



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-4785

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**Agenda Item Number:** 20.

**Agenda Date:** 8/8/2019

**In Control:** City Council A Session

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**Department:** Office of Historic Preservation

**Department Head:** Shanon Shea Miller

**Council district impacted:** District 1

**Subject:**

Resolution to initiate landmark designation for 434 E Magnolia Ave

**Summary:**

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 434 E Magnolia Ave. On May 15, 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 March 6, 2019, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of the structure at 434 E Magnolia Ave, located in the Tobin Hill neighborhood of District 1. During the 30-day review period allowed under UDC, OHP staff received feedback from 25 individuals and organizations regarding the demolition request. Of these, 24 opposed and one supported the demolition request. The Office of Historic Preservation requested a finding of historic significance for the structure largely in response to this unprecedented level of community concern regarding the potential loss of this structure.

The structure at 434 E Magnolia is a two-story Craftsman style duplex residence built c. 1909. It is located in the Tobin Hill neighborhood of District 1. Michael Davila is the current owner. The structure meets criteria 3, 7, and 13, meeting the eligibility requirements for local landmark designation outlined in the UDC.

On May 15, 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:**

434 E Magnolia Ave 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 this 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.