



City of San Antonio

Agenda Memorandum

File Number: 15-4144

Agenda Item Number: 24.

Agenda Date: 8/13/2015

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 825 E Grayson St.

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 825 E Grayson. The Historic and Design Review Commission (HDRC) voted to initiate an application for landmark designation on July 15, 2015.

BACKGROUND INFORMATION:

Construction Date: circa 1880s.

825 Grayson is associated with numerous historic figures including early settlers, military figures, merchants and others who contributed to the development of San Antonio, Government Hill, and Ft. Sam Houston. As the home of several post surgeons, and immediately adjacent to Ft. Sam Houston, the house contributed to Ft. Sam Houston's designation as the "Home of Military Medicine. The early property owner, Col. C.C. Cresson and his wife, as described above, contributed greatly to the social, educational and cultural life of Government Hill. Architecturally, the home reflects the suburban growth of the community in the late 19th and early 20th century. It is the last of its type on the block, and is a significant tie to the adjacent Government Hill Historic District.

A request for review of historic significance for 825 Grayson was submitted to OHP by a citizen. Consistent with the RID 2014-003, OHP processed the request from a citizen for review and scheduled the request on the HDRC agenda. The HDRC concurred with the applicant that the property is eligible for landmark designation

and voted to initiate landmark designation. The property owner is not in favor of designation.

The property at 825 E Grayson meets the following criteria for local landmark designation:

- Its value as a visible or archeological reminder of the cultural heritage of the community, or national event; [35-607(b)1];
- Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; [35-607(b)3];
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; [35-607(b)8];
- It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; [35-607(b)13];
- It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; [35-607(b)15];

ISSUE:

The property at 825 Grayson 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:

The structure would not be designated a historic landmark. Landmark designation would help protect and preserve this structure in the Government Hill neighborhood. Landmark designation may make the property eligible for tax incentives for rehabilitation.

FISCAL IMPACT:

Costs associated with this designation include application fees of \$770.00 and are funded in the Office of Historic Preservation FY 2015 budget.

RECOMMENDATION:

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