

HISTORIC AND DESIGN REVIEW COMMISSION

May 5, 2021

HDRC CASE NO: 2021-489
ADDRESS: 234 YUCCA ST
LEGAL DESCRIPTION: NCB 1553 BLK 14 LOT 9
ZONING: RM-4
CITY COUNCIL DIST.: 2
APPLICANT: Jeremy Carter
OWNER: Christopher Sanchez, Neighborhood Housing Services of San Antonio
TYPE OF WORK: Historic landmark designation

REQUEST:

The applicant is requesting a finding of historic significance for the property located at 234 Yucca St.

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.
 - 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;**
 - 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
 - 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. The request for landmark designation was initiated by the property owner.
- b. CASE HISTORY: A previous request to relocate the historic structure at 903 Labor to the Mission Historic District was approved by the Historic and Design Review Commission in April of 2020. Since that time, the Design Review Committee has reviewed requests for partial demolition and demolition with the salvaging of materials for the historic structure.
- c. HISTORIC CONTEXT: The structure at 903 Labor is a single-story Craftsman-style residence that contributes to the Lavaca Historic District, first designated by the City of San Antonio City Council November 8, 2001, with subsequent expansions in 2002 and 2004, and added to the National Register of Historic Places July 5, 2000. It is located in City Council District 1. The district is generally within the area bound by E Cesar E. Chavez St to the north, Leigh St to the south, Canal St to the east, and S Presa and S St. Mary's streets to the west. The district, one of the oldest in San Antonio that has survived into modern times, was initially partitioned into residential lots by the city in 1852 and by developers Samuel Maverick and Thomas Devine in 1854. However, no substantial development occurred there until after the beginning of a period of intense building in the King William District in the early 1870s. It was designed primarily for working class families; archival records indicate that the neighborhood mix during the initial development period included carpenters, stonemasons, shopkeepers, clerks, tailors, bartenders, teamsters, and butchers. Though most of the neighborhood's early residents shared a common German heritage, by the mid-1920s, a striking change had occurred. Analysis of city directories indicates that the neighborhood, although still dominated by renters, began to acquire a distinctly Hispanic identity. The most common domestic properties in the district's residential core were built during the late 19th and early 20th centuries, which represents the district's second phase of development. Approximately 80 percent of the housing stock dates from this era. Because these houses are so prevalent and comprise the majority of extant historic resources, they define much of the district's physical character. They are found throughout the district but are most heavily concentrated in the central and southern sections. Much of the residential sector of the Lavaca Historic District has survived the impacts of commercial and institutional development surrounding the neighborhood.
- d. SITE CONTEXT: The property at 234 Yucca St, to which the structure at 903 Labor will be relocated, is in the Denver Heights neighborhood of City Council District 2. The block is bound to the north by Yucca St, the east by Anita St, the south by F street, and the west by Hallie Ave. Other houses on the block are either Craftsman or Minimal Traditional in style. The block has a married concrete sidewalk, with gravel ribbon driveways the dominant style along the street. The parcel itself currently has no standing structures.
- e. ARCHITECTURAL DESCRIPTION: There are no standing structures currently at 234 Yucca St, though a concrete apron and gravel ribbon driveway are found along the west edge of the parcel. The structure at 903 Labor

St is a single-story, side-gabled, wood-clad Craftsman residence with clipped gables. Windows are wood one-over-one and appear either alone or in ganged pairs. Wood screens are one-over-one, where present. The three-lite wood front door, which appears to be original, is below a clipped gabled roof supported by wood posts. Rafter tails are exposed below the composite shingle roof. Character-defining features of 903 Labor include clipped gables; one-over-one wood windows; one-over-one wood screens, where present; three-lite wood front door; and wood cladding.

