

## HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2016

### Agenda Item No: 12

**HDRC CASE NO:** 2016-412  
**ADDRESS:** 715 GRANT AVE  
1002 W MAGNOLIA  
**LEGAL DESCRIPTION:** NCB 1827 BLK 35 LOT 20 AND 21, 22, 23  
**ZONING:** RM-4 HS NCD-5  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Jackson, John and Alice B - House  
**APPLICANT:** Michael Perez/MP2 Home Restoration, LLC  
**OWNER:** MP2 Home Restoration, LLC  
**TYPE OF WORK:** Removal of Historic Landmark Designation  
**REQUEST:**

The applicant is seeking a Historic and Design Review Commission recommendation to remove historic designation from the property at 715 Grant Avenue, also known as 1002 W Magnolia.

#### APPLICABLE CITATIONS:

*Unified Development Code Sec. 35-606. - Designation Process Historic Landmarks.*

**(g) Removal of Designation.** Upon recommendation of the historic and design review commission based upon new and compelling evidence and negative evaluation according to the same criteria and following the same procedures set forth herein for designation, a designation made under subsection (a) of this section may be removed by city council following recommendation by the historic and design review commission.

*Unified Development Code Sec. 35-607. - Designation Criteria for Historic Districts and Landmarks.*

#### **(b) Criteria For Evaluation**

(5.) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction, or use of indigenous materials;

(7.) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

(8.) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;

*Unified Development Code Sec. 35-335. - "NCD" Neighborhood Conservation District.*

#### **(a) Purpose.**

(1) Within the City of San Antonio there are many unique and distinctive residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the city. They are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts. As a matter of public policy, the city council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of neighborhood conservation districts.

(2) The purposes of a neighborhood conservation district in residential neighborhoods or commercial districts are as follows:

- A. To protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and charm;
- B. To promote and provide for economic revitalization;
- C. To protect and enhance the livability of the city;
- D. To reduce conflict and prevent blighting caused by incompatible and insensitive development, and to promote new compatible development;
- E. To stabilize property values;
- F. To provide residents and property owners with a planning tool for future development;

- G. To promote and retain affordable housing;
- H. To encourage and strengthen civic pride; and
- I. To ensure the harmonious, orderly and efficient growth and redevelopment of the city.

## **FINDINGS:**

- a. The property at 715 Grant Avenue, previously known as 1002 W Magnolia, was designated as a historic landmark by Ordinance 2009-01-15-0048 on January 15, 2009.
- b. The property owner submitted a request for removal of historic designation. Consistent with the UDC Sec 35-606(g), the applicant must present new and compelling evidence that the property no longer meets the criteria for landmark designation. The applicant submitted photos of the lot showing that there are no buildings on the site.
  - The structure that existed on the site in 2009 no longer exists. The structure was a Neoclassical-style residence constructed circa 1910. The two-and-a-half-story frame house featured a hipped roof with two-story front, side, and rear-gabled projections, a standing-seam metal roof, two-story porch wraps around the façade and east side elevation, and the porch features fluted Ionic columns and a wooden balustrade at the second floor.
  - The structure caught fire in early 2011.
  - On February 28, 2011, the Dangerous Structure Determination Board issued a demolition order asking that structure be demolished within 30 days.
  - On June 2, 2011, the demolition permit was obtained and issued.
  - On July 26, 2016, the applicant requested a determination of non-contributing status for the two remaining accessory structures on the site. Staff determined that due to the loss of context, and extensive modifications that both the garage and accessory structure to be of non-contributing status.
- c. In accordance with the UDC Sec. 35-607, Criteria for designation, staff should evaluate the property based on the criteria for designation. At the time of designation in 2009, the main structure met the designation criteria: UDC sec. 35-607(b)(5), the structure embodies characters of a valuable architectural style; UDC sec. 35-607(b)(7), the structure exhibits singular physical characteristics that make it an established or familiar visual feature; UDC sec. 35-607(b)(8), the property has maintained a high level of integrity. If the structure was to be evaluated today, according to the UDC, it would not be eligible as the structure no longer exists and does not meet the criteria.
- d. The property is located in the Beacon Hill NCD-5 (Neighborhood Conservation District), which went into effect on December 15, 2005. NCDs are established to protect and preserve physical features of neighborhoods. Should the historic designation be removed, the NCD requirements would still apply requiring any new construction to be in compliance with the architectural standards which are character defining features of the Neighborhood conservation District.

