



# ZONING CASE: Z2004-004

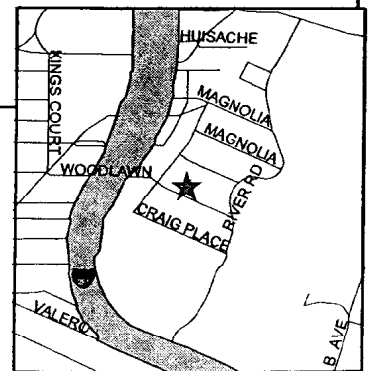
City Council District NO. 1  
 Requested Zoning Change  
 From: "R-4 RIO-1" To "R-4 RIO-1 HS"  
 Date: February 26, 2004  
 Scale: 1" = 200'

 Subject Property  
 200' Notification

T-0  
 p.617  
 A-1



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# CASE NO: Z2004004

## Staff and Zoning Commission Recommendation - City Council

City Council continuance from February 12, 2004

**Date:** February 26, 2004

**Zoning Commission Meeting Date:** January 06, 2004

**Council District:** 1

**Ferguson Map:** 617 A1

**Appeal:** No

**Applicant:** Owner

City of San Antonio, Historic  
Preservation Office

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



**STATEMENT AND PURPOSE FOR ZONING CHANGE REQUEST:**

The statement and purpose for a zoning change request should include the following information in order to determine if the proposed zoning is appropriate for the site for which it is requested and whether it meets the following findings:

- Reason for requesting change of zoning and description of all activities.
- Statement that the request is consistent and compatible with the City's Master Plan or specific Neighborhood Plan.
- Statement that the request will not substantially nor permanently injure the property rights of the owner(s) of all real property affected by the proposed change in zoning.
- Statement that the request does not adversely affect the health, safety, and welfare of the general public.

**Statement and Purpose for Zoning Change Detailed Below or attached:**

The applicant is requesting a designation of Historic Significant for the property at 717 East Woodlawn Avenue. *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.*

*This building 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); 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).*

**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:**

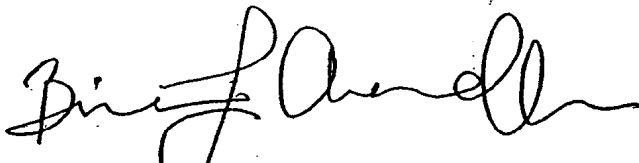
The staff recommends approval of this request as submitted. The property qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code: Sections 35-607 b1; 35-607 b5; 35-607 b8; and 35-607 c2-A.

**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

**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.