



City of San Antonio

Agenda Memorandum

File Number:19-4283

Agenda Item Number: 14.

Agenda Date: 6/6/2019

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Resolution to initiate landmark designation for 307 E Evergreen

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 307 E Evergreen. On April 17, 2019, 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 February 6, 2019, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of the structure at 307 E Evergreen, located in the Tobin Hill neighborhood of District 1. A Request for Review of Historic Significance was submitted on March 7, 2019, by Frederica Kushner, representing the Tobin Hill Community Association.

The structure at 307 E Evergreen is a one-story residential (currently zoned commercial) Craftsman style structure with Neoclassical influences built c. 1910 for William and Lizzie Penn. It is located in the Tobin Hill neighborhood of District 1. Evergreen Street Holdings LLC is the current owner. The structure meets criteria 1, 3, 5, 8, and 13, exceeding the eligibility requirements for local landmark designation outlined in the UDC.

On April 17, 2019, 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:

307 E Evergreen 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 overlying 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.