



City of San Antonio

Agenda Memorandum

File Number: 19-1790

Agenda Item Number: 24.

Agenda Date: 2/21/2019

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Resolution to initiate historic landmark designation for 428 S San Augustine and a waiver of application fees.

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 428 S San Augustine. On December 19, 2018, 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 October 12, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of the commercial structure at 428 S San Augustine, located in the Las Palmas neighborhood of District 5. A Request for Review of Historic Significance was submitted on November 27, 2018 by Sarah Gould, representing the Westside Preservation Alliance and Esperanza Peace & Justice Center.

The structure at 428 S San Augustine is a single-story clapboard shotgun house with Craftsman influences located in the Las Palmas neighborhood of City Council District 5, built for Gilbert Hernandez c. 1936. Manuel Cerrillo currently owns the property. The structure meets criteria 5, 8, 11, and 12, exceeding the eligibility requirements for local landmark designation outlined in the UDC.

On December 19, 2018, 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:

428 S San Augustine 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 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 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, 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.