

HISTORIC AND DESIGN REVIEW COMMISSION

February 2, 2022

HDRC CASE NO: 2021-067
ADDRESS: 1211 S GEVERS ST
LEGAL DESCRIPTION: NCB 1603 BLK 13 LOT S 50 FT OF 1 THRU 6
ZONING: RM-4
CITY COUNCIL DIST.: 2
APPLICANT: David R Sanchez
OWNER: David R Sanchez
TYPE OF WORK: Historic landmark designation

REQUEST:

The applicant is requesting a finding of historic significance for the property located at 1211 S Gevers 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 1211 S Gevers 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 Cooper St, the east by S Gevers St, the south by Delmar St, and the west by Nopal St. Other houses on the block are either Craftsman, Folk Victorian, Minimal Traditional, or vernacular in style. The block has a divorced concrete sidewalk, with full-width driveways the dominant style along the street. The parcel itself currently has no standing structures. Sanborn maps show what was likely a wing-and-gable residence constructed c. 1910 that was later converted to a candy factory. Newspaper records indicate that Rohlf Candy operated at this location in the 1940s, but the structure appears to have been removed between 1973 and 1983 based on aerial photography of the area.
- e. ARCHITECTURAL DESCRIPTION: There are no standing structures currently at 1211 S Gevers St. 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.

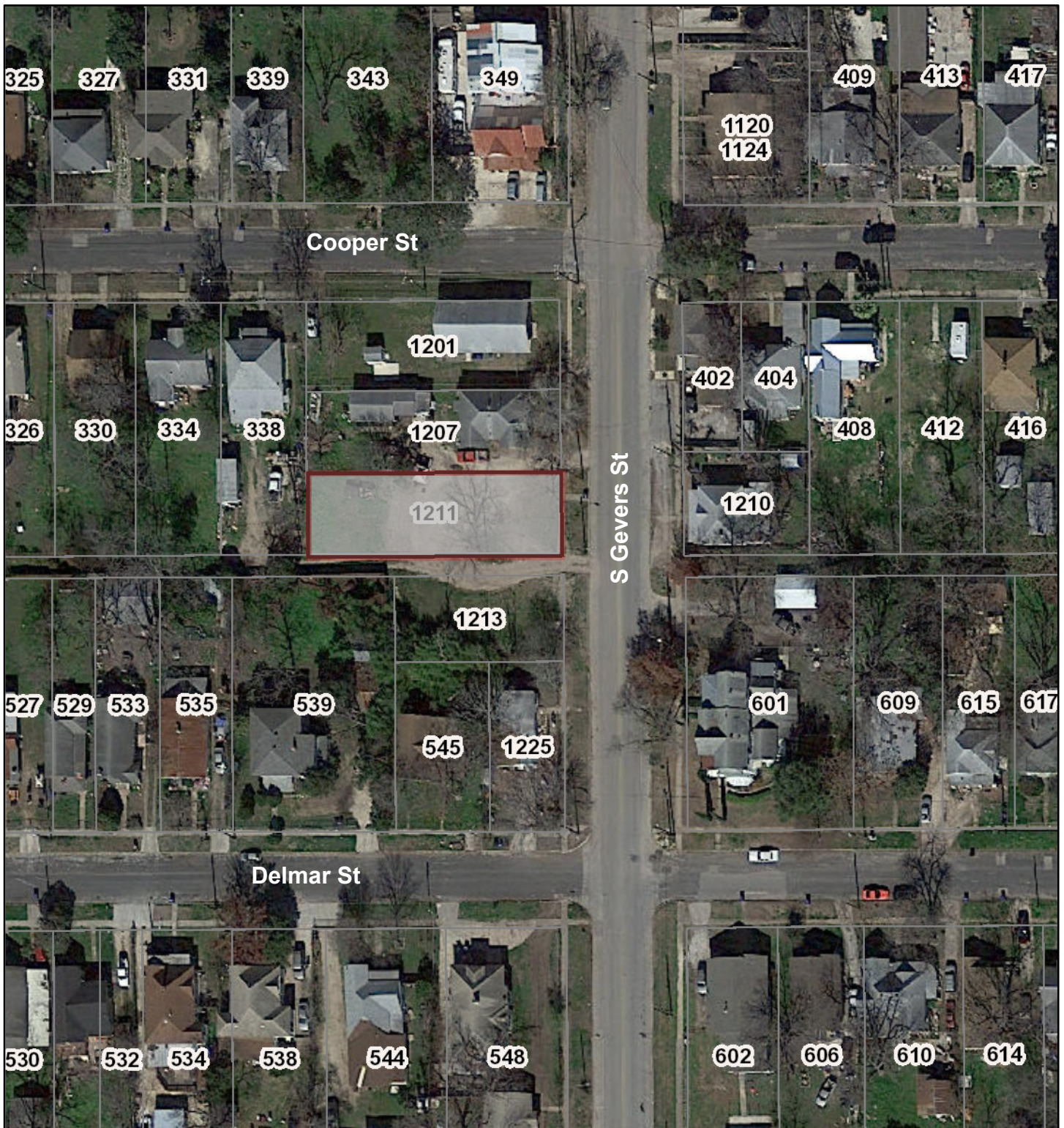
- f. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure at 903 Labor against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
- 5. Its embodiment of 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 1211 S Gevers 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



