



_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

C-7
p.582



C:\APR_6_2004

CASE NO: Z2004069

Staff and Zoning Commission Recommendation - City Council

Date: May 13, 2004

Zoning Commission Meeting Date: April 06, 2004

Council District: 1

Ferguson Map: 582 C7

Appeal: No

Applicant:

Owner:

City of San Antonio, Historic
Preservation Officer
Midtown Enterprises

Midtown Enterprises

Zoning Request: To designate historic significance
Lot 21 through 27, Block 5, NCB 6404

Property Location: 1800 - 1812 Blanco Road

Proposal: To designate historic significance

Neighborhood Association: Beacon Hill Neighborhood Association

Neighborhood Plan: Midtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The request conforms with the Midtown Neighborhood Plan. The Midtown Neighborhood Plan land use component recommends Mixed Uses at this location. Objective 1.1 of the Plan is to "Preserve the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro (page 22). Action step 1.1.4 recommends overlay zoning, such as historic, that will help preserve and protect the older commercial buildings and enhance the pedestrian-scale environment characteristics of the neighborhood's commercial center (page 23).

On February 4, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The 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:

- A. It is a visible reminder of the cultural heritage of the community (35-607, B-1);
- B. Its embodiment of disguising characteristics of an architectural style for the study of a period, type, method of construction, or use of indigenous materials (35-607, B-5);
- C. Its unique location or singular physical characteristics that make it an established or familiar visual feature (35-607, B-7); and
- D. 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 in favor of the proposed zone change.

Zoning Commission Recommendation:

Approval

<u>VOTE</u>	
FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Eric Dusza 207-7442



Z2004069

CITY OF SAN ANTONIO
HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

February 04, 2004

HDRC CASE NO: 2004-029

ADDRESS: 1800 - 1812 Blanco Road

LEGAL DESCRIPTION: NCB 6404, Block 5, Lots 21 - 27

PUBLIC PROPERTY:

HISTORIC DISTRICT:

LANDMARK DISTRICT:

APPLICANT: Midtown Enterprises 333 Convent Street

OWNER: SAME

TYPE OF WORK: Finding of Historic Significance, Historic Tax
Certification

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of:

(1) a finding of historic significance;

(2) historic tax certification; and

(3) renovation of the building. Renovation work will consist of repointing all exterior brick, new wood/glass storefronts, new brick pavers on the sidewalk, replace canopy and supports, and a new fence in the rear and be constructed of brick pilasters with cast stone caps connected with metal tube fencing and incorporating a sliding gate.

The accompanying exhibits provide additional information.

RECOMMENDATION:

Staff recommends approval of this request as submitted.

The one-story commercial block building was constructed in circa 1926, based on research of the City Directories. This building was the first multi-tenant commercial building to be constructed in what is known today as the MidTown on Blanco Business District. By the mid-1930s, a total of six one-story commercial block buildings were constructed in the two-block area on Blanco Road between Fulton and West Lynwood

to form the commercial core of the business district.

The history of 1800-1812 Blanco Road and the MidTown on Blanco Business District is strongly joined to the historic development of the San Antonio neighborhoods known today as Alta Vista and Beacon Hill. These two modern-day neighborhoods were among the first suburbs developed north of the central city.

By the mid-1920s, entrepreneurs recognized the opportunity to serve the great demand for goods and services created by the residents of the new suburbs and the birth of the MidTown on Blanco Business District, and 1800-1812, was based on this demand.

The original tenants of 1800-1812 Blanco Road building were: Prassel's Drug Store, Piggly Wiggly Store No. 24, St. Louis Butchers, King's Bakery No. 2, Monte Vista Cleaners, Community Barber Shop, and Sunshine Shoe Repair Shop.

At its peak, in the mid-1940s, the MidTown on Blanco Business District was the commercial and social center of the adjacent neighborhoods as well as an attraction for visitors. The building located at 1800-1812 Blanco Road has played a significant role in the development of the MidTown on Blanco Business District. Today, its 1920s era architecture and design elements help to create a pedestrian-friendly environment and to establish the area as a distinctive place in San Antonio.

The 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 unique location or singular physical characteristics that make it an established or familiar visual feature (35-607, B-7); 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).

COMMISSION ACTION:

Approval with the stipulation that if the fence design changes then the applicant will return for approval of the new design.


Ann Benson McGlone
Historic Preservation Officer

for

Z2004069

ZONING CASE NO. Z2004069 – April 6, 2004

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate historic significance.

Ann McGlone, Historic Preservation Officer, stated this structure was built in the mid 1920's. She further stated this request conforms with the Midtown Neighborhood Plan. The Midtown Neighborhood Plan land use component recommends mixed uses at this location. The plan is to preserve the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro. She further stated on February 4, 2004, the Historic Design and Review Commission recommended a finding of historic significance. This structure meets the criteria of the Unified Development Code. She also stated the homeowner is in favor of this request.

Trey Martin, owner, stated he is in supports of the historic designation.

FAVOR

Barbara Johnson, representing the San Antonio Conservation Society, stated they are in support of this request. As an integral part of the commercial development along Blanco Road in the Beacon Hill Neighborhood, these properties have historic significance related to their age and historic use. Furthermore, 1800 – 1812 Blanco Road is worthy of historic preservation as part of the Midtown on Blanco, as Texas Urban Main Street Program. She stated they maintain the scale and character of early 20's century neighborhood commercial development.

Staff stated there were 40 notices mailed out to the surrounding property owners, 3 returned in opposition and 2 returned in favor and no response from Beacon Hill 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Grau to recommend approval of being consistent with the neighborhood plan.

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

NAYS: None

Z2004069

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot 21 through 27, Block 5, NCB 6404 at 1800 – 1812 Blanco Road.
2. There were 40 notices mailed, 3 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.