



## The Alta Vista Neighborhood Association

April 3, 2018

Historic Design Review Commission

Dear Commission:

The Alta Vista Neighborhood Association (AVNA) represents a community of over 1400 residences which is located adjacent to San Pedro Springs Park. 2511 N. Flores is located in Alta Vista at the approach to San Pedro Park. At our general membership meeting on March 28, 2018, members of the association indicated support for the request for review of historic significance of 2511 N. Flores and directed the board to provide written support for the request.

2511 N. Flores is an important property to Alta Vista residents. We agree with OHP staff's finding that it meets criteria 1 and 13. We do not agree with the recommendation that it is not eligible for designation.

Members of the Alta Vista Technical Team composed of architects, construction professionals, engineers and urban planners have reviewed the property and examined its meaning to the community and have found it also meets criteria 5 and 7.

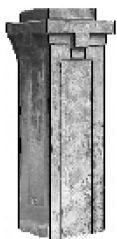
Criterion 5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials. The structure is has value as an example of Foursquare architecture. The Foursquare, a popular variation of the colonial revival style, has been said to be "arguably the most iconic home style of the first half of the 20th century." It's basic, two story box form allowed it to be easily and inexpensively built, making it an affordable housing choice. The form was popular in the U.S. from about 1900 to 1935, which coincides with Alta Vista's period of significance and reflects the research provided by the applicant which clearly indicated the property was marketed for the "for particular people of moderate income," a distinction of Alta Vista's character as an affordable neighborhood for the discerning middle and working classes. Furthermore, as shown in documentation by Jack Guerra and David Bogle, this structure and its twin next door to it, articulate the transition in Alta Vista's development from Victorian to the modern era. Situated at the physical transition in that development, 2511 N. Flores tells a valuable tale of Alta Vista's and San Antonio's evolution into the early 20<sup>th</sup> century.

Criterion 7: It's location along the gateway to San Pedro Park makes it a distinguishing part of the Alta Vista landscape. Its unique location and its physical characteristics make it both an established and familiar feature for us as we travel to and from San Pedro Park and our homes.

2511 N. Flores is one of the oldest structures in Alta Vista. It reflects Alta Vista's history and provides a sense of place and belonging to the community. It is an important part of our shared history and our collective social memory. We urge you to recommend designation of this property based on criteria 1, 5, 7, and 13.

Sincerely,

The Alta Vista Neighborhood Association Board



## Beacon Hill Area Neighborhood Association

---

### A NEIGHBORHOOD CONSERVATION DISTRICT

Beacon Hill Area Neighborhood Association is a non-profit (501c) (4)  
Organization dedicated to neighborhood unity and revitalization\*

**To:** Lauren Sage [lauren.sage@sanantonio.gov](mailto:lauren.sage@sanantonio.gov)

**Regarding:** Case HDRC Case # 2018-129 at 2511 N. Flores and Case 2018-128 at 800 W. Russell

**Date:** April 2, 2018

Dear HDRC Members,

Beacon Hill Area Neighborhood Association Board has voted to support the request for landmark designation on the lots located at 800 W Russell and 2511 N. Flores in Alta Vista to support compatible development and historic preservation. Our general meeting has also empowered the board, through a vote, to support other neighborhoods who struggle to preserve their neighborhoods and communities as we have in Beacon Hill. Our hopes are that you vote to approve the landmark designation for these two properties.

Legacy neighborhoods have so few tools to help them encourage compatible development that helps protect resilient neighborhoods. The most important of these tools are the historic and landmark designations which not only protects the architecture and history, but the communities in these delicate neighborhoods.

We recently had a similar case in Beacon Hill with the same developers who succeeded in building six three-and-a-half story condos on one lot in the middle of a block of mostly one and some two story 1920- 1930s bungalows. This is happening in legacy neighborhoods across the nation where one finds a few remaining bungalows or early twentieth century homes dwarfed by the artless condos that tower around them. Please do not let this neighborhood meet this fate.

I hope Alta Vista, as well as other neighborhoods, will be successful in bringing the developers into a situation in which they do the right thing and build compatible structures. Nothing short of intervention will compel these specific developers to do this. Please help neighborhoods and developers work together for the benefit of San Antonio's unique history and architecture.

