

AN ORDINANCE 2009-01-15-0048

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lots 20, 21, 22, and 23, Block 35, NCB 1827 from "RM-4 NCD-5" Residential Mixed Beacon Hill Area Neighborhood Conservation District-5 to "HS RM-4 NCD-5" Historic Significant Residential Mixed Beacon Hill Area Neighborhood Conservation District-5.

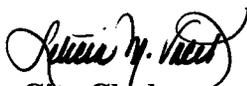
SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective January 25, 2009.

PASSED AND APPROVED this 15th day of January 2009.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney



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CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

September 03, 2008

HDRC CASE NO: 2008-268
ADDRESS: 1002 W. Magnolia Ave.
LEGAL DESCRIPTION: NCB 1827 BLK 35 LOT 20 AND 21, 22, 23
PUBLIC PROPERTY:
HISTORIC DISTRICT: Monticello Park Historic District
LANDMARK DISTRICT:
APPLICANT: City of San Antonio, P.O. Box 839966
Historic Preservation
OWNER: Raymond E Raymond
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance and a recommendation from the Historic Design Review Commission to the Zoning Commission and the City Council for designation of Historic Significant for the property at 1002 W Magnolia Ave.

SIGNIFICANCE STATEMENT ON THE PROPERTY LOCATED AT 1002 W. MAGNOLIA

The property at 1002 W. Magnolia is located within Beacon Hill Tract 3 and is part of the Beacon Hill Area Neighborhood Conservation District (NCD). The Beacon Hill neighborhood was initially platted in 1907. The first "addition" was incorporated in 1908, with Tracts 2 and 3 following soon after. The last two tracts were composed of smaller, more affordable lots, "where fortune smiles on the man of limited means." Beacon Hill developed as one of several early twentieth-century suburbs spawned by the burgeoning streetcar system (<http://www.mysanantonio.com/news/metro/stories>). The neighborhood today is composed of a variety of housing styles including Neoclassical, Folk Victorian, and Spanish Eclectic, with a proliferation of Craftsman-style bungalows. The property at 1002 W. Magnolia is located on the south side of the street between Grant and Michigan Avenues. The house and a small rear outbuilding appear on the 1911 Sanborn map as one of only two dwellings constructed on the block. City directories identify John and Alice B. Jackson as the owners in 1915, still with only one other home occupied on the block. J.M. Trosper was the homeowner in 1927-28, and by that time six additional houses had been built.

The Neoclassical-style residence at 1002 W. Magnolia was constructed circa 1910. The two-and-a-half-story frame house features a hipped roof with two-story front, side,

and rear-gabled projections, minimal wooden eave brackets, and a standing-seam metal roof. The two-story rear ell is not identified on the 1911 Sanborn map and appears to have been added ca. 1925. A two-story porch wraps around the façade and east side elevation. The porch features fluted Ionic columns and a wooden balustrade at the second floor. The balustrade on the first floor of the porch has been removed. The front and side projections from the main block appear to have originally been part of the open front porch (according to the 1911 Sanborn map) but have been enclosed. The gently curved bays of the enclosures are flanked by full-height engaged Ionic columns. Small Palladian-motif windows are located in the gable ends. The house is sheathed in wood clapboard siding, and a wide wood band molding separates the first and second floors. Fenestration includes both single and paired windows. A small, hipped-roof Officer outbuilding is located behind the house and appears to be the same structure identified on the 1911 Sanborn map.

The house is sited on a prominent corner lot at W. Magnolia and Grant Avenue. It is one of several two-story residences on the block, with the balance composed of bungalows and small circa 1920s single-story houses. As one of the two oldest structures on the street, the house remains a significant example of initial housing types constructed in the neighborhood. It is a good and representative example of the Classical Revival style popular in the early decades of the twentieth century and is distinguishable as an earlier house type among the larger number of 1920s bungalows within the neighborhood.

RECOMMENDATION:

The staff recommends approval of this request for a Finding of Historic Significance. Staff has determined that the building at 1002 W. Magnolia qualifies for historic landmark status based on the following criteria:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction, or use of indigenous materials (35-607(b)(5));
- Its unique location or singular physical characteristics that make it an established or familiar visual feature (35-607(b)(7));
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8));

COMMISSION ACTION:

Approval of a Finding of Historic Significance and a recommendation from the Historic Design Review Commission to the Zoning Commission and the City Council for designation of Historic Significance for the property at 1002 W Magnolia Ave.



Kay Hindes
Interim Historic Preservation

Z2009005

1002 W. Magnolia



Z2009005

1002 W. Magnolia



