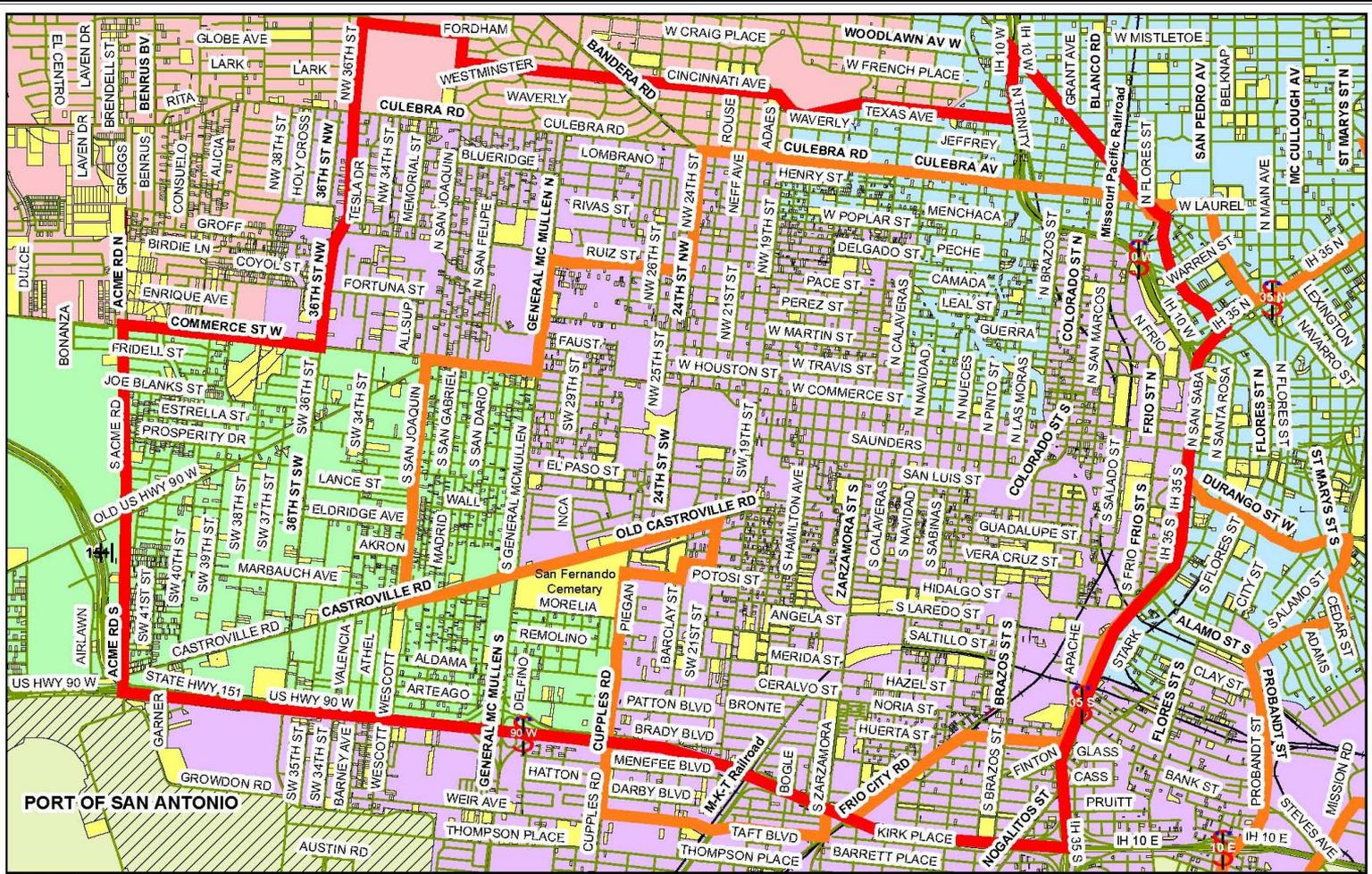


# Westside Potential Landmarks Meeting



**Office of Historic Preservation  
City of San Antonio**

# Westside Cultural Resource Survey

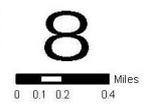


Map Created by: Ruben A. Davila  
 Map Creation Date: October 3, 2006  
 Map file location: C:\arcview\SAwestside\devcorp.mxd

Westside Development Corporation  
 Population U.S. Census (2000): 116,849  
 Area: 7,700 Acres - 12.03 Sq. Miles

**Westside Development Corporation**  
**City Council Districts 1, 5, 6, 7**

- Legend**
- WSDC Boundaries
  - City Council District 1
  - City Council District 6
  - Vacant Parcels
  - City Council District 5
  - City Council District 7



City of San Antonio  
 Economic Development Department  
 Ramiro A. Cavazos, Director

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# 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**



