

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO: 2017-540
ADDRESS: 723 BROOKLYN AVE
LEGAL DESCRIPTION: NCB 821 BLK 6 LOT A9
ZONING: FBZ T5-1,HS
CITY COUNCIL DIST.: 1
LANDMARK: Nesbitt House
APPLICANT: Patrick Christensen
OWNER: Junior League of San Antonio
TYPE OF WORK: Relocation of historic structure
APPLICATION RECEIVED: October 13, 2017
60-DAY REVIEW: December 12, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate the historic structure at 723 Brooklyn Ave to a vacant lot at 1015 S Main Ave.

APPLICABLE CITATIONS:

UDC Sec. 35-613. - Relocation of a Landmark or Property Located in a Historic District.

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.

(b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.

(c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

FINDINGS:

- a. The primary structure located at 723 Brooklyn Ave originally served as a 1-story single family home constructed in approximately 1890. The house was originally located at 700 S. McCullough, formerly 500 S. McCullough, and relocated to its present spot in the 1980s. According to survey records, the structure was heavily modified over the years, and previously featured a stucco façade and storefront entryway as indicated in a 1981-1982 survey. The survey noted that the structure was deteriorated at that time and detracted from its surrounding context. The home was restored to its present condition in the late 1980s, during which the non-original stucco storefront façade was removed and the original configuration and woodlap siding was rehabilitated. The historic structure was designed in the Folk Victorian style and features a cross gable configuration, an asymmetrical front

porch with spindlework detailing, two over two wood windows, and a standing seam metal roof. The structure was locally designated on October 27, 1988.

- b. **RELOCATION** – The applicant has proposed to relocate the structure to a vacant lot addressed 1015 S Main. The lot is located within the Nathan Historic District. The applicant has noted in their application that the decision to relocate the structure stems from its inability to be incorporated into a future development of the site, which will negatively affect the context of the structure. Proposed development plans have not been provided at this time.
- c. According to UDC Sec. 35-613, the following considerations should guide the recommendation to relocate the building:
 1. **The historic character and aesthetic interest the building, structure or object contributes to its present setting;** the original context of the structure was a residential neighborhood. This context has largely been lost over the years, especially on the immediate block. Additionally, the structure itself has been both relocated and modified significantly over the years prior to being restored.
 2. **Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;** the applicant has stated that there are future plans to develop the property and its surrounding lots, four of five which contain surface parking. The proposed development is to be a large four- to five-story multifamily project. However, there have been no plans provided to staff at this time.
 3. **Whether the building, structure, or object can be moved without significant damage to its physical integrity;** the proposed structure has occupied the same site since its original construction in the late 1800s. However, the structure has been modified significantly over the years. The construction method and materiality of the structure also lends itself to a feasible move.
 4. **Whether the proposed relocation area is compatible with the historical and archaeological character of the building, object, or structure;** the applicant has proposed to relocate the home to a vacant lot in the Nathan Historic District. The historic district is primarily residential and features single family homes constructed of similar styles. The era of significance of the district is more recent than the construction of the home, but is still compatible with its age and aesthetic qualities. The move would restore the home to a residential setting that respects the historic context of the landmark structure. Furthermore, developing the vacant lot with a historic structure will improve the integrity of the block and contribute to the Nathan Historic District.

RECOMMENDATION:

Staff recommends conceptual approval of the relocation to the identified vacant lot at 1015 S Main based on findings a through c with the following stipulation:

- i. That the applicant returns for final HDRC approval for how the structure will be placed on the new lot. Documents for final approval should indicate setbacks from all lot lines and any proposed landscaping or hardscaping modifications, if applicable.

