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

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2019 JUN -6 AM 10: 06

TO:	Mayor and City Council
FROM:	Councilman Roberto C. Treviño, District 1
COPIES TO:	Erik Walsh, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council
SUBJECT:	Initiation of the Tobin Hill North Neighborhood Conservation District
DATE:	06/06/2019

Issue Proposed for Consideration

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

Initiating the creation of the Tobin Hill North Neighborhood Conservation District NCD-11 (residential design standards) as a zoning overlay on the residential properties outlined in the attached map

Brief Background

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.

With the passing of the Midtown Regional Center Plan, we see this as a first step to implementation of the goals outlined in that document. While the importance of this district's creation can be found stated in multiple places in the Plan, the driving language is in *Goal 1: Preserve Midtown's Distinct Character* (Goals for Midtown, 2019) and page 7 of the Tobin Hill Neighborhood Chapter which states, "The neighborhood plan recommended forming historic districts or neighborhood conservation districts. Although two historic districts have been established, there is continued interest in expanding them, creating new neighborhood conservation districts or otherwise creating new design standards to ensure that the new development is consistent with the character of Tobin Hill."

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Submitted for Council consideration by: _____

Councilman Roberto C. Treviño, District 1

Supporting Councilmembers' Signatures (4 only)	District
1. _____	7
2. _____	4
3. _____	9
4. _____	2

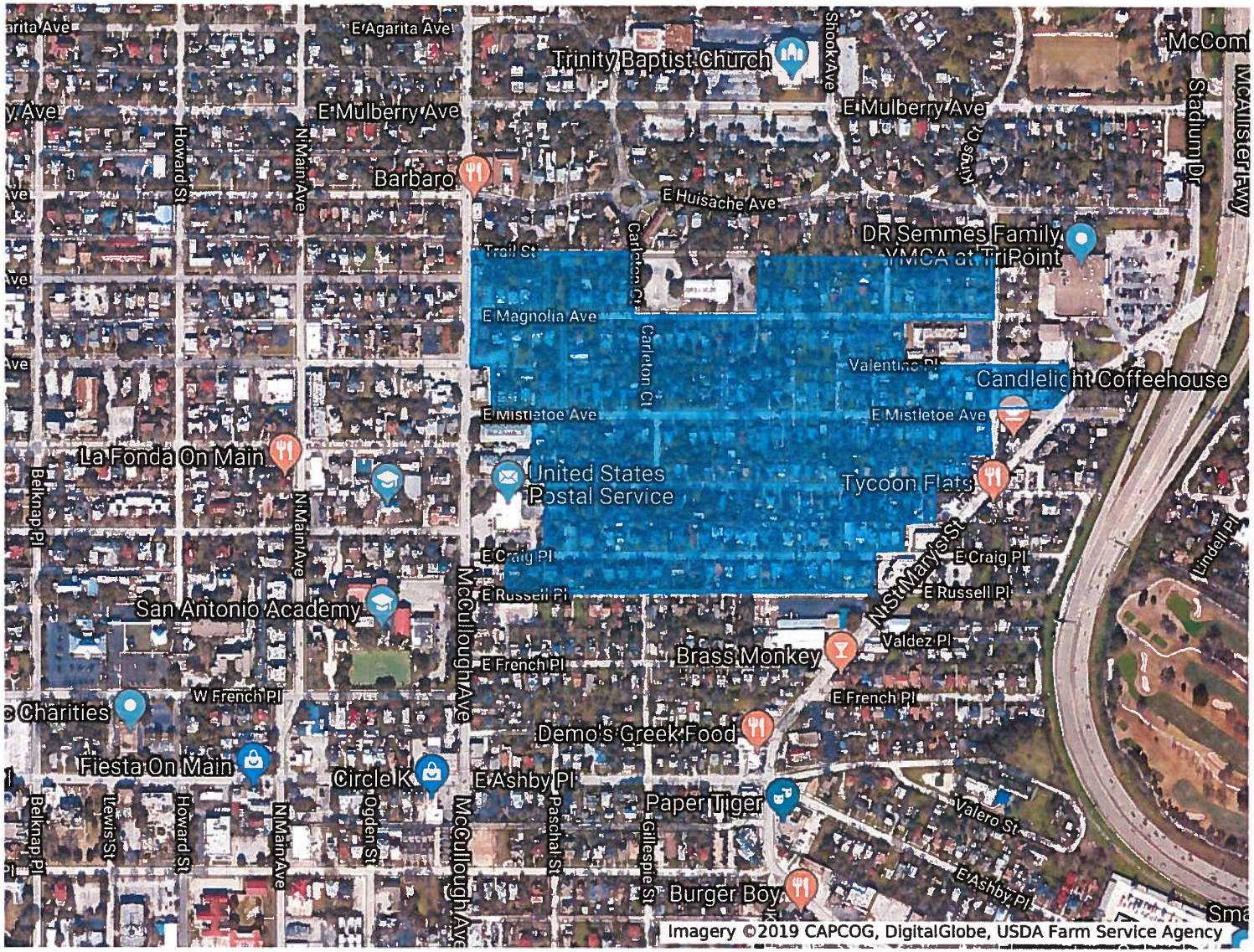
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Proposed Tobin Hill NCD Boundary