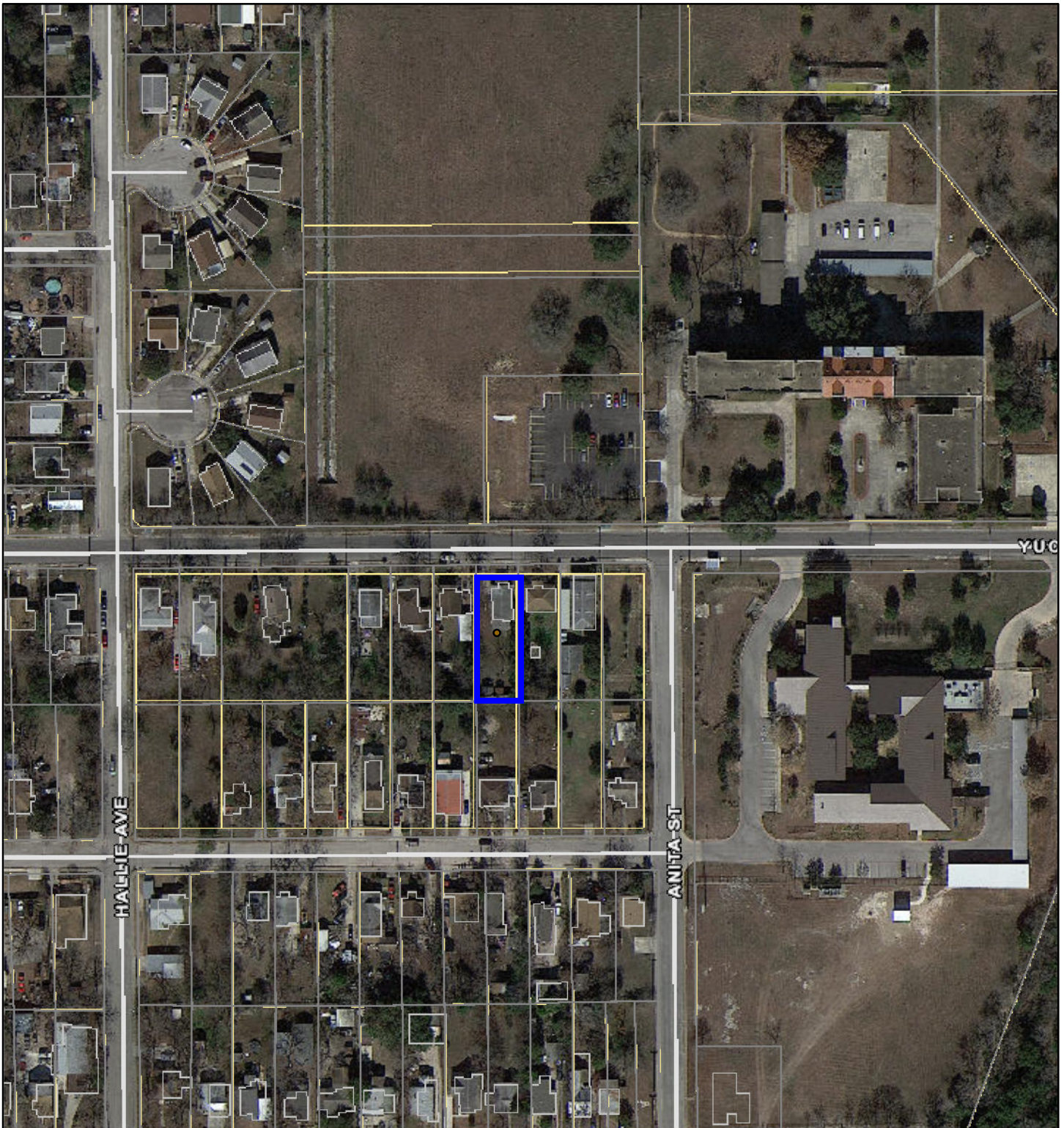
- f. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure at 903 Labor against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
- 5. Its embodiment of 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 single-story Craftsman residence.
 - 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the house is an example of residences built in Lavaca for working class San Antonians after the height of the neighborhood's development.
 - 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 the Lavaca Historic District, which is both locally and nationally designated. As a condition of relocation, which is the subject of another request on today's agenda, the applicant must seek designation for the parcel to which the structure at 903 Labor will be relocated so that it receives the same protections and incentives as it would if it remained in its current location.
- 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 903 Labor St to the Zoning Commission and to the City Council based on findings a through f.




CASE MANAGER: Jessica Anderson

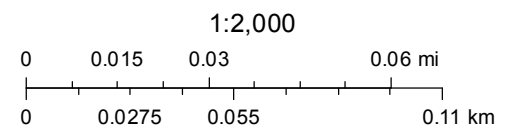
City of San Antonio One Stop



October 1, 2021

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels

-  Historic Landmark Sites
-  Historic Districts
-  Zoning Overlay Label



Bexar CAD

Property Search Results > 117158 NEIGHBORHOOD
HOUSING SERVICES OF SAN ANTONIO INC for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	117158	Legal Description:	NCB 1553 BLK 14 LOT 9
Geographic ID:	01553-014-0090	Zoning:	RM-4
Type:	Real	Agent Code:	60001
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	234 YUCCA ST SAN ANTONIO, TX 78203	Mapco:	617E7
Neighborhood:	DENVER HEIGHTS East of New Braunfels	Map ID:	
Neighborhood CD:	57066		

Owner

Name:	NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO INC	Owner ID:	2633423
Mailing Address:	851 STEVES AVE SAN ANTONIO, TX 78210-3923	% Ownership:	100.0000000000%
		Exemptions:	EX-XD

