

HISTORIC AND DESIGN REVIEW COMMISSION

August 7, 2019

HDRC CASE NO: 2019-423
ADDRESS: 518 NEVADA
LEGAL DESCRIPTION: NCB 631 BLK 34A LOT A5
ZONING: RM-4
CITY COUNCIL DIST.: 2
APPLICANT: Office of Historic Preservation
OWNER: Jenny Hernandez
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The Office of Historic Preservation is requesting a Finding of Historic Significance for the property located at 518 Nevada.

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.
 2. **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.
 - 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;**
 - 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:

- a. On June 3, 2019, a demolition application was submitted to the Office of Historic Preservation by Orlando Sanchez on behalf of the property owner of the structure at 518 Nevada, located in the Lavaca neighborhood of District 1. OHP staff researched the property to determine eligibility and contacted the Alamodome Gardens Neighborhood Association and other neighborhood stakeholders during the 30-day review period provided by UDC 35-455.
- 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 and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first 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. **HISTORIC CONTEXT:** 518 Nevada is a single-story Folk Victorian residence built c. 1905 for Rev. John T. and Nellie Jacobs. It is located in the Historic Gardens neighborhood of City Council District 2. Rev. Jacobs was appointed to the San Antonio Mission in 1899, and the East End Methodist Church was built under his leadership in 1904. Rev Jacobs passed away in 1910; the East End Methodist Church was renamed Jacobs Chapel after the Reverend's death. The chapel, located at 406 S Polaris St, was designated a local historic landmark in January 2018. Historic Gardens is located on San Antonio's near Eastside, east of the Denver Heights and Highland Park neighborhoods and just over a block east of the Alamodome parking lot. The area known municipally as the Eastside Community Area includes "historic African American community enclaves...that figure prominently throughout and are inextricably linked to San Antonio's history." The subject structure and the surrounding neighborhood were home to black, working-class families through at least 1924, and the neighborhood is recognized by staff as an eligible local historic district.
- d. **SITE CONTEXT:** 518 Nevada is a single-story Folk Victorian residence built c. 1905, located in the Historic Gardens neighborhood of City Council District 2. Its block is bordered to the north by Nevada St, the east by S Hackberry, the south by Hardeman St, and the west by S Mesquite. Denver Heights and Highland Park are east of the subject structure; the Alamodome is just west, sandwiched between the subject structure and Interstate 37. The house is on the south side of Nevada Street and shares a lot with a two-story slot home, adjacent to the east of the subject structure.
- e. **ARCHITECTURAL DESCRIPTION:** The pier-and-beam house has horizontal wood siding, a cross-gabled composition-shingle roof with a front-facing gable and eave returns. Historic windows have been replaced by metal-sash windows. The primary (north) façade has a concrete porch with a shed roof and wrought-iron columns. The east elevation contains two additions: an historic addition with wood siding followed by a more modern addition with board-and-batten siding. The west elevation remains has two one-over-one windows separated by a smaller sliding window centered on the elevation. The gable on the rear (south) elevation has a metal-sash

window at center. The dimensions of the historic wood window are visible in the siding above the modern window. The second rear addition intersects the historic elevation right of the window. It has a door on the south elevation and a window on either side. It has a wooden stoop with three steps to the backyard. Character-defining features of 518 Nevada include cross-gabled roof form, eave returns on the north and south gables, and horizontal wood siding.