## **RECOMMENDATION:**

Staff finds that there is new and compelling evidence and that the property no longer remains eligible for designation based on finding c. Staff supports the removal of the designation considering the review process mandated by the UDC Section 35-335 as noted in finding d.

## **CASE MANAGER:**

Lauren Sage



W MAGNOLIA AVE



GRANT AVE



W MISTLETOE AVE



**Flex Viewer**

**Powered by ArcGIS Server**

Printed: Oct 11, 2016

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715 Grant Ave., San Antonio, TX 78212

### Detailed Description of Request

I am requesting the HDRC to remove the "HS" (Historic Structure/Historic Significant) designation for the empty lot at 715 Grant Avenue located in the Beacon Hill Neighborhood Conservation District (NCD-5). I am hoping to build 4-6 new single-family-homes that adhere to the Beacon Hill NCD-5 design standards and guidelines some time in 2017.

In 2011, the home at 715 Grant was burned down and was deemed no longer habitable by the City of SA. The fire damage that was done to the home required the City of SA to demolish the structure, leaving only a dilapidated garage and a derelict accessory building in the rear of the property. I purchased the property in May of this year with hopes to build new single family homes in the Beacon Hill Neighborhood.

In September of this year, I spoke with HDRC at the OneStop to inquire about demolishing the remaining garage and accessory building with the property still being "HS" designated. HDRC asked me to apply for non-conforming structure designation for the garage and accessory building. The arrived conclusion of the HDRC was that the garage and accessory building are not historically significant, only the main house (which is no longer there). I then was approved by HDRC, CPS and the City Arborist for demolition of the two remaining non-conforming structures and received my demolition permit. Both structures have been demolished and all debris has been removed from the empty lot.

In conclusion, I'm requesting HDRC to remove the "HS" (Historic Structure/Historic Significant) designation for the empty lot at 715 Grant Avenue because at the present time there is no historic building(s) or historic significance on the empty lot.

Thank you for your consideration.

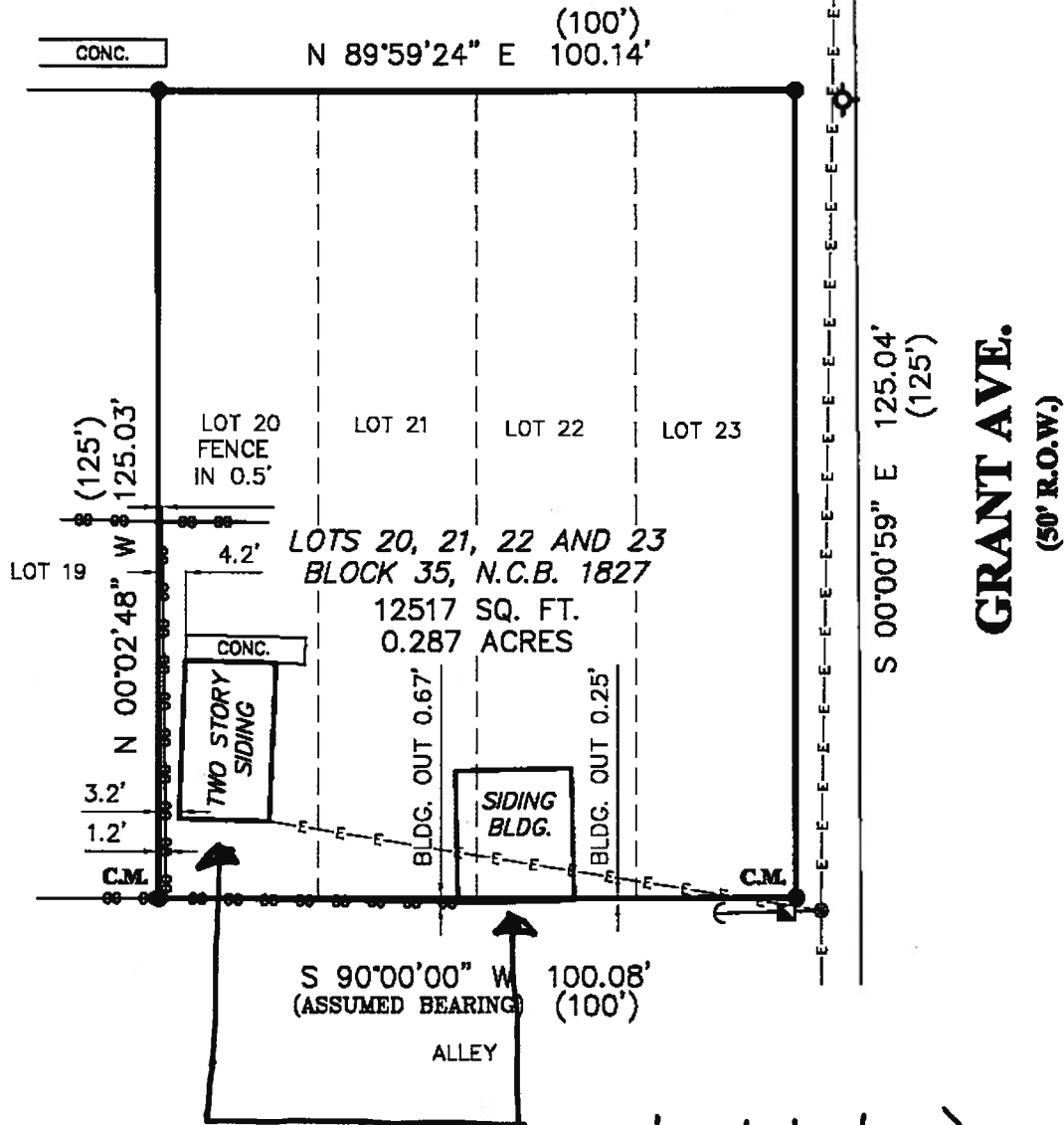
A handwritten signature in black ink, appearing to read "MP2 Perez", with a long, sweeping horizontal line extending to the right.

