



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 22

Agenda Date: August 17, 2023

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Resolution initiating landmark designation for 116 E. Dewey Place

SUMMARY:

This ordinance requests direction from City Council to move forward with historic landmark designation for the property at 116 E. Dewey Place and waive all zoning fees. On June 21, 2023, 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. The property owners, Parkview Partners LTD and Parkview Partners II LTD, do not support the historic designation.

If zoning fees are not waived, this ordinance would authorize the City's Office of Historic Preservation to pay \$842.70 for the required zoning fees to the Development Services Fund. Funding is available from the General Fund FY 2023 Adopted Budget.

BACKGROUND INFORMATION:

On October 6, 2021, a demolition application was submitted to the Office of Historic Preservation by Colton Vader of Flash Demolition on behalf of the property owner of 116 E. Dewey Place, located in the Tobin Hill neighborhood of City Council District 1. OHP staff researched the

property to determine eligibility during the 30-day review period provided by UDC 35-455. The Demolition and Designations Committee held a site visit on December 7, 2021. The request for a Finding of Historic Significance was heard by the HDRC on June 21, 2023.

The property at 116 E. Dewey Place NCB 1729 BLK 7 LOT N 125 FT OF 12, is a single-story Queen Anne residence built c. 1912. The property is owned by Parkview Partners LTD and Parkview Partners II LTD. The structure meets criteria 3, 5, 8, and 13, meeting the eligibility requirements for local landmark designation outlined in the UDC. The property is identified with a person or persons who significantly contributed to the development of the community, county, state, or nation; as home of Albert W. Hartman, who represented San Antonio to the Texas Five Million Club and served as secretary for the International Club. Both of these organizations sought to encourage growth of the Texas economy by encouraging population growth in the former club and better business and social relations with Mexico in the latter (criteria 3). The structure has distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; Folk Victorian with Queen Anne influences seen in the porch details and the hip on gable roof (criteria 5). The home has historical, architectural, or cultural integrity of location, design, materials, and workmanship as the property retains many of character-defining features, including wood cladding, wood windows, closed gables with decorative shingles, a cutaway bay, dentals along the fascia of the primary elevation, brick chimneys, and a gable-on-hip standing-seam metal roof. An original column remains on the southeast corner of the front porch (criteria 8). Additionally, 116 E. Dewey Place 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 the Tobin Hill neighborhood, which staff found is an eligible local historic district. Should the neighborhood choose to designate, the property would be listed as contributing (criteria 13).

On June 21, 2023, the HDRC approved a Finding of Historic Significance and requested a resolution from the City Council to initiate the designation process of this Property. The property owners of 116 E. Dewey Place do not support designation.

ISSUE:

116 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 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 Historic & Design Review Commission (HDRC) review.

ALTERNATIVES:

If Council does not approve a resolution to proceed with landmark designation, the designation process would end, and the HDRC's recommendation would not be required for any demolition requests. Additionally, any new construction on the property would not require review by the

HDRC.

FISCAL IMPACT:

This ordinance would authorize the City's Office of Historic Preservation to pay \$842.70 for the required zoning fees to the Development Services Fund if zoning fees are not waived. Funding is available from the General Fund FY 2023 Adopted Budget.

RECOMMENDATION:

The property is eligible for historic designation. The HDRC recommends that City Council initiate the historic designation process.