



Historic House Specialist: Resources and City Processes

**Provider: 0008 - REALTOR
Course #42909**



Historic House Specialist Certification



The poster features a background image of a historic building facade. At the top left is the City of San Antonio Office of Historic Preservation logo. The title 'HISTORIC HOUSE SPECIALIST CERTIFICATION' is prominently displayed in large, white, sans-serif capital letters. Below the title, a paragraph states: 'Earn a certification issued by the City of San Antonio's Office of Historic Preservation. Over 10,260 properties are designated historic. Become a certified expert and increase your clientele!'. The poster is divided into four colored rectangular sections: a red section for 'COURSE TOPICS', a dark blue section for 'ONCE CERTIFIED', a dark blue section for 'CERTIFICATION REQUIREMENTS', and a red section for 'LEARN MORE...'. Each section contains specific details about the certification process and benefits.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

HISTORIC HOUSE SPECIALIST CERTIFICATION

Earn a certification issued by the City of San Antonio's
Office of Historic Preservation. Over 10,260 properties are designated historic.
Become a certified expert and increase your clientele!

COURSE TOPICS
Design review and Permitting
Property Work History
Architectural Styles
Benefits of Preservation
Wood Windows 101
Case studies of past projects
Tax Incentives
Research

ONCE CERTIFIED

- Listing on OHP's website
- Listing as a Certified member of the SA Rehabber Club
- Certificate
- Membership card
- Signature Designation

CERTIFICATION REQUIREMENTS
Licensed Real Estate Agent
Complete one of the each of the following courses:
Historic Home Specialist: Resources and City Processes (3 CE)
Historic Home Specialist: Unique San Antonio (2 CE)
Historic Home Specialist: Preservation in Action Tour (1 CE)
Pass Online Exam

LEARN MORE...
All certification course details can be found at both SABOR and the City's Office of Historic Preservation.
Non-agents can attend each course, but preference will be given to agents.

CERTIFICATION REQUIREMENTS

- Take all three (3) courses (one of each 1 hour, 2 hour, and 3 hour)
- Pass final online exam

ONCE CERTIFIED

- Listed on OHP's website
- Listing as a Certified member of the SA Rehabber Club
- Emailed certificate
- Signature Designation

Why Preserve?



The purpose of OHP is to safeguard the cultural, economic, and environmental sustainability that preserves San Antonio's unique sense of place, economic competitiveness, and authenticity.

About the Department

- Since 2008
- One of largest municipal programs in the country; 23 FTE's
- Leader in Texas; 1/3 of all reviews
- Leader nationally in public outreach and engagement by a municipality
- 1,430 Landmarks
- 32 Historic Districts
- 7 RIO Districts
- Downtown Zoning
- Public Facilities / ROW
- Viewsheds / MPOD
- Eligible properties
- City Incentives
- All city-wide demolitions
- Deconstruction Ordinance
- Vacant Building Ordinance

Program Areas



Deconstruction



Deconstruction is now **required** for older residential housing.

www.SAreuse.com

CONTACT INFO

Jess Anderson

Assistant Program Manager

Jessica.Anderson@sanantonio.gov

210-207-0066

Vacant Building Program



- Register your vacant building
- Pay a fee unless maintaining a certain standard of care

CONTACT INFO

210-207-7244

Vbp@sanantonio.gov

Kathy Rodriguez
Program Manager



Caitlin Brown-Clancy

Senior Historic Preservation Specialist

About Design Review



Office of Historic Preservation (OHP) reviews exterior modifications and repairs for the following type of properties and requests per the City's Unified Development Code (UDC):

- Historic districts
- Individual landmarks
- Public Facilities/Right-of-way
- Properties determined eligible for historic designation (see UDC 35-453)
- Demolitions
- Downtown Zoning
- River Improvement Overlays
- Viewsheds/Mission Protection Overlay District (MPOD)

All proposed work must be approved through a Certificate of Appropriateness issued by the OHP or as recommended by the Historic and Design Review Commission (HDRC) before work can begin.

Is this property historic?

- [Explorer Map \(sa.gov/historic\)](https://sa.gov/historic)



928 W COMMERCE ST

Addresses

- 928 W COMMERCE ST

Overlay Status

This property is located within the following zoning overlay that may require review by the Office of Historic Preservation:

- Cattleman Square
- Individual Landmark
- Downtown Design Area
- Vacant Building Program Area

Please contact OHP staff for assistance at 210-207-0035

928 W COMMERCE ST

[Info](#) [Survey](#) [Case Info](#)

Request# 2021-20426
COA Request/Review

Address:	928 W COMMERCE ST
Type:	Public artwork/mural Mural
Desc:	Public art mural
Requested Date:	01/04/2021
Request Status:	Completed
Case Nbr:	2021-002
Action:	HDRCCOA - 2021/01/25 View Document

Map Layers

- ☐ ☒ COSA Address
- ☐ ☐ BCAD Parcels
- ☒ ☒ OHP Case
- ☒ ☒ Under Review
- ☒ ☒ OHP Survey
- ☒ ☒ Historic Districts
- ☒ ☒ Historic Landmark
- ☐ ☒ RIO District
- ☐ ☒ Downtown Design
- ☐ ☒ Mission Protection
- ☐ ☒ Alamo Viewshed
- ☐ ☒ Vacant Building Program

What needs approval?



OHP has purview over all work except the interior of structures.

- Exterior maintenance and alterations (windows, doors, walls, roofs, foundation, siding, porches, decks, chimneys, etc.)
- Additions
- New Construction
- Site Elements (landscaping, retaining walls, fences, walkways etc.)
- Signage
- Demolition (partial, total, primary and accessory structures)

Historic Design Guidelines



- Illustrated guidance, English and Spanish
- For all properties designated historic
- [Mission Historic District Design Manual](#)
- 8 chapters
 - [Using the Historic Design Guidelines](#)
 - [Exterior Maintenance and Alterations](#)
 - [Additions](#)
 - [New Construction](#)
 - [Site Elements](#)
 - [Signage](#)
 - [A Guide to San Antonio's Historic Resources](#) *(lists all architectural styles and historic districts)*
 - [Glossary](#)

Historic Design Guidelines



This addition is sited below the peak of the roof and is scaled so as not to alter the appearance of the home's front façade or otherwise detract from the original structure.



