



## 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 1622 W Huisache and to waive all related fees. *OHP staff recommends approval.*

#### Case Comments:

On August 7, 2019, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a finding of historic significance and supported the designation of the property as a local landmark.

#### Case History:

October 1, 2019	Zoning Commission hearing
August 7, 2019	Historic & Design Review Commission (HDRC) hearing
June 26, 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 three 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;
  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 property at 1622 W Huisache is a one-story Tudor Revival residence with heavy Spanish Eclectic influence and detached Craftsman-style garage built in 1925 by Robert P. Bethea. The Hendryx Living Trust currently owns the property. The property is located in the Woodlawn Place Addition to Beacon Hill, platted in 1923 by Kenneth Wimer, who purchased the 45 acres of land from the University of Cincinnati, Julia Anderson, and R. B. Greathouse. The subject structure was advertised in 1925 as part of the Bethea Block in Woodlawn Place, designed and

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marketed by Robert P. Bethea. The residence contributes to a well-maintained collection of homes on the 1600 block of W Huisache that could be described as either Spanish Eclectic with Tudor Revival influence, or the inverse—Tudor Revival with Spanish Eclectic influence—depending on the dominant characteristics of each. R. N. White, who served as mayor of San Antonio for seven months in 1954-55, lived at 1622 W Huisache from 1944 until his death in 1977; his wife Bess remained in the home until her death, reported by the applicant as in 1994, though staff was unable to confirm. The Estate of R. N. White Jr. sold the home to the present owner in 1994.

- c. **SITE CONTEXT:** The property at 1622 W Huisache is a one-story Tudor Revival residence with heavy Spanish Eclectic influence and detached Craftsman-style garage built in 1925, located in the Woodlawn Place Addition to Beacon Hill. Its block is bound to the north by W Huisache Ave, the east by N Calaveras, the south by W Magnolia Ave, and the west by N Zarzamora St. It is located three blocks east of the Monticello Park historic district, south of the Keystone and Fulton historic districts, and northeast of the Woodlawn Lake and Park historic district. Homes along the 1600 block of W Huisache have deep setbacks, with the sidewalk set far from the street, separated by a grass easement. Driveways are predominantly ribbon drives, though the subject structure's ribbon drive transitions into an asphalt driveway.
- d. **ARCHITECTURAL DESCRIPTION:** 1622 W Huisache is clad in gold-brown brick with white cast concrete and stucco details and infill. The primary form of the composition shingle roof is cross-gabled; a rear hipped form appears to be an addition when a satellite image is compared with the 1052 Sanborn Fire Insurance map. A low stucco wall runs in front of the home, and the front chimney is capped in white concrete to match tabbed cast concrete details around the door, arches, and windows. A stone-clad patio with low-rise steps leads from a stone-clad sidewalk to the front door. Historic windows are one-over-one with wood windows covered by modern stationary storm windows; modern windows include both casement and glass block. Round columns on the primary façade are painted white to match the tabbed details. Arches and columns on the east elevation are gold-brown brick to match the walls. The primary elevation features a prominent chimney right of center with the front door at its left. The rear detached garage has a hipped roof with visible rafter tails and a shed roof over the west addition. There are overlapping corrugated metal awnings above the doors and window. The garage sits south of a detached metal carport.
- 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;** as home of former San Antonio mayor R. N. White.
- 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;** as an example of a Tudor Revival residence with heavy Spanish Eclectic influence.
- 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 contributes to an eligible historic district and to a well-maintained collection of homes on the 1600 block of W Huisache that could be described as either Spanish Eclectic with Tudor Revival influence or Tudor Revival with Spanish Eclectic influence, depending on the dominant characteristics of each.

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- 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.
- 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