Westside Lost

Karam’s Restaurant

La Gloria
Westside Lost
Westside Cultural Resource Survey

- Assistance of several community partners
- Identification of important properties on San Antonio’s Westside
- Documentation (photos) and historic research
Westside Cultural Resource Survey Partners

Westside Preservation Alliance

Peace & Justice Center Esperanza

SAN ANTONIO CONSERVATION SOCIETY INC. TEXAS

Westside Development Corporation
Westside Cultural Resource Survey

• Kick-off Event: February 2011

• Community Meeting: August 2012

• Phase I Landmarks Meeting: December 2012
Westside Cultural Resource Survey

- Over 90 properties and areas identified as significant to the Westside for their history, culture, and architecture
How do we protect these important Westside properties?
What is a Local Landmark?

- An individual structure officially recognized by the City of San Antonio for its outstanding historical, cultural, architectural, or archaeological significance.
What does Local Landmark designation provide?

- Protection and preservation of the city’s architectural and historic properties
- Design review process for exterior modifications to existing structures and for new construction
Local Landmarks

- Over 2000 designated local landmarks throughout San Antonio
- 27 Local Historic Districts
- Not many located within Westside of San Antonio
Phase I Landmark Designation

March 21, 2013 – 22 properties designated as Westside landmarks by City Council
Advantages of Landmark Designation

- Protection of neighborhood character and history
- Protection from hasty demolition
- Protection from incompatible development or inappropriate design changes
- Enhanced community pride and identity
- Tax incentives
Landmark Designation Criteria

Based on National Register of Historic Places Criteria

A: Associated with significant events
B: Associated with significant people
C: Distinctive style of architecture
D: Yield important information (archaeology)
Landmark Designation Criteria

- Visible reminders of cultural heritage
- Association with persons significant to the community
- Characteristics of a particular architectural style
- Distinctive in character, interest or value; strongly exemplifies the social, ethnic or historic heritage of San Antonio
- Greatly contributes to the character or image of a neighborhood or community
Creating Local Landmarks

- Identify significance and eligibility of property
- Work with property owners
- Designation involves three steps (public hearings):
  - Historic and Design Review Commission (HDRC)
  - Zoning Commission
  - City Council
What is the Historic and Design Review Commission (HDRC)?

• An 11 member board of volunteers who are appointed by City Council

• Review proposed exterior changes to Landmark properties and properties within Local Historic Districts

• Changes are presented to the HDRC through the Office of Historic Preservation
Landmark Designation Requirements

To protect historic properties:

• Administrative approval for ordinary repair/maintenance and minor exterior work

• More extensive exterior work reviewed by Historic and Design Review Commission (HDRC)

• Administrative or HDRC approval required before securing building permits or initiating work
Design Review Process

• Before getting building permits or starting work, an applicant submits application and plans to the Office of Historic Preservation.

• Depending on type/scope of work, the application is either approved administratively by OHP staff or is reviewed by the Historic and Design Review Commission (HDRC).
Certificate of Appropriateness (COA)

• Document signed by Historic Preservation Officer that is required before obtaining building permits

• Can be approved through the HDRC or Administratively by OHP staff (depending on type/scope of proposed project)
Administrative Certificate of Appropriateness

• Application is submitted to the Office of Historic Preservation along with photos, plans, etc. of the proposed project

• Application is approved by staff and an Administrative COA is issued

• Applicant can obtain building permits
Historic and Design Commission (HDRC) Review

- An HDRC Application (with plans, photos, etc.) is submitted to the OHP and the case is heard at the next HDRC meeting.

- Approval process usually takes about three weeks.

- Certificate of Appropriateness (COA) issued and applicant obtains building permits.
Frequently Asked Questions
Does landmark designation effect the use of my property?

No. Historic Landmark designation is a zoning overlay and does not effect base zoning (use). Whatever uses are permitted by the zoning for the property are not affected by landmark designation.
Does landmark designation require changes to the exterior of my property?

No. Landmark designation does not require owners to make any changes. Change or repair is elective and done whenever the property owner chooses.
Does landmark designation affect changes to the interior of my property?

No. There is no review for interior work on historic properties except for a few exceptional landmarks and public spaces.
Does landmark designation require me to retrofit my property to have a more “historic” character?

No. A property does not have to be retrofitted to look historic. If the owner elects to make exterior changes, a review is required to ensure that the improvements are appropriate for the historic landmark.
Will my taxes increase?

Not necessarily. The Bexar County Appraisal District assesses property based upon market value and does not assess historic properties any differently than non-designated properties.
Tax Incentives for Substantial Rehabilitation

• Property must be designated a local historic landmark.

• Property must undergo a “substantial rehabilitation.” Owner must invest an amount equal to at least 30% of the pre-improvement appraised value of the building.
Tax Incentives for Substantial Rehabilitation

Residential Properties

• **Tax Freeze** – City property taxes frozen for 10 years at pre-rehabilitation assessed value.

  or

• **5 Zero/5 Fifty** – No city taxes owed for first 5 years. City taxes assessed at 50% of post-rehabilitation appraisal for next 5 years.
Tax Incentives for Substantial Rehabilitation

Commercial Properties

- 5 Zero/5 Fifty - No city taxes owed for first 5 years. City taxes assessed at 50% of post-rehabilitation appraisal for next 5 years.
Tax Incentives for Substantial Rehabilitation

• Substantially Rehabilitated Low-Income Rental Properties

No City property taxes owed for 10 years if 40% or more of units in a substantially rehabilitated historic multi-family residence are offered to low-income tenants
Tax Incentives for Substantial Rehabilitation

Residential & Commercial Properties

Certification before work begins

Verification after project is completed
Federal Tax Credits

• 20% Federal Tax Credit
  – Certified rehabilitation of a certified historic structure (located within a registered local historic district certified by the Secretary of the Interior)
  – 20% of the project costs (discount from total taxes owed)

Federal Tax Credits are administered through the Texas Historical Commission (THC) and the National Park Service (NPS)
Westside Potential Landmarks

Next Steps:

9/30/2013  – Comment cards returned
10/16/2013  – Historic & Design Review Commission (HDRC)
11/19/2013  – Zoning Commission
12/17/2013  – City Council
Westside Matters

“Our heritage is all that we know of ourselves: what we preserve of it our only record.”

*The Nature of Conservation: A Race Against Time*