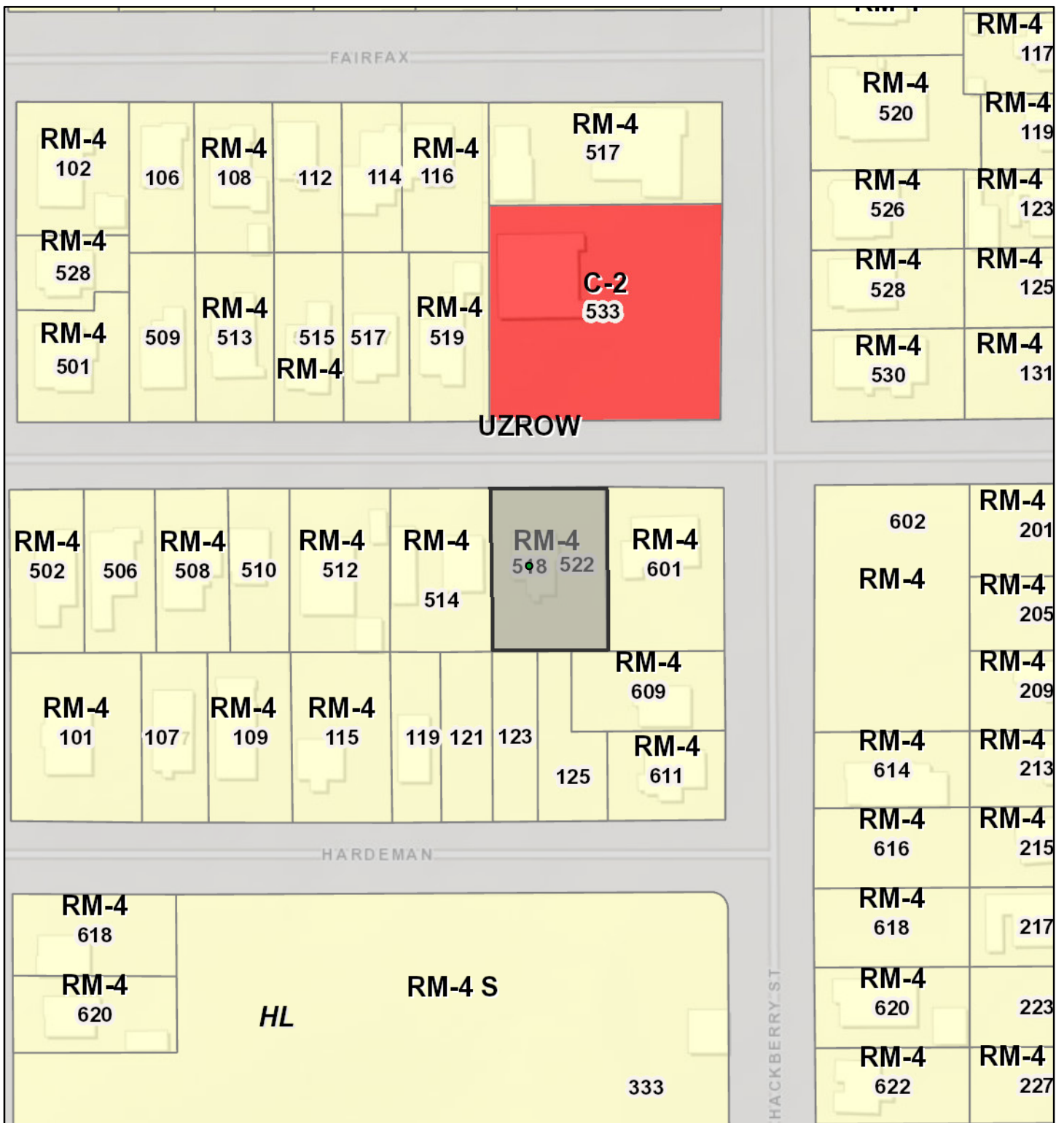
- f. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
 - 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** 518 Nevada was built for Rev. J T Jacobs, who established the East End Methodist church in 1904. The church was later renamed Jacobs Chapel in his honor and is a local historic landmark.
 - 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;** 518 Nevada is an example of a Folk Victorian residence.
 - 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 neighborhood has been identified by staff as an eligible local historic district that was historically home to black and working-class San Antonians.
- g. 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.
- h. 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.
- i. 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.

RECOMMENDATION:

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 518 Nevada to the Zoning Commission and to the City Council based on findings a through f.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



July 29, 2019

drawGraphics_poly



User drawn polygons

CoSA Addresses



Community Service Centers



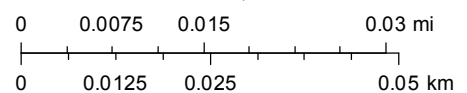
Pre-K Sites



CoSA Parcels

BCAD Parcels

1:1,000



CoSA



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 518 Nevada

1. Application Details

Applicant: Office of Historic Preservation

Type: Finding of Historic Significance

Date Received: 22 July 2019

2. Findings

518 Nevada is a single-story Folk Victorian residence built c. 1905 for Rev. John T. and Nellie Jacobs. Jenny Hernandez currently owns the property. It is located in the Historic Gardens neighborhood of City Council District 2. The structure first appears on the 1912 Sanborn Fire Insurance map as 508 Nevada.¹

