



City of San Antonio

Agenda Memorandum

File Number:21-2166

Agenda Item Number: 23.

Agenda Date: 4/1/2021

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 212 E. Dewey Place

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 212 E. Dewey Place. On February 3, 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 November 16, 2020, a demolition application was submitted to the Office of Historic Preservation by Colton Vader of Flash Demolition, on behalf of the property owner of the structure at 212 E. Dewey Place, located in the Tobin Hill neighborhood of City Council District 1. On December 15, 2020, the Tobin Hill Community Association, represented by Frederica Kushner, submitted a Request for Review of Historic Significance. The Demolition & Designation Committee (DDC) held a virtual site visit on January 12, 2021. The request for a Finding of Historic Significance was heard by the HDRC on February 3, 2020.

The property at 212 E. Dewey Place is a single-story Craftsman-style residence built in 1913 by William W. and Mary Avey. It is located in the Tobin Hill neighborhood of City Council District 1. Cabot-Chase Ltd. currently owns the property. The structure meets criteria 3, 5, 8, and 13, meeting the eligibility requirements for local landmark designation outlined in the UDC.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; 212 E. Dewey Place can be identified with Robert S. Michael, who significantly contributed to the development of the San Antonio community.

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; 212 E. Dewey Place is an example of a Craftsman-style residence.
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 212 E. Dewey Place, having stood at that location since 1913, is an example of the bungalow architecture once common in the western part of the Tobin Hill Neighborhood. It is one of the few one-story residences remaining of the hundreds which were built in the 'teens, '20s, and '30s between McCullough and San Pedro Avenue.
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 a neighborhood identified by staff as an eligible local historic district. Were the Tobin Hill Community Association to seek add the area as a second phase to the Tobin Hill Historic District, this property would contribute. Additionally, it is one of the few one-story residences remaining of the hundreds which were built in the 'teens, '20s, and '30s between McCullough and San Pedro Avenue.

On February 3, 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:

212 E. Dewey Place 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.