The scale and placement of this inappropriate second story addition overwhelms and obscures the form and character of the original structure.

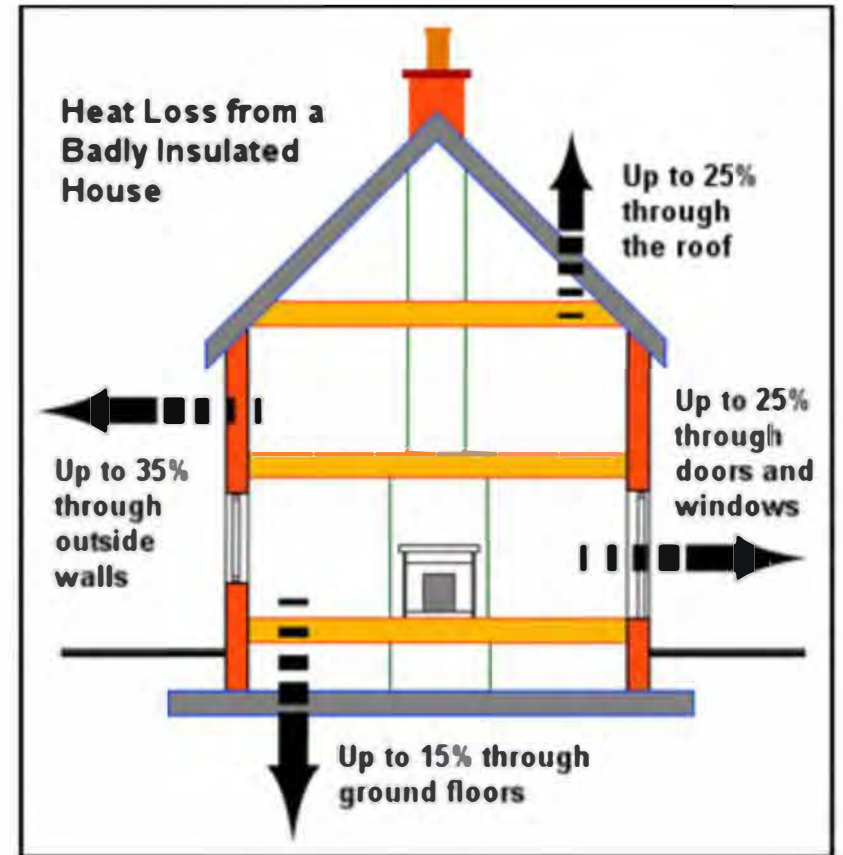
Policy Guides



- Provide customers with additional guidance in the review process; illustrative examples of work that is eligible for either administrative approval or a positive recommendation to the HDRC.
- Consisted with the Historic Design Guidelines
- English and Spanish
- Six policy guides
 - [Substitute Materials](#)
 - [Porch Rehabilitation and Reconstruction](#)
 - [Windows](#)
 - [Fences](#)
 - [Xeriscaping](#)
 - [Sustainability and Energy Retrofit](#)

Windows

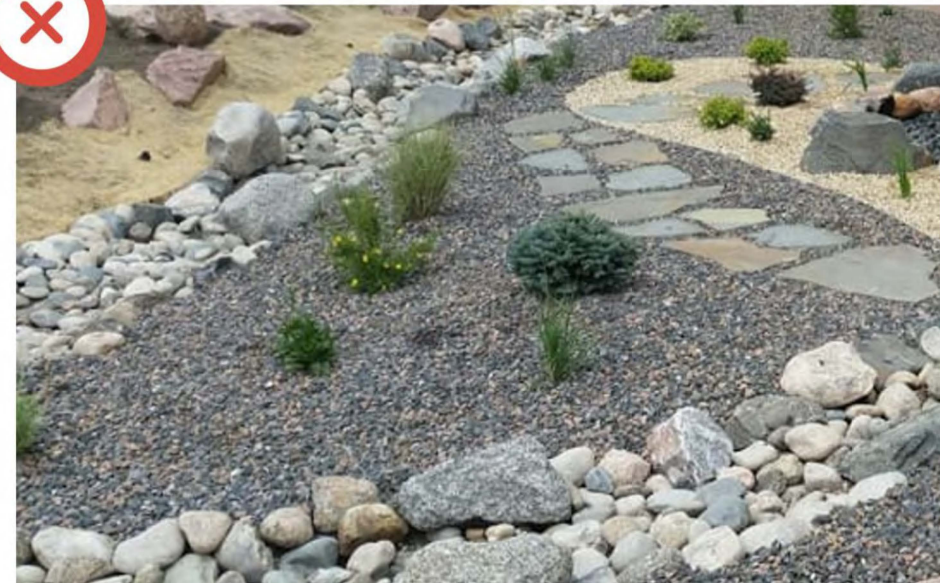
- Vinyl windows (warrantied for 5-20 years) versus 100 year old wood windows
- Retrofitting solutions
- Additional resources links
- Repair vs replace guidelines
- Historic window dimensions
- Window schedule template



Xeriscaping

Benefits of Native, Drought-Tolerant Landscapes

- Reduces the heat island effect
- Supports pollinators
- Reduces water runoff





ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 8, 2003

ADDRESS	600 HUNTERDON ST
LEGAL DESCRIPTION	INC: 200 BLA 60 LOT 26 COMMENCE OF PROJECT
NATURAL DISTRICT	Endangered Species
PUBLIC PROPERTY	No
LANDMARK	Historical monument
ROOSE SPONSORSHIP OVERLAP	No
APPLICANT	John Hays 703.777.8800
OWNER	METCAL & HUNT/STANLEY METCALGARDEN ESTATE LLC/STANLEY METCAL
TYPE OF WORK	Rebuild stone, glass block

The applicant is requesting a Certificate of Supplemental for approval to sell/purchase categorized animal along Santa Fe de Chiriquí, in Chiriquí, and before every seller. See Certificate Number below.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 11/05/2015 16:15:00
ADMINISTRATIVE APPROVAL TO: [REDACTED]

ADDITIONAL INFORMATION TO: [redacted] b6 b7C b7D
[redacted] b6 b7C b7D

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1. The first step is to identify the variables in the model. In this case, the variables are the number of hours worked per week (X) and the number of hours per week that the individual is willing to work (Y).