Historic Gardens is located on San Antonio's near Eastside, east of the Denver Heights and Highland Park neighborhoods and just a block east of the Alamodome parking lot. East San Antonio was platted in the latter half of the 19th century, with most subdividing and development occurring from the late 1800s through the 1940s. Restrictive covenants and redlining prevented people of color from buying land and property in parts of Denver Heights. The area known municipally as the Eastside Community Area includes "historic African American community enclaves...that figure prominently throughout and are inextricably linked to San Antonio's history."² The subject structure and the surrounding neighborhood were home to black, working-class families through at least 1924,³ and the neighborhood is recognized by staff as an eligible local historic district. The expansion of the highway system in the United States in the 1950s and 60s as well as revitalization projects through the decades have resulted in significant loss of historic fabric related to black culture in San Antonio.

Construction of the Alamodome began in 1990 on the site of Alamo Iron Works;⁴ after its completion, the neighborhood identified itself as Alamodome Gardens Neighborhood Association.

Rev. John T. Jacobs was admitted to the West Texas Conference of the Methodist Episcopal Church at their conference in Austin in 1880; he was appointed to the Pleasanton circuit of the San Antonio district.⁵ He married Nellie Sampson in 1892.⁶ He was appointed to the San Antonio Mission in 1899, and the East End Methodist Church was built under his leadership in 1904. Rev Jacobs passed away in 1910;⁷ the East End Methodist Church was renamed Jacobs Chapel after the Reverend's death. The chapel, located at 406 S Polaris St, was designated a local historic landmark in January 2018.⁸

The subject structure has two modest and reversible additions to the rear; the historic home otherwise remains intact. The first addition, which connects to the rear of the east wing of the historic house, occurred between 1951⁹ and 1955.¹⁰

¹ Sanborn Fire Insurance Map: San Antonio, Texas, 1912, vol. 3, sheet 266.

² SA Tomorrow: Eastside Community Area Plan (web site). City of San Antonio (Texas). Accessed 29 July 2019. <https://eastside.sacomplplan.com>.

³ San Antonio City Directory: 1905 through 1924, various pages, listings for Nevada.

⁴ Gerlach, Jeremy T. "Denver Heights struggles for renewal in shadow of Alamodome." mySA. Accessed 29 July 2019.

⁵ Methodist Episcopal Church. "Minutes of the Annual Conferences of the Methodist Episcopal Church. Volume 18, p. 297-8.

⁶ United States Census, 1900. Precinct 16, Bexar County, Texas

⁷ Find A Grave (web site). "Rev John T. Jacobs." Accessed 29 July 2019. <https://findagrave.com>.

⁸ City of San Antonio (Texas) Ordinance 2018-01-18-0041, effective 28 January 2018.

⁹ Sanborn Fire Insurance Map: San Antonio, Texas, 1911-Mar. 1951, vol. 3, 1912-Feb. 1951, sheet 266.

¹⁰ Historic Aerials (web site). 518 Nevada, 1955.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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Staff was unable to determine when the second addition was constructed; it extends past the historic rear (south) elevation and is differentiated from previous phases by its board-and-batten siding. Aside from the addition, the footprint remains unchanged since it was built c. 1905. The current owner built a second residence on the parcel, addressed 522 Nevada, east of the subject structure. The parcel was not replatted as part of the new construction.

3. Architectural Description

518 Nevada is a single-story Folk Victorian residence built c. 1905, located in the Historic Gardens neighborhood of City Council District 2. Its block is bordered to the north by Nevada St, the east by S Hackberry, the south by Hardeman St, and the west by S Mesquite. Denver Heights and Highland Park are east of the subject structure; the Alamodome is just west, sandwiched between the subject structure and Interstate 37. The house is on the south side of Nevada Street and shares a lot with a two-story slot home, adjacent to the east of the subject structure.

The pier-and-beam house has horizontal wood siding, a cross-gabled composition-shingle roof with a front-facing gable and eave returns. Historic windows have been replaced by metal-sash windows. The primary (north) façade has a concrete porch with a shed roof and wrought-iron columns. The front door is right of center on the porch with a one-over-one metal-sash window left of center. A single one-over-one metal-sash window is centered below the gable.

