



# VACANT BUILDING PROGRAM

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DEPUTY HISTORIC  
PRESERVATION OFFICER

CITY OF SAN ANTONIO



Overview



Outputs



Outcomes

# VACANT BUILDING PROGRAM

## DEPARTMENT OVERVIEW



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

- Program Established 1967
- Department created in 2008
- One of largest municipal programs in the country; 20 FTE's
- Leader in Texas; 1/3 of all reviews
- Leader nationally in public outreach and engagement by a municipality



Design  
Development  
Review

Archeology

Living  
Heritage

Vacant  
Building

Education

# VACANT BUILDING PROGRAM....

"NOT JUST IN HISTORIC DISTRICTS"

Vacant buildings aren't just in historic districts

Established in 2015

Expanded in 2017

Furthers other City Policies

Team of 5

Non-traditional Code Enforcement Program



## PROGRAM TEAM

Kathy Rodriguez, Deputy HPO

Anitra Henning, Interim Manager/ Case Manager

Dianne Sassenhagen, Case Manager

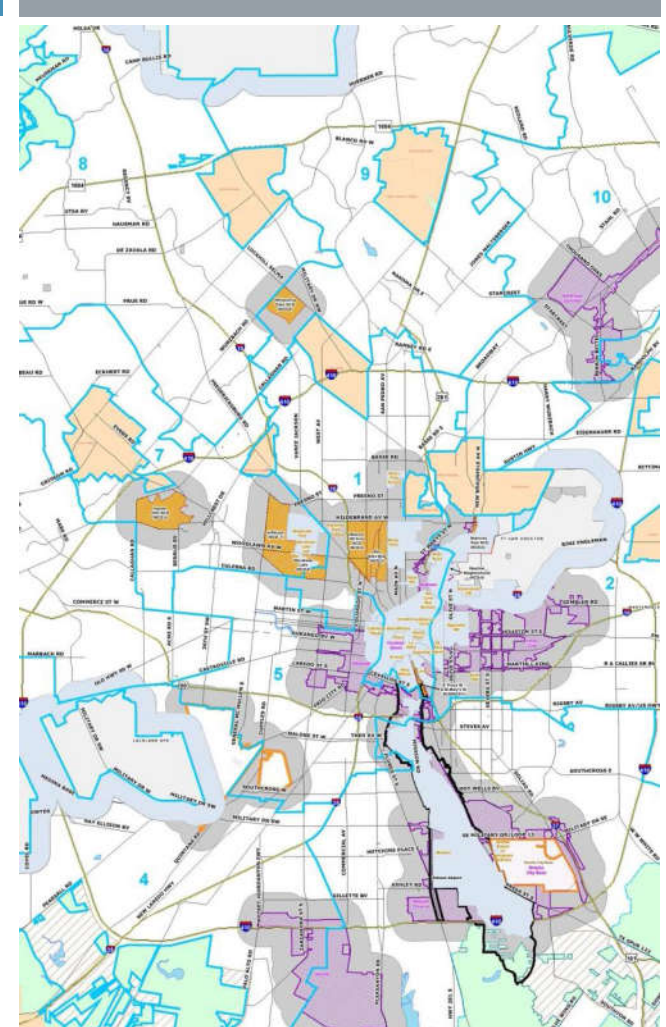
John Sanchez, Case Manager

Derek Tulowitzky, VB Program Specialist

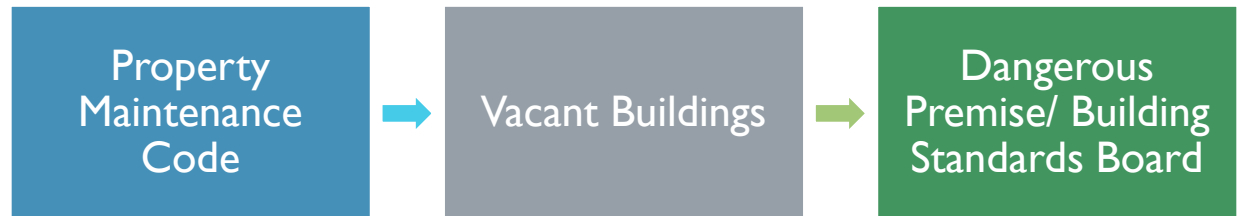
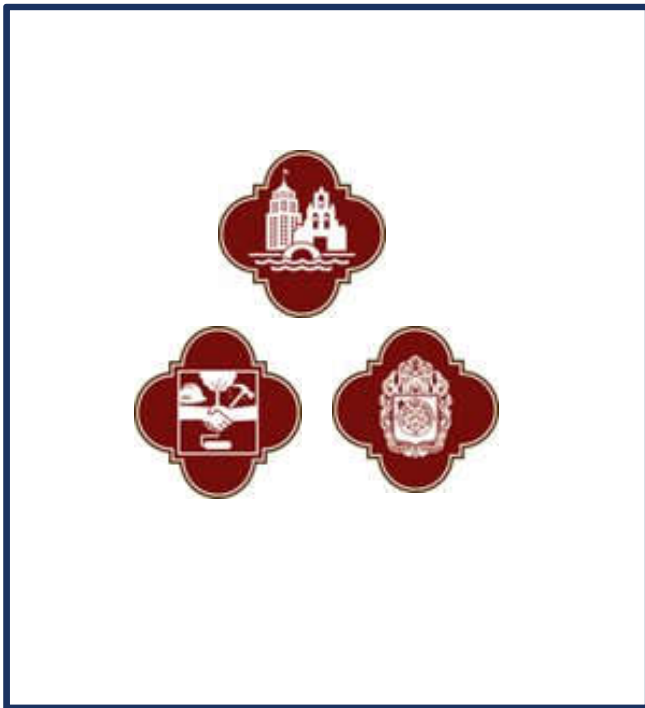


