



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

March 2, 2022

**HDRC CASE NO:** 2022-106  
**ADDRESS:** 1012 W MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 1809 BLK 27 LOT 17 AND 18  
**APPLICANT:** Eduardo F. II and Marie H. Reyna - 1012 W Mulberry Ave  
**OWNER:** Eduardo F. II and Marie H. Reyna - 1012 W Mulberry Ave

#### REQUEST:

The applicants are requesting a Finding of Historic Significance for the property located at 1012 W Mulberry Ave.

#### FINDINGS:

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The property at 1012 W Mulberry Ave is a single-story Craftsman residence with Tudor influence built in 1922 for George and Beulah Delevan. It is located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Eduardo and Marie Reyna currently own the property. George W. Delevan Sr. was a prominent real estate developer in San Antonio who originally platted and developed the neighborhood of Dellview, among others. His company continued to develop up to 5,000 lots in various subdivisions including Woodlawn Heights, Lackland Terrace, Dell Wood Park, and Dell Wood Manor. George Sr. was also very active in the community, including as a member of the San Antonio Planning Commission and as one of five land donors to the Medical Center Complex. George Delevan Jr. followed in his father's footsteps and went on to become a prominent San Antonio real estate developer as well, including developing Castle Hills Estates and Elm Creek, and building the first air-conditioned indoor shopping center, North Town Plaza. The property is located in Beacon Hill, a neighborhood conservation district. Beacon Hill was developed starting in the early 1900s and was marketed as the "Original Queen Suburb" of San Antonio.
- c. **SITE CONTEXT:** The north-facing property is located on a block bound to the north by W Mulberry Ave, the east by Grant Ave, the south by W Huisache, and the west by Michigan Ave. The block has a divorced sidewalk with concrete paths running from the street, across the sidewalk, and to the front door of each home. Driveways are predominately ribbon, and most houses have detached structures at the rear of the parcel. Setbacks are deep and appear to stretch between 11 and 20 feet from the right-of-way.
- d. **ARCHITECTURAL DESCRIPTION:** The property features a front porch common in Craftsman bungalows, original solid wood front door and hardware, several original doors including two sets of original French doors on two sides of the front porch, and original double-hung wood windows with weight/pulley systems around the entire house. The property includes Tudor Revival influences including a prominent stucco front chimney with tile details at the top, as well as an eyebrow dormer over the front door.
- 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; 1012 W Mulberry Ave was built for real estate developer George Delevan Sr, who developed the Dellview neighborhood and properties in Woodlawn Heights, Lackland Terrace, Dell Wood Park, and Dell Wood Manor.
  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 Craftsman residence with Tudor influence that retains character-defining features of both styles, such a prominent stucco front chimney with tile details at the top and an eyebrow dormer over the front door.
  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 is located in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff identified as an eligible local historic district. Should the neighborhood choose to pursue designation, the property would be considered contributing.

- 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.

**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 1012 W Mulberry Ave to the Zoning Commission and to the City Council based on findings a through e.

**COMMISSION ACTION:**

Approved as submitted.

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

**Shanon Shea Miller**  
**Historic Preservation Officer**