The east elevation contains two additions: an historic addition with wood siding followed by a more modern addition with board-and-batten siding. Both additions share a shed roof. The west elevation remains has two one-over-one windows separated by a smaller sliding window centered on the elevation.

The gable on the rear (south) elevation has a metal-sash window at center. The dimensions of the historic wood window are visible in the siding above the modern window. The second rear addition intersects the historic elevation right of the window. It has a door on the south elevation and a window on either side. It has a wooden stoop with three steps to the backyard.

Character-defining features of 518 Nevada include:

- Cross-gabled roof form
- Eave returns on the north and south gables.
- Horizontal wood siding

4. Landmark Criteria

The property meets the following criteria under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** 518 Nevada was built for Rev. J T Jacobs, who established the East End Methodist church in 1904. The church was later renamed Jacobs Chapel in his honor and is a local historic landmark.
- **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;** 518 Nevada is an example of a Folk Victorian residence.
- **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 neighborhood has been identified by

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staff as an eligible local historic district that was historically home to black and working-class San Antonians.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 518 Nevada meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 518 Nevada. Further research may reveal additional significance associated with this structure.

Additions to the historic core of 518 Nevada are considered noncontributing and may be removed.



Primary (north) elevation

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West elevation



East elevation

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Rear (south) elevation



522 and 518 Nevada

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Bexar CAD

Property Search Results > 106915 DELAROSA JENNY for Tax Year: 2019 Year 2019

Property

Account

Property ID:	106915	Legal Description:	NCB 631 BLK 34A LOT A5
Geographic ID:	00631-001-0060	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	518 NEVADA ST SAN ANTONIO, TX 78203	Mapsco:	617B6
Neighborhood:	S. OF COMMERCE TO M.L.K. (SA	Map ID:	
Neighborhood CD:	57101	E-File Eligible	

Owner

Name:	DELAROSA JENNY	Owner ID:	2900541
Mailing Address:	122 ROY SMITH ST APT 2137 SAN ANTONIO, TX 78215-1368	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$60,440	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$53,940	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$114,380	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$114,380	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$114,380	

Taxing Jurisdiction

Owner: DELAROSA JENNY
 % Ownership: 100.000000000000%
 Total Value: \$114,380

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$114,380	\$114,380	\$27.07		
08	SA RIVER AUTH	0.018580	\$114,380	\$114,380	\$21.25		
09	ALAMO COM COLLEGE	0.149150	\$114,380	\$114,380	\$170.60		
10	UNIV HEALTH SYSTEM	0.276235	\$114,380	\$114,380	\$315.96		
11	BEXAR COUNTY	0.277429	\$114,380	\$114,380	\$317.32		
21	CITY OF SAN ANTONIO	0.558270	\$114,380	\$114,380	\$638.55		
57	SAN ANTONIO ISD	1.562600	\$114,380	\$114,380	\$1,787.31		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$114,380	\$114,380	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$114,380	\$114,380	\$0.00		
Total Tax Rate:		2.865932					
Taxes w/Current Exemptions:					\$3,278.06		
Taxes w/o Exemptions:					\$3,278.05		

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	845.0 sqft	Value: \$60,370
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1915	560.0
LA1	Additional Living Area	F - WS		1915	285.0
OP	Attached Open Porch	F - NO		1915	72.0
PA	Terrace (patio slab)	F - NO		1915	20.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: \$70
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	F - NO		1987	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1441	6279.00	69.00	91.00	\$53,940	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$60,440	\$53,940	0	114,380	\$0	\$114,380
2018	\$50,680	\$53,940	0	104,620	\$0	\$104,620
2017	\$39,420	\$29,670	0	69,090	\$0	\$69,090
2016	\$20,200	\$7,100	0	27,300	\$0	\$27,300
2015	\$18,090	\$5,970	0	24,060	\$0	\$24,060

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/22/2014	WD	Warranty Deed	GARZA REYNALDO R & BRAVO ARMANDO G	DELAROSA JENNY	16645	221	20140065856
2	4/22/2014	SWD	Special Warranty Deed	GARZA REYNALDO R	GARZA REYNALDO R & BRAVO ARMANDO G	16645	218	20140065855
3	3/29/2010	Deed	Deed	BRAVO ARMANDO G	GARZA REYNALDO R	14415	0531	20100053228

2019 data current as of Jun 18 2019 1:27AM.

