



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

June 6, 2018

HDRC CASE NO: 2018-264
ADDRESS: 819 AUGUSTA
LEGAL DESCRIPTION: NCB 821 BLK 25 LOT 7 EXC N 14.9 FT OF W 112.3 FT
LANDMARK: King, Claudius - House
APPLICANT: Patrick Christensen - 310 S St Marys St
OWNER: Junior League of San Antonio - 723 Brooklyn Ave
TYPE OF WORK: Relocation of Historic Structure

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.

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. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on December 6, 2017. The approval carried the stipulation that the applicant submit a detailed site plan and plans for the proposed relocation, which has been fulfilled in this submittal. c. HISTORIC SIGNIFICANCE – According to a December 1987 assessment provided by a member of the City Council Historic Sites and Structures 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. d. RELOCATION – The applicant has proposed to relocate the structure to a lot across the street addressed 810 Augusta. The lot currently serves as surface parking. 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 been provided for conceptual

approval for HDRC consideration on June 6, 2018. e. 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. However, the structure is one of the few remaining examples of late 1800s residential architecture that retains a high degree of architectural 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 provided 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 five-story multifamily project. Despite changes in its context over the years, including the 1976 non-contributing addition and increase in surrounding 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, weight, 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 substantially increase the likelihood of its continued preservation, and the structure may face a similar request as the area continues to change. f. ARCHAEOLOGY- The project area is within the River Improvement Overlay District and includes a designated Local Historic Landmark. A review of historic archival maps shows the Upper Labor Acequia, a Spanish Colonial water feature, crossing the property. In addition, the Claudius King House, a designated Local Historic Landmark and Recorded Texas Historic Landmark (marker #2952) is located within the property. Subsurface deposits associated with this dwelling, including the building foundation, privies, and trash pits, are likely extant and shall be archaeologically documented. Thus, an archaeological investigation is required. State law requires a 60 day notice to the Texas Historical Commission prior to modifying the historical or architectural integrity of a Recorded Texas Historic Landmark.

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. The applicant has provided documentation that illustrates a comprehensive plan for the final treatment of the structure in its new location, including landscaping, hardscaping, bicycle parking, and the relationship of the remaining parking lot to the historic structure. If the HDRC recommends approval based on the evidence presented, then staff recommends that the following stipulations be met prior to the issuance of a Certificate of Appropriateness: i. That the applicant provides a comprehensive foundation plan for the new site, including civil or geotechnical engineering drawings that clearly illustrate how the historic structure will be supported. ii. That the applicant provides elevation drawings and detailed architectural detail drawings that indicate the final relocation condition of the structure, including the front porch and foundation treatment. iii. That the new property be designated through a historic zoning overlay. iv.

ARCHAEOLOGY- An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology. v. That the applicant fulfills all state and federal requirements for the property including a mandatory 60-day notification period with the Texas Historical Commission.

COMMISSION ACTION:

Approved with staff's stipulations.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.