## PROGRAM AREA

- Historic Landmarks
- Historic Districts + 1/2 mile buffer
- Central Business District + 1/2 mile buffer
- Buffer of 1/2 mile around military bases, Port SA & Brooks
- Neighborhood Conservation Districts + 1/2 mile buffer
- Tax Increment Reinvestment Zones + 1/2 mile buffer



## HOW IT FITS INTO OTHER MAINTENANCE





Identification(30 Days)

Notice to Owner(mail  
and posted)

Owner Registers

Failure to Register

Annual  
Registration/Inspection





The Real Estate Council  
of  
**SAN ANTONIO**



**NALCAB**



WE MOVE DOWNTOWN



# ESTABLISHING THE ORDINANCE

- OBJECTIVE TO CREATE RECOMMENDATIONS FOR ADDRESSING VACANT AND UNDERUTILIZED PROPERTIES
- ADVISORY COMMITTEE
- COLLABORATION WITH OTHER DEPARTMENTS
- WHY OHP?

## HOW DOES IT SUPPORT NEIGHBORHOODS

### **NO TRESPASSING**

**THIS PROPERTY IS REGISTERED WITH THE CITY  
OF SAN ANTONIO VACANT BUILDING  
REGISTRATION PROGRAM**

**ORD. 19-0461**

**REMOVING OR VANDALIZING THIS PLACARD IS  
PUNISHABLE BY LAW**

Property Owner or Agent: \_\_\_\_\_

Phone Number: \_\_\_\_\_



City of San Antonio | Office of Historic Preservation

- Vacant buildings must meet a minimum standard of care
- Encourage the owner to market the property for lease or sale
- Facilitates action by first responders in case of emergency

## HOW DOES IT SUPPORT OWNERS

- Fee Waivers
- Extensions for registration
- Assist with marketing the property for lease or sale
- Connect with resources and programs
- Facilitates action by first responders in case of emergency
- Owner's Network



# MERCHANT'S ICE

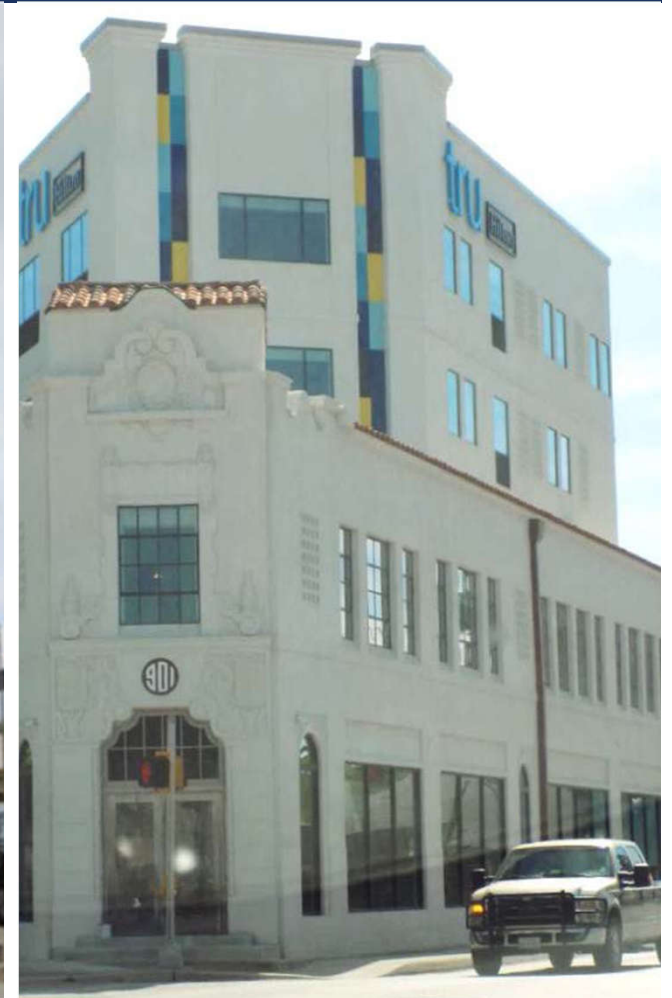
## 1305 E HOUSTON

After being owned by a Dallas-based investment firm for nearly twenty years, this complex of buildings was sold in 2017. The new owner Texas Research & Technology Foundation has plans to develop the property into an incubator for high-tech startups and researchers.



# 901 E HOUSTON

Built in 1927, vacant since 2001  
Land assessed at \$1.2 Million  
Building assessed at \$200  
Property was sold & rehabilitated  
Building is now assessed at \$3  
million



## KELSO HOUSE LEARNING LAB

107 W CRAIG

Noted San Antonio architect Atlee Ayers designed 107 W Craig in Monte Vista. The house was in extremely poor condition when it was purchased by a local restaurateur in 2005. He worked with program staff over two years, culminating in the donation of the home to the non-profit Power of Preservation Foundation. POP will use the property as a learning lab for restoration, partnering with OHP and UTSA to bring the classroom out into the real world.





# UTSA CONSTRUCTION SCIENCE



# HEDRICK BUILDING

601 N ST MARYS

“The vacant building program is what started this whole thing,” Glendenning said. “The fines are minimal, but it brings it up to your mind ... you have to be a good citizen” and do something with your property to provide “a service to the community.”





IT'S THE PEOPLE THAT MAKE THE DIFFERENCE

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THANK YOU



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