



City of San Antonio

Agenda Memorandum

File Number: 18-4509

Agenda Item Number: 22.

Agenda Date: 8/16/2018

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Resolution to initiate landmark designation for 705 E Grayson

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 705 E Grayson. On June 6, 2018, the Historic and Design Review Commission (HDRC) agreed that the property is historically significant, and is requesting to initiate an application for landmark designation.

BACKGROUND INFORMATION:

A demolition application was submitted on February 2, 2018, to the Office of Historic Preservation (OHP), by the property owner, for the structure located at 705 E Grayson which is located in the Downtown Residents Association, on the border of the Government Hill Neighborhood Alliance. OHP identified the property as eligible for historic designation.

The property at 705 E Grayson includes a main structure and accessory structure in the rear, designed by architect Lou Harrington and built by Ed Steves & Son c. 1922 for Dr. Charles Craig Cade. SA Grayson Three, LLC currently owns the building. OHP staff finds the property is eligible for designation. The property meets 3 of the 16 criteria for eligibility found in the UDC. The structure is a Colonial Revival residential home that represents the conclusion of this period of development of the residential neighborhood with close ties to Fort Sam Houston. The structure is associated with a prominent local doctor and cotton farmer, Dr. CC Cade; the structure was designed by a prominent local architect, Lou Harrington; it was built by Ed Steves & Sons, a prolific and well-known local builder. On April 4, 2018, OHP staff made a site visit to determine the amount of original material still present.

The structure meets four Criteria for Evaluation: 4, 5, and 11 in accordance with the process for considering

designation of a historic landmark, as outlined in the UDC Section 35-607.

On June 6, 2018, the HDRC agreed with the request for review of historic significance, recommended approval and requested a resolution from the City Council to initiate the designation process. The property owner still remains not in support of the designation.

ISSUE:

705 E Grayson meets the criteria 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 overlay 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. Rehabilitation work would qualify for local tax incentives, and all future proposals for the properties would require HDRC review.

ALTERNATIVES:

Landmark designation would help protect and preserve this structure. 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:

The Office of Historic Preservation requests a waiver of the required zoning fees in an amount of \$832.10 that would otherwise be paid to the Development Services Fund. Should council not approve the resolution, this amount would be paid to the Development Services Fund by the City's General Fund.

RECOMMENDATION:

The property is eligible for historic designation. The HDRC recommends that City Council initiate the historic designation process.