— 100 —

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For the purposes of this study, the following definitions were used:

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International ITP: main research hall going for sale 100 • • • • •
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For a full and complete description of the program, please refer to the program manual.

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It seems to be a sort of single approach that is taken for all ages that that is not possible. It seems to be a common mistake to make.

any computer building system, no matter how robust a system's programming is, cannot be as effective as a computer building system which has the strongest security. Therefore, it

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For further information, contact: info@hugoboss.com or call: 0049 40 30 92 30 00

111

Certificate of Appropriateness (CoA)

- Issued by the Specialist-on-Duty or your case manager
- Expires after 180 days; you can request to renew
- Post to the property during work
- Required in addition to a permit
- Required for all exterior work for properties in our jurisdiction.

How to complete an application

Submit an Application

Applications for a Certificate of Appropriateness (COA) or Demolition Review must be submitted online via the Application Portal below.

Before submitting a request, we strongly recommend that you visit the [Before Getting Started](#) page for the following resources:

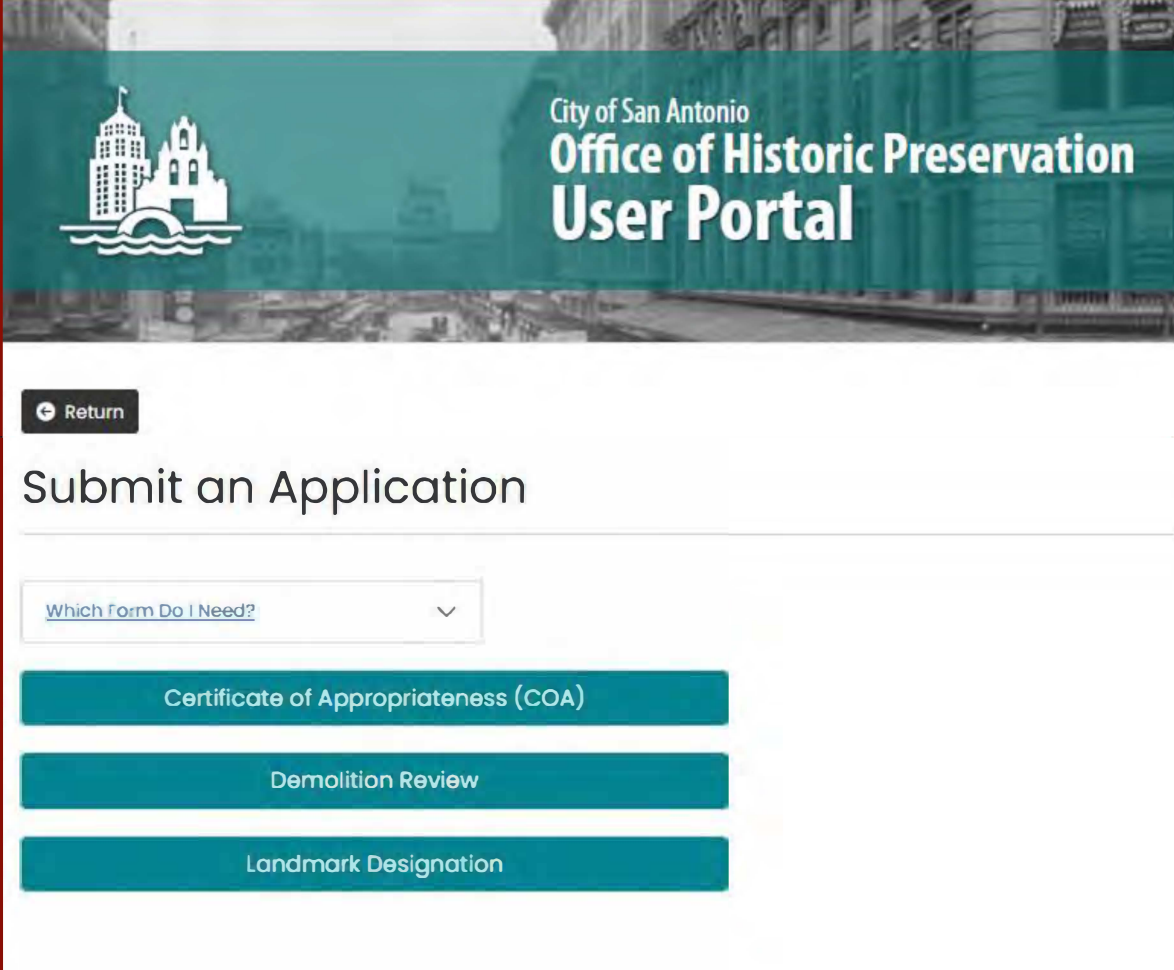
- Learn what to expect during the design review process.
- Identify your assigned OHP case manager.
- Review applicable design standards or guidelines.
- View examples of successful application materials.

Submit requests for a COA, Demolition Review or Landmark Designation:

[Access User Portal >](#)

NOTE: Requests are only accepted through the portal.

[Video: How to Use OHP's User Portal](#)



City of San Antonio
Office of Historic Preservation
User Portal

[Return](#)

Submit an Application

Which Form Do I Need?

- Certificate of Appropriateness (COA)
- Demolition Review
- Landmark Designation

How to complete an application



PHOTOS

- Full front façade
- Photo(s) of the specific request location (windows, porch, roof, landscape, etc.).

MEASURED DRAWINGS

- Measured drawings with materials labeled
- E.g. site plan, elevation drawings, 3D renderings or perspective drawings
- Specification sheets from manufacturers
- Historic photos or example photo annotated with measurements

CONTEXTUAL INFORMATION

- Photos of existing conditions (labeled)
- Photos of historic examples on the block
- Expert's letter commenting on condition
- Cost estimates
- Letters of support from neighborhood associations or other interested parties

Process types



Administrative Approvals

- Expedited Review
- Standard Review

Public Hearing

- HDRC - Historic & Design Review Commission
- CTAB – Compliance & Technical Advisory Board

Administrative Approvals



Expedited Review - requests approved by OHP Staff within 1-2 business days. This review type is limited to minor repair and maintenance projects and mirrors the current process for administrative approvals. These items will not be shown as pending on the Public Portal, but any past approval may still be found on OHP's Explorer Map.

