

Z2015231

A RESOLUTION 2015-04-30-0032R

**DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO
INITIATE A ZONING DISTRICT BOUNDARY CHANGE TO DESIGNATE
523 N. COLORADO AS A HISTORIC LANDMARK (COUNCIL DISTRICT 5).**

* * * * *

WHEREAS, the Historic and Design Review Commission approved a finding of Historic Significance and the Office of Historic Preservation is requesting concurrence from City Council to move forward with the Historic Landmark designation of 523 N. Colorado; and

WHEREAS, City Council desires to initiate a change in the zoning boundary of property to a zoning compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**,

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

SECTION 1. The City Council hereby directs city staff to initiate a change in the zoning boundary of property located at 523 N. Colorado for Historic Landmark designation.

SECTION 2. This Resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage

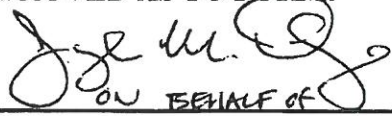
PASSED AND APPROVED this 30 day of Apr. 1, 2015.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


ON BEHALF OF
Martha G. Sepeda, Acting City Attorney

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Agenda Item:	28 (in consent vote: 6, 7, 8, 9, 11, 12, 13, 14, 15A, 15B, 16A, 16B, 16C, 16D, 17, 18, 19A, 19B, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30)						
Date:	04/30/2015						
Time:	11:00:22 AM						
Vote Type:	Motion to Approve						
Description:	A Resolution directing staff to initiate rezoning for landmark designation for 523 N. Colorado [Carlos Contreras, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x			x	

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**Statement of Significance for 523 N. Colorado
San Antonio, Texas**

The commercial structure at 523 N. Colorado occupies the Southwest corner of N. Colorado and Morales Streets. Corner stores, called *tiendas* or *tienditas*, were common throughout San Antonio until after World War II before the interstate system and large chain grocery stores changed the way people obtained their groceries.

The structure was constructed by 1935 at the latest. A one-story store building first appears on the 1935 Sanborn map with an address of 525 Morales. At that time, a residence was attached to the store with an address of 523 Morales. The property appears in the City Directory by 1915, but any indication of a commercial use at this address doesn't appear in the directories until 1940 at the latest when Mrs. Concepcion Martinez was listed as living at that address as a grocer. The 1951 City Directory indicates that The Little Grocery Store operated out of this address. The attached house originally listed at 523 Morales is now gone.

This property exemplifies the typical early 20th century, small-scale commercial structures seen on the Westside of San Antonio. The store has a false front parapet, a common feature on shop buildings, and the Sanborn maps indicated a porch on the front, most likely an awning that extended out from the front of the shop. This is a rapidly disappearing resource type throughout San Antonio's inner city neighborhoods.

The property at 523 N. Colorado meets the following criteria for local landmark designation:

Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures [35-607(b)6];

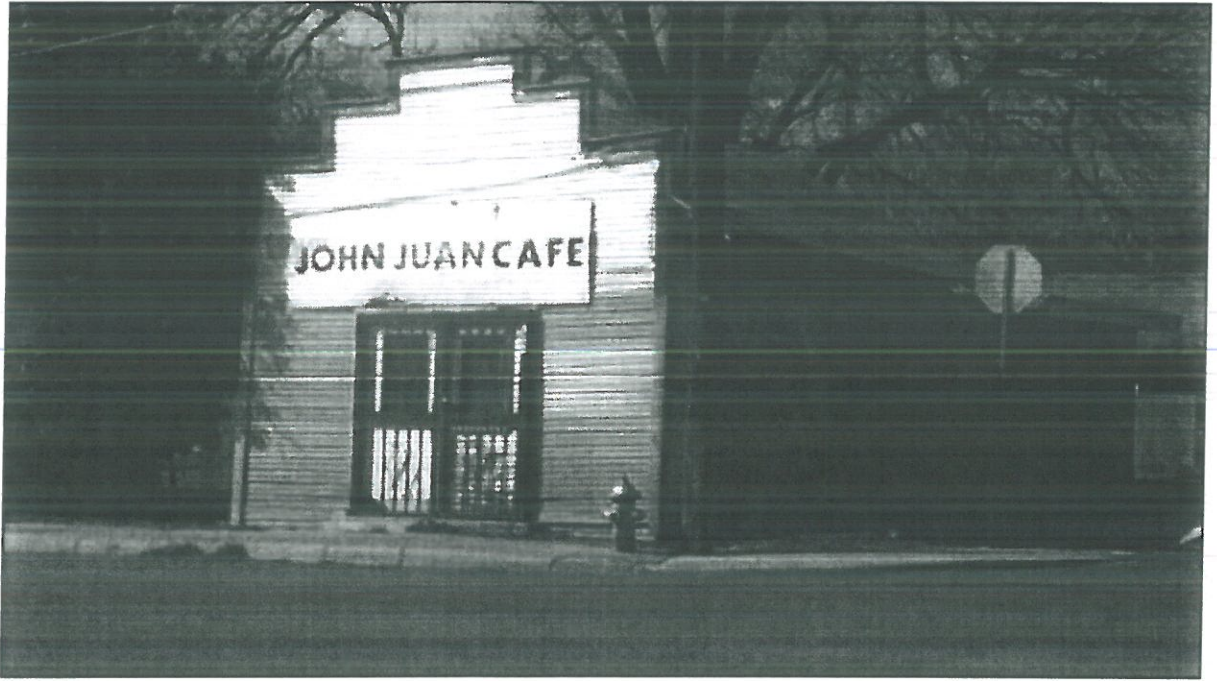
It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11];

It is an important example of a particular architectural type or specimen [35-607(b)12];

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [35-607(b)15];

523 N. Colorado

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**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

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

March 19, 2014

HDRC CASE NO: 2014-101
ADDRESS: 523 N. Colorado
LEGAL DESCRIPTION: NCB 2230 BLK 3 LOT N 54.3 FT OF 1
APPLICANT: Office of Historic Preservation 1901 S. Alamo
OWNER: Paul Gomez
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 523 N. Colorado. The structure on this property is a corner store, or tiendita, once common throughout San Antonio.

FINDINGS:

- a. The home at 523 N. Colorado appears on the 1911-1951 Sanborn map. It was constructed by 1935. At that time, there was also a residence on this property, which has since been demolished.
- b. This property exemplifies the typical early 20th century, small-scale commercial structures seen on the Westside of San Antonio.
- c. The Office of Historic Preservation is the applicant for this request. The Code Enforcement Division intends to move forward with a recommendation for demolition of this structure to the Building Standards Board. A Finding of Historic Significance would be the first step in providing protection for this structure against demolition.
- d. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b).

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for the structure at 523 N. Colorado based on findings b-d.

COMMISSION ACTION:

Approval of a Finding of Historic Significance for the structure at 523 N. Colorado based on findings b-d.

A handwritten signature in black ink, reading "Shanon Shea Miller".

Shanon Shea Miller
Historic Preservation Officer