



CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

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2019 JAN -9 AM 10: 10

TO: Mayor and City Council
FROM: Councilman Roberto C. Treviño, District 1
COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council
SUBJECT: Initiating the creation of the Monte Vista Terrace Neighborhood Conservation District
DATE: January 8th 2019

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

Initiating the creation of the Monte Vista Terrace Neighborhood Conservation District (residential design standards) as a zoning overlay on the residential properties outlined in the attached map

Brief Background

On December 20th 2018, Councilman Trevino received a 101 signature (51.5%) petition of support from the residents of the Monte Vista Terrace neighborhood for the creation of a Neighborhood Conservation District to be applied to the residential properties in the attached map. Councilman Trevino's office reached out to the residents and property owners who had signed the petition and confirmed their support and understanding of this design overlay.

The Office of Historic Preservation has determined that this community would be eligible for both an Historic District or an NCD as summarized in the attached report, and an additional survey by city staff will be conducted as part of the review process. This area has a rich and vibrant history important to the City of San Antonio, and the residents of this community feel that an NCD is the most appropriate design overlay for preservation and future development. Chapter 15 of the SA Tomorrow Comprehensive Plan states our goal as a city to protect and preserve our historic resources, and the creation of this District would be a fulfillment of that goal.

Submitted for Council consideration by:

Councilman Roberto C. Treviño, District 1



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Supporting Councilmembers' Signatures (4 only)

District

1. John Comar
2. [Signature]
3. [Signature]
4. [Signature]

D9

D7

8

4

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**CITY OF SAN ANTONIO
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Monte Vista Terrace Neighborhood Association

7 January 2019

This area has not been surveyed by the Office of Historic Preservation. A survey and additional research could help identify additional significance of the neighborhood and provide a clearer historic narrative of the development of this area. This preliminary assessment finds that the neighborhood may be eligible for designation as a local historic district.

The Monte Vista Terrace Neighborhood Association encompasses three separately platted subdivisions: Arlington Heights (1907); North Ridge (1923); and Arlington Heights Addition (1926). The first homes built in this neighborhood date from the early 1920s. An eclectic mix of architectural styles including Craftsman, Tudor Revival, and Minimal Traditional reflects the ongoing development of the neighborhood through the 1970s. Early residents were largely white middle class professionals.

Arlington Heights

- Developed by Empire Realty
- First house in 1922

North Ridge

- Developed by BG Irish
- First house 1926

Arlington Heights Addition

- Developed by George & Ella Potchernick
- First house 1929

The shared development period of the 1920s provides these adjacent subdivisions with a cohesive streetscape. Together, they could be eligible for designation as a historic district under the following criteria:

3: The association with BG Irish and the Potchernicks, who made significant contributions to the development of San Antonio.

8: High level of historical, architectural, and cultural integrity related to their location within the three plats, the home styles which include Craftsman, Tudor Revival, and Minimal Traditional, and the use of wood, brick, and stone construction materials.

10: Its character as an established and geographically definable neighborhood, with the streetscape reflecting the history of development of early San Antonio suburbs at the edge of the city limits.

Monte Vista Terrace NCD

10/5/2018 Proposed Boundaries

 Monte Vista Terrace NCD

Proposed District Boundaries

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