10 Day Review - requests approved by OHP Staff following a 10-day review period. Items eligible for this review are listed below. All scopes must fully comply with any adopted standards or guidelines to remain eligible for administrative approval. These items will be shown as pending on the Public Portal until the tenth business day.

Admin: 10 Day Reviews



- Front yard fencing
- Porch reconstructions
- Rear additions
- Addition or modification of fenestration on non-primary facades
- Approval of a site plan to inform zoning process
- Detached carports
- Substitute materials
- Telecommunication equipment on existing infrastructure or rooftops when not visible from the right-of-way
- Finding of Historic Significance (with owner agreement and not part of a change in zoning request)
- Demolition of non-contributing structures following assessment

Administrative vs HDRC



Administrative (Expedited)

- 1 to 3 business days
- General repair and maintenance
- Most landscaping
- Minor alterations
- Over 1,500 administrative approvals per year

VS

HDRC

- Noticed public hearing, twice a month
- Larger alterations
- Permanent hardscaping
- New construction
- Public projects
- Demolition of landmarks

Historic and Design Review Commission (HDRC)



- HDRC Hearings are 1st & 3rd Wednesdays
- You are assigned a Case Manager
- The case manager will write a report with a staff recommendation based on the Historic Design Guidelines. Sometimes stipulations are added to approval.
- Over 80% of requests to the HDRC receive approval.

20 day cycle



Compliance and Technical Advisory Board (CTAB)



- Doubles the membership of the Historic & Design Review Commission
- Reviews compliance cases, policy documents, and historic design guidelines
- Technical issues and material specifications for historic properties such as:
 - window and door replacement
 - changes to roofing material
 - siding and skirting specifications,
 - composite substitutes
- CTAB meetings typically occur the third Friday of each month

Public Portal

Existing Notices:

HDRC Agenda and Prelim
Agenda
Demolition Alerts

- Properties with certain buffers
- Potentially eligible
- Contributing status determinations



New Standard Reviews:

Administrative Approval
following 10 business
days

Past Approvals

- Explorer Map (sa.gov/historic)
- DSD's BuildSA (sa.gov/dsd)

[Home](#) [Land Development](#) **[Building](#)** [Profile](#) [Fire](#)

Search Applications

Search for Records
Search records by any of the following:

- General Search (Application, Address, and Parcel options)
- Address
- Contact

Enter information below to search for records. Use the drop-down list below (to the right) to select the search type.

General Search



Search Current & Pending Reviews

The Public Portal provides real-time access to pending items and cases tentatively scheduled for a public hearing.



Search Design & Past Approvals

The Explorer Map search by property designation status records on file at

Resources



- [Historic House Handbook](#)
- [Design Resource Center](#) on Pinterest
- [Historic Home Dashboard](#)
- Google Streetview (2007 to present)
- [NPS Preservation Briefs](#)
- [Historic Design Guidelines](#)

Neighborhood Associations

- Helpful resource
- Architectural Review Committees
- Guidance, connections, resources, etc



Incentives/Benefits



- Substantial Rehabilitation Tax Program
- New Historic District Tax reduction
- Eligible for grants
- Preserving our neighborhoods and commercial districts to continue to tell their stories of our city and community
- Historic districts hold their value
- Powers heritage tourism

Substantial Rehabilitation Tax Program

- Local historic landmarks and districts
- Residential and Commercial
- Interior and Exterior work eligible
- Investment of 30% of the current appraised improvement value
- Ad Valorem Relief of **City** Property Taxes
 - 10-year freeze of pre-rehab assessment
 - 5 Zero / 5 Fifty assessment *



Substantial Rehabilitation Tax Program

- ✓ Property is designated historic
- ✓ Must be Certified by HDRC, we recommend this step prior to project start
- ✓ Project costs meet at least 30% of the current appraised improvement value. Available on BCAD.org
- ✓ All work must be property permitted and receive all required Certificates of Appropriateness (**Verified** following completion)

Values		
(+) Improvement Homesite Value:	+	\$150,790
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$49,870

Part 1: Historic Tax Certification



- Submit application before or during project
- Required documents include:
 - ☐ Complete plans for interior and exterior rehabilitation, including drawings or photos and narrative
 - ☐ Detailed written narrative of proposed work
 - ☐ Itemized list of expected interior and exterior work
 - ☐ Projected time schedule
 - ☐ Estimated associated costs
 - ☐ Color photos of interior and exterior (before photos)
 - ☐ Color photo of structure from the street


Part 2: Historic Tax Verification





- Submit application once project is complete
- Required documents include:
 - ☐ Detailed written narrative of completed work
 - ☐ Itemized list of completed interior and exterior work
 - ☐ Completed time schedule
 - ☐ Itemized list of final associated costs
 - ☐ Color photos of interior and exterior (after photos)
 - ☐ Color photo of structure from the street
 - ☐ Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificates of Appropriateness

Timeline



- 
- Determine scope of work and cost estimate
 - Submit application for approval for exterior work and HDRC review of Tax Certification
 - Tax Certification approved

- 
- Complete permit process and complete full scope of work
 - Submit HDRC application for Tax Verification
 - Walkthrough with OHP staff on site
 - Verification approved

- 
- OHP submits verifications to BCAD
 - Tax reduction applies to the following year's taxes.
 - Every year after Tax Verification BCAD requires applicant to submit another application and provide copy of the Tax Verification Letter

Notes

- The Substantial Rehabilitation Tax Incentive will be applied to the property taxes the year following Tax Verification
- The tax incentive is applied to the Entity 21: City of San Antonio property tax line *only*:

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$241,470	\$241,470	\$57.15		
08	SA RIVER AUTH	0.018580	\$241,470	\$241,470	\$44.87		
09	ALAM● COM COLLEGE	0.149150	\$241,470	\$241,470	\$360.15		
10	UNIV HEALTH SYSTEM	0.276235	\$241,470	\$241,470	\$667.02		
11	BEXAR COUNTY	0.277429	\$241,470	\$241,470	\$669.90		
21	CITY OF SAN ANTONIO	0.558270	\$241,470	\$241,470	\$1,348.06		
57	SAN ANTONIO ISD	1.530950	\$241,470	\$241,470	\$3,696.78		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$241,470	\$241,470	\$0.00		
Total Tax Rate:		2.834282					
Taxes w/Current Exemptions:					\$6,843.93		
Taxes w/o Exemptions:					\$6,843.94		

Notes

- The incentive is tied to the property and transferrable to new owners.