Proposed Boundary

Proposed NCD Boundaries

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OFFICE OF HISTORIC PRESERVATION

Tobin Hill North
Rock Quarry Neighborhood

Surrounded by four local historic districts, the Tobin Hill North area contains significant resources related to the cultural heritage of San Antonio. Located along the Rock Quarry Road (now N St. Mary's) in close proximity to the Upper Labor Acequia, the story of its development begins with agricultural settlements on the northern edge of town. Many early residents worked at the Rock Quarry, which was located along the river to the northeast in today's Brackenridge Park. Based on plats, architectural styles, and construction dates, two potential historic districts can be identified within the proposed neighborhood conservation district.

Sarah Ostrom's Addition

The Ostrom Homestead and farm sat just east of her 1913 subdivision, between the Rock Quarry Road (now N St. Mary's Street) and the Upper Labor Ditch or acequia. At that time, Mistletoe Ave was called Broad Ave, Magnolia Ave was called Rural Dr, and neither Ewald Street nor Valentino Place had been platted

Several homes predate the subdivision, some of which are still extant on the north side of Mistletoe Ave west of Carleton. Construction of new homes in the 1910s and 1920s was rapid, reflecting the city's growth during this period. By 1924, Mistletoe Ave had received its contemporary name. Ewald Street was subdivided in 1918 but did not appear in the City Directory until 1920, at which time its residents were all African-American; by 1930, however, the residents on Ewald were all Hispanic. In 1929, the City Directory includes Broad Avenue Alley, which would later become Valentino Place. Residents of Broad Avenue Alley were Hispanic and African-American during this time. Home sizes and styles vary greatly throughout the proposed district, but Ewald Street contains a consistent group of small shotguns and Valentino Place has a few small bungalows. The size of the homes reflects the modest means of the renters and property owners.

Although Mistletoe Ave, Ewald St, and Valentino Pl are chiefly residential, a few businesses have existed within the proposed district boundary. At 631 E Mistletoe (now 629 ½ E Mistletoe) a brick factory produced tortillas and tamales, and a few other lots had grocery stores that likely operated out of the owners' homes. Today, several structures at the more commercial corner of Kings Ct and E Mistletoe Ave have businesses including restaurants and a salon.

There is not a cohesive architectural statement along this corridor, but the homes represent the styles popular at the time of their construction in the early twentieth century. Good examples of Folk Victorian, Tudor Revival, Craftsman, and Spanish Eclectic are present along the street. Modern infill is minimal, although many homes have been modified with updated materials and additions.

