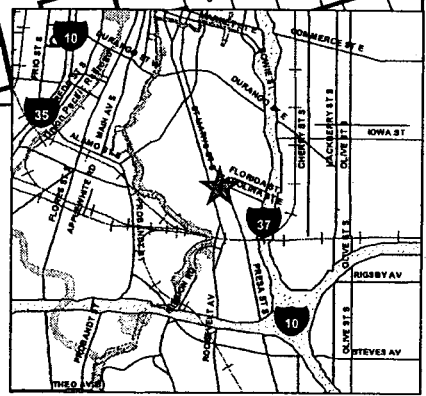
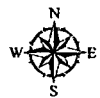


ZONING CASE: Z2006-031

City Council District No. 1
 Requested Zoning Change
 From "C-2 NCD-1" To "C-2 NCD-1 HS"
 Date: March 9, 2006
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



C:Feb. 7, 2006

CASE NO: Z2006031

Staff and Zoning Commission Recommendation - City Council

Date: March 09, 2006

Zoning Commission Meeting Date: February 07, 2006

Council District: 1 **Ferguson Map:** 616 F7

Applicant: Owner

City of San Antonio, Planning
Department, Historic Preservation
Officer

Martha Henry

Zoning Request: To designate "HS" Historic Significant

Lots 7 and 8, Block 31, NCB 2992

Property Location: 1225 S. Presa

Located at the northwest corner of the intersection of Florida and S. Presa
Street

Proposal: To designate "HS" Historic Significant

Neighborhood Associatio Lavaca Neighborhood Association

Neighborhood Plan: Lavaca Neighborhood Plan

Traffic Impact Analysis:

A Traffic Impact Anlaysis is not required

Staff Recommendation:

Consistent.

The addition of the Historic Significance designation does not alter the allowable uses within the current base zoning district or conflict with the existing Neighborhood Conservation District (NCD-1), therefore the change is consistent with the plan.

Approval.

HDRC approved finding of Historic Significance on October 19, 2005.

The property was originally built at the turn of the century for residential use. The owner is in favor of the historic designation. (The base zoning is C-2 NCD-1.)

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006031

ZONING CASE NO. Z2006031 – February 7, 2006

Applicant: City of San Antonio – Historic Preservation Office

Zoning Request: To designate Historic Significant.

City staff represented this case.

Staff stated there were 29 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Lavaca 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 Gray and seconded by Commissioner McAden to find consistency with the neighborhood plan.

(A verbal vote was taken)

**AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, McAden,
Martinez, Stribling, Gray**

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Gary and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lots 7 and 8, Block 31, NCB 2992 at 1225 S. Presa.
2. There were 29 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

Z2006031

**AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, McAden,
Martinez, Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



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

October 19, 2005

CITY OF SAN ANTONIO

HDRC CASE NO: 2005-354

Z2006031

ADDRESS: 1225 So. Presa

LEGAL DESCRIPTION: NCB 2992 BLK 31 Lot 7&8

LANDMARK DISTRICT: Proposed Landmark

APPLICANT: Martha Henry, 1625 W. Summit

OWNER: Same

TYPE OF WORK: Historic Landmark Designation

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

- (1) Restore 6 dormers;
- (2) Install lattice skirting;
- (3) Repair and replace wood siding as needed;
- (4) Replace porch decking, repair and stabilize existing railing, rebuilding porch steps; and
- (5) New composition shingle roof to match existing.

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance, and Historic Tax Certification.

The large 1 ½ story Victorian house located at 1225 South Presa was built around the turn of the century. It was apparently occupied by F. German, a renter in 1902. By 1931, the Pure Food and Health Store was located here and later commercial occupants included John P. Knoblauch, naturopath (1954), and William Ekern, naturopathic physician (1955-1958).

The house is a good example of a late 19th century Queen Anne, a type common in the adjacent King William and Lavaca neighborhoods. The house is an important urban anchor along the South Presa corridor and an almost literal visual link between the King William and Lavaca Historic Districts.

RECOMMENDATION:

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

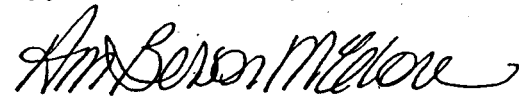
Z2006031

Staff recommends the house at 1225 South Presa qualifies for historic landmark status based on the following criteria: its value as a visible reminder of the cultural heritage of the community; 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; and its unique location or singular physical characteristics that make it an established or familiar visual feature.

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.

COMMISSION ACTION:

Approved with the option to use a standing-seam metal roof.



Ann Benson McGlone
Historic Preservation Officer