Disclosures

- OHP's [Historic House Disclosure](#)
- 2 different Property disclosures
 - Texas Realtors (TXR-1406)
 - [TREC \(No.55-0\)](#)

Located in Historic District				destroying insects (WDI)		
Historic Property Designation				Previous treatment for termites or WDI		
Previous Foundation Repairs				Previous termite or WDI damage repaired		
Previous Roof Repairs				Previous Fires		
Previous Other Structural Repairs				Termite or WDI damage needing repair		
Previous Use of Premises for Manufacture of Methamphetamine				Single Blockable Main Drain in Pool/Hot Tub/Spa*		

(TXR-1406) 09-01-19 Initialed by: Buyer: _____ and Seller: _____ Page 2 of 6

Seller's Disclosure Notice Concerning the Property at _____ (Street Address and City) Page 4

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

☐ Homeowners' Association or maintenance fees or assessments.

☐ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

☐ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Deconstruction



Phase I	Effective date of City Council Adoption	City-executed demolitions that fall within the parameters of Phase II.	Approximately 3% of demolition permits.
Phase II	Effective January 1, 2023	Residential single family, multifamily 4 units or less, and rear accessory structures built in 1920 or earlier, citywide; plus residential single family, multifamily 4 units or less, and rear accessory structures built in 1945 or earlier, with a historic zoning overlay or located within a Neighborhood Conservation District (NCD).	Approximately 28% of demolition permits.
Phase III	Effective January 1, 2025	Residential single family, multifamily 8 units or less, and rear accessory structures built in 1945 or earlier, citywide; plus residential single family, multifamily 8 units or less, and rear accessory structures built in 1960 or earlier, with a historic zoning overlay or located within a Neighborhood Conservation District (NCD).	Approximately 40% of demolition permits.

MAINTENANCE



In the City of San Antonio, all properties are subject to a **maintenance code**.

All property owners must preserve their property against decay, deterioration, and other defects.

Please remember that **demolition by neglect** is a violation of UDC Sec. 35-615, which is subject to a municipal court case filed against the property owner for deferred property maintenance.

Vacant buildings may be subject to additional maintenance requirements. For more information visit www.sanantonio.gov/historic/VacantBuildings.