2018 and prior year data current as of Jun 9 2019 8:30AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

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NOT PAVED.

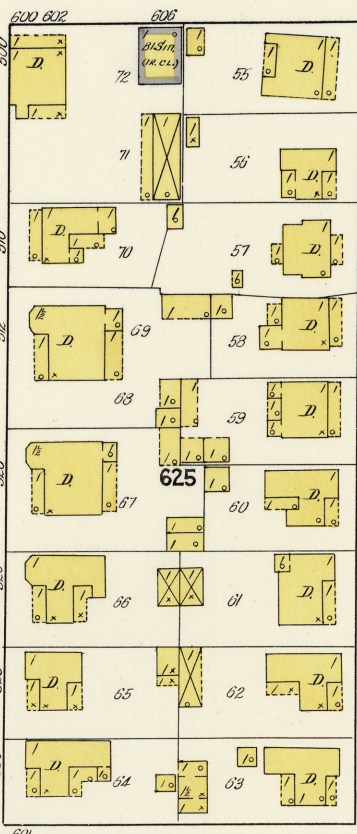
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S. OLIVE

NO
6/10/12

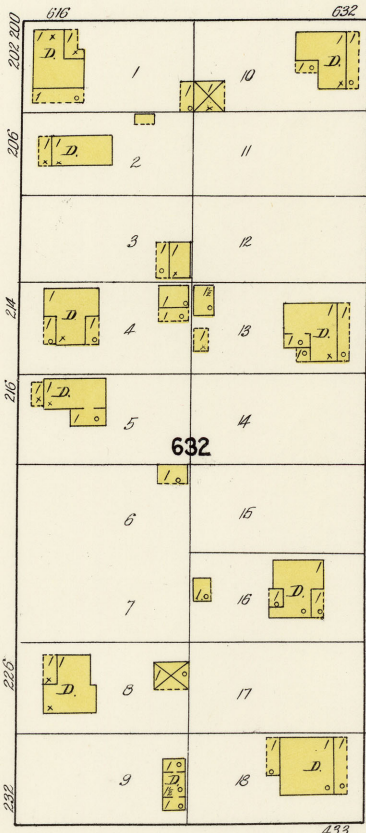
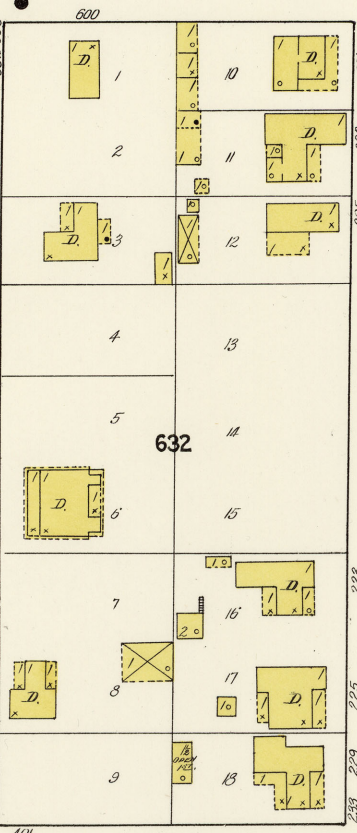
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S. HACKBERRY

