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Statement of the Tobin Hill Community Association (THCA) Regarding

Zoning Case Z-2019-10700083

Case Manager: Mirko Maravi, Planner

Before the San Antonio Zoning Commission July 16, 2019

Location: 307, 311 and 315 East Evergreen Street

Legal Description: Lot 8, Lot west 50.06 feet of 9, Lot 10 and east 6.06 feet of 9, Block 30, NCB 392

Statement of the THCA: The property under consideration for a zoning change is in Tobin Hill. After discussions with the applicant outlining the changes proposed and review by both the THCA Zoning and Development Committee and the Historic Design and Review Committee, Tobin Hill OPPOSES the zoning change.

THCA went through a comprehensive review of these properties, as documented by The Office of Historic Preservation. The case to preserve the Cole Properties (as they are being called), passed through HDRC readily. Lt. Col. Robert G. Cole was awarded the Congressional Medal of Honor for his service during the Normandy Invasion of WWII. Robert G. Cole Junior-Senior High School was named for him.

However, when the case was presented to City Council, OHP was not called upon to present the case to City Council. The Mayor even asked the question of why they did not hear from OHP. Our council representative read from a pre-drafted statement after the citizens to be heard fell on deaf ears. There were several factual errors in the statement, which OHP could have corrected but did not. Instead, focus was placed only on the fact that these properties are located on McCullough and are a part of the "corridor" for future development.

To determine the eligibility of historic significance on location, rather than ON ELIGIBILITY, is irresponsible, inappropriate, and a failure to follow the UDC already enacted within the city code.

We believe the Cole Properties are eligible for inclusion on the National Register of Historic Places, and we are prepared to obtain a formal determination of eligibility from the State Historic Preservation Office (SHPO). All of this information was contained in an 80+ page report collected and produced by OHP and has already been submitted to the state for review.

Taken directly from the Neighborhood Profile of the Midtown Area Regional Center Plan:
Tobin Hill, Page 9:

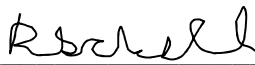
Conserve buildings that have historic character, including those outside of the core residential neighborhood. These are evident in multiple places in mixed-use corridors and focus areas where mixed-use redevelopment and adaptive reuse of buildings is encouraged

The structures on these properties directly fall into that description. Along with this, allowing infill development at the expense of existing structures violates Neighborhood Priorities within the same plan regarding housing rehabilitation, compatible infill, and neighborhood scale.

We condemn the continued attempted destruction of these structures, and we adamantly OPPOSE the zoning change requested.

Thank you for your consideration.

Statement presented by Rick Schell
Tobin Hill Community Association member
THCA Zoning and Development Committee Chair
(210) 889-4424, 430 E Mistletoe Ave, San Antonio, 78212



Rick Schell, for the THCA

July 16, 2019

Date

The **Tobin Hill Community Association** (THCA) is a 501 (c) (3) nonprofit organization. Its membership is open to all Tobin Hill residents, including home owners, renters, and businesses. Its mission is to facilitate implementation of the Tobin Hill Neighborhood Plan; to protect the Tobin Hill Historic District and other historic buildings; and to improve the quality of life through the collaboration of those who live, work, and contribute to the social fabric in Tobin Hill. The THCA is recognized by the City of San Antonio as the neighborhood organization representing Tobin Hill.