



City of San Antonio

Agenda Memorandum

File Number:16-3780

Agenda Item Number: 34.

Agenda Date: 6/30/2016

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 255 Brahan.

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 255 Brahan. The Historic and Design Review Commission (HDRC) voted to initiate an application for landmark designation on July 1, 2015.

BACKGROUND INFORMATION:

The house at 255 Brahan was designed and built by local architect Charles T. Boelhauwe, known for his work on the Central Trust Company Building and the Sunken Gardens Theater. Boelhauwe's father-in-law, Otto Wahrmond, purchased the property in 1913. Wahrmond served at various times as the president, vice president, and general manager of the San Antonio Brewing Association (Pearl Brewery). The house was completed circa 1916 and is an excellent example of the Craftsman architectural style. It is a contributing resource located on a prominent corner within the potential Westfort Historic District and meets the criteria for local landmark designation outlined in the UDC.

A request for review of historic significance for 255 Brahan was submitted to OHP by a resident of the Westfort Conservation District. 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.

ISSUE:

The property at 255 Brahan 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 structure in the Westfort Conservation District. 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, but must adhere to NCD standards.

FISCAL IMPACT:

Costs associated with this designation include application fees of \$770.00 and are funded in the Office of Historic Preservation FY 2016 budget.

RECOMMENDATION:

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