



City of San Antonio

Agenda Memorandum

File Number:20-7093

Agenda Item Number: 29.

Agenda Date: 12/17/2020

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Resolution to initiate landmark designation for 118 Lotus

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 118 Lotus. On November 4, 2020, the Historic and Design Review Commission (HDRC) agreed with the finding of historic significance and supported the designation of the property as a local landmark.

BACKGROUND INFORMATION:

On September 28, 2020, a Request for Review of Historic Significance for the property located at 118 Lotus was submitted to the Office of Historic Preservation (OHP) by the Lavaca Neighborhood Association represented by Cherise Rohr-Allegrini, PhD. Bryan Sory of Stillwell Group Investments LLC currently owns the property which is located in the Lavaca neighborhood and in the S Presa/S St Mary's neighborhood conservation district (NCD-1) of City Council District 1. The Demolition & Designation Committee (DDC) held a site visit on October 14, 2020. The request for a finding of historic significance was heard by the HDRC on November 4, 2020.

118 Lotus is a single-story Queen Anne-style resident built in 1910. It is located in the Lavaca neighborhood conservation district (NCD-1) of City Council District 1. Stillwell Group Investments LLC currently owns the property. The structure meets criteria 1, 5, and 13, meeting the eligibility requirements for local landmark designation outlined in the UDC.

On November 4, 2020, the HDRC agreed with the finding of historic significance, recommended approval, and requested a resolution from the City Council to initiate the designation process. The property owner does not support designation.

ISSUE:

118 Lotus meets the criteria and is eligible for landmark designation. If Council approves a resolution to proceed with landmark designation, OHP would apply for a change in zoning to include a historic landmark overlay for the properties. The change in zoning requires approval from the Historic and Design Review Commission, 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, and all future proposals for the property 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 \$842.70 that would otherwise be paid to the City's Development Services Fund. Should Council not approve the resolution, this amount would be paid to the Development Services Fund by the Office of Historic Preservation General Fund FY 2021 Adopted Budget.

RECOMMENDATION:

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