Amy Fulkerson

ScoutSA Senior Historic Preservation Specialist

Architectural styles



Development History

Augustus Koch, 1873 Bird's Eye View

Border city

American expansion westward

Environmental

1870

Dallas: ~3,000

Austin: 4,500

Houston: 9,500

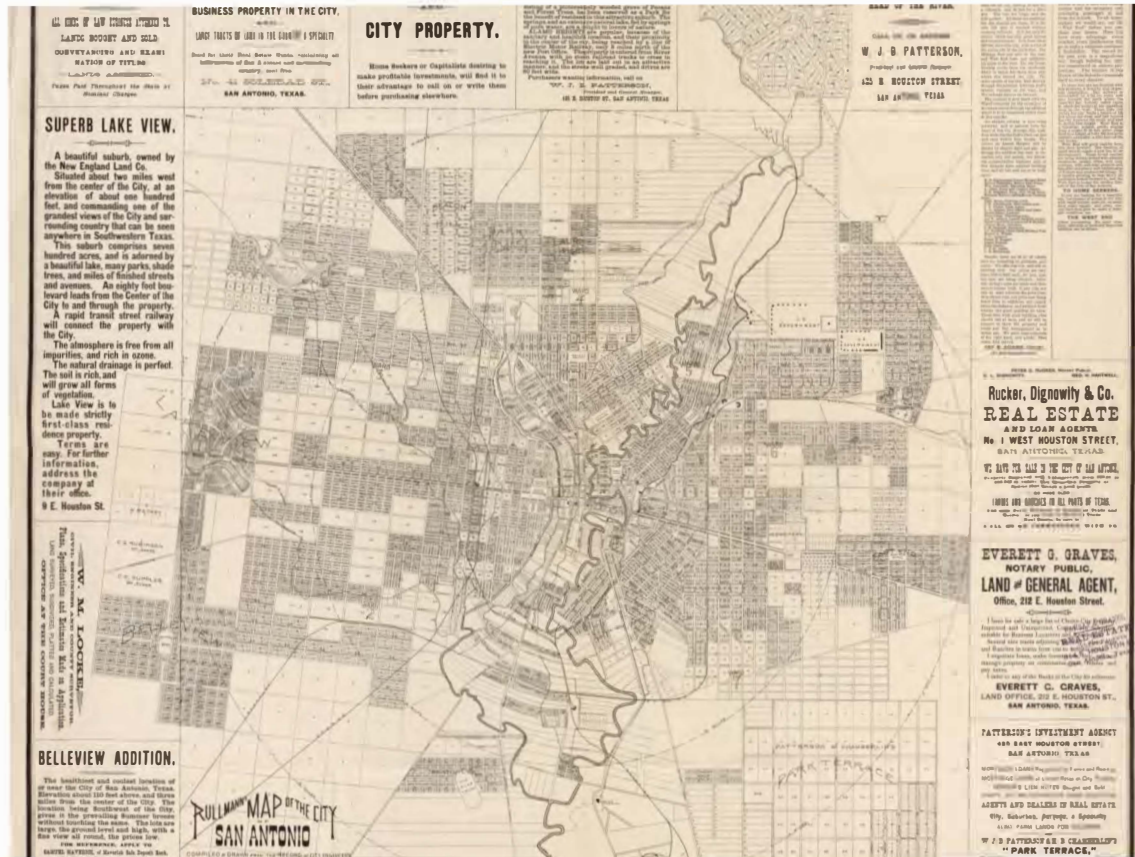
San Antonio: 12,000

Galveston: 14,000



Before the railroad

Development History



1890
Austin: 14,000
Houston: 27,500
Galveston: 31,500
San Antonio: 37,800
Dallas: 38,000

After the railroad

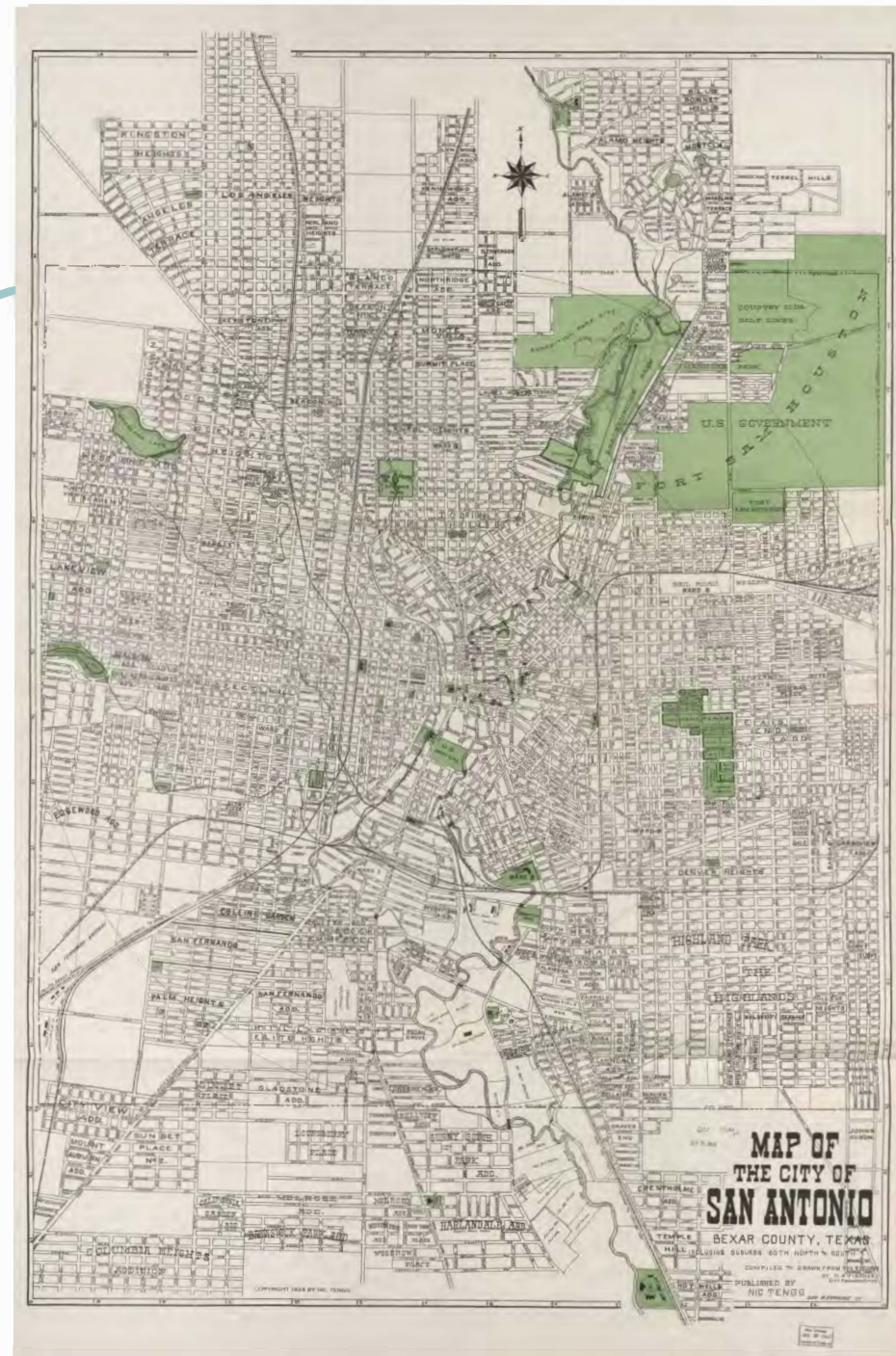
Development History

Biggest City in Texas

- 1900, 1910, 1920
- Flood risk
- 1921 catastrophic flood → Construction of Olmos Dam in 1926



