



City of San Antonio

Legislation Details (With Text)

File #: 15-1865

Type: Resolution

In control: City Council A Session

On agenda: 4/30/2015

Title: A Resolution directing staff to initiate rezoning for landmark designation for 1417 W. Salinas [Carlos Contreras, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Ordinance, 2. Resolution 2015-04-30-0031R

Date	Ver.	Action By	Action	Result
4/30/2015	1	City Council A Session	approved	Pass

Department: Office of Historic Preservation

Department Head: Shanon Shea Miller

Council district impacted: District 5

Subject: Resolution to proceed with landmark designation for 1417 W. Salinas

Caption: Resolution to proceed with landmark designation for 1417 W. Salinas [Carlos Contreras, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Summary: This resolution requests direction from City Council to move forward with historic landmark designation for the property at 1417 W. Salinas. The Historic and Design Review Commission (HDRC) recommended a Finding of Historic Significance for this property on March 19, 2014.

Background Information: The house at 1417 W. Salinas was constructed in the early 20th century (ca. 1924). It does not appear on the 1912 Sanborn map, but the property address appears in the 1924-25 City Directory. The property was first identified in San Antonio newspapers in 1924 as a 4-room rental property available through Conness Realty Company (*San Antonio Express*, 6/6/1924). It was advertised for rent again in 1928 with “lights, water, gas, new paper, paint, near I & GN Depot” (*San Antonio Express*, 10/7/1928). Throughout the 20th century the property was occupied by a variety of tenants and owners.

The house is small bungalow form with a cross-gabled roof, inset porch, and clapboard siding. A rear gabled addition of historic age appears to have been added in the early to mid-20th century. The house has retained original one-over-one wood sash windows, original transoms over both front entrances, and original square wood porch supports with Craftsman-influenced capitals. The house, although vacant, has retained its original setting and context and is located on a residential street of similar historic-age homes. It is also located immediately adjacent to the St. James A.M.E. Church.

This house represents an intact example of an early 20th-century house with few changes and alterations. The house at 1417 W. Salinas meets the following criteria for local landmark designation:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a

period, type, method of construction, or use of indigenous materials [35-607(b)5];

- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8];
- It is an important example of a particular architectural type or specimen [35-607(b)12];
- It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [36-607(b)15].

The property is located on San Antonio's near Westside. The property was submitted by Code Compliance to the Office of Historic Preservation for review on January 3, 2014. The recommendation by Code Compliance is for demolition. Office of Historic Preservation (OHP) staff and members of the Designation and Demolition Committee (DDC) of the Historic and Design Review Commission (HDRC) visited the property on February 12, 2014, for a site visit and recommended that the property was contributing to the neighborhood.

Issue: Staff recommends that the property at 1417 W. Salinas meets the criteria and is eligible for landmark designation. If Council approves a resolution to proceed with landmark designation, then OHP would apply for a change in zoning to include a historic landmark overlay for the property. The change in zoning requires approval from both the Zoning Commission and City Council. If approved by Council, the property would become a local historic landmark. Rehabilitation work would qualify for local tax incentives. All future proposals would require HDRC review.

Alternatives: Landmark designation would help protect and preserve this significant structure that played an important role in the architecture and history of San Antonio's near Westside. If Council does not approve a resolution to proceed with landmark designation, the designation process would come to an end and the HDRC's recommendation would not be required for any demolition requests. New construction on the property would not require review by the HDRC.

Fiscal Impact: There is no anticipated fiscal impact. All costs associated with historic landmark designation will be absorbed by the Office of Historic Preservation.

Recommendation: Staff recommends City Council approve the resolution to initiate historic landmark designation for this property.