January 28, 2022

drawGraphics_poly



User drawn polygons



CoSA Parcels

BCAD Parcels

CoSA Addresses



Historic Landmark Sites



Community Service Centers

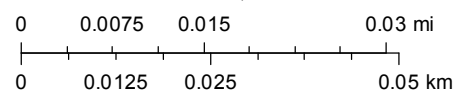


Historic Districts



Pre-K Sites

1:1,000



Bexar CAD

Property Search Results > 117804 SANCHEZ DAVID R

Tax Year: 2022 - Values not available

for Year 2022

Property

Account

| | | | |
|---------------------------|----------------|--------------------|---|
| Property ID: | 117804 | Legal Description: | NCB 1603 BLK 13 LOT S 50 FT OF 1 THRU 6 |
| Geographic ID: | 01603-013-0030 | 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: | 1211 S GEVERS ST SAN ANTONIO, TX 78210 | Mapsc0: | 617D7 |
| Neighborhood: | DENVER HEIGHTS East of New Braunfels | Map ID: | |
| Neighborhood CD: | 57066 | | |

Owner

| | | | |
|------------------|--|--------------|-------------------|
| Name: | SANCHEZ DAVID R | Owner ID: | 3323315 |
| Mailing Address: | 2051 ADOBE TRAIL ST SAN ANTONIO, TX 78232 | % Ownership: | 100.000000000000% |
| | | Exemptions: | |

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: SANCHEZ DAVID R
 % 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

No improvements exist for this property.

