

CASE NO: Z2003187

Staff and Zoning Commission Recommendation - City Council

Date: November 13, 2003

Zoning Commission Meeting Date: October 07, 2003

Council District: 1

Ferguson Map: 616 D3

Appeal:

Applicant:

Owner

City of San Antonio, Historic
Preservation Officer

Viola Werner

Zoning Request: To designate Historic Significant

Lots 1, 2 and the west 5.3 feet of Lot 3, Block 1, NCB 129

Property Location: 833 West Cypress Street

Proposal: To designate Historic Significant

Neighborhood Association: Five Points Neighborhood Association

Neighborhood Plan: Five Points Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. On August 20, 2003, the Historic and Design Review Commission (HDRC) recommended a finding of historic significance for the subject property. The applicant is requesting a finding of Historic Significant for the subject property. The property qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code: Sections 35-607 (b)(1); 35-607 (b)(8); and 35-607(c)(2)(A).

Zoning Commission Recommendation

Approval

VOTE

FOR 6

AGAINST 2

ABSTAIN 2

RECUSAL 0

CASE MANAGER : Christie Chapman 207-8389

Z2003187

ZONING CASE NO. Z2003187 – October 7, 2003

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate "HS" Historic Significance.

Ann McGlone, Historic Preservation Officer, stated the majority of the houses in this area were built in the mid 1800's. She stated the overall foreman style is visible, making this house a contributing member of the overall neighborhood. She stated this house does meet the Historic Section of the Unified Development Code.

OPPOSE

Carolyn Werner, 817 W. Cypress, daughter of the owner, stated she does not support the historic designation of this property. She stated this property is adjacent to the San Pedro Creek, which had flooded numerous times. She further stated her mom is elderly and is unable to maintain the property. She would request this house be demolished.

REBUTTAL

Ann McGlone, Historic Preservation Officer, stated this house does not lie within the flood zone area. She stated she has visited the site and believes it can be restored.

Staff stated there were 22 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor and no response from Five Points 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 Kissling and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on Lots 1, 2 and the west 5.3 feet of Lot 3, Block 1, NCB 129 at 833 West Cypress Street.
2. There were 22 notices mailed, 4 returned in opposition and 1 in favor.
3. Staff recommends approval.

Z2003187

AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Avila, Peel

NAYS: Grau, Dixon

ABSTAIN: Sherrill, McAden

THE MOTION CARRIED.

RESULTS OF NTOICE FOR COUNCIL HEARING

To be provided at Council hearing.

**Z2003187****HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS****August 20, 2003****CITY OF SAN ANTONIO**

HDRC CASE NO: 2003-217

ADDRESS: 833 West Cypress Street

LEGAL DESCRIPTION: NCB 129, Block 1, Lots 1, 2 and W. 5.3' of Lot 3

APPLICANT: City of San Antonio Historic Preservation Officer,
P.O. Box 839966

OWNER: Viola Werner

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting finding of historic significance for the property. This building is located in the Five Points neighborhood. Five Points' origins start with the building of the San Pedro Acequia. Development of the area started in the mid 1800s, but the majority of the development occurred from 1880 to 1900. The majority of the houses are single-story, frame buildings. Four styles are prevalent in the neighborhood: Folk Victorian, Queen Anne, Neo-Classical and Texas Vernacular. Although currently not designated as a historic district, based on its history and diverse, intact architectural styles, Five Points is eligible for listing as a historic district. 833 W Cypress is a contributing member to the overall historic feeling, setting and association of this historic neighborhood.

Built in the Folk Victorian style around 1900, 833 W Cypress has had two major additions: a rear, shed roof addition and an enclosed front porch. Despite these changes, the overall form and style is still visible, making this house a contributing member to the overall neighborhood. Furthermore, the house is located on the outer edge of the neighborhood, adjacent to IH-10. Demolition of houses along this perimeter would weaken the boundaries of this historic neighborhood.

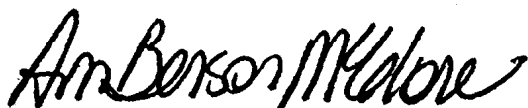
RECOMMENDATION:

The staff recommends approval of this request. The property qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code: Sections 35-607(b)(1); 35-607(b)(8); and 35-607(c)(2)(A).

Page 2
HDRC 2003-217
8/20/03

COMMISSION ACTION:

Approved as presented. The property qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code: Sections 35-607(b)(1); 35-607(b)(8); and 35-607 (c)(2)(A).



Ann Benson McGlone
Historic Preservation Officer