

CASE NO: Z2002170

Continuance from October 1, 2002 and November 19, 2000

Zoning Commission Meeting Date: December 03, 2002

Council District: 2

Ferguson Map: 617 B6

Appeal: Yes

Applicant:

COSA - Ann McGlone, HPO

Owner

Winston Butler & Bobbie Jane

Zoning Request: To designate Historic Significant

West 77 feet of Lot 18, Block 109, NCB 1386

Property Location: 701 Montana Street

Applicants Proposal: Finding of Historic Significant

Staff Recommendation:

Approval. The Unified Development Code indicates that the Alamo Dome Neighborhood Plan may be used as a guide for this area. This recommendation for approval supports the Alamo Dome Neighborhood Plan. The structure has been recognized by the city as historically significant. The property meets the designation criteria for landmarks, according to the Historic Preservation and Design Section of the Unified Development Code.

Zoning Commission Recommendation

Denial

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002170

ZONING CASE NO. Z2002170 October 1, 2002

Applicant: City of San Antonio Historic Preservation Office

Zoning Request: To designate Historic Significance.

Larry Gutierrez, Planning Department, stated this structure was presented to the Historic and Design Review Commission on September 18, 2002 at which they recommended approval. This designation would not disrupt or impact the zoning use of the character of the neighborhood.

Staff stated there were 36 notices mailed out to the surrounding property owners, 4 returned in opposition and 2 returned in favor and no response from Nevada Street Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner McGowan and seconded by Commissioner Kissling to recommend a continuance until November 19, 2002.

1. Property is located on west 77 feet of Lot 18, Block 109, NCB 136 at 701 Montana Street.
2. There were 36 notices mailed, 4 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002170

ZONING CASE NO. Z2002170 November 19, 2002

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historical Significance.

Ann McGlone, Historic Preservation Officer, stated they are requesting this structure be designated as a Historic Landmark. She stated they have a buyer for this property. She also stated they have not been able to locate the owner however the taxes on this property are current.

Staff stated there were 36 notices mailed out to the surrounding property owners, 4 returned in opposition and 2 returned in favor and no response from the Nevada Street Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner McAden and seconded by Commissioner Morell to recommend a continuance until December 3, 2002.

1. Property is located on West 77 feet of Lot 18, Block 109, NCB 1386 at 701 Montana Street.
2. There were 36 notices mailed, 4 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Cardenas-Gamez, Kissling, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: Grau

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002170

ZONING CASE NO. Z2002170 December 3, 2002

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historical Significance.

Brian Chandler, Historic Preservation Officer, stated they are requesting the finding of Historic Significance. He further stated Code Compliance has not been able to locate the owners of this property. He stated they feel this structure is habitable.

Staff stated there were 36 notices mailed out to the surrounding property owners, 4 returned in opposition and 2 returned in favor and no response from the Nevada Street Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner McAden and seconded by Commissioner Grau to recommend denial.

1. Property is located on West 77 feet of Lot 18, Block 109, NCB 1386 at 701 Montana Street.
2. There were 36 notices mailed, 4 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

September 18, 2002

CITY OF SAN ANTONIO

HDRC CASE NO: 2000-203
ADDRESS: 701 Montana
LEGAL DESCRIPTION: NCB 01386, Block 109, the west 77 feet of Lot 18
APPLICANT: San Antonio Historic Preservation Officer
OWNER: Winston Butler and Bobbie Jane
TYPE OF WORK: Landmark Designation

REQUEST:

The applicant is requesting landmark designation for the property. Though no exact construction date has been determined, this building dates to between 1900 and 1910. The accompanying exhibits provide additional information.

RECOMMENDATION:

The staff recommends approval of the request. The residential building on the property meets the following sections of the city historic code criteria for landmark designation:

- (1) it is a visible reminder of the cultural heritage of the community (35-607, B-1);
- (2) it embodies distinguishing characteristics of the Folk Victorian architectural style (35-607, B-5);
- (3) it has historical integrity of location, design, materials and workmanship (35-607, B-8);
- (4) it constitutes a particular example of an architectural type (35-607, C-1c); and
- (5) the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607 C-2a).

COMMISSION ACTION:

Approval of applicant's request for landmark designation.

Ann Benson McGlone
Historic Preservation Officer

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