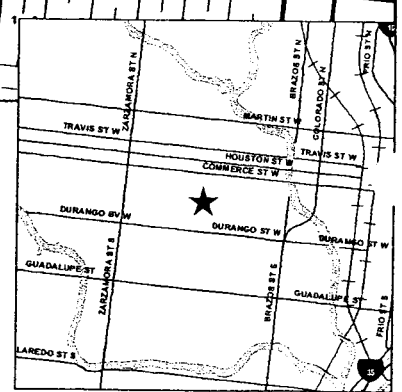
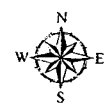




_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2005-163
 City Council District NO. 5
 Requested Zoning Change
 to Designate Historic Significance
 Date: August 25, 2005
 Scale: 1" = 200'

□ Subject Property
 ○ 200' Notification



CASE NO: Z2005163

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: July 19, 2005

Council District: 5

Ferguson Map: 616 B5

Applicant:

City of San Antonio, Historic
Preservation Officer

Zoning Request:

To designate property "HS" Historic, Significant

Owner:

Tony & Delia Diaz

The North 112 feet of Lots 10, 11, and 12, Block 3, NCB 2353

Property Location:

2004 Monterey Street

The Southwest Corner of South Sabinas Street and Monterey Street

Proposal:

To designate property "HS" Historic, Significant

**Neighborhood
Association:**

Avenida Guadalupe Neighborhood Association

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The City of San Antonio Historic Preservation Officer is requesting a designation of Historic Significant for the vacant structure located at 2004 Monterey Street. The proposed rezoning does not alter the base zoning, which is currently R-4 Residential Single-family. On June 1, 2005, the Historic Design and Review Commission (HDRC) recommended a finding of Historic Significance for this property.

The building meets the following Unified Development Code (UDC) criteria for designation as a City of San Antonio historic landmark:

- (1) its value as a visible reminder of cultural heritage of the community (35-607 (b)(1));
- (2) its embodiment of distinguishing characteristics of the Folk Victorian architectural style (35-607 (b)(5));
- (3) its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607 (b)(8));
- (4) buildings which constitute a particular or unique example of an architectural type or historic period (35-607 (c)(1)(C); and,
- (5) constructed in the early 1900s, the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607 (c)(2)(A)).

This application was initiated by the City of San Antonio's Historic Preservation Office. The owner is not opposed to the rezoning.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Rudy Nino, Jr. 207-8389

Z2005163

ZONING CASE NO. Z2005163 – July 19, 2005

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significance.

Ann McGlone, Historic Preservation Officer, stated the Diaz home is a good example of the Victorian Folk Style Architecture. She stated this building meets the Unified Development Code criteria for designation as a City of San Antonio historic landmark.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Avenida Guadalupe 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.

COMMISSION ACTION

The motion was made by Commissioner Rodriguez and seconded by Commissioner Avila to recommend approval.

1. Property is located on the north 112 feet of Lots 10 thru 12, Block 3, NCB 2353 at 2004 Monterey Street.
2. There were 29 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Dixon McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



Z2005163

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 01, 2005

CITY OF SAN ANTONIO

HDRC CASE NO: 2005-189
ADDRESS: 2004 Monterey Street
LEGAL DESCRIPTION: NCB 2353, Block 3, the north 112 feet of Lot 10,
and all of Lots 11 and 12
LANDMARK DISTRICT: Proposed
APPLICANT: City of San Antonio, Historic Preservation Officer
P.O. Box 839966

OWNER: Tony and Delia Diaz

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 the request. The residential building on the property meets the following sections of the city historic code criteria for landmark designation:

- (1) it is a visible reminder of the cultural heritage of the community (35-607, B-1);
- (2) it embodies distinguishing characteristics of the Folk Victorian architectural style (35-607, B-5);
- (3) it has historical integrity of location, design, materials and workmanship (35-607, B-8);
- (4) it constitutes a particular example of an architectural type (35-607, C-1c); and
- (5) constructed in the early 1900s, 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