



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 10314 Dreamland Dr and to waive all related fees. *OHP staff recommends approval.*

Case Comments:

On May 5, 2021, 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:

July 6, 2021	Zoning Commission hearing
May 5, 2021	Historic & Design Review Commission (HDRC) hearing
March 16, 2021	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 four 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;
 4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced 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 10314 Dreamland Drive has two primary structures: a two-story vernacular stone- and asbestos shingle-clad residence built c. 1932 by the Spencer-Sauer Lumber Co. with a second-story Minimal Traditional-style addition completed by 1955, and a single-story minimal traditional home built in 2014 by Helmke + Associates for Jared and Cari

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

(Morrison) Holbrook. It is located in the Vance Jackson neighborhood of City Council District 9. Cari Holbrook currently owns the property. In July 1931, Emma Carver purchased 30 acres of land from her son and daughter-in-law, Duke Sr and Stella Carver. Emma replatted the property and filed it with the county in 1932. That same year, Spencer-Sauer Lumber entered deeds of trust for a number of tracts from Carver, including the two that comprise the subject property. In 1933, Spencer-Sauer sold the property, including the stone and stucco vernacular house, to Anderson, and then Anderson immediately sold to Olive MacLeod. MacLeod retained the property until 1938, when she sold it to Howard E. and Twyla Spears. The Spears Family was the longest owner of the stone house at 10314 Dreamland Dr and are responsible for the second story addition and alterations to the c. 1932 stone house. In August 2001, Howard T. Spears sold the property to Jared and Cari (Morrison) Holbrook. In 2014, the Holbrooks contracted Mike Helmke + Associates to build the single-story minimal traditional house on the property. The c. 1932 house contributes to a collection of stone-clad structures along Dreamland Dr, many of which were built by the Spencer-Sauer Lumber Company.

- c. **SITE CONTEXT:** 10314 Dreamland Dr is located on a large, heavily wooded double-lot, on the southwest side of a neighborhood bordered to the west by Vance Jackson Rd and the east by a railroad line. The subject property is located roughly at the center of the south side of Dreamland Dr, with a stucco-clad privacy wall along the road and gates at the driveways to each house. The driveway to the c. 1932 house is grass and lined by low stone walls. Driveways and sidewalks on the property are concrete, with some clad in stone. Both structures sit far from the right of way. There is a round stone well near the north corner of the property.
- d. **ARCHITECTURAL DESCRIPTION:** The c. 1932 house has a concrete slab foundation and a hipped composition shingle roof with stone cladding on the first story and asbestos shingle cladding on the second story. The east corner of the structure has a two-story stairwell enclosed by masonry units. There are stone chimneys on the northwest and northeast sides of the house. Windows are either one-over-one wood sash or metal casement; there is a sliding door at the south end of the northeast elevation. The south corner of the property has metal column. The 2014 house has a concrete slab foundation and a roof with multiple intersecting planes of composition shingle roof: two end-gabled wings meet at the east corner of the house under a shed roof. The southwest elevation of the northernmost wing has stone cladding at the corners and a stone-clad chimney. The southwest elevation of the south wing has a divided double garage. The bulk of the house is clad in composition siding. There is a low stacked rock wall along the east edge of the property. Character-defining features include stone cladding (where present), one-over-one wood windows (where present), metal casement windows (where present), the stone well near the north corner of the property, and the low stone walls along the driveway to the c. 1932 house.
- 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;** 10314 Dreamland Dr was home to the Spears Family, multigenerational residents of the home and multigenerational employees of the San Antonio *Light*.
 - 4. **Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;** the vernacular stone house was built by Spencer-Sauer Lumber



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Company, who worked with landowner Emma Carver to build improvements on and sell multiple properties along Dreamland Dr.

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;** the house is an example of a stone-clad vernacular residence with a Minimal Traditional-style second-story addition.
 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 property contributes to a collection of stone homes built in the 1930s along Dreamland Dr.
- 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

Conservation Society of San Antonio Letter of Support for Designation