



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2605  
**Type:** Resolution  
**In control:** City Council A Session  
**On agenda:** 4/15/2021  
**Title:** Resolution to initiate historic landmark designation for 828 Nevada Street and waive application fees. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Resolution 2021-04-15-0027R

Date	Ver.	Action By	Action	Result
4/15/2021	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 828 Nevada Street

### SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 828 Nevada Street. On March 17, 2021, 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 January 19, 2021, a demolition application was submitted to the Office of Historic Preservation by Jose Castro, JCCH Property Solutions, the property owner of 828 Nevada Street, located in the Denver Heights neighborhood of City Council District 2. The Demolition & Designation Committee (DDC) held a virtual site visit on February 24, 2021. The request for a Finding of Historic Significance was heard by the HDRC on March 17, 2021.

The property at 828 Nevada Street is a single-story Craftsman-style residence built in 1918 by Ed. Steves &

Sons for John M. and Nona Tinsley. It is located in the Denver Heights neighborhood of City Council District 2. Jose Castro currently owns the property. The structure meets criteria 1, 4, 5, and 13, meeting the eligibility requirements for local landmark designation outlined in the UDC.

1. Its value as a visible or archeological reminder of the cultural heritage of the community; 828 Nevada Street is located in an historically Black neighborhood; nearly all homeowners and renters on the 400 to 2200 blocks of Nevada Street were Black people. On the 800 block, a remarkable number of families continued to live in their homes from the 1910s through at least the late 1950s.

4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation; the house was built by Ed. Steves & Sons, a San Antonio company founded in 1866 that remains in business as Steves & Sons, Inc.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the house is intact example of a Craftsman-style residence and retains its original footprint with only one modification (closed rear porch) and its character-defining features.

13. 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; the property is located in an area staff finds to be an eligible local historic district, Denver Heights, an historically Black neighborhood.

On March 17, 2021, 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:**

828 Nevada Street 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 to waive the fees, 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.