



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

May 15, 2019

HDRC CASE NO: 2019-266

ADDRESS: 319 E EVERGREEN

LEGAL DESCRIPTION: NCB 392 BLK 30 LOT N 165.5' OF W 50' OF 11

APPLICANT: Carlos Cardenas/EVERGREEN TOWN HOMES LLC - 9900 LAKE RIDGE DR

OWNER: Carlos Cardenas/EVERGREEN TOWN HOMES LLC - 9900 LAKE RIDGE DR

REQUEST:

The applicant seeks a recommendation from the Historic and Design Review Commission to remove historic designation from the property at 319 E Evergreen.

FINDINGS:

- a. The property at 319 E Evergreen was designated an historic landmark by Ordinance 1998-0142222 on August 12, 1998.
- 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 indicated and staff confirmed there are no remaining buildings on the site.
 - The structure found on the site in 1998 no longer exists. The single-story Craftsman style home was constructed c 1912, and was originally addressed 317 E Evergreen per city directory research. It featured a composite shingle pyramid roof with an intersecting side gable, clapboard siding, and a recessed porch with square wood columns.
 - The structure caught fire in early 1999.
 - On June 22, 1999, the city and the property owner Patricia Garcia signed a contractual lien giving the city permission to demolish a dangerous structure at 319 E Evergreen.
 - On June 23, 1999, a notice was sent to the historic preservation officer (HPO) informing her that the main structure at 319 E Evergreen was being prepared to appear before the Dangerous Structure Determination Board. The HPO stated in response that the structure required HDRC review because of its status as a landmark.
 - At a meeting of the HDRC on August 18, 1999, staff recommended the Demolition Committee, a subcommittee of the HDRC, meet onside to assess the viability of the structure for rehabilitation.
 - The HPO scheduled a meeting of the Demolition Committee, for August 24, 1999, to review the Department of Code Compliance's request to demolish the structure.
 - On September 1, 1999, the Demolition Committee recommended to the HDRC the demolition permit be approved. HDRC approved the request for demolition as presented.
- c. In accordance with the UDC Sec. 35-607, Criteria for designation, staff should evaluate the property based on the criteria for designation. In 1998, the main structure was eligible for designation based coded criteria at the time. If the property were evaluated today according to the UDC, it would not be eligible as the structure no longer exists.

RECOMMENDATION:

Staff finds there is new and compelling evidence that the property no longer remains eligible for designation based on findings b and c. Staff recommends the removal of designation.

COMMISSION ACTION:

Approved as submitted.



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.