



CASE NO: Z2004070

Staff and Zoning Commission Recommendation - City Council

Date: May 13, 2004

Zoning Commission Meeting Date: April 06, 2004

Council District: 1

Ferguson Map: 616 D1

Appeal: No

Applicant:

Owner:

City of San Antonio, Historic
Preservation Officer
Steven James Trevino

Steven James Trevino

Zoning Request: To designate historic significance

Lots 11 and west 33.9 feet of 12 and 11 feet of east 59.23 feet of 3 and 11
of west 49.5 of 4, Block 6, NCB 1751

Property Location: 625 West French Place

Proposal: To designate historic significance

Neighborhood Association: Alta Vista 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 low-density single-family houses on individual lots at this location.

On February 18, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The 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 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); 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

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442



2004070

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

February 18, 2004

CITY OF SAN ANTONIO

HDRC CASE NO: 2004-048

ADDRESS: 625 West French Place

LEGAL DESCRIPTION: NCB 1879, Block 9, Lot 11 and the west 33.9 feet of Lot 12 and the south 11 feet of the east 59.23 of Lot 3 and the south 11 feet of the west 49.5 of Lot 4

APPLICANT: Steven James Trevino, 625 West French Place

OWNER: SAME

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

REQUEST:

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

- (1) a finding of Historic Significance for this property;
- (2) historic tax certification;
- (3) restoration and/or replacement of two sets of French doors and one single door, the replacement doors will be custom made to exactly match the originals;
- (4) restoration or replacement of front living room window, the replacement window will be custom made to exactly match the originals;
- (5) rebuild the window frames and replace the windows in the rear carriage house, the replacement windows will be custom made to exactly match the originals;
- (6) repair the brick masonry around the window frames on the rear carriage house;
- (7) rewire both the main house and the rear carriage house;
- (8) rewire all the original light fixtures;
- (9) replumb both the main house and the carriage house, including new sewer lines;
- (10) install gutters;
- (11) renovate the existing bathroom and add an additional full bath to the second floor;
- (12) replace existing kitchen, kitchen dates to the 1960s; and
- (13) refinish and repair the wood floors throughout the house.

RECOMMENDATION:

The staff recommends approval of the finding of Historic Significance and the Historic Tax Certification for this property. The house was built in 1914 by Emma Shiner, a cattle and land owner. The Shiner family lived in the house until 1955 at which time it was sold to the parents of the present owner. The house is a fine example of the Prairie Style and 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).

The staff also recommends approval of the work to be performed with the stipulation that the new staircase addition to the rear carriage house be clad in board and batten. The siding that is currently being used is inappropriate for the brick carriage house. Provided this stipulation is met, the proposed changes will be architecturally and esthetically appropriate for their setting and will have no adverse effects on the property.

COMMISSION ACTION:

Approval of a finding of Historic Significance and Historic Tax Certification.

Approval of the renovations with the stipulation that the new staircase addition to the rear carriage house be clad in board and batten.



Ann Benson McGlone
Historic Preservation Officer

Z2004070

ZONING CASE NO. Z2004070 – April 6, 2004

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate historic significance.

Ann McGlone, Historic Preservation Officer, stated this house was built in 1914. She stated this house has only had two owners. She further stated this house meets the requirement of the Unified Development Code.

FAVOR

Steve Trini, owner, stated he is in support of this designation.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Alta Vista 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

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.

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1. Property is located on Lots 11 and west 33.9 feet of 12 and 11 feet of east 59.23 feet of 3 and 11 of west 49.5 of 4, Block 6, NCB 1751 at 625 West French Place.
2. There were 16 notices mailed, 0 returned in opposition and 1 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.