

ISSUE:

Costs associated with this designation include zoning application fees of \$1,876.20 and are funded in the Office of Historic Preservation budget. However, the Office of Historic Preservation requests a waiver for all related fees.

7. Other Factors:

On June 3, 2020, the Historic and Design Review Commission recommended historic designation of the Rinconcito de Esperanza Historic District, identifying the district as historically significant based on criteria listed in Section 35-607(b) of the Unified Development Code. The four criteria identified as being applicable to the subject property are specified below. One-hundred percent of properties are in favor of designation.

The Office of Historic Preservation is submitting the rezoning request on behalf of the Historic & Design Review Commission. The Office of Historic Preservation worked with the applicant on this rezoning request and supports Approval of the added “H” Historic district designation. The UDC required public information meeting was held May 20, 2020, in conjunction with the HDRC hearing held that day. Ballot cards were mailed to all property owners, per the UDC, and OHP received and verified the owners’ response cards. On May 27, 2020, OHP staff verified that support from properties reached the 51% threshold.

Rinconcito de Esperanza meets UDC criterion [35-607(b)1] [35-607(b)3], [35-607 (b)9], and [35-607 (b)11], for a finding of historic significance in the process of seeking designation in the process of seeking designation as a local historic district. In order to be eligible for a historic district, at least two properties must meet at least three of the criteria; the Rinconcito de Esperanza Historic District meets four.

1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** as a group of residential structures embodying characteristics of a variety of architectural styles and vernacular forms that would have been common to the surrounding neighborhood but have since been demolished.
3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** as a home to Westside businesses and community organizations that have served the neighborhood since the 1920s, including the Reyes family who operated a grocery store and later an ice house here for over fifty years.
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 historic district consists of three adjacent lots where the remaining structures retain their historic footprints. The dense massing is representative of the historic development pattern when working class families built multiple small homes on a single lot in order to make ends meet.

11. **It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** the Rinconcito de Esperanza Historic District is home to both structures and institutions that perform essential work toward preserving the intangible cultural heritage of the Westside community in which it is embedded.