

# ZONING CASE: Z2004-068

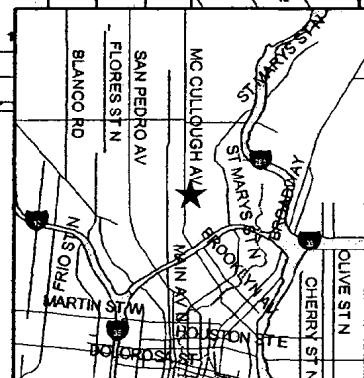
City Council District NO. 1  
 Requested Zoning Change  
 To designate historic significance  
 Date: May 13, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification

E-2  
 p.616



C:\APR\_6\_2004



# CASE NO: Z2004068

## Staff and Zoning Commission Recommendation - City Council

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**Date:** May 13, 2004

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

**Council District:** 1

**Ferguson Map:** 616 E2

**Appeal:** No

**Applicant:**

City of San Antonio, Historic  
Preservation Officer  
George and Tommie Blakey

**Owner:**

George and Tommie Blakey

**Zoning Request:** To designate historic significance  
The south 136 feet of Lot J or A17, Block 6, NCB 1751

**Property Location:** 315 East Park Avenue

**Proposal:** To designate historic significance

**Neighborhood Association:** Tobin Hill Neighborhood Association and Tobin Hill Residents Association

**Neighborhood Plan:** Tobin Hill Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required

### Staff Recommendation:

Approval. The request conforms with the Tobin Hill Neighborhood Plan. The land use plan recommends residential use at this location. This property is located within the Housing Protection Zone designated in the plan. The Tobin Hill Neighborhood Plan, adopted in 1987, may be considered in evaluating this rezoning request, however the Zoning Commission does not need to make a finding of consistency in this case.

On February 4, 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);
- D. Buildings, objects or structures which constitute a particular or unique example of an architectural type or historic period (35-607, C-c); and
- E. 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

**Z2004068****HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS****February 04, 2004****CITY OF SAN ANTONIO**

**HDRC CASE NO:** 2004-028  
**ADDRESS:** 315 East Park Avenue  
**LEGAL DESCRIPTION:** NCB 1751, Block 6, S. 136' of Lot J or A17  
**APPLICANT:** George and Tommie Blakey, P.O. Box 12613  
**OWNER:** SAME  
**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.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. This house was built in 1909. It is a fine example of the Victorian style with a Queen Anne influence. The property will join a number of other landmark designations in Tobin Hill and will strengthen the character of the neighborhood. 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:

- (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);
- (4) Buildings, objects or structures which constitute a particular or unique example of an architectural type or historic period (35-607, C-1c);
- (5) The building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607, C-2a).

**Z2004068**

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HDRC Case No.2004-028  
2/4/04

**COMMISSION ACTION:**

Approved as submitted.

A handwritten signature in black ink, appearing to read "Ann Benson McGlone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ann Benson McGlone  
Historic Preservation Officer

**Z2004068**

**ZONING CASE NO. Z2004068** – 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 1909. She stated this property was presented to the Historic Design and Review Commission on February 4, 2004 and recommended a finding of historic significance. She stated this house qualifies as a City of San Antonio Landmark according to the criteria of the Historic and Design Section of the Unified Development Code. She also stated the homeowner is in favor of this request.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and Tobin Hill Neighborhood Association and Tobin Hill Residents Association are in favor.

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 Grau to recommend approval.

1. Property is located on the south 136 feet of Lot J or A17, Block 6, NCB 1751 at 315 East Park Avenue.
2. There were 26 notices mailed, 0 returned in opposition and 3 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.