Michael A. Perez  
MP2 Home Restoration, LLC  
Managing Member



(50' R.O.W.)

SCALE: 1"=30'



(Both structures have been demolished  
with HDRC Approval & Demolition Permit)

NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE  
MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY  
AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE  
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey  
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0385 G, which is Dated 08/29/2010. By scaling from that FIRM, it  
appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the  
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD  
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special  
Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

Property Address:

715 GRANT AVE.

Property Description:

LOTS 20, 21, 22, AND 23, BLOCK 35, NEW CITY BLOCK  
1827, BEACON HILL ADDITION, IN THE CITY OF SAN  
ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT  
RECORDED IN VOLUME 105, PAGE 172, MAP/PLAT  
RECORDS, BEXAR COUNTY, TEXAS.

Owner:

TBD



A

FIRM REGISTRATION NO.

LEGEND

I. MARK J. EWALD, Registered Professional



































## 1002 W. Magnolia





## 1002 W. Magnolia







Scale of Feet. 50 40 30 20 10 0 50 100 150

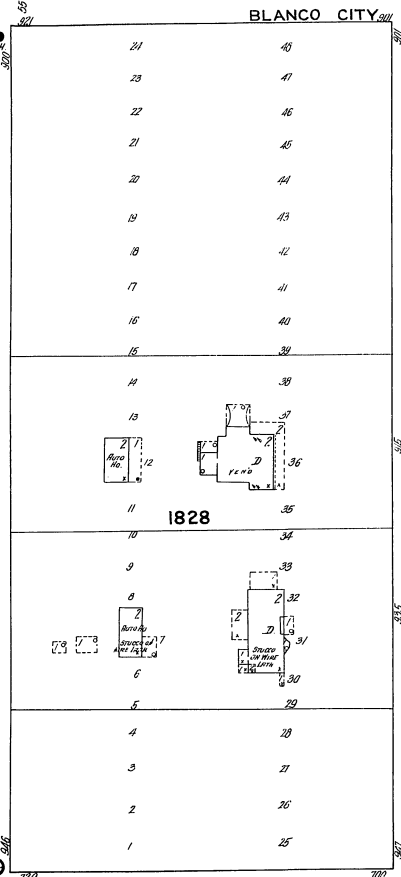
89

ROAD MACDONALD

AV. MACDONALD

AV. MACDONALD

BLANCO CITY



1845

95

GRANT

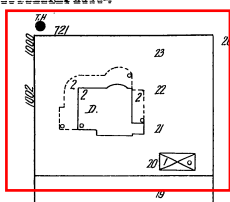
AV. MACDONALD

97

W. MAGNOLIA

W. MISTLETOE

W. WOODLAWN



1827

1846

100

MICHIGAN

AV. MACDONALD

0



AN ORDINANCE 2009-01-15-0048

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF  
SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE  
OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING  
DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lots 20, 21, 22, and 23, Block 35, NCB 1827 from "RM-4 NCD-5" Residential Mixed Beacon Hill Area Neighborhood Conservation District-5 to "HS RM-4 NCD-5" Historic Significant Residential Mixed Beacon Hill Area Neighborhood Conservation District-5.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

**SECTION 3.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective January 25, 2009.

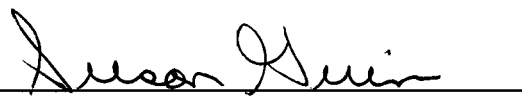
**PASSED AND APPROVED** this 15<sup>th</sup> day of January 2009.

  
M A Y O R  
PHIL HARDBERGER

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
for City Attorney



IN RE: 1002 W. Magnolia Ave.  
NCB 1827 BLK 35 LOT 20, 21, 22, 23

DEMOLITION ORDER

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§  
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THE CITY OF SAN ANTONIO  
COUNTY OF BEXAR  
STATE OF TEXAS

