

CASE NO: Z2004003

Staff and Zoning Commission Recommendation - City Council

Date: February 12, 2004

Zoning Commission Meeting Date: January 06, 2004

Council District: 1

Ferguson Map: 616 E1

Appeal: Yes

Applicant:

City of San Antonio, Historic
Preservation Office

Owner:

Estate of Frank Castillo

Zoning Request: To designate property Historic Significant
Lot E, Block 1, NCB 1714

Property Location: 222 East Russell Place

Proposal: To designate property Historic Significant

Neighborhood Association: Tobin Hill Neighborhood Association, Tobin Hill Resident's Association

Neighborhood Plan: Tobin Hill Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. On October 1, 2003 the Historic and Design Review Commission (HDRC) recommended a finding of historic significance for the subject property. The house on the subject site qualifies as a City of San Antonio Landmark according to the following criteria of the Historic Preservation and Urban Design Section of the UDC:

- (1) It is a visible reminder of the cultural heritage of the community (35-607, B-1);
- (2) Its historical, architectural, or cultural integrity of a location, design, materials, and workmanship (35-607, B-8); and
- (3) The building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607, C-2a).

Houses within this zone represent a range of architectural style, socioeconomic status, and the multiethnic background that makes San Antonio unique. Such structures serve as visual reminders of the City's architectural heritage and collectively create an identifiable place.

Zoning Commission Recommendation:

Denial

VOTE

FOR 9

AGAINST 0

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004003

ZONING CASE NO. Z2004003 – January 6, 2004

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated this structure was submitted by the Code Compliance Department as a demolition request. She further stated they have visited the structure and feel that qualifies as a landmark according to the Unified Development Code. This case was presented to the Historic and Design Review Commission on October 1, 2003 and was recommending a finding of historic significance.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Tobin Hill Neighborhood Association and Tobin Hill Residents Association is in favor.

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.

AYES: Kissling, Dutmer, Sherrill

NAYS: Martinez, Grau, Dixon, McAden, Avila, Peel

ABSTAIN: Cardenas-Gamez

THE MOTION FAILS

COMMISSION ACTION

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

1. Property located on Lot E, Block 1, NCB 1714 at 222 East Russell Place.
2. There were 29 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

Z2004003

AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

ABSTAIN: Cardenas-Gamez

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2004003

**CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING**

Interdepartmental Correspondence Sheet

TO: John Jacks, Senior Planner, Development Services Department

FROM: Ann Benson McGlone, Historic Preservation Officer, Department of Planning

COPIES: Roderick Sanchez, Assistant Director, Development Services Department; File

DATE: December 1, 2003

RE: Designation of 222 East Russell Place

The attached COSA Formal Application for Change of Zoning is for 222 East Russell Place. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

On October 1, 2003 the HDRC recommended a finding of historic significance for this property.

Therefore, I am requesting that these properties be scheduled for the January 6, 2004 Zoning Commission Public Hearing and followed by the February 12, 2004 City Council for final approval. If you have any questions and/or need additional information you may contact one of my staff members.

Thank you,



Ann Benson McGlone
Historic Preservation Officer
Department of Planning

**Z2004003****HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS****October 01, 2003****CITY OF SAN ANTONIO**

HDRC CASE NO: 2003-268

ADDRESS: 222 East Russell Place

LEGAL DESCRIPTION: NCB 1714, Block 1, Lot E

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

OWNER: Estate of Urbano Castillo, Frank Castillo

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of a finding of historic significance for the two story frame building on the property. The area known today as Tobin Hill was once part of the 1731 Spanish land grant known as the Upper Labor. The area continued to be primarily agricultural in use until the 1870's, when Augustus Belknap began construction of the San Pedro Route of the Adam's Street Railway Franchise. In 1875, Henry Gillum donated to the City what is today known as Crockett Park, and sold the surrounding properties between McCullough Avenue and San Pedro for residential construction. Seven members of the pioneer Tobin family bought land and built substantial homes in the area. Although never formally platted, the area became informally known as Tobin Hill.

Tobin Hill was a flourishing neighborhood from approximately 1900 to the 1930's. The Great Depression contributed to the decline of the neighborhood, as well as World War II.

The trend of residential construction after WWII was toward smaller suburban bungalows or multifamily dwellings. Many of the older and larger two story houses in the Tobin Hill area were converted to apartments.

The house located at 222 E. Russell Place is a good example of the four-square plan, and as such, represents an important resource for not only the residents of Tobin Hill, but for the City of San Antonio. Based on a preliminary archival search, the house was probably built by Dr. Houston H. Brown, circa 1923-1924, the boom period of development and construction for this area. It served as a residence for Dr. Brown and his wife Cora for over 15 years. Additionally, Dr. Brown's medical practice was at this location in the late 1930's. His former office was in the Hicks Building at the corner of East Houston and Broadway.

Residents of Tobin Hill came together in 1987 to develop the Tobin Hill Neighborhood Plan, in conjunction with the Department of Planning, City of San Antonio. The plan incorporates a "Housing Protection Zone" which seeks to retain existing housing stock. Within this zone, every effort should be made to preserve existing structures.

Houses within this zone represent a range of architectural style, socioeconomic status, and the multiethnic background that makes San Antonio unique. They serve as visual reminders of the city's architectural heritage and collectively create an identifiable place.

RECOMMENDATION:

The staff recommends approval of this request as submitted. This house qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- (1) It is a visible reminder of the cultural heritage of the community (35-607, B-1);
- (2) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607, B-8); and
- (3) 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 a Finding of Historic Significance.



for Ann Benson McGlone
Historic Preservation Officer