

CASE NO: Z2005133

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: June 21, 2005

Council District: 2

Ferguson Map: 617 B6

Applicant:

City of San Antonio, Historic
Preservation Officer

Owner:

Winston & Bobbie Jane Butler

Zoning Request: To designate property "HS" Historic, Significant
The west 77 feet of Lot 18, Block 109, NCB 1386

Property Location: 701 Montana

North East corner of Montana and South Pine Street

Proposal: To designate property "HS" Historic, Significant

Neighborhood Association: Nevada Street Neighborhood Association

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent

The Downtown Neighborhood Plan identifies the proposed area as residential, with a desire to continue infill and housing rehabilitation development, in an effort to maintain the existing neighborhood character.

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. Attempts to contact the property owner have been unsuccessful.

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)).
- (2) It embodies distinguishing characteristics of the Folk Victorian architectural style architectural character as a particularly fine example of a commercial structure (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 architectural type (35-607 (c)(1)(c)).
- (5) Constructed in 1904, 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)).

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Rudy Nino, Jr. 207-8389

Z2005133

ZONING CASE NO. Z2005133 – June 21, 2005

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate property Historic Significance

Ann McGlone, Historic Preservation Officer, stated this case is a City initiated case. She stated they have made numerous attempts in trying to get in contact with the owner and have not received a response. She stated this particular case was presented to the Historic Design and Review Commission on March 2, 2005 and was recommended a finding of Historic Significance. This structure meets the criteria for historic designation landmark as mentioned in the Unified Development Code.

FAVOR

Nettie Hinton, 509 Burleson Street, stated she strongly supports this request as she feels this change would have a positive impact on the community.

Charles English, 807 Canton St., President of Jefferson Heights Neighborhood Association, stated they are in support of this request. He stated their intent is to preserve and enhance the neighborhood.

Staff stated there were 33 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor and no response from Nevada Street 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 Peel and seconded by Commissioner Sherrill 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

Z2005133

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on the west 77 feet of Lot 18, Block 109, NCB 1386 at 701 Montana.
2. There were 33 notices mailed, 2 returned in opposition and 1 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.



Z2005133

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

April 20, 2005

CITY OF SAN ANTONIO

HDRC CASE NO: 2005-154
ADDRESS: 701 Montana
LEGAL DESCRIPTION: NCB 01386, Block 109, the west 77 feet of Lot 18
LANDMARK DISTRICT: Proposed
APPLICANT: City of San Antonio, Historic Preservation Officer
P.O. Box 839966
OWNER: Winston and Bobbie Jane Butler and Bobbie Jane
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of a finding of historic significance.

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 1904, 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:

Approved as submitted.

Ann Benson McGlone
Historic Preservation Officer