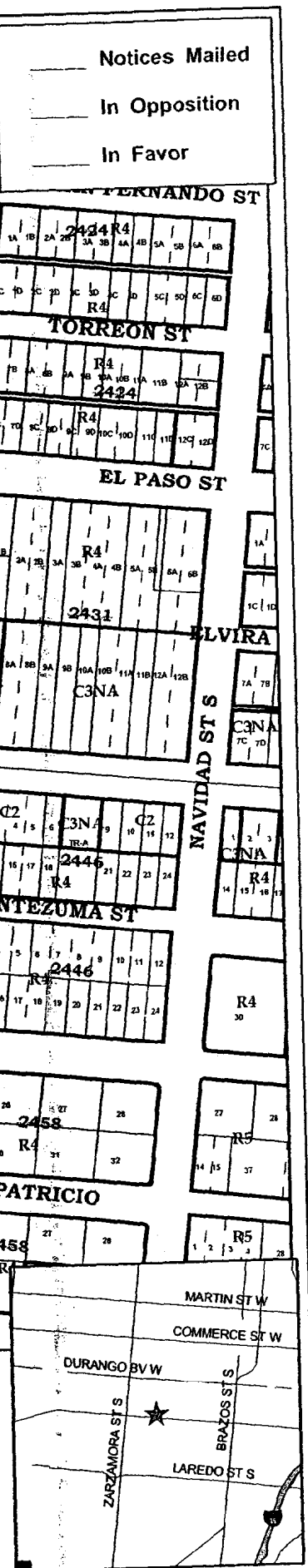


In Favor

C:\JAN_6_2004



CASE NO: Z2004006

Staff and Zoning Commission Recommendation - City Council

Zoning Commission: Continuance from January 20, 2004 and from February 3, 2004

Date: March 25, 2004

Zoning Commission Meeting Date: March 02, 2004

Council District: 5

Ferguson Map: 616 A6

Appeal: No

Applicant:

City of San Antonio, Historic
Preservation Office

Owner:

Martin De La Rosa

Zoning Request: To designate Historic Significant

Lots 7C and 7D, Block 7, NCB 2430

Property Location: 2223 Guadalupe Street

The northeast corner of Guadalupe Street and S. Calavaras

Proposal: To designate Historic Significant

**Neighborhood
Association:** Avenida Guadalupe Assn., Inc.

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. On November 19, 2003 the Historic Design and Review Commission (HDRC) 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:

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).

The property owner has not responded to this case.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004008

**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 2223 Guadalupe Street

The attached COSA Formal Application for Change of Zoning is for 2223 Guadalupe Street. The attached file has a copy of the following information: Map, Zoning Application and the Certificate of Appropriateness.

On November 19, 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

**Z2004006****HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS****CITY OF SAN ANTONIO** ^{November 19, 2003}

HDRC CASE NO: 2003-319

ADDRESS: 2223 Guadalupe Street

LEGAL DESCRIPTION: NCB 2430, Block 7, Lots 7C and 7D

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

OWNER: Martin De La Rosa

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 brick and hollow tile commercial building located at 2223 Guadalupe Street served as a gas and service station for over 30 years, and perhaps longer. The original brick portion was built in approximately 1926. At some point, a cinder block addition was added to the north-northwest portion of the original brick building. By 1948 Alfonso de la Rosa ran the de la Rosa Service Station here. Later uses of the building are not known at this time. The exterior ceiling of the original canopy is comprised of pressed tin panels.

Block 2430 is bounded by Guadalupe, Chupaderas, El Paso and Calaveras Streets and is bisected east to west by Elvira Street. The block is primarily residential with mixed commercial and residential use fronting on Guadalupe Street. The building at 2223 Guadalupe Street is located at the historic intersection of Guadalupe and Calaveras Streets, and as such serves to anchor this important crossroads.

The building is oriented diagonally on a corner lot. This site location selection and structure placement represents a common footprint for commercial gas stations of the 20th century. This footprint is indicative of a commonality of conceptual planning and marketing that provided easy ingress and egress for the consumer. As such, efforts should be made, when possible, to preserve these historic anchors as significant historical elements of our modern streetscapes.

Staff of the HPO recommend preservation of the building. It is a good example of 20th century gas and service stations. Additionally, it (1) serves as a visible reminder of the cultural heritage of the community; (2) embodies the distinguishing characteristics of the gas and service station commercial type; (3) serves as a familiar visual feature; and, (4) provides linkage and continuity to an established and geographically definable neighborhood.

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.



Ann Benson McGlone
Historic Preservation Officer

Z2004006

FAVOR

Barbara Johnson, 107 King William, representing the San Antonio Conservation Society, stated they are in support of this designation. She further stated the near west side of San Antonio is rich with cultural and historic significance. She stated the primary streets in the neighborhood such as Avenida and Guadalupe were once wind with businesses and residences, which contributed to the sense of time and place and historical development of the area. She stated changes over in time have left gaps that prohibit recognition of the street as a historic district. She stated only the isolated structure remain at which they would like to preserve.

Pablo Martinez, 107 Coyle Place, stated he represents a couple groups that have been working to preserve some of the structures in this area. He feels this is area is filled with historical significance and would like to see this structure restored.

Manuel Castillo, 1635 E. Mulberry, representing San Anto Cultural, stated this structure holds history and is support of historic designation. He stated he participated in the painting of the Muriel on the structure. It was the second to be painted in San Antonio.

Staff stated there were 52 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 returned in favor and no response from Avenida Guadalupe 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 Cardenas-Gamez and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on Lots 7C and 7D, Block 7, NCB 2430 at 2223 Guadalupe Street.
2. There were 52 notices mailed, 5 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

Z2004006

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.