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Layer homestead and Hertzberg Subdivision

Woodlawn Avenue's original name, Layer, reflects the name of the immigrant family that purchased this property as their homestead in the 1850s. Joseph Layer, born in Baden, Germany, arrived in San Antonio in 1848 and established a family homestead in this area with his wife Elizabeth and their seven children. They sold produce from their farm, and at least one of their sons worked in the quarry. Joseph died in 1896, but his family continued to live in homes along Layer and Jones (N St. Mary's) through the 1920s. To the south of Layer, the Hertzberg Subdivision was somewhat slower to develop – in 1910, there were three times as many homes on Layer Street than on Hertzberg Avenue just to the south. Although the plat for this area has not been found, deed records indicate that Hertzberg (E Craig Place) and Providence (E Russell Place) streets were developed by Emilie Hertzberg, widow of Theodor Rudolph Hertzberg, largely in the early twentieth century. She and her husband had purchased the property in 1886.

The homes along the eastern half of E Craig Place consist mostly of Craftsman style structures. To the west are larger two-story homes; mid-block there is a distinct shift to single story bungalows stretching east to N. St. Mary's Street.

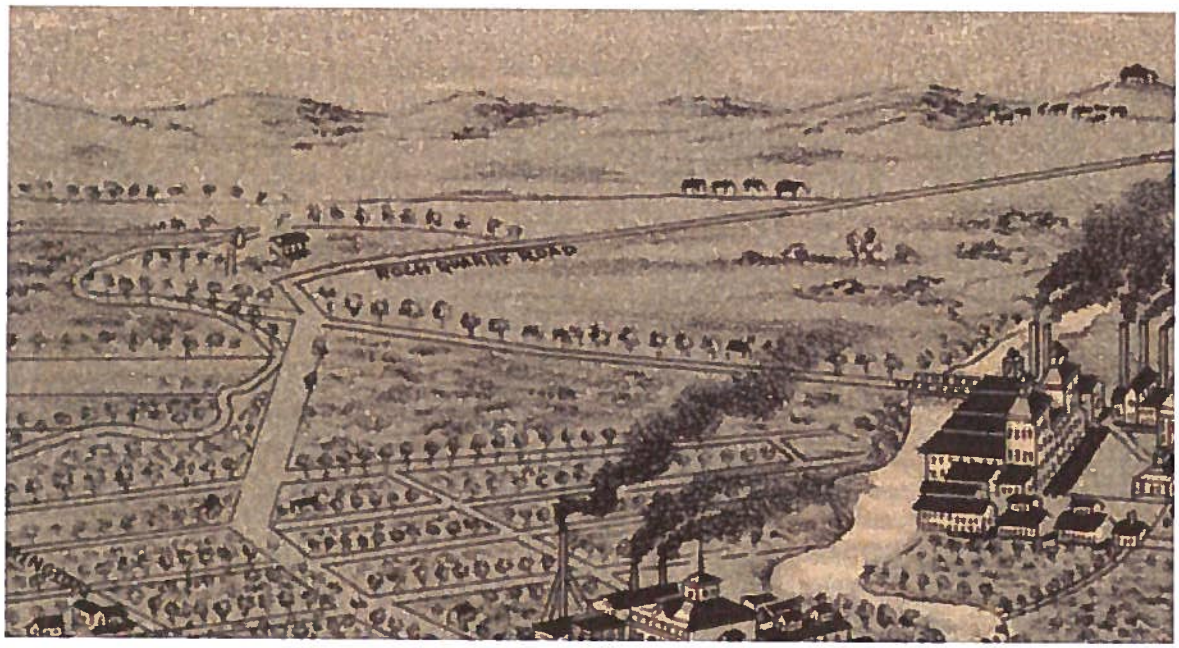


Figure 1: Portion of the Birds Eye View Map of San Antonio Texas, December 1891