CACTUS

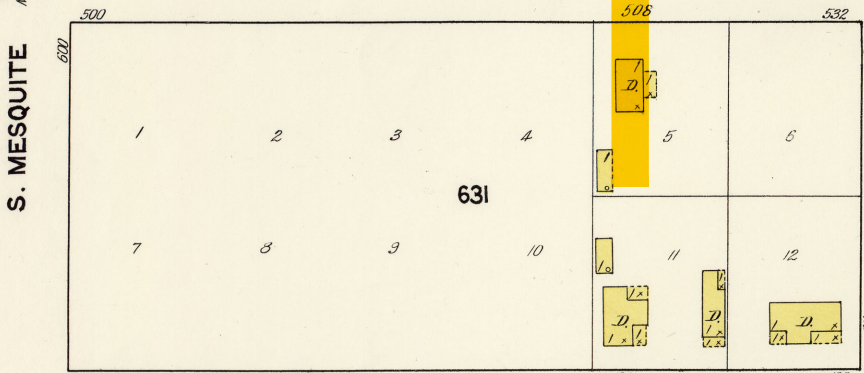


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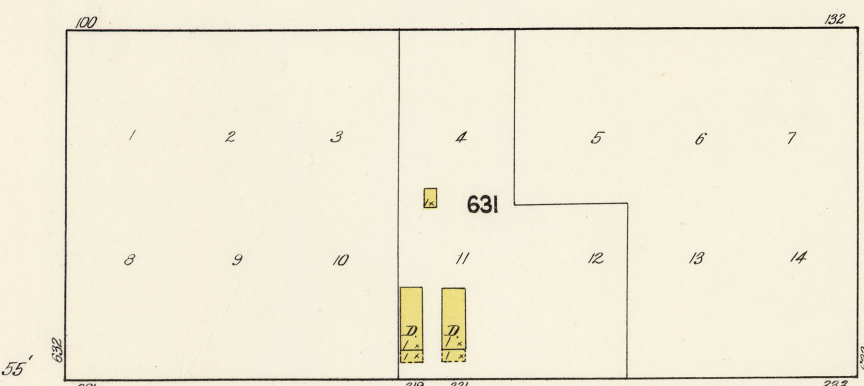
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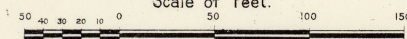


HARDEMAN

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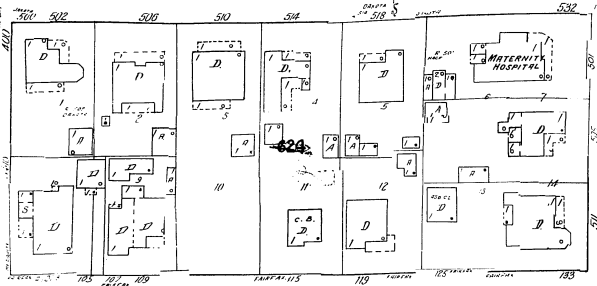
Scale of Feet.



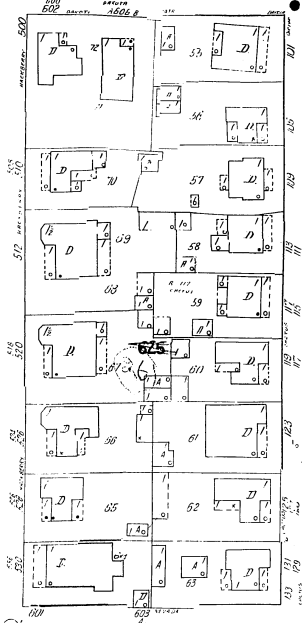
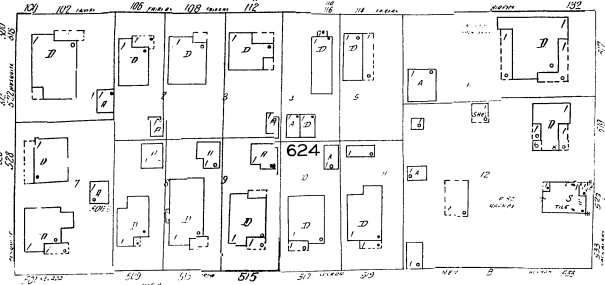


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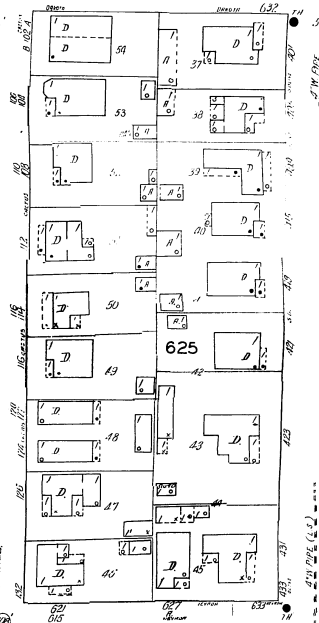
DAKOTA



