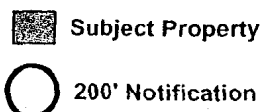


# ZONING CASE:Z2004-023

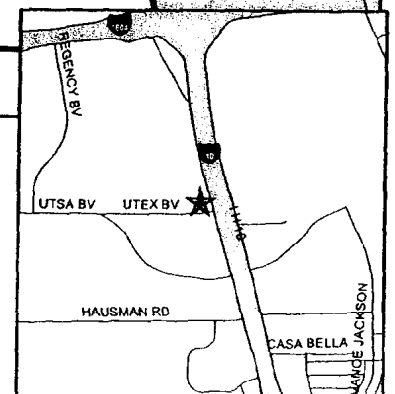
City Council District NO. 8  
 Requested Zoning Change  
 To Historic Significant  
 Date: February 12, 2004  
 Scale: 1"=200'



T-0  
 p.514  
 D-6



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# CASE NO: Z2004023

## Staff and Zoning Commission Recommendation - City Council

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**Date:** February 12, 2004

**Zoning Commission Meeting Date:** January 20, 2004

**Council District:** 8

**Ferguson Map:** 514 D7

**Appeal:** No

**Applicant:** Owner

City of San Antonio, Historic  
Preservation Office

Lim Family Trust, Attn: Kwok Min Lim

**Zoning Request:** To designate Historic Significant

0.1014 acres out of NCB 14746

**Property Location:** 14640 IH 10 West

Near the northwest corner of Utex Boulevard and IH 10 West

**Proposal:** To designate Historic Significant

**Neighborhood  
Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required

### Staff Recommendation:

Approval. The Moos Homestead is a Recorded Texas Historic Landmark (RTHL). On December 17, 2003 the Historic Design and Review Commission (HDRC) of the City of San Antonio recommended a finding of historic significance for this property. 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:

- a. It is a visible reminder of the cultural heritage of the community (35-607, B-1;
- b. 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);
- c. Its historical, architectural, or cultural integrity of location, design, materials and workmanship (35-607 B-8);
- d. Buildings, objects or structures which constitute a particular or unique example of an architectural type or historic period (35-607, C-1c); and
- e. 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 property owner is not opposed to the Historic Significant designation.

### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Fred Kaiser 207-7942

### VOTE

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**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 19, 2003

RE: Designation of 14610 IH 10 West

The attached COSA Formal Application for Change of Zoning is for 14610 IH 10 West. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

On December 17, 2003 the HDRC recommended a finding of historic significance for this property.

Therefore, I am requesting that these properties be scheduled for the January 20, 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

for

**2004023****HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS****CITY OF SAN ANTONIO** <sup>December 17, 2003</sup>

**HDRC CASE NO:** 2003-362

**ADDRESS:** 14610 IH 10 West

**LEGAL DESCRIPTION:** NCB 14746, Block 0, Lots 1C, 1G, 130, and 131

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

**OWNER:** Lim Family Trust, Attn: Kwok Min Lim

**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.

**Family History**

The Moos Homestead is a Recorded Texas Historic Landmark (RTHL). In 1845, German immigrant, John Moos, was a member of the Fisher and Miller Colony, which attempted to settle along the San Saba River. Moos came to Bexar County in 1849. He chose this location because of the rich farming soil, running water, good cattle grazing land, and the proximity to the established wagon trail. The trail, known as Emigrant road, Camino Real a las Misiones de Arriba, or Upper road, and Fredericksburg road, led west, eventually to the California Gold Fields. Today, this road is now IH 10 and the house is just about 100 yards from the multilane access road.

After Fredericksburg was settled in 1846 and Boerne in 1851, travelers along the Upper Road increased. Around 1869, a mail stage line was established from San Antonio to El Paso. By 1872, stagecoaches ran from San Antonio to San Angelo three times a week, and later, a stagecoach left every day from El Paso. Located 14 miles from downtown San Antonio, with running water from Leon Creek, the Moos Ranch was an ideal location for a relay station and overnight stopover. At the time of his death, 1880, Moos had 100 horses available for his stagecoach relay stop. The stage lines flourished until 1886. Ownership of the house remained in the family until 1951. Survey field notes from 1855 identify Moos entitlement as 160 acres, by virtue of being an actual settler on vacant public domain. By 1874 he had acquired approximately 2,000 acres.

**Archeology**

Located in the far southwest corner of what was then a small, cultivated field to the south of the house was the family burial plot. Per the current owner's representative, all bodies from the cemetery have been exhumed.

An old Shavano Indian summer camping ground is reportedly located just west of the omestead on Leon Creek.

### **Building History**

Built in 1847 by German settlers, the Texas Vernacular Style house has a central passage plan. The original house was one and a half stories with an outside stair leading to the second-floor sleeping loft. A circa 19th century photo shows the house with a rear addition, giving it the appearance of the Salt Box Style. The front façade has stucco and a one-story, full length, front porch. Two photographs circa 1963 show a two-story balcony the full length of the front façade with a one-story addition with an attached garage to the north façade. The house still appears to be a Salt Box Style with the original kitchen attached to the rear addition. Per the photo the front and south facades are stucco. A 1965 renovation replaced the balcony with a two-story, full length, front porch and added another rear addition. The stucco on the front façade was probably removed at this time.

Built of fieldstone laid in double thickness and held together by caliche mortar, the walls are 20 inches thick. During the 1963 restoration and renovation, it was discovered that several walls had cruder chinked construction method. Smaller stones, with bits and pieces of mortar containing horse hair and grass were used. Splayed windows allowed pioneers to shoot out of the window with some degree of protection provided by the wall.

Originally the kitchen and smokehouse were located behind the house in separate structures. The smokehouse remains separate and appears to be unaltered. Many buildings, added throughout the years comprise the current ranch yard. A milking barn, barns, sheds, open stables, bunkhouse, house, water tanks and troughs are located to the rear of the house, evidence this was once a prosperous working cattle farm. Cedar lintels are capped with rudimentary, key-stoned, flat arches.

### **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 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 location, design, materials, and workmanship (35-607, B-8) (4) Buildings, objects or structures which constitute a particular or unique example of an architectural type or historic period (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:**

Approved as presented.

  
Ann Benson McGlone

for Historic Preservation Officer

**Z2004023**

**ZONING CASE NO. Z2004023** – January 20, 2004

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated the Moos Homestead is a Recorded Texas Historic Landmark. She stated on December 17, 2003, the Historic Design and Review Commission recommended a finding of historic significance for this property. The house qualifies as a landmark according to the Historic Section in the Unified Development Code. She stated it is a visible reminder of the cultural heritage of the community. The structure constitutes a particular or unique example of an architectural type or historic period. She further stated the property owner is in support of this historic finding.

**FAVOR**

Ken Brown, 115 E. Pecan, stated he has been working with the Historic staff on this case and support this request.

Curtis Gunn, stated he has just purchased this property and is in support of this request. He further stated he is proposing to restore the structure and convert it to commercial use. He stated he would also provide landscaping around the structure and fencing along the property line to prevent vandalism.

Barbara Johnson, representing the San Antonio Conservation Society, stated they strongly support this request. She stated the mid-nineteenth century complex is worthy of historic designation for several reasons. It represents a period of settlement by immigrants from Germany. She also stated in 1964 it became a Recorded Texas Historic Landmark.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned 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 Stribling and seconded by Commissioner McAden to recommend approval.

**Z2004023**

1. Property is located on 0.1890 acres out of NCB 14746 at 14640 IH 10 West.
2. There were 5 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,  
McAden, Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.