



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION



Historic Preservation UDC Amendments
Adopted June 24, 2010

The City of San Antonio currently has twenty-six local historic districts, six River Improvement Overlay (RIO) districts, approximately 2000 individual local landmarks, and over 1900 recorded archaeological sites. In addition, the city boasts numerous state and nationally designated historic resources. On June 24, 2010, City Council unanimously approved 40 amendments to the historic preservation sections of the Unified Development Code as recommended by the Office of Historic Preservation, the Historic and Design Review Commission and the Zoning Commission. The significant amendments are summarized below. Please visit www.sanantonio.gov/historic for the full text of the amendment ordinance.

SIGNIFICANT ENHANCEMENTS:

Tax Incentive Enhancements

- The historic rehabilitation tax incentive *remains with the property* for the 10 year period following verification of the rehabilitation rather than being tied to the owner
- Greater incentive for rehabilitation by investors

Landmark Designation

- Consolidates landmark designation into one type of landmark
- Consolidates criteria and defines how a property qualifies for designation

Contributing versus Non-Contributing

- Helps determine the appropriate level of review
- Demolition restrictions are less stringent for non-contributing properties

Demolition Review Criteria

- Maintains and clarifies economic hardship requirements
- Creates a provision for "Loss of Significance"

Initiation of Historic Districts

- Requires a public meeting followed by 90 day waiting period
- If at end of 90 days, OHP does not receive 51% opposition the proposed district designation public hearing process begins

Demolition Permit Fees

- Mitigates the overall negative impact to the historic fabric of the City from demolition of designated historic properties
- Fees allocated to acquisition and rehabilitation of other historic properties

Administrative Certificate of Appropriateness

- Increases the number of types of applications eligible for administrative approval

River Improvement Overlay (RIO) Changes

- Extends specific design regulations to all RIO districts
- Defines setback on riverside of properties within RIO

Other Changes

- Allows some additional flexibility in reviewing proposed signage
- Provides for archaeological education
- Enhances penalties for illegal demolition of designated historic properties

For additional information or questions, please contact OHP@sanantonio.gov or 210.215.9274.