City of San Antonio

Legislation Details (With Text)

File #:	17-2745
Type:	Resolution
	In control: City Council A Session
On agenda:	5/4/2017
Title:	A Resolution initiating landmark designation for 28 historic Eastside churches and providing a waiver of fees associated with the rezoning of the properties to include a historic zoning overlay. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Fiscal Impact Form, 2. Draft Ordinance, 3. Resolution 2017-05-04-0024R

Date	Ver.	Action By	Action	Result
5/4/2017	1	City Council A Session	Motion to Appr w Cond	Pass

RFCA - Historic Eastside Churches

Department: Office of Historic Preservation

Department Head: Shanon Shea Miller

Council District Impacted: District 2

Subject: Resolution to initiate landmark designation for 28 historic Eastside churches and to provide a waiver of fees associated with the rezoning of the properties to include a historic zoning overlay.

Caption: A Resolution initiating landmark designation for 28 historic Eastside churches and providing a waiver of fees associated with the rezoning of the properties to include a historic zoning overlay. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Summary: The Historic and Design Review Commission (HDRC) approved a Finding of Historic Significance for 28 historic Eastside churches on April 5, 2017. This resolution requests direction from City Council to move forward with the historic landmark designation process for 28 historic Eastside church properties and a waiver of fees associated with the rezoning of the properties to include a historic zoning overlay.

Background Information: Through preliminary research and assessment of the area, the department identified 28 churches and congregations in District 2 that were potentially eligible for historic designation based on age. Sources included previous surveys, Sanborn Insurance Maps, city directories, and newspaper archives. The Office of Historic Preservation (OHP) conducted a field survey in January 2017 and recorded photos and architectural descriptions for the church buildings. Staff then researched each congregation to better understand how locations and buildings have changed over time. Most of the identified churches are eligible for historic designation based on their age, architectural merit, or cultural significance.

On March 7, OHP held a public informational meeting hosted by New Light Baptist Church for the congregations and property owners of 28 Eastside churches that have been determined eligible for designation as local landmarks. Over 45 citizens attended the meeting, including representatives of 10 different congregations. OHP presented information and answered questions regarding the history and cultural significance of churches on the Eastside, the public hearing process, and the benefits and impacts of historic designation.

Following the public meeting, OHP staff met individually with representatives from several congregations that had additional questions regarding the designation process as well as the potential for designation at the national level. Several congregations, including New Light Baptist Church and Greater Corinth Baptist Church, have expressed support for local designation. Based on the research conducted, staff recommendations, and public comments received throughout the process, 28 properties are currently recommended eligible for local landmark designation. Each of the 28 properties meets at least three of the Criteria for Evaluation, in accordance with the process for considering designation of a historic landmark as outlined in the UDC Section 35-607. All of the church properties are located in Council District 2.

The HDRC reviewed and unanimously approved a Finding of Historic Significance for the church properties on April 5, 2017. Property owners were notified by mail of the HDRC meeting and encouraged to attend.

Issue: The 28 historic Eastside church properties meet the criteria established in the UDC and are 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 overly for the properties. The change in zoning requires approval from both the Zoning Commission and City Council. If approved by Council, the properties would become local historic landmarks.

Alternatives: Landmark designation would help protect and preserve these unique structures. If Council does not approve a resolution to proceed with landmark designation, the designation process would come to an end and the properties would not be protected against demolition. New construction or alterations on the properties would not require review by the HDRC.

Fiscal Impact: Costs associated with this designation include zoning application fees totaling $5,946.60. Funding is available from the Fiscal Year 2017 Adopted General Fund Budget. Should Council approve the waiver of fees; there would be no fiscal impact.

Recommendation: The properties are eligible for historic designation. The Historic and Design Review Commission recommends that City Council initiate the historic designation process.

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