# 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

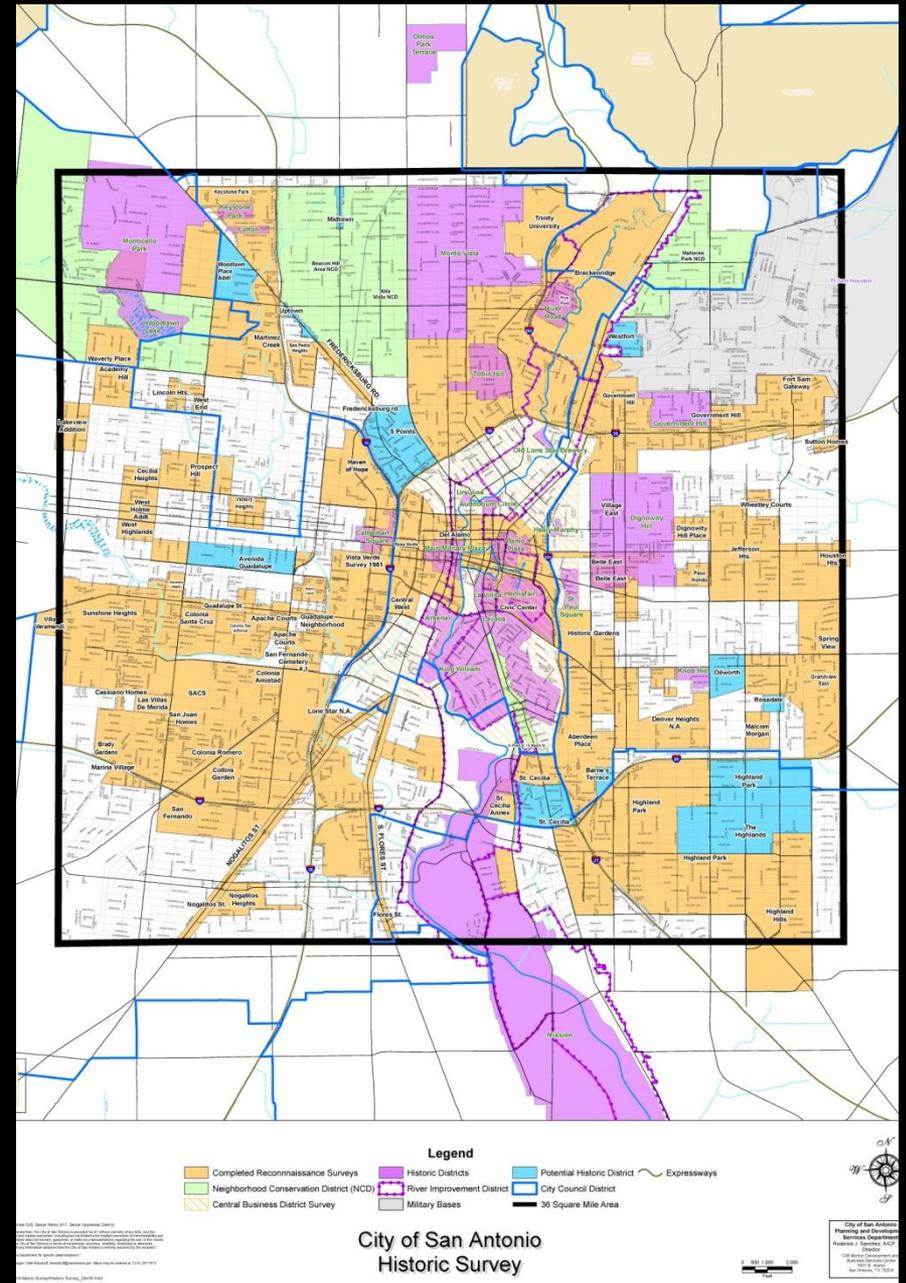
# What does Local Landmark designation provide?

- 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)

HISTORIC PRESERVATION

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS** 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

This form is to be used for certain minor alterations, additions, ordinary repairs, signage refacing, or maintenance. See reverse side for a checklist of required supporting documents.

**Property Address**

Historic District  Historic Landmark  River Improvement Overlay  Public Property

**Property Owner:**

Mailing Address:  Zip Code:

Phone Number:  Email Address:

**Applicant:** (if different from owner)

Mailing Address:  Zip Code:

Phone Number:  Email Address:

PROVIDE A DETAILED DESCRIPTION OF THE PROJECT BELOW:

**ALL ADMINISTRATIVE CERTIFICATES OF APPROPRIATENESS FORMS MUST BE DISPLAYED ON THE JOBSITE.**  
THIS FORM DOES NOT TAKE THE PLACE OF A BUILDING PERMIT. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department.

SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

FOR STAFF COMMENTS ONLY

Completed forms and supporting documents may be submitted in person to 1901 S. Alamo or by email to: [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov).

# 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 Matters



# 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*

