



DEMO APPLICATION FORM

Print Form

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204
P: 210.215.9274 E: OHP@SANANTONIO.GOV

DATE RECEIVED

***OHP Demolition Review Fee:** \$50 - Residential Demolition \$100 - Commercial Demolition

Photographs of all four sides of the building to be demolished are required for review

Property Address

Historic District** (if applicable) Landmark Name** (if applicable)

Parcel ID: NCB Block Lot Zoning

Approximate Date Built: Structural Frame:

Type of Structure: Commercial Residential Accessory

Why is structure to be demolished?

Property Owner: Phone Number:

Mailing Address:

Contractor: Phone Number:

Mailing Address:

Applicant: Phone Number:

Mailing Address:

SIGNATURE OF PROPERTY OWNER _____

SIGNATURE OF APPLICANT (if different from owner) _____

FOR STAFF ONLY

- Permit to be issued _____
- Research to be done _____
- Referred to HDRC*** _____
- Fee Paid, Invoice # _____

This completed form, photos, and required fees are to be submitted in person to 1901 S. Alamo

***** DEMOLITION PROCEDURES: Chapter 35, Article 4, Section 35-455**

All applications for permits to demolish buildings, objects, sites, or structures not included under any other portion of this section shall be referred to the City Historic Preservation Officer for the purpose of determining whether or not the building, object, site, or structure may have historical, cultural, architectural, or archaeological significance.

The City Historic Preservation Officer shall make such determination within **thirty (30) days** after receipt of the completed application and shall notify the Director of the Planning and Development Services Department in writing. If the building, object, site, or structure is determined to have no cultural, historical, architectural, or archaeological significance, a demolition permit may be issued immediately, provided such application otherwise complies with the provisions of the demolition ordinance and all City Code requirements.

If said building, object, site, or structure is determined by the City Historic Preservation Officer to have historical significance, the Historic Preservation Officer shall make such information available to the Historic and Design Review Commission for review and recommendations as to significance. If the Commission concurs in the significance, using criteria set forth in Section 35-607, the Commission shall recommend to the City Council that the building, object, site, or structure be designated, as appropriate, an Exceptional or Significant Historic Landmark. Upon such a recommendation by the Commission, issuance of any permit shall be governed by Article 4, Division 5.

*If the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits. The fee structure can be found in the City of San Antonio's United Development Code under **Section 35-614 (e)**.

**** DIVISION 2. HISTORIC PRESERVATION**

Sec. 35-614. Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as Historic Exceptional or Historic Significant) or a historic district.

(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship the applicant may provide to the Historic and Design Review Commission additional information regarding loss of significance as provided in subsection (c) (3) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, he has to provide clear and convincing evidence of economic hardship on the applicant if the application for a certificate is to be approved.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c) (3) in order to receive a certificate for demolition of the property.

For additional information regarding demolitions of a Historic Landmark or a contributing property in a historic district, please visit our website at **www.sanantonio.gov/historic**