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**DANGEROUS STRUCTURE DETERMINATION BOARD  
DEMOLITION ORDER**

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On February 28, 2011, the Dangerous Structure Determination Board for the City of San Antonio met for a public hearing in the matter of the property located at 1002 W. Magnolia Ave., San Antonio, Bexar County, Texas. A legal quorum of the Board was present.

Code Enforcement Services Department presented information regarding the condition of the property and its improvements showing that the structure:

- Foundation is listing;
- Floor joists are deteriorated;
- Foundation has cracks;
- Foundation requires leveling;
- Foundation requires extensive repairs;
- Exterior walls have loose members;
- Exterior walls have holes;
- Exterior has sustained fire damage;
- Rafters are deteriorated;
- Ceiling joists are deteriorated;
- Roof overhang is deteriorated;
- Roof requires complete reconstruction;
- Roof has holes;
- Roof is sagging;
- Roof covering is deteriorated;
- Roof has sustained fire damage;
- Interior studs are leaning;
- Interior has been vandalized;
- Sheetrock is broken;
- Interior has sustained water damage;
- Interior walls have holes;
- Interior has sustained fire damage;
- Floor covering is damaged;
- Floors have holes;
- Floors have sustained water damage; and
- Poses threat to life, health, safety or property.



The Board further heard the Department's recommendation for abatement of the conditions on the property.

After due notice to all owner(s), lienholder(s), and mortgagee(s) of record, RAYMOND E. CARRANZA, owner, EVERRET IVES, THOMAS HEGAR, COSIMA COLVIN, and YOLANDA BYINGTON, concerned citizens, appeared to present other information regarding the property.

The Board, having considered all information presented in the hearing, finds the structure to be a public nuisance in violation of Chapter Six, Article VIII, Section 6-156 of the City Code of San Antonio, specifically meeting the nuisance definitions found in Section 6-156 (5), (8), (11), (12), and (15).

**IT IS THEREFORE ORDERED** that the property constitutes a public nuisance in need of abatement.

**IT IS ALSO ORDERED** that the above conditions be abated by **DEMOLITION** of the main structure as the Board has found that repairing the structure is not feasible;

**IT IS ALSO ORDERED** that **DEMOLITION** be completed within **THIRTY (30) DAYS** of this hearing;

**IT IS FURTHER ORDERED** to secure the structure immediately.

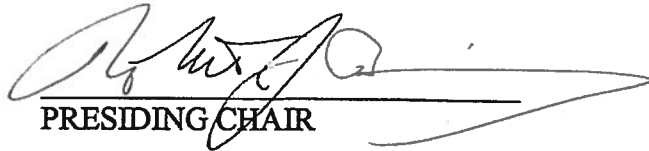
*Any and all abatement procedures must be done in accordance with all applicable statutory and code regulations.*

