



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 118 Florida and to waive all related fees. *OHP staff recommends approval.*

Case Comments:

On April 3, 2019, 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.

Case History:

May 21, 2019	Zoning Commission hearing
April 3, 2019	Historic & Design Review Commission (HDRC) hearing
March 15, 2019	Application for Historic Landmark Designation 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.**
 1. 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;
 9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;
 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 of Fact:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The structure at 118 Florida St is single-story Folk Victorian structure with detached garage located in the Lavaca neighborhood and the S Presa St/S St. Mary’s neighborhood conservation district (NCD-1). It was built c. 1907 for August F. and Leita Small. Veronica Giron

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currently owns the property. The address first appears in city directories in 1907 as 112 Gembler St. The address shifted to 118 Gembler in 1921, and finally to 118 Florida in 1929. The structure's first appearance on a Sanborn map was in 1912 in the same configuration as today. The structure is located in the S Presa St/S St. Mary's neighborhood conservation district (NCD-1), sandwiched between the King William and Lavaca historic districts. The neighborhood is identified by staff as an eligible local historic district. The two historic districts and the NCD cumulatively contain dozens of individual local historic landmarks. Leita Small was custodian of the Alamo from 1922 to 1946, replacing her mother Fannie Applewhite who was custodian from 1915 to 1922. Leita remained at 118 Florida after separating from her husband c. 1934, and lived there until c. 1946. It was home to a number of residents in quick succession from 1948 to 1960, when it was purchased by Josephine Guerra (alternately Josefina Reyna), the applicant's great grandmother. When Josephine passed away, ownership of the structure changed hands but stayed within the family.

- c. **SITE CONTEXT:** 118 Florida is located at the center of the south side of Florida Street, a one-way street that runs east to west. The block is bounded to the north by Florida St, to the east by S Presa St, to the south by W Carolina St, and to the west by S St. Mary's St. The area is a mix of single-family homes, businesses, and churches. There is a small public park across the street from the east end of the block called Florida Park. Setbacks are deep, approximately 15-20 feet from the right-of-way. The sidewalk abuts a concrete curb; when present, driveways on the block have solid concrete aprons leading to concrete or gravel ribbon drives. Homes have concrete sidewalks leading through gates of chain-link fences. There are five extant structures designed as residences along Florida St: there is a two-story Queen Anne at the northwest corner of Florida and S Presa streets, and the remaining four houses including the subject structure are in a row along the south side of the street. The subject structure is adjacent to a Minimal Traditional home to the east and two Craftsman homes to the west. Across the street from the subject structure is a parking lot.
- d. **ARCHITECTURAL DESCRIPTION:** 118 Florida is a single-story Folk Victorian structure with a complex roof that combines cross-gable and pyramid forms. The structure is clad in bright blue painted clapboard siding and has a metal roof with vented ridge caps. Wood trim is painted white, and hardi board with evenly spaced metal vents has been installed as skirting around the foundation. Windows are primarily one-over-one wood windows, with the exception of a fixed one-over-one wood window with a geometric design in the top sash below the gable of the primary façade. The structure has a covered porch. A sidewalk leads from the gate in the chain-link fence to the front porch, and then turns east along the front edge of the porch before turning south to connect to the porch side stairs. A gravel ribbon drive runs along the east side of the house leading to a detached two-car garage with front-facing gable. The north and primary elevation has a gable at the west edge with decorative shingles and round decorative element centered in the peak. A dormer with one-over-one wood window is centered on the roof. The porch is inset under a metal canopy, accessed by steps on the east edge and on the north edge in line with the front door. The original columns have been replaced by wrought-iron columns with a curled organic design. There are two doors at the corner on the west and south walls. East of the door on the south wall is a single one-over-one wood window. Centered below the gable on the projection is a single fixed one-over-one wood window with a geometric design in the top sash. The east façade has a gable at the north end with a single one-over-one wood window centered on the elevation; there are no decorative shingles in the gable. South of the gabled section, reading south to north, the elevation has three taller one-over-one wood windows followed by shorter one-over-one wood window. The south and rear elevation features both a gabled roof form near the west edge as well as a hipped roof form over a projection at the east edge. The gable does not have decorative shingles; the eaves from the central pyramid roof form cuts

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across the bottom of the gable and intersects with the projection. A pair of ganged one-over-one wood windows is located just left of center below the gable, and there is a modern door centered on the elevation. The projection has a single one-over-one wood window. An elevated wood deck with stairs is present, running from about the center of the ganged windows to the projection. There is a plywood shed structure attached to this elevation that houses the water heater. The west façade is divided into two sections: the northern section is the larger part and has three one-over-one wood windows equally spaced across. The original third window on this elevation, when read north to south, has been replaced with a smaller one-over-one window; the original opening is clearly visible and infilled with clapboard siding. The elevation then steps back a bit, and the southern section, roughly half the size of the northern section, has a pair of ganged one-over-one wood windows at center.

Character-defining features of 118 Florida St include:

- Standing seam metal roof
 - Wood clapboard siding
 - Decorative shingles in the front gable
 - Geometric tracery in front fixed window
 - One-over-one wood windows
 - Ribbon drive
- e. **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):
3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** The structure's first resident, Leita Small, was one of the first custodians of the Alamo while it was under the management of the Daughters of the Republic of Texas.
 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 is an example of Folk Victorian architecture.
 9. **Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;** The structure is part of the S Presa St/S St. Mary's neighborhood conservation district (NCD-1), identified by staff as eligible for local historic district designation.
 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 structure is surrounded by two historic districts and is included in an NCD and contributes to an understanding of the development patterns and architectural styles found in this part of San Antonio.
- f. 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.

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- g. 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.
- h. 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.

ATTACHMENTS:

HDRC recommendation

HDRC published exhibits