



City of San Antonio

Legislation Details (With Text)

File #: 18-5086
Type: Resolution
In control: City Council A Session
On agenda: 10/11/2018
Title: Resolution initiating historic landmark designation for 905 Nogalitos St (parcel includes 901, 903, 905 and 911 Nogalitos, and 118, 120 and 122 Ralph) and waiving all related fees. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation] (Continued from January 18, 2018)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Staff Presentation, 2. Draft Ordinance, 3. Resolution 2018-10-11-0046R

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Resolution to initiate historic landmark designation for 905 Nogalitos St (parcel includes 901, 903, 905 and 911 Nogalitos, and 118, 120 and 122 Ralph) and to waive all related fees.

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 905 Nogalitos. On December 6, 2017, the Historic and Design Review Commission (HDRC) voted to initiate an application for landmark designation and identified the gas station structure to be the only contributing building on site.

Staff recommends approval of the request and has identified the gas station structure to be the only contributing building on site. Staff finds that 905 Nogalitos meets six (6) of the 16 criteria for evaluation and is eligible for landmark designation based on findings f and g.

BACKGROUND INFORMATION:

The property was originally identified through a 2012 survey initiative led by a volunteer committee of the San Antonio Conservation Society. In 2016, the gas station was one of several found to be eligible for landmark designation part of Office of Historic Preservation's historic gas stations designation effort survey but was removed from the initiative due to owner opposition. The HDRC reviewed and approved a Finding of Historic Significance for this gas station and others on August 17, 2016. This property did not move forward to City Council with the other gas stations for the Resolution on January 19, 2017.

The gas station structure at 905 Nogalitos (currently addressed as 901 and 903 Nogalitos) was built in 1935 for the Pure Oil Company. Pure Oil Distributing Company out of Delaware operated four stations in San Antonio. This Tudor revival structure had a twin on Buena Vista that was demolished some time before 1984. It is the only remaining Pure Oil Station structure still standing in San Antonio. Its steep pitched roof, gabled ends and twin chimney reflect the standard residential appearance of Pure Oil Stations. The structure meets the criteria for local landmark designation outlined in the UDC. There are 4 principal non-residential structures on the parcel including the gas station with the dates of construction ranging from 1935 through 2000. While these structures are representative of the development of the property over time, they are determined to be non-contributing to the historic significance of the property.

A demolition application was submitted on October 3, 2017 to the Office of Historic Preservation (OHP), by the property owner, specifically for the gas station structure located at 905 Nogalitos (also known as 901 Nogalitos) which is located in the Collins Garden Neighborhood. A Request for Review of Historic Significance was submitted on October 13, 2017 by the San Antonio Conservation Society.

On December 6, 2017, 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:

905 Nogalitos 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 the unique structure. If Council does not approve a resolution to proceed with landmark designation, the designation process would come to an end and the property would not be protected against demolition. New construction or alterations on the properties 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 \$1,865.60

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.