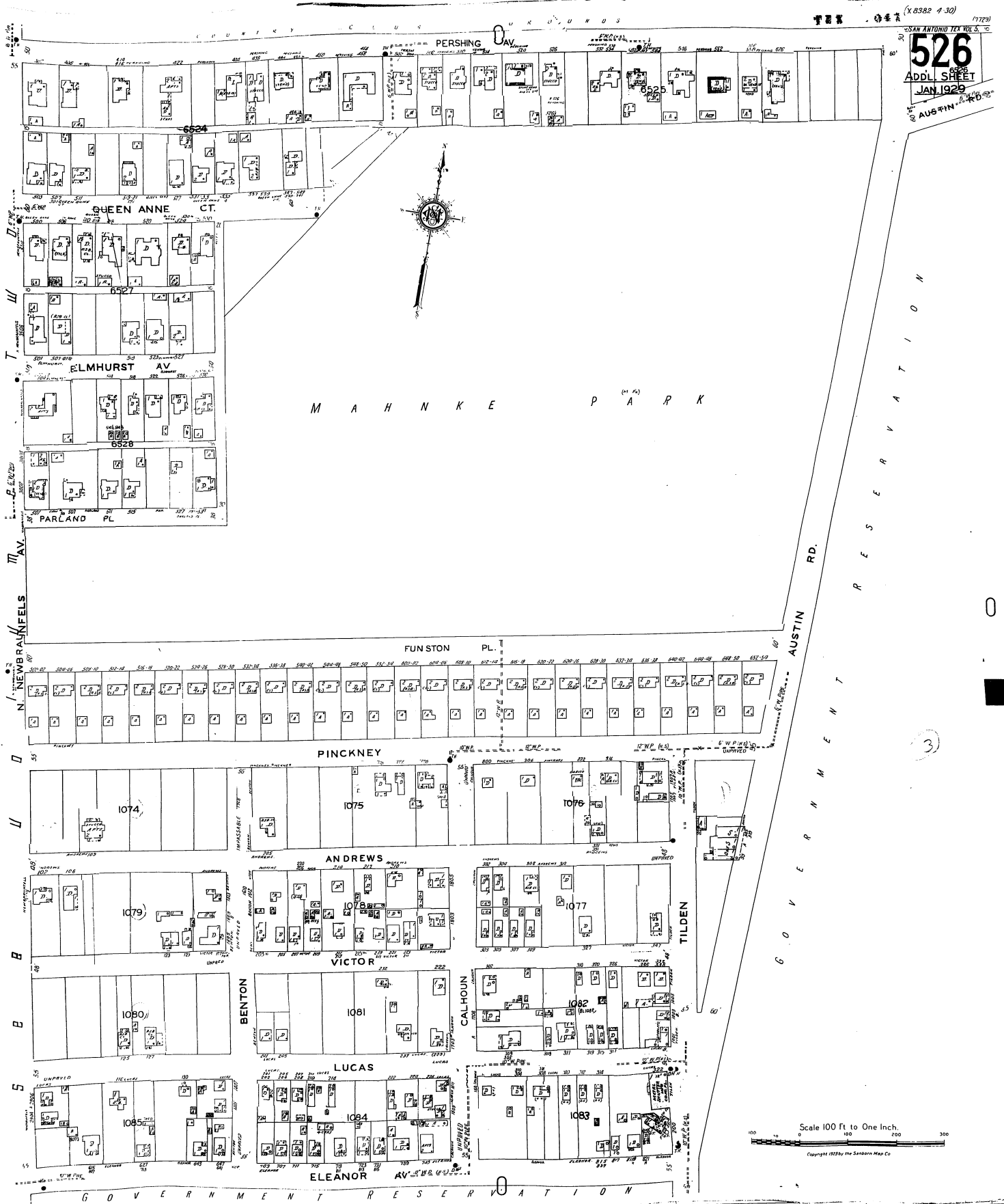
The Wilders remodeled the home after 1959. Arthur Mathis Jr AIA. did the drawings which specified enclosing the front porch with glass louvers and turning what was the back porch into a series of closets. A second bath was installed in the pantry. The kitchen was remodeled and closets were added to the bedrooms. Brick flus hung on brackets were removed and new gas wall heaters were installed.

The Wilders last lived there in the 1980's. The home had a flash fire in the early 90's when it was boarded up for over a decade. The property was slated to be demolished by the city when it was placed on the market. Realtors marketed the property as a development site and the house as a teardown.

The present owner purchased the property in 2003 and restorations were done to return the home to more of its original appearance. Original porch columns were missing but replacements were found to match the original "paint shadow" profiles. The art glass in the front window is not original but is typical of the era. Some of the original back porch ceiling has been restored and incorporated as a part of the bathroom ceiling.

Early History

The earliest identifiable land record for this tract is on April 1, 1897 when M.E. Culberson sold the lots to M.H. Stanley. Given the age and style of the house it's realistic to believe these either of the above people were the builder of the house.



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