



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 26

Agenda Date: January 13, 2022

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Resolution initiating landmark designation for 117 Burbank Street

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 117 Burbank Street. On November 17, 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 September 9, 2021, a demolition application was submitted to the Office of Historic Preservation by Guillermo Zertuche of JR Ramon Demolition, on behalf of the property owner of the property at 117 Burbank Street, located in the Collins Garden neighborhood of City Council District 5. OHP staff notified the Collins Garden neighborhood association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455. The Demolition & Designation Committee (DDC) held a site visit on October 13, 2021. The request for a Finding of Historic Significance was heard by the HDRC on November 17, 2021.

The property at 117 Burbank Street is a single-story vernacular shotgun residence with Craftsman

influence built c 1924 for Alfredo and Juana Castillo. It is located in the Collins Garden neighborhood of City Council District 5. Julia M Daniel-Rocha & Henry Rocha Jr. currently own the property. The structure meets criteria 1, 5, and 13, meeting the eligibility requirements for local landmark designation outlined in the UDC.

1. Its value as a visible or archeological reminder of the cultural heritage of the community; 117 Burbank Street is an example of a vernacular shotgun house, a housing type prevalent in the early 20th century that provided housing for low-income residents and communities of color.

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; the structure is an example of a Craftsman-influenced vernacular shotgun residence. The single-story, narrow shotgun form is generally found in the urban South and characterized by a one-room wide linear floorplan with a roofline oriented perpendicular to the street.

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 one of three shotgun homes in a row, currently addressed 113, 115, and 117 Burbank Street. Additionally, it is one of more than 700 shotgun houses identified by OHP in partnership with the community as part of a larger survey initiative. Staff is in the process of documenting and writing a context statement for the shotgun house inventory in San Antonio that highlights this building type as architecturally and culturally significant and an existing source of affordable housing.

On November 17, 2021, the HDRC approved a Finding of Historic Significance and requested a resolution from the City Council to initiate the designation process. The property owners do not support designation.

ISSUE:

117 Burbank Street 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 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 2022 Adopted Budget.

RECOMMENDATION:

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