



City of San Antonio

Legislation Details (With Text)

File #: 15-1988
Type: Resolution
In control: City Council A Session
On agenda: 4/30/2015
Title: Resolution directing staff to initiate rezoning for landmark designation for 1704 San Fernando [Carlos Contreras, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].
Sponsors:
Indexes:
Code sections:
Attachments: 1. Draft Ordinance, 2. Resolution 2015-04-30-0033R

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 1704 San Fernando.

Summary: This resolution requests direction from City Council to move forward with historic landmark designation for the property at 1704 San Fernando. The Historic and Design Review Commission (HDRC) recommended a Finding of Historic Significance for this property on April 16, 2014.

Background Information: The house at 1704 San Fernando was constructed between 1912 and 1915. According to the 1912 Sanborn map, the property was not yet developed, but the address appears in the City Directory by 1916. This house was most likely a duplex, as the City Directory of 1918 indicates that J.A. & Jane Littleton and J.T. & Felicitas Rodriguez were living at the address as renters. The façade appears to have had two original entrances, a further indication that the house served as a multi-family structure.

This house appears to have been constructed as a simple Bungalow/ Craftsman style residence, with wood siding and a standing seam metal hipped/ pyramidal roof which was common on earlier houses of this style. The porch is now supported by simple classical columns. This house was most likely built as a rental property and is typical of those found in the working class neighborhoods of San Antonio. The house remains an intact example of an early 20th century residence and a contributing resource to the surrounding residential neighborhood.

The property at 1704 San Fernando meets the following criteria for local landmark designation:

- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8];
- It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11];

- It is an important example of a particular architectural type or specimen [35-607(b)12];

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 in March 2014. The recommendation by Code Compliance is for demolition. An Office of Historic Preservation (OHP) staff member visited the property on April 2, 2014.

Issue: Staff recommends that the property at 1704 San Fernando 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.