Image courtesy of the Conservation Society of San Antonio Foundation



Historic Districts

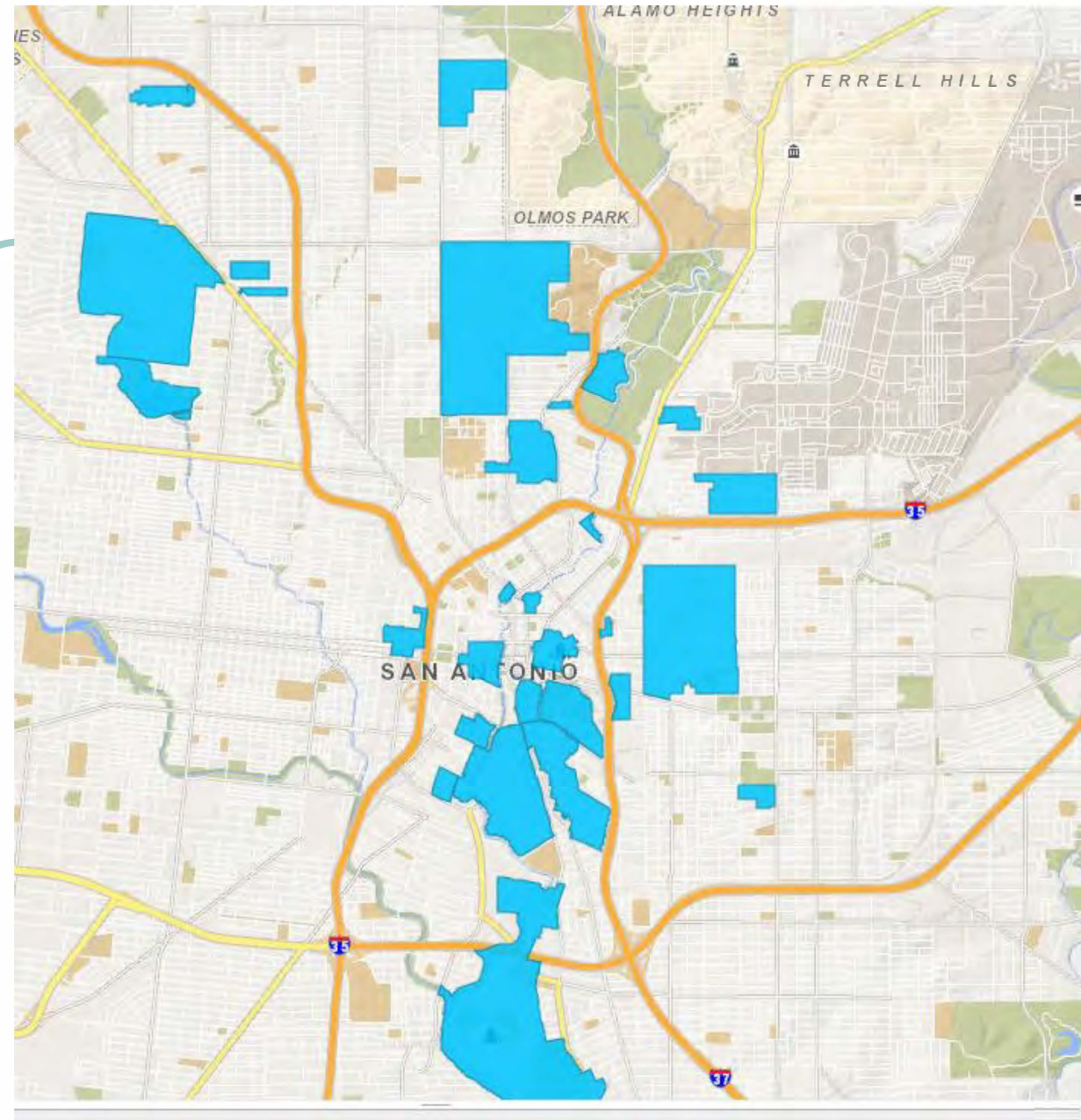
32 Local Historic Districts

First: King William, 1968

Most recent: Rinconcito de Esperanza, 2020

Largest: Mission (over 1,600 parcels)

Smallest: Woodlawn Lake (2 parcels)



5 Common Styles



Folk Victorian



Queen Anne



Tudor Revival



Spanish Eclectic



Craftsman

Folk Victorian

1870-1910

- Most common type of Victorian architecture
- Often one-story
- Simplified forms (rectangular or L-shaped)
- Porches
- Spindlework porch detailing and brackets (often replaced)



Folk Victorian



Queen Anne

1870-1910

- Asymmetrical massing
- Irregular, often steeply pitched roof shape
- Turrets, bay windows
- Porches
- Decorative railing and brackets
- Textured wall surfaces



Queen Anne



Craftsman

1905-1930

- Low-pitch gable roof
- Exposed rafters
- Brackets
- Wide front porch
- Square columns often with sloping sides
- Generally associated with the bungalow form



Craftsman



Tudor Revival

1900 – 1940

- Dominant cross-gable on front façade
- Steeply pitched roof
- Half-timber on exterior
- Massive chimney
- Arched entry
- Tall, narrow windows



Tudor Revival



Spanish Eclectic

1915 – 1940

- Low-pitched roof
- Little eave overhang
- Arched door or windows
- Red tile roof
- Stucco cladding



Spanish Eclectic



Styles on MLS

Exterior

Preview Listing

CAN: 027500560030

<< Previous

Fields marked with * are required. *(Non-required fields provide important marketing information on the*

