



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

August 16, 2023

HDRC CASE NO: 2023-316
ADDRESS: 509 DELAWARE
LEGAL DESCRIPTION: NCB 656 BLK W 1-2 OF 11 LOT E 149.61 FT OF 5 & 6
APPLICANT: Atiya Mitchell/Plandmark Development Services, LLC - 4007 McCullough Ave, Ste 192
OWNER: BRIGHT LAKES REAL ESTATE LLC - 3720 S LOOP 1604 E

REQUEST:

The applicant seeks a recommendation from the Historic and Design Review Commission to remove historic designation from the property at 509 Delaware.

FINDINGS:

- a. The property at 509 Delaware was designated an historic landmark by Ordinance 68210 on October 27, 1988.
- b. The current property owner submitted a request for removal of historic designation. Consistent with the UDC Sec 35-606(g), the applicant must present new and compelling evidence that the property no longer meets the criteria for landmark designation. The evidence provided by the applicant meets the threshold for designation removal; the structure found on the site at the time of designation burned in March of 2022. The Historic and Design Review Commission approved demolition of the ruins on September 7, 2022.
- c. In accordance with the UDC Sec. 35-607, Criteria for designation, staff should evaluate the property based on the criteria for designation. In 1988, the main structure was eligible for designation based on its architectural and cultural significance. If the property were evaluated today according to the UDC, it no longer meets any of the sixteen criteria listed in Sec. 35-607.

RECOMMENDATION:

Staff finds there is new and compelling evidence for removal of designation for the property based on findings b and c. Staff recommends approval of the request for removal of historic landmark designation.

COMMISSION ACTION:

Approved as submitted.

Shanon Shea Miller
Historic Preservation Officer