



# CASE NO: Z2005161

## Staff and Zoning Commission Recommendation - City Council

**Date:** August 25, 2005

**Zoning Commission Meeting Date:** July 19, 2005

**Council District:** 2

**Ferguson Map:** 617 B6

**Applicant:**

City of San Antonio, Historic  
Preservation Officer

**Owner:**

Clare Carrillo

**Zoning Request:**

To designate property "HS" Historic, Significant

Lots 11 and 12, Block 14, NCB 610

**Property Location:**

1029 Wyoming Street

Northwest Corner of South Olive Street and Wyoming 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 City of San Antonio Historic Preservation Officer, on behalf of the property owner, is requesting a designation of Historic Significant for the vacant structure located at 1029 Wyoming Street. The proposed zoning does not alter the base zoning, which is currently RM-4. On June 15, 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 an architectural style valuable for the study of a period, type, and method of construction (35-607 (b)(5));
- (3) its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607 (c)(1)(8));
- (4) buildings which constitute a particular or unique example of an architectural type or historic period (35-607 (c)(1)(C); and,
- (5) 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))

This application was initiated by the property owner through the City of San Antonio's Historic Preservation Office.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Rudy Nino, Jr. 207-8389

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005161**

**ZONING CASE NO. Z2005161** – July 19, 2005

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significance.

Ann McGlone, Historic Preservation Officer, stated this house is good examples of Greek Revival Architecture. This house was built around 1870. The owner is in support of this designation and their intent is to restore this structure.

Staff stated there were 33 notices mailed out to the surrounding property owners, 1 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 Dixon and seconded by Commissioner Kissling to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

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

1. Property is located on Lots 11 and 12, Block 14, NCB 610 at 1029 Wyoming Street.
2. There were 33 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

**Z2005161**

**AYES: 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.



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HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

June 15, 2005

CITY OF SAN ANTONIO

**HDRC CASE NO:** 2005-213  
**ADDRESS:** 1029 Wyoming  
**LEGAL DESCRIPTION:** NCB 610, Block west 1/2 of 14, Lots 11 and 12  
**LANDMARK DISTRICT:** Proposed  
**APPLICANT:** Clare Carrillo, 1030 Bandera Road  
**OWNER:** Same  
**TYPE OF WORK:** Finding of Historic Significance, Historic Tax Certification

**REQUEST:**

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

- (1) a finding of historic significance; and
- (2) historic tax certification.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The applicant has met all requirements of the city's historic tax certification plan and has furnished evidence to that effect to the Historic Preservation Office. The work will include interior renovations and new electrical, plumbing, and mechanical systems.

The house at 1029 Wyoming is a rare example of the Greek Revival architectural style. Although our research has not determined an exact date of construction, physical evidence suggests that the house was built in the 1870s.

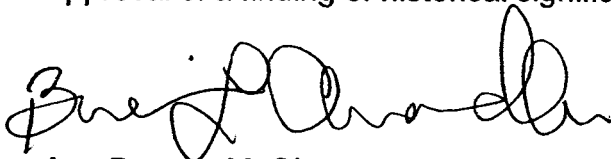
The house is a one-story Greek Revival style building. The roof is a combination of gable and pyramid forms. The front façade is dominated by a hooded pediment with pronounced cornice returns. The cornice line is emphasized by a frieze with a geometric pattern. The walls are stucco-covered brick. Windows are 4/4 and placed symmetrically. The windows surrounds are constructed of stone with heavy lintels and a geometric pattern. There is a ghost image of a wooden porch that was recently removed. Due to its asymmetrical form, it is assumed that the porch was a later Victorian addition. A large wooden addition is located at the rear and a wooden bay window is located on the west façade. The addition and bay window were probably constructed at the same time at the porch addition.

The building qualifies as a City of San Antonio landmark based on the following criteria:

- (1) its value as 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, and method of construction (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) 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)).

**COMMISSION ACTION:**

Approval of a finding of historical significance.



Ann Benson McGlone  
Historic Preservation Officer

for