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO INC
% Ownership: 100.000000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1248.0 sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1924	888.0
OP	Attached Open Porch	F - NO		1924	72.0
LA1	Additional Living Area	F - WS		1924	360.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1985	120.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1722	7500.00	50.00	150.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$49,270	\$44,730	0	94,000	\$0	\$94,000
2020	\$52,840	\$37,170	0	90,010	\$0	\$90,010
2019	\$36,350	\$25,950	0	62,300	\$0	\$62,300
2018	\$33,040	\$8,850	0	41,890	\$0	\$41,890

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/30/2020	GWD	General Warranty Deed	GARZA HONORABLE INVESTMENTS LLC	NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO INC			20200291194
2	3/16/2020	GWD	General Warranty Deed	LEE JASON	GARZA HONORABLE INVESTMENTS LLC			20200059450
3	11/22/2019	GWD	General Warranty Deed	KAMUNYO ALEX	LEE JASON			20190242244

2022 data current as of Sep 30 2021 1:20AM.

2021 and prior year data current as of Sep 3 2021 12:08PM

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

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

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33

Database last updated on: 9/30/2021 1:20 AM

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Materials Submitted by Applicant

234 Yucca St. San Antonio, Texas 78203

Statement of Significance

The request for historic designation for the vacant lot at 234 Yucca St. San Antonio 78203 is intended for the purposes of relocating an already historically designated house, currently located at 903 Labor Street in the historic Lavaca District, and placing it at 234 Yucca in the Denver Heights neighborhood. In order to maintain the historic designation for the relocated house, the new lot must also obtain the same historic designation.

The lot at 234 Yucca is located in the Denver Heights neighborhood, east of New Braunfels Ave. The Denver Heights community is one of the older historically African-American neighborhoods in San Antonio and a historic commercial heart of the eastside and Black-owned businesses. The architecture of the homes in the surrounding area compliments the Craftsman style of the 903 Labor house. Based on BCAD information, the houses on the 200 block of Yucca were built around the 1920's, similar to the era the 903 Labor house was built. The modest size and exterior characteristics of the neighboring homes are also quite similar to the 903 Labor house that sits just under 900 square feet making it quite compatible to its new location.

The 903 Labor house currently sits on a parcel that is approximately a quarter of an acre. The house no longer fits in the context of its existing block, as many of the surrounding homes sit on much smaller lots. The relocation to 234 Yucca would allow for a much more compatible setting as the Yucca lot allows for placement of the home on a more appropriately sized lot. The request for historic designation at 234 Yucca provides an opportunity to preserve the historical significance of the 903 Labor house at its new location if relocation is approved. The house will be fully relocated and restored and will be made available for rent to a low-to moderate-income family who will be able to breathe new life into the long-unoccupied house while preserving its historic character and maintaining affordability in the face of encroaching gentrification and redevelopment like what the adjacent Dignowity neighborhood is experiencing.

Three or more criteria the property meets under UDC 35-607.

1. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;

903 Labor is a Craftsman home from the 1920s and will blend well with the existing Craftsman stock in the vicinity of 234 Yucca.

2. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;

The Denver Heights neighborhood is one of the oldest historically African-American communities in San Antonio, but is quickly losing its original 1920's housing stock to redevelopment.

3. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area;

Vacant lots in the Denver Heights neighborhood are increasingly rare as market pressures from nearby Dignowity community and Downtown increase property costs. As private developers purchase the remaining, few in-fill lots, they are producing new, modern homes not necessarily in line with the historic

Craftsman style original to the area. Moving 903 Labor to the vacant 234 Yucca will ensure a connection the neighborhood's past continues.

References/Research

<https://www.bcad.org/>

<https://atlas.thc.texas.gov/NR/pdfs/00000773/00000773.pdf>

<https://www.sanantoniomag.com/city-issues-a-spotlight-on-denver-heights/>

234 YUCCA IN-FILL LOT PHOTOS



Facing 234 Yucca



234 Yucca with neighboring home to the right.

903 LABOR - EXISTING EXTERIOR



WEST ELEVATION

903 LABOR - EXISTING EXTERIOR



NORTH ELEVATION



EAST ELEVATION

Jessica L. Anderson (OHP)

From: Brandi Hayes <bhayes@saconservation.org>
Sent: Thursday, September 23, 2021 9:10 AM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Re: 234 Yucca/903 Labor

Hey Jessica,

The Society wanted to send a comment in that we are pleased to see the house preserved as was promised and support the move.

I am sure we'll be sending in a similar formal statement for the agenda but wanted to comment before the window closed!

Thank you,

Brandi

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.