



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

Per City Council Resolution 2018-11-01-0048R, the Office of Historic Preservation requests a change of zoning to add "HL" Historic Landmark designation to 800 W Russell. *OHP staff recommends approval.*

Case Comments:

On April 4, 2018, the Historic and Design Review Commission (HDRC) agreed with the applicant's finding of historic significance and supported the designation of the property as a local landmark. On November 1, 2018, City Council directed City staff to move forward with landmark designation.

Case History:

March 5, 2019	Zoning Commission hearing
November 1, 2018	City Council directs City staff to initiate designation
April 4, 2018	Historic & Design Review Commission (HDRC) hearing
February 5, 2018	Request for Review of Historic Significance submitted to OHP

Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets five Criteria for Evaluation.

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.**
 - (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;

Findings of Fact:

- a. A Request for Review of Historic Significance for 800 W Russell, which is located in the Alta Vista Neighborhood Conservation District (NCD-2) was submitted to OHP by the applicant on February 5, 2018.
- b. 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



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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.

- c. **ARCHITECTURAL DESCRIPTION** – The structure at 800 W Russell is a one-and-a-half-story single family residence featuring an irregular footprint. It has wood siding and a hipped roof with composition shingles. Two large gabled dormers with decorative trusses are present on the east and west sides of the structure. The ridge caps are clay tile with decorative finials at each peak. A red brick chimney is located on the west side of the house. The front porch is concrete and covered by the hipped roof. It is supported by six square rock columns. The existing windows are wood, double hung throughout the house. There is a porch located on the east elevation (side yard) of the house, covered by a hipped roof and supported by tapered wood posts. There is a small rear addition at the south elevation featuring a steep, shed roof. The form and massing of the structure embody Craftsman architecture with exposed rafter tails, hipped roof with multiple planes, and decorative gable details. There is a front walkway made of rock that leads from the curb to the front porch. It should be noted that the rock is similar to the column materials. Although the fence has been removed, a concrete base still remains along the eastern and northern perimeter. In the rear there is an asphalt parking area and concrete pad.
- d. **SITE CONTEXT** – The North Flores corridor serves the neighborhood with some light commercial services which previously included grocery stores, gas stations, and other small businesses. During the height of Alta Vista's development in the early twentieth century, the streetcar route ran along North Flores. One story Craftsman bungalows and two story Classical Revival homes with wood siding are prevalent throughout the neighborhood. While early development was primarily single family, some duplexes and fourplexes were constructed in the 1920s and 1930s. After WWII, new construction was predominantly multifamily with a variety of exterior finishes including wood, brick, and stucco. The neighborhood is largely intact today. This property is located on a prominent corner at West Russell and North Flores, towards the southern end of the neighborhood.
- e. **EVALUATION** – The applicant proposed a list of four (4) criteria for eligibility. These include:
(b)(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; (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; (b)(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; (b)(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. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607:
(b)(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; Mary Dalehy, the original owner of the structure, invested in real estate and infrastructure improvements to that neighborhood

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in the early twentieth century in San Antonio. Her contributions supported the arrival of the street car route.

(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; The structure's embodiment of distinguishing characteristics of the Craftsman style.

(b)(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; the structure's unique location and presence as an established visual feature at the corner of N Flores and W Russell.

- f. The property is located in the Alta Vista neighborhood conservation district (NCD-2) currently. The district is eligible to become a local historic district, and this structure would be contributing structure to the local historic district.
- g. 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.
- 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.

ATTACHMENTS:

City Council Resolution 2018-11-01-0048R

HDRC recommendation

HDRC published exhibits