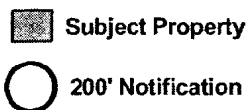


ZONING CASE: Z2004-004

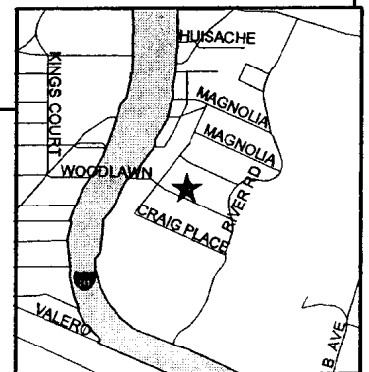
City Council District NO. 1
 Requested Zoning Change
 From: "R-4 RIO-1" To "R-4 RIO-1 HS"
 Date: February 12, 2004
 Scale: 1" = 200'



T-0
 p.617
 A-1



C:JAN_6_2004



CASE NO: Z2004004

Staff and Zoning Commission Recommendation - City Council

Date: February 12, 2004

Zoning Commission Meeting Date: January 06, 2004

Council District: 1

Ferguson Map: 617 A1

Appeal: No

Applicant:

City of San Antonio, Historic
Preservation Office

Owner:

Helen Sanchez

Zoning Request: To designate property Historic Significant
Lot 17, Block 4, NCB 6203

Property Location: 717 East Woodlawn Avenue

Proposal: To designate property Historic Significant

**Neighborhood
Association:** River Road Neighborhood Association

Neighborhood Plan: River Road Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. On September 3, 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 embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607, B-5);
- (3) Its historical, architectural, or cultural integrity of a location, design, materials, and workmanship (35-607, B-8); and
- (4) The building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607, C-2a).

The subject property is an example of a Tudor Style and contributes to the neighborhood's feeling and concentration of bungalows.

Zoning Commission Recommendation:

Approval

VOTE

FOR	8
AGAINST	1
ABSTAIN	1
RECUSAL	0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004004

ZONING CASE NO. Z2004004 – January 6, 2004

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated this home was presented before the Historic and Design Review Commission on September 3, 2003 and was recommended for historic finding. She stated this house qualifies as a City of San Antonio Landmark according to the criteria of the Historic Preservation and Urban Design Section of the Unified Development Code. She stated she has been in contact with the owner who does not support this request. The owner stated she is not economically able to restore this home.

Staff stated there were 29 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from River Road 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 Sherrill to recommend approval.

1. Property located on Lot 17, Block 4, NCB 6203 at 717 East Woodlawn Avenue.
2. There were 29 notices mailed, 1 returned in opposition and 2 in favor
3. Staff recommends approval.

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

NAYS: Grau

ABSTAIN: McAden

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2004004

**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 717 East Woodlawn Avenue

The attached COSA Formal Application for Change of Zoning is for 717 East Woodlawn Avenue. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

On September 3, 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

**Z2004004****HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS**

September 03, 2003

CITY OF SAN ANTONIO

HDRC CASE NO: 2003-233

ADDRESS: 717 East Woodlawn Avenue

LEGAL DESCRIPTION: NCB 6203, Block 4, Lot 17

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

OWNER: Helen Sanchez

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 this property. The house at 717 E Woodlawn Avenue, clad in red brick veneer with a high-pitched roof and arched openings is reminiscent of the Tudor Revival Style. Bexar County Appraisal District lists the year built as 1920. Based on the stylistic influence and plat year, the construction date is probably accurate. Historically, 717 E Woodlawn (previously McKinney Place Street) was part of Belmont Place Addition. H.J. Allen platted this subdivision in 1913.

Today, the house is located within the River Road Neighborhood Association, sandwiched between US 281 and Brackenridge Park. The River Road neighborhood is comprised of multiple plats dating from 1913 to 1942 with most of the area being platted in the 1920s. Because of the development pattern, the neighborhood has a concentrated amount of 1920s style houses. When US 281 was built, many houses were destroyed, including an estimated 35 from Belmont Place. Despite the intrusion of the highway the neighborhood has maintained a cohesive feeling of predominantly one-story bungalows of various styles. 717 E Woodlawn is a modest example of the Tudor Style and contributes to the neighborhood's feeling and concentration of bungalows.

RECOMMENDATION:

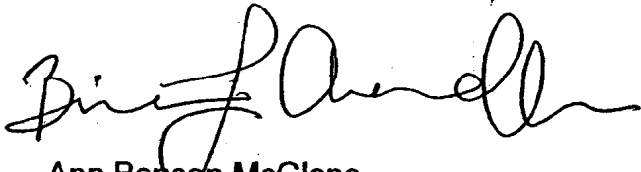
The staff recommends approval of this request as submitted. The property qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code: Sections 35-607 b1; 35-607 b5; 35-607 b8; and 35-607 c2-A.

Z2004004

Page 2
HDRC Case No. 2003-233
9/3/03

COMMISSION ACTION:

Approved as presented.

A handwritten signature in black ink, appearing to read "Ann Benson McGlone". The signature is fluid and cursive, with a large initial "A" and "M".

for Ann Benson McGlone
Historic Preservation Officer