

CASE NO: Z2005131

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: June 21, 2005

Council District: 1

Ferguson Map: 616 F2

Applicant:

City of San Antonio, Historic
Preservation Officer

Owner:

The Josephine Theatrical Company, Inc.

Zoning Request:

To designate property "HS" Historic, Significant

East 25 Feet of Lot 11, Lot 12, and the West 24.7 feet of Lot 13, NCB 6859

Property Location:

339 and 349 West Josephine Street

Just North of intersection of West Josephine Street and North St Mary's

Proposal:

To designate property "HS" Historic, Significant

**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:

Consistent

The Tobin Hill Neighborhood Plan is currently only a guide in community decision-making and is not current enough to be utilized in findings of consistency by the Zoning Commission pursuant to the Unified Development Code. The Tobin Hill Neighborhood Plan was adopted by City Council in 1987, prior to the initiation of the Community Building and Neighborhood Planning process. However, the Plan encourages the identification, retention and restoration of historically and architecturally designated significant and exceptional structures.

Approval

The applicant is requesting a designation as Historic Significant for the property. The proposed zoning request does not alter the base zoning. On April 20, 2005, the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The property owner initiated the historic designation process.

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

(1) Its value as a visible reminder of the cultural heritage of the community (35-607(b)(1)). The Josephine Theater has been a community gathering spot for many years.

(2) Its architectural character as a particularly fine example of a commercial structure (35-607(b)(6)). The building is a good example of 1940s theater architecture.

(3) Buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(a)). The theater building was constructed in 1946, making it 59 years old in 2005.

(4) Institutions that provide evidence of cultural history of San Antonio as well as stores and businesses (35-607(c)(2)(c)). Markets and commercial structures which are important to the cultural life of San Antonio (35-607(c)(2)(d)). The Josephine Theater opened in 1947 and has been an institution to generations of San Antonioans.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Rudy Nino, Jr. 207-8389

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ZONING CASE NO. Z2005131 – June 21, 2005

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate property Historic Significance

Ann McGlone, Historic Preservation Officer, stated the owner initiated this case. She stated the owner presented their proposal to the Historic Design and Review Commission on April 20, 2005 and was approved for finding of historic significance for this property. She further stated this structure meets the criteria for designation by the Unified Development Code.

Staff stated there were 19 notices mailed out to the surrounding property owners, 2 returned in opposition and 5 returned in favor and Tobin Hill Residents Association is in favor and no response from Tobin 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 Robbins to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Rodriguez, Kissling, Dutmer, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

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1. Property is located on east 25 feet of Lot 11 and 12 and the west 24.7 feet of Lot 13, NCB 6859 at 339 and 349 West Josephine Street.
2. There were 19 notices mailed, 2 returned in opposition and 5 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Dutmer, Sherrill, McAden, Avila,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



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**HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS**

April 20, 2005

CITY OF SAN ANTONIO

HDRC CASE NO: 2005-153
ADDRESS: 339 West Josephine Street
LEGAL DESCRIPTION: NCB 6859, Lot 12
LANDMARK DISTRICT: Josephine Theater - Proposed
APPLICANT: The Josephine Theatrical Company, Inc.,
339 West Josephine Street
OWNER: Same
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The applicant is requesting a finding of historic significance for the property.

RECOMMENDATION:

The staff recommends approval of this request as submitted.

The Josephine Theater was built by Wiley "Bob" Dennis. Born in Floresville, Mr. Dennis moved to San Antonio in his youth and became a spotlight operator and projectionist for the Majestic Theater and other downtown theaters. Mr. Dennis and his partner, Gene Miller, contracted with the F.W. Mitchell Construction Company in 1946 to "build a picture-show house on a tract of land way out on West Josephine Street." Opening night featured "Rage in Heaven" starring Ingrid Bergman and Robert Montgomery.

For many years, the Josephine Theater was the local neighborhood theatre featuring first run films and children's matinees. Waning attendance forced the closing of the theater. In late 1986 a group led by Tom E. Turner Sr. and Jerry Pollock restored the theater to its former glory and opened its doors for stage productions.

The building meets the following designation criteria for historic landmarks:

- (1) Its value as a visible reminder of the cultural heritage of the community (35-607(b)(1)). The Josephine Theater has been a community gathering spot for many years.
- (2) Its architectural character as a particularly fine example of a commercial structure (35-607(b)(6)). The building is a good example of 1940s theater architecture.

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(3) Buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)). The Theater building was constructed in 1946, making it 59 years old in 2005.

(4) Institutions that provide evidence of the cultural history of San Antonio as well as stores and businesses (35-607(c)(2)(C)). Markets and commercial structure which are important to the cultural life of San Antonio (35-607(c)(2)(D)). The Josephine Theater opened in 1947 and has been an institution to generations of San Antonians.

COMMISSION ACTION:

Approved as submitted.



Ann Benson McGlone
Historic Preservation Officer