Land

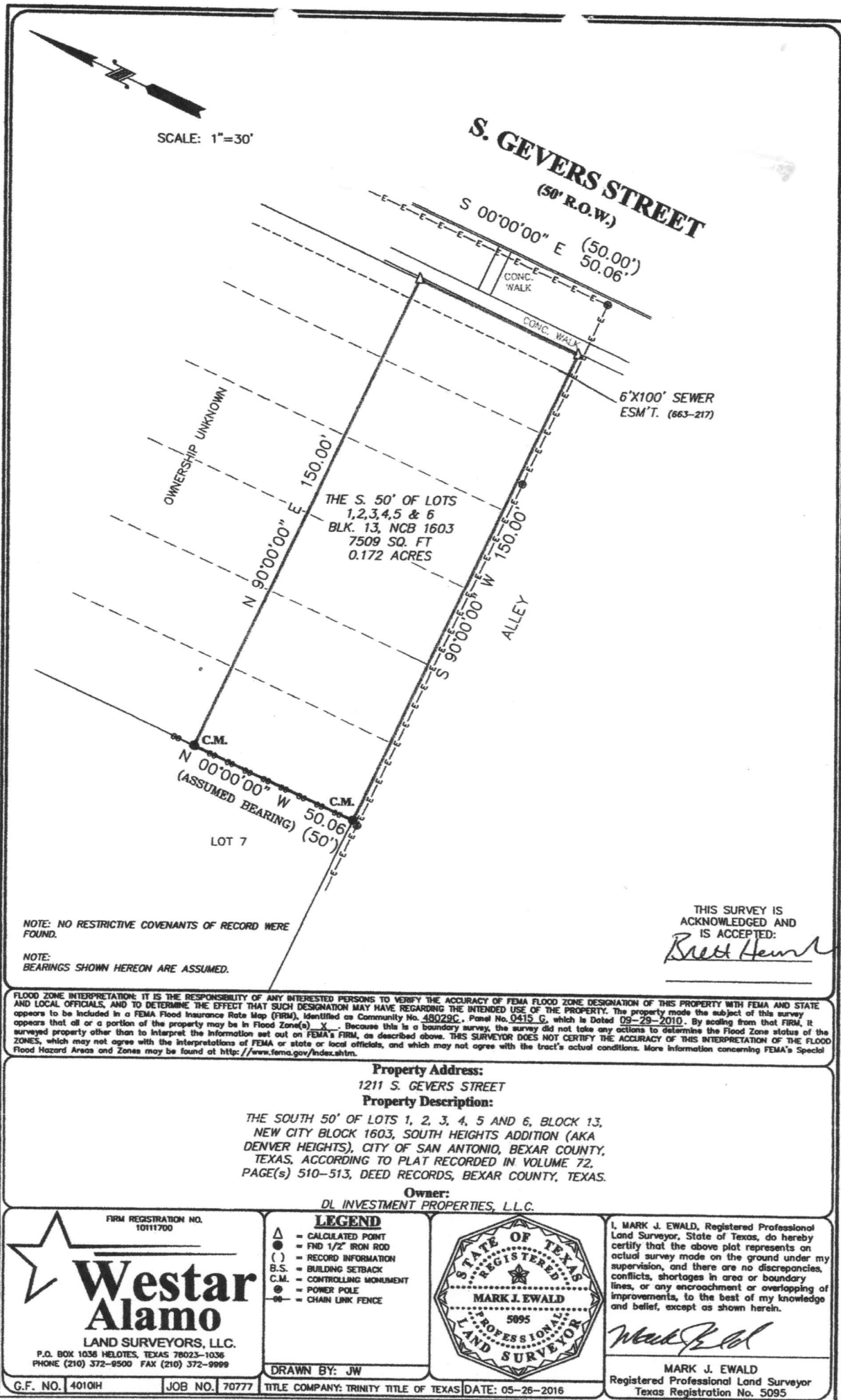
| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|--------------------|--------|---------|-----------|-----------|--------------|-------------|
| 1 | VLR | Vacant Regular Lot | 0.1722 | 7500.00 | 50.00 | 150.00 | N/A | N/A |

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 | \$0 | \$44,730 | 0 | 44,730 | \$0 | \$44,730 |
| 2020 | \$0 | \$37,170 | 0 | 37,170 | \$0 | \$37,170 |
| 2019 | \$0 | \$25,950 | 0 | 25,950 | \$0 | \$25,950 |
| 2018 | \$0 | \$8,850 | 0 | 8,850 | \$0 | \$8,850 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|-----------|------|-----------------------|------------------------------|------------------------------|--------|------|-------------|
| 1 | 8/11/2021 | WD | Warranty Deed | JR LOM INVESTMENTS LLC | SANCHEZ DAVID R | | | 20210221647 |
| 2 | 8/30/2019 | GWD | General Warranty Deed | DL INVESTMENT PROPERTIES LLC | JR LOM INVESTMENTS LLC | | | 20190175474 |
| 3 | 6/10/2016 | GWD | General Warranty Deed | LOPEZ MARIBEL L | DL INVESTMENT PROPERTIES LLC | 17912 | 1861 | 20160112497 |



2022 data current as of Jan 28 2022 1:21AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

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: 1/28/2022 1:21 AM

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