



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

October 7, 2020

HDRC CASE NO: 2020-342
ADDRESS: 7914 KENNEDY HILL
LEGAL DESCRIPTION: NCB 10879 P-126 (NON ADJ REMS)
HISTORIC DISTRICT: Brooks School of Aerospace Medicine
APPLICANT: LEO GOMEZ/BROOKS DEVELOPMENT AUTHORITY - 3201 SIDNEY BROOKS ST
OWNER: BROOKS DEVELOPMENT AUTHORITY - 3201 SIDNEY BROOKS ST

REQUEST:

The applicant seeks a recommendation from the Historic and Design Review Commission to remove the designation from the property at 7914 Kennedy Hill.

FINDINGS:

- a. The property at 7914 Kennedy Hill was designated historic as part of the School of Aerospace Medicine local historic district by City Council Ordinance 97449 on April 10, 2003. The boundary runs along the east side of Building 186, southwest to intersect with Sidney Brooks. The designated area comprises about half of the subject parcel in question.
- b. The current property owner submitted a request for removal of designation for the property at 7914 Kennedy Hill. 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 historic designation.
 1. The boundary description included in the February 5, 2003, Historic and Design Review Commission case materials and the March 18, 2003, Zoning Commission case materials are identical; see Boundary A in the attached exhibit titled "Reference for Boundaries of School of Aerospace Medicine Historic District." However, Ordinance 97449 contains a slightly different boundary description, which included an undeveloped area south of Building 186; see Boundary B on the attached exhibit.
 2. There is no indication that there was an error in the final boundary approved by City Council (Boundary B on the attached exhibit). Staff found no discussion regarding the boundary in the City Council minutes from April 10, 2003. The boundary described in City Council Ordinance 97449 has been correctly displayed on City maps since designation in 2003.
 3. The request for removal of designation suggests an entirely new boundary (Boundary C on the attached exhibit), which would remove the eastern frontage of Kennedy Hill Rd from the district. Applying consistent design review guidelines to both sides of this road is integral to maintaining the district's character. Projects visible from the right-of-way will impact the context of the significant historic resources that the district is designed to protect. It is worth noting that the designated portion of the multifamily infill project to the north of Building 186 was reviewed and approved by this Commission.
- c. The evidence provided by the applicant does not meet the threshold for designation removal; the contributing structure, Building 186, found on the site at the time of designation, remains eligible, and the boundary as described in Ordinance 97449 is correctly drawn to include a portion of the property at 7914 Kennedy Hill.
- d. On September 28, 2020, OHP staff proposed a compromise that retains a 30' buffer along the east side of Kennedy Hill Dr within the district (Boundary D on the attached exhibit).

RECOMMENDATION:

Staff recommends approval of the applicant's request to remove designation from 7914 Kennedy Hill Dr with the stipulation that the new boundary for the Brooks School of Aerospace Medicine Historic District follows Boundary D as proposed by staff and included in the exhibit titled "Reference for Boundaries of School of Aerospace Medicine Historic District" based on finding b.3.

COMMISSION ACTION:

Approved as submitted by applicant.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent.

Shanon Shea Miller
Historic Preservation Officer