



# 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 16, 2021

**HDRC CASE NO:** 2021-208  
**ADDRESS:** 828 NEVADA  
**LEGAL DESCRIPTION:** NCB 3100 BLK LOT 8  
**APPLICANT:** Office of Historic Preservation - 839966 PO BOX  
**OWNER:** JCCH PROPERTY SOLUTIONS LLC - 4007 MCCULLOUGH AVE

### REQUEST:

The Office of Historic Preservation is requesting a recommendation from the Historic and Design Review Commission regarding designation of the property at 828 Nevada.

### FINDINGS:

- a. On March 17, 2021, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 828 Nevada. On April 15, 2021, City Council approved Resolution 2021-04-01-0027R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation is required from the HDRC.
- b. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- c. City Council has the ultimate authority to approve the historic designation zoning overlay. A recommendation from HDRC will be forwarded to City Council.
- d. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

### RECOMMENDATION:

Staff recommends that the Historic and Design Review Commission recommend approval of historic landmark designation of 828 Nevada based on finding a.

### COMMISSION ACTION:

Approved as submitted.

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 than the last name "Miller".

Shanon Shea Miller  
Historic Preservation Officer