

# HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

**HDRC CASE NO:** 2017-541  
**ADDRESS:** 819 AUGUSTA  
**LEGAL DESCRIPTION:** NCB 821 BLK 25 LOT 7 EXC N 14.9 FT OF W 112.3 FT  
**ZONING:** FBZ T5-1,HE  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** King, Claudius - 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 located at 819 Augusta to the vacant lot located at 810 Augusta.

## 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 historic structure located at 819 Augusta was originally a 1-story single family home. The home was constructed in 1880 by noted architect Alfred Giles. The structure was built by English-born physician C.E.R. King (1839-1919), who came to America in 1851 and was a Confederate Army surgeon during the Civil War. Decedents of King resided at the home until 1929, when the Junior League of San Antonio purchased it for use as a tea room and meeting place. According to the San Antonio Historic Resources Survey of 1982, the structure features a modified L-plan with front and side projecting bays, a cross gable standing seam metal roof, and random ashlar masonry with cut quoins on the front corners. The rest of the front façade is symmetrical with three bays, 4 over 4 floor-length windows, and an off-center double door comprised of three panels. The home also features a front bay window with a dentil frieze and corbelled chimneys. The structure was noted as having exceptional significance at the time of the survey. The structure features a non-contributing modern addition to

the rear. The home was listed as a Recorded Texas Historic Landmark in 1973. That same year, a decision was made to undertake a significant restoration and expansion of the property for the Junior League. The project was completed in 1976. The property was locally designated on October 27, 1988. Despite this addition, the home retains a high degree of architectural integrity of design and workmanship, and is one of the oldest surviving residences identified in the area.

- b. **HISTORIC SIGNIFICANCE** – According to a December 1987 assessment provided by a member of the City Council Historic Sites and Structure Task Force, the home’s significance was noted by the following: properties that are part of a group; contributing property in a district or cluster; notable example of architecture; archaeological site important to local social and ethnic groups; related structure representing standards and tastes of a specific segment of the community; contributes to the historic character of scene, reinforcing the value of more resources in the area; and establishes neighborhood identity.
- c. **RELOCATION** – The applicant has proposed to relocate the structure to a vacant lot across the street addressed 810 Augusta. 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.
- d. According to UDC Sec. 35-613, five 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. However, the structure is one of the few remaining examples of late 1800s residential architecture that retains a high degree of integrity. The home is also an archetypal example of Victorian limestone residential architecture in San Antonio.
  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. Additionally, even with the 1976 non-contributing addition and modern context within surface parking, the structure retained a high degree of significance when surveyed in 1987. There are also many examples, several within the city, of projects that have incorporated an existing structure into a large-scale development.
  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 1888. The materiality and construction method of the structure make it a significant burden to move.
  4. **Whether the proposed relocation area is compatible with the historical and archaeological character of the building, object, or structure;** the proposed relocation area is in the direct vicinity of the existing location. The proposed lot is currently surface parking, surrounded to the east by additional surface parking, to the south by large footprint commercial structures, and to the west by two historic structures. The proposed location is nearby and would place it next to two historic structures of a similar era of significance. However, it removes the structure from its original location dating to 1880. Its placement also will not increase the likelihood of its continued preservation, and the structure may face a similar request as the area continues to change.

## **RECOMMENDATION:**

The historic context of the structure has generally been lost and the house may be a good candidate for relocation within an appropriate context in accordance with the UDC. However, staff does not recommend approval of relocation at this time based on the information provided. There is general concern regarding the proposal given the significance of the house and lack of a proposal for its prolonged use. If the HDRC recommends approval based on the evidence presented, then staff recommends the stipulation that the applicant provide a detailed site plan and landscaping proposal to better illustrate the proposed permanent treatment of the relocated structure.

## **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 Claudius King House Located within the Bright Shawl Junior League Property, Located at 819 Augusta and ~~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 Claudius King house located at 819 Augusta Street across the street to 810 Augusta Street. The Bright Shawl property is to be developed as a multi-family project. The home is currently used as a banquet hall 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 Nesbitt house, has been demolished over the years leaving the Claudius King house alone on this side of the block. This has significantly altered the context of what was once a residential community. The proposed location is currently used as a parking lot. As stated above, the remainder of the current 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 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











































# AUGUSTA STREET SAN ANTONIO, TX

#17240 09.27.2017



# DODSON HOUSE MOVING

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10/30/17

Brandon Easterling

RE: Relocation of Stone Building 819 Augusta St

Mr. Easterling

We have done a preliminary study of the stone Building located at 819 Augusta. I have estimated the weight of the building at 600 tons.

The final dimensions of the building, distance relocated and the obstacle's presented will dictate the equipment needed and if moving in two sections will be required. The distance the building is moved, onsite or across the street will not make a difference in the moving process.

The complexity of the project will have engineering checks and balances along with equipment requirements for a successful completion. Buildings of this size and weight have been successfully moved across the country. We will utilize proven techniques within the industry to complete the project, and thus have no concerns at all about being able to move the house without damaging the integrity or the overall aesthetic once completed.

We have been involved in several large projects in San Antonio, and assisted in the moving of the Fairmont hotel. A recent project we completed was the relocation of the Amaya House in Hemisfair park. This was a historic structure constructed in the 1800s, constructed of adobe and moved floorless. This was moved approximately 200 yards and reset on a new foundation.

Attached are pictures of projects we have completed. If you have any questions or would like to address concerns, please call.

Respectfully



Gator Dodson







