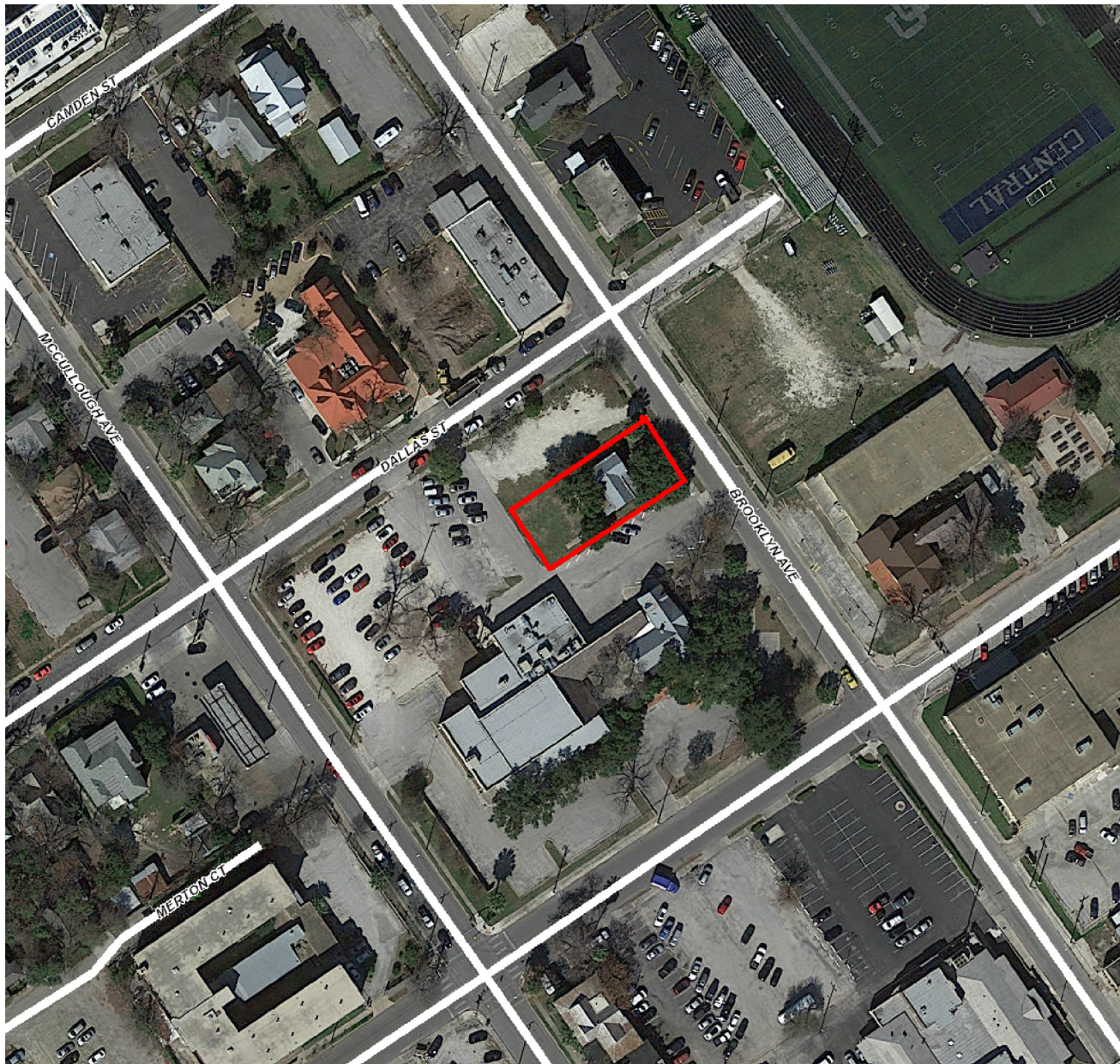
If the applicant is unable to relocate the recommend property to the lot indicated in the application, staff recommends approval of the relocation with the following stipulations:

- i. That the structure be relocated within a two mile radius from its present location, or in a residential neighborhood with a similar historic context to the structure's original location; and
- ii. If that is not possible, that the structure be relocated within San Antonio's original 36 square mile boundary.

Staff does not recommend relocation of the structure outside the original 36 square mile boundary.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 23, 2017

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October 13, 2017

Ms. Shannon Shea Miller, Historic Preservation Officer
Office of Historic Preservation, City of San Antonio
1901 S. Flores
San Antonio, TX 78204

Via Hand Delivery

Re: Relocation of the Nesbitt House Located within the Bright Shawl Junior League Property,
Located at 723 Brooklyn Avenue, San Antonio, Bexar County, Texas; Our File No.
9604.001

Dear Ms. Miller:

Attached please find a Historic Design and Review Commission ("HDRC") application for the relocation of the historic Nesbitt house located at 723 Brooklyn Avenue to 1019 South Main Street. The Bright Shawl property is proposed to be developed as a multi-family project. The home is currently used as offices for the Junior League. Unfortunately, this structure cannot be incorporated into the new project without significantly deteriorating the historic context of the building.

The remainder of this block, apart from the Claudius King house, has been demolished over the years leaving the Nesbitt house alone on this side of Brooklyn Avenue. This has significantly altered the context of what was once a residential community. The area across the street from the home is currently used for Central Catholic bus parking. As stated above, the remainder of the block is to be developed for a large four to five story multi-family project. Surrounding this home with an apartment structure will only further deteriorate the context.

The proposed location for the home is 1019 S. Main Avenue which is located within the Nathan Historic district. The new location, surrounded by single-family structures on either side, will replace this home in its correct historical context.

The developer has contracted with Dodson House Moving to relocate the structure safely. The Dodson's are the most experienced house moving firm in San Antonio and are fully qualified to move this structure without causing any damage.

For these reasons, we respectfully request your support for this relocation. If you have any questions with regard to this matter, please do not hesitate to call.

Sincerely,

BY:



Patrick W. Christensen
Attorney at Law











PROPOSED RELOCATION PARCEL



PROPOSED RELOCATION PARCEL



PROPOSED RELOCATION PARCEL