



City of San Antonio

Legislation Details (With Text)

File #: 20-5606

Type: Resolution

In control: City Council A Session

On agenda: 10/8/2020

Title: Resolution to initiate historic landmark designation for 403 Montana and waive application fees totaling \$842.70. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Ordinance, 2. Resolution 2020-10-08-0045R

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|--------|--------|
| 10/8/2020 | 1 | 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 403 Montana

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 403 Montana. On September 2, 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 November 6, 2019, a demolition application was submitted to the Office of Historic Preservation (OHP) by Hector Martinez on behalf of the property owner of the building at 403 Montana, located in the Alamodome Gardens neighborhood of City Council District 2. On November 27, 2019, the applicant was notified that the structure was eligible for local landmark designation. The Demolition & Designation Committee (DDC) held a site visit on December 11, 2019. This case was initially placed on the December 18, 2019, HDRC agenda. The property owner withdrew his request to demolish to explore other options. To accommodate, OHP staff agreed to pause their request for a finding of historic significance. City suspension of public hearings due to COVID-19 further delayed the case. The request for a finding of historic significance was heard by the HDRC on September 2, 2020.

403 Montana is a one-and-a-half-story Queen Anne residence built in 1897 for Nicholas Lee Petrich of Petrich-Saur Lumber and designed by Frederick Bowen Gaenslen. It is located in the Alamodome Gardens neighborhood of City Council District 2. Jagath Santha currently owns the property. The structure meets criteria 3, 4, 5, and 13, meeting the eligibility requirements for local landmark designation outlined in the UDC.

On September 2, 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:

403 Montana 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 the 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.