*This Order shall become final and non-appealable at the expiration of thirty (30) days following the mailing of this Order pursuant to Section 6-173 of the City Code. Orders of the Board are subject to a temporary stay of enforcement by the filing of a petition for writ of certiorari pursuant to Chapter 214.0012 of the Texas Local Government Code.*

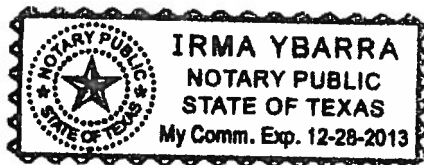


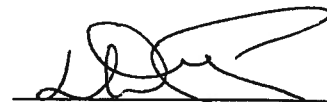
*Failure to comply with this Order shall result in the abatement of the above conditions by the City in a manner ordered by this Board. A lien shall be placed against the property for the City's abatement expenses, investigation and research expenses, civil penalties, plus administrative expenses as allowed by law.*

SIGNED AND ORDERED on this the 10<sup>th</sup> day of March, 2011.

  
PRESIDING CHAIR

SWORN AND SUBSCRIBED TO BEFORE ME the undersigned notary on this 10<sup>th</sup>  
day of March, 2011.



  
Notary Public, State of Texas  
My commission expires: 12-28-2013



## **SIGNIFICANCE STATEMENT ON THE PROPERTY LOCATED AT 1002 W. MAGNOLIA**

The property at 1002 W. Magnolia is located within Beacon Hill Tract 3 and is part of the Beacon Hill Area Neighborhood Conservation District (NCD). The Beacon Hill neighborhood was initially platted in 1907. The first “addition” was incorporated in 1908, with Tracts 2 and 3 following soon after. The last two tracts were composed of smaller, more affordable lots, “where fortune smiles on the man of limited means.” Beacon Hill developed as one of several early twentieth-century suburbs spawned by the burgeoning streetcar system (<http://www.mysanantonio.com/news/metro/stories>). The neighborhood today is composed of a variety of housing styles including Neoclassical, Folk Victorian, and Spanish Eclectic, with a proliferation of Craftsman-style bungalows. The property at 1002 W. Magnolia is located on the south side of the street between Grant and Michigan Avenues. The house and a small rear outbuilding appear on the 1911 Sanborn map as one of only two dwellings constructed on the block. City directories identify John and Alice B. Jackson as the owners in 1915, still with only one other home occupied on the block. J.M. Trosper was the homeowner in 1927-28, and by that time six additional houses had been built.

The Neoclassical-style residence at 1002 W. Magnolia was constructed circa 1910. The two-and-a-half-story frame house features a hipped roof with two-story front, side, and rear-gabled projections, minimal wooden eave brackets, and a standing-seam metal roof. The two-story rear ell is not identified on the 1911 Sanborn map and appears to have been added ca. 1925. A two-story porch wraps around the façade and east side elevation. The porch features fluted Ionic columns and a wooden balustrade at the second floor. The balustrade on the first floor of the porch has been removed. The front and side projections from the main block appear to have originally been part of the open front porch (according to the 1911 Sanborn map) but have been enclosed. The gently curved bays of the enclosures are flanked by full-height engaged Ionic columns. Small Palladian-motif windows are located in the gable ends. The house is sheathed in wood clapboard siding, and a wide wood band molding separates the first and second floors. Fenestration includes both single and paired windows. A small, hipped-roof outbuilding is located behind the house and appears to be the same structure identified on the 1911 Sanborn map.

The house is sited on a prominent corner lot at W. Magnolia and Grant Avenue. It is one of several two-story residences on the block, with the balance composed of bungalows and small circa 1920s single-story houses. As one of the two oldest structures on the street, the house remains a significant example of initial housing types constructed in the neighborhood. It is a good and representative example of the Classical Revival style popular in the early decades of the twentieth century and is distinguishable as an earlier house type among the larger number of 1920s bungalows within the neighborhood.

The HPO staff recommends that the residence at 1002 W. Magnolia qualifies for historic landmark status based on the following criteria:



- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction, or use of indigenous materials (35-607(b)(5));
- Its unique location or singular physical characteristics that make it an established or familiar visual feature (35-607(b)(7));
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8));