FAIRFAX

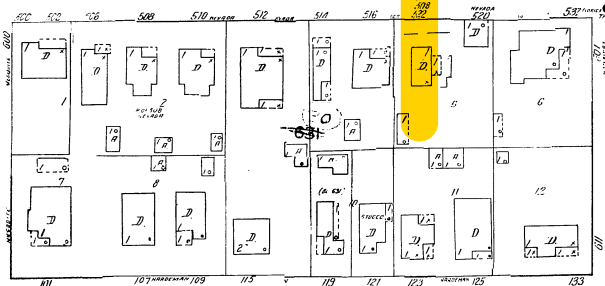


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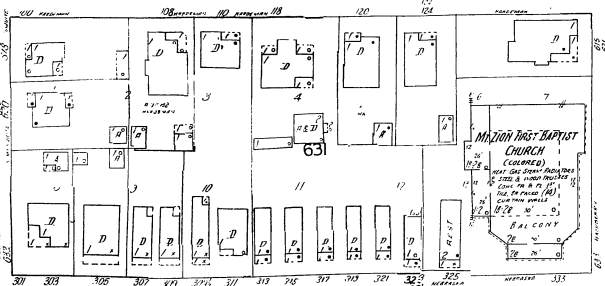


265

NEVADA



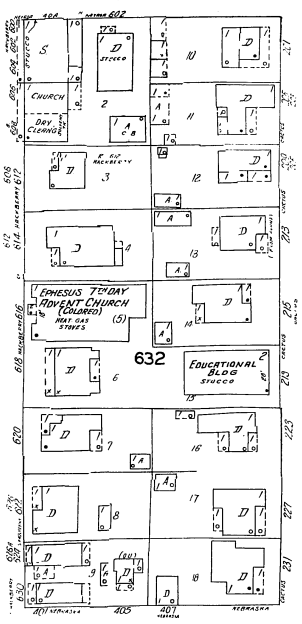
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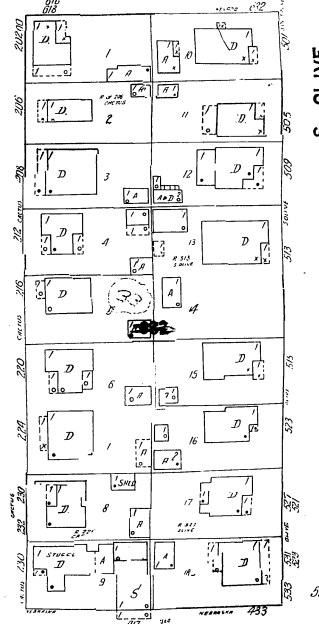
NEBRASKA

268

S. HACKBERRY



CACTUS



S. OLIVE

277

Scale of Feet.





CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Demolition and Designation Committee

5:15 PM

DATE: 24 July 2019

HDRC Case# 2019-423 (Lardman)

ADDRESS: 518 NEVADA

Meeting Location: on site

D2/ALAMODOME GARDENS

APPLICANT: OHP

CDemo applicant/owner: Jenny Hernandez

DDC Members present: Carpenter

Staff present: Anderson

Others present: _____

REQUEST: OHP: RRHS

COMMENTS/CONCERNS: _____

Hernandez: difficult to rent

- appearance renovating historic structure

- rear addition - plywood siding

- windows replaced - all aluminum frame windows

- needs plumbing, electric

Carpenter: ~~not~~ remove small addition? build

new addition

Hernandez: plan to salvage

- NO lot division to accommodate new house @ S22

- Listed on MHC

COMMITTEE RECOMMENDATION:

APPROVE []

DISAPPROVE []

COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

Date

DDC SITE VISIT: 518 Nevada

24 July 2019 | 5:15 PM

Summary prepared by the Office of Historic Preservation's ScoutSA Program

The house at 518 Nevada is a Folk Victorian residence with wood siding, aluminum windows, and a cross-gabled roof. The neighborhood, Alamodome Gardens, was historically home to black, working-class San Antonians and is an eligible local historic district. It was built c. 1905 for Rev. J T and Nellie Jacobs. Rev. Jacobs was appointed to the San Antonio Mission in 1899, and the East End Methodist Church was built under his leadership in 1904. East End Methodist was renamed Jacobs Chapel after the Reverend's death; the chapel, located at 406 S Polaris St, is a local historic landmark. Currently zoned RM-4.

Eligible Criteria under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** 518 Nevada was built for Rev. J T Jacobs, who established the East End Methodist church in 1904. The church was later renamed Jacobs Chapel in his honor and is a local historic landmark.
- **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;** 518 Nevada is an example of a Folk Victorian residence.
- **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 neighborhood has been identified by staff as an eligible local historic district that was historically home to black and working-class San Antonians.

