



ZONING CASE: Z2004-005

City Council District NO. 5
 Requested Zoning Change
 From: "C-3NA" To "C-3NA HS"
 Date: March 25, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

T-0
 p.616
 A-6



C:\JAN_6_2004



CASE NO: Z2004005

Staff and Zoning Commission Recommendation - City Council

Zoning Commission: Continuance from January 20, 2004

Date: March 25, 2004

Zoning Commission Meeting Date: February 03, 2004

Council District: 5

Ferguson Map: 616 A6

Appeal: Yes

Applicant:

City of San Antonio, Historic
Preservation Office

Owner:

Josephine A. Guerrero

Zoning Request: To designate Historic Significant
Lot 9B, NCB 2431

Property Location: 2113 Guadalupe Street

The northside of Guadalupe Street between S. Chupaderas and S. Navidad

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 in favor or in opposition to this case.

Zoning Commission Recommendation:

Denial for lack of a motion

VOTE

FOR 0

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004005

**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 2113 Guadalupe Street

The attached COSA Formal Application for Change of Zoning is for 2113 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

**Z2004005****HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS****CITY OF SAN ANTONIO** ^{November 19, 2003}

HDRC CASE NO: 2003-318

ADDRESS: 2113 Guadalupe Street

LEGAL DESCRIPTION: NCB 2431, Lot 9B

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

OWNER: Josephine A. Guerrero

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval for a finding of historic significance for this property. This commercial structure is within the Avenida Guadalupe Neighborhood Association. This one story stuccoed wood frame commercial building was originally a cottage house with a commercial front addition indicating a possible example of the Residence/Store pattern. The commercial addition is stuccoed wood frame with a modest stepped parapet and wood frame sidewalk awning with metal tie rods. A glazed tile dado is laid in a checkerboard pattern.

This building is representative of the frame commercial storefronts of the early 20th century. These were generic buildings with little distinguishing detail. The false front façade with its modestly stepped parapets is a common architectural feature. Wood frame walls are covered with horizontal or wood drop siding and stuccoed.

The original cottage style house was constructed approximately in 1920. In 1922 E. and Maria Herrera lived here. Although the City Directories do not list 2113 Guadalupe Street between the years 1926 and the 1930s, by 1948 Jose Alcacio has a shoe repair business located at this address. It is probable that the commercial front façade was added during the intervening years.

In summary, this building is a good example of the frame and stucco commercial/residential building pattern seen in San Antonio. In particular, the building is a good example of a rectangular commercial building. It is representative of the combination store and residence that is a more predominant distinctive pattern within the Villa area that in other historic areas of San Antonio. This distinctive building belies a greater significance of the historic independence from vehicular transportation and the interdependence of a mixed-use 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

Z2004005

ZONING CASE NO. Z2004005 – January 6, 2004

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significant.

Ann McGlone, Historic Preservation Officer, stated home was also presented before the Historic Design and Review Commission at which was recommended for approval of historic significance. She further stated this structure qualifies as a City Landmark according to the criteria of the Historic and Design Section of the Unified Development Code. She stated it is a visible reminder of the cultural heritage of the community. Its historical, architectural, or cultural integrity of location, design, materials and workmanship and has come to represent a part of San Antonio's cultural heritage for at least twenty-five years.

OPPOSE

Robert Ramirez, 2115 Guadalupe, stated he does not support this request. He feels this is a dangerous structure and would like this structure removed. He stated this house is an eye sore.

Staff stated there were 39 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Avenida Guadalupe Association, Inc.

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 Avila to recommend a continuance until February 3, 2004.

1. Property located on Lot 9B, NCB 2431 at 2113 Guadalupe Street.
2. There were 39 notices mailed, 3 returned in opposition and 0 in favor
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

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ZONING CASE NO. Z2004005 – February 3, 2004

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significant.

City staff represented this case.

OPPOSE

Robert Ramirez, 2115 Guadalupe, stated he does not support the historic designation of this property. He stated he owns the property adjacent to the subject property. He feels this building is an eyesore and a safety hazard to the community. He stated he has visited the property and finds no historic significance. He further stated he has visited the surrounding neighbors who are in support of the demolition of this structure. He is in support the demolition of this structure. He is interested in purchasing the property. He also expressed concerns with the drug, prostitution and other illegal activities that take place on the subject property.

REBUTTAL

Cherise Bell, Senior Planner, Historic Preservation Office, stated this structure represents a frame commercial storefront of the early 20th century. She further stated this one story stuccoed wood frame commercial building was originally a cottage house with a commercial front addition indicating a possible example of the Residence/Store pattern. She stated these structures have seemed to fade within this neighborhood. She stated this house qualifies as a City of San Antonio Landmark according to the Historic and Design Section of Unified Development Code.

Staff stated there were 39 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Avenida Guadalupe Street.

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 Avila to recommend approval.

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1. Property is located on Lot 9B, NCB 2431 at 2113 Guadalupe Street.
2. There were 31 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Kissling, Sherrill, Avila

NAYS: Grau, Dutmer, Dixon, McAden, Stribling, Peel

THE MOTION FAILS

Chairman Martinez stated this case would be forwarded to City Council as a denial.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.