*Style: 2STRY,HSTRC,TRDNL



Styles on MLS

“Exterior – Style” Options

1STRY One Story

2STRY Two Story

3+ 3 or more

SPLIT Split Level

CONT Contemporary

COLNL

TUDOR Tudor

SPNSH Spanish

RANCH Ranch

HSTRC Historic/Older

TRDNL Traditional

MDTRN Mediterranean

TEXAS Texas Hill Country

A-FRM A-Frame

CABIN Log Cabin

VCTRN Victorian



Queen Anne



Spanish Eclectic



Folk Victorian

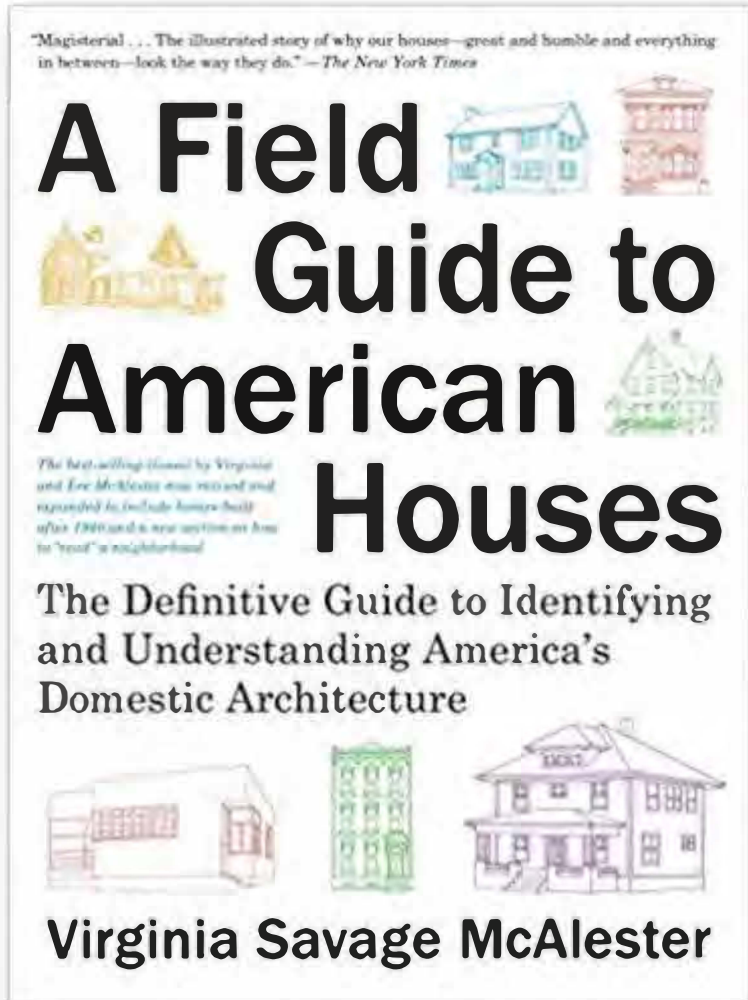


Tudor Revival



Craftsman

Resources: Architecture



*A Field Guide to American Houses:
The Definitive Guide to Identifying
and Understanding America's
Domestic Architecture*

Virginia Savage McAlester

Revised edition published in 2015
Only \$9.99 on Kindle!

Resources: Historic research



Primary Sources

- City Directories
- Newspaper Archive
- Deed Records
- Historic Aerials
- Sanborn Fire Insurance Maps

Local Archives

- Public Library
 - Texana Room
- San Antonio Conservation Society Library & Archives
- Bexar County Clerk

Products

Purpose: Review of property to document OHP's survey, research, and evaluation of potential historic significance

Designation
Verification \$150

Historic
Assessment \$350

Requests come from:

- Property owners
- Developers
- Neighborhood Associations
- Community Organizations

Designation
Verification \$150

Historic
Assessment \$350

Benefits

Designation Verification

- Part of due diligence for future development projects
- Provides all survey documentation and research available in OHP files
- Written confirmation of designation status

Historic Assessment

- Part of due diligence for future development projects
- Increases transparency of a process taking place behind the scenes
- Fills in the gap between permit requests and approvals
- Produced by qualified professional staff with relevant education and experience

Includes

Historic Research

- Local archives
- Historic maps & aerial photographs
- City Directories
- Newspapers
- Property records

Survey Data

- Pre-existing survey data
- Brief architectural description
- Photo



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Historic Assessment

Property Address: 402/406 San Pedro
Known Name: CASA

Tier: 2

1. Application Details

Applicant: Terri Rubiola, DH Realty Partners, Inc.
Type: Historic Assessment
Date: February 28, 2018

2. Findings

The structure at 402/406 San Pedro (called 402 San Pedro in this document) is a one-story Italianate commercial structure built in 1929 for Salling's, a local grocery store. Jacob Rubiola Properties Ltd currently owns the building.

San Pedro Avenue, connecting San Antonio's earliest suburbs to downtown parallel to San Pedro Creek, serves as a streetcar route in the area.

nearby establishments established in the 1920s, including the Plaza), the

Nix Hospital, among many others. Prior to 1929, service-oriented local businesses including a candy shop and a grocery store were located on the site. Salling's Grocery at 402 San Pedro was designed by local architectural firm Adams & Adams. Established in 1909, this firm produced many prominent structures in San Antonio, including the San Antonio Drug Company, the National Bank of Commerce, the F.W. Woolworth Building, and Jefferson High School.

Salling's, established in 1912, operated eleven other stores in San Antonio by 1929. The location at 402 San Pedro was the largest of the dozen locations. Stores served many of the prominent contemporary suburbs of San Antonio, including Alta Vista, Beacon Hill, Highland Park, Alamo Heights, Tobin Hill, West Highlands, and Lavaca. Many of these locations remain, repurposed for other retail uses. Their main office was located near the railroad on East Houston Street. The San Antonio Light celebrated the opening of the new store with 10 pages of coverage and advertisements for the store and its vendors. Headlines including "New Building Masterpiece in Both Architecture and Convenience" and "Started Here Seventeen Years Ago: Now Operating One of the Largest Food Store Chains in the Southwest" illustrate the significance of the occasion for the community. Salling's remained in the structure until

Findings



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1936, when Studer Photo purchased the property. A local firm established in 1929, Studer Photo Company used 402 San Pedro as their headquarters and remained at this location through at least 1975.

402 San Pedro reflects the commercial development of the San Pedro corridor. Several one-story brick commercial structures filled out the block to the east in the early twentieth century. The surrounding residential neighborhood of Tobin Hill flourished as one of San Antonio's early suburbs.

3. Architectural Description

The structure's footprint, facade, and gabled roof element.

Architectural Description

opening, one on each side of the main facade, three picture windows beneath each gable, and a small window opening and pedestrian door on the southern elevation. The details and massing of the structure embody Italian Renaissance and Spanish Eclectic architecture with a symmetrical facade, decorative arches above both entry doors and windows, arched dentils beneath both gables that also extend around the north and south elevation, and a red clay barrel tile roof. There is a large asphalt parking area that faces San Pedro Avenue. Two free-standing signs are located on the San Pedro side of the street; a tall pole sign with neon letters and a newer free-standing sign with two cabinets.

4. Landmark Criteria

402 San Pedro is not currently designated as a local landmark or included in a local historic district. Staff concludes that the property meets the following criteria:

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; as a structure designed by Adams & Adams, a prominent local architectural firm.

5. Its importance in the period of its construction.

7. Its historic feature;

Landmark Criteria



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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; for its role as the flagship store for Salling's Grocery as well as the headquarters for Studer Photo Company, both successful local businesses in their time that represent the economic heritage of San Antonio.

5. Recommended Treatment

Based on this assessment, 402 San Pedro meets four of the sixteen criteria listed in UDC Section 35-607(b). In order to be eligible for landmark designation, a property must meet at least three of these criteria; thus, 402 San Pedro is eligible for designation as a local landmark. Additional research may

uncover more information about the building's history and its architectural features. The recommended treatments for the building are as follows:

Outcome / Recommended Treatment



From San Antonio Light, 18 May 1929, p. 5-C



THANK YOU!

rachel.rettaliata@sanantonio.gov
amy.fulkerson@sanantonio.gov
lauren.sage@sanantonio.gov