It bears repeating that no one is stating that these developers they cannot build, but that they must build in a way that is compatible with the fabric of this San Pedro Park neighborhood. This is an area steeped in history of the second oldest park in the United States. Alta Vista neighborhood has been in existence a third of our City's history.

Once incompatible developments are built, it is the beginning of the end of the established neighborhood as more multi-story building are erected in the middle of established neighborhoods rendering it as one more bland and ubiquitous and soulless example of the destruction of neighborhoods across San Antonio.

Please vote to approve the request for landmark designation on 830 W. Russell and 2511 N. Flores.

Sincerely,

**Beacon Hill Area Neighborhood Association Board**

Lola Rodriguez, President

Robert Feria, Vice President

Daniel Hubbeling, Treasurer

Cynthia Spielman, Secretary

James Bauman, Director

Natalie Koenig, Director

Jamie Rowan, Director

## Lauren Sage (OHP)

---

**From:** Elva Cardenas <elsmere@mygrande.net>  
**Sent:** Tuesday, April 03, 2018 12:02 AM  
**To:** Lauren Sage (OHP)  
**Cc:** 'Teresa Nino'  
**Subject:** [EXTERNAL] 800 W. Russell and 221 N. Flores

Dear Ms. Sage:

I want to express my concern regarding the plan to demolish the above mentioned properties. As I understand, the developer wants to replace these homes with numerous 4 story condominiums that would be out of character with the current housing stock in our neighborhood. I, along with many other Alta Vista residents, purchased our homes because we love the character of our homes and neighborhood. Losing such important housing stock would be a loss not only to the Alta Vista neighborhood but to San Antonio.

Additionally, I am concerned about the added traffic and potential congestion by replacing two homes with numerous homes (10-11). North Flores serves as a direct route to San Pedro Springs Park which is already a high traffic area at the corner of N. Flores and Ashby. Many residents walk down N. Flores to get to the park, often with infants in strollers. With increased traffic, this potentially creates an unsafe route.

We should be conserving the current housing stock in our neighborhood. I am familiar with the property under development at 615 W. Fulton. That particular block is a short and narrow block which is also a dead end. It seems it has been under construction for two years. It remains unfinished. This has created a nuisance for the residents as there is such congestion due to the limited space and on- going construction which seems to start and stop. Additionally, it towers over the homes on that block as well as the homes behind it on W. ElsmLere, intruding on the residents privacy. I would hate to see another similar structure in Alta Vista.

Thank you for your attention to this matter.

Elva Cardenas  
534 W. Elsmere  
25 year resident of Alta Vista

**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**

**Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.\*\***

City of San Antonio  
Historic Design Review Commission

RE: Alta Vista Historic Designation of Structures at Russell and N. Flores

Members please consider this as additional information as you formulate your decision on determining historic designation.

The blockface represents and encapsulates the transition from the Victorian architectural time period to the more contemporary, clean lines of a Four Square and Craftsman houses. This is what makes this group of houses and block face so important to San Antonio's history.

This brief includes illustrations/figures establishing:

1. The Structure was existing in 1911 per Sanborn Fire Maps (figs 1 and 2)
2. The block face and particularly, the two Four Squares, represent very rare architectural specimens for the neighborhood. Signaling the transition of the eras to more contemporary residential design and living. (fig 3)
3. A map showing the Layers of Architectural History and Style that developed specifically in Alta Vista (fig 4).
4. A preliminary designation site plan (fig 5). Zone A shows preservation of the Four Square structure (minus older rear addition) along with scale and blockface compatibility for design review. Zone B, the back half of property allowing new design for review by the HDRC.

Based on Sec 235-607 Designation Criteria, it appears the Four Square meets criteria 9, 10, 11, 12 and 13.

9. The block face/structure is a linkage to physical development history of the neighborhood;
10. The structure is in a definable neighborhood and known;
11. It exemplifies the historical heritage of San Antonio and the United States;
12. The Four Square represents an important example of a particular architectural specimen; and
13. The Four Square represents an important relationship to other adjacent structures and represent a collection in themselves contributing to the overall character of the area according to plans, subdivision plan development and demonstrated via Sanborn maps.

Please consider the information provided and respectfully submitted to the HDRC and to the applicant in this case.

Jack Guerra, AICP

**Sec. 35-607. - Designation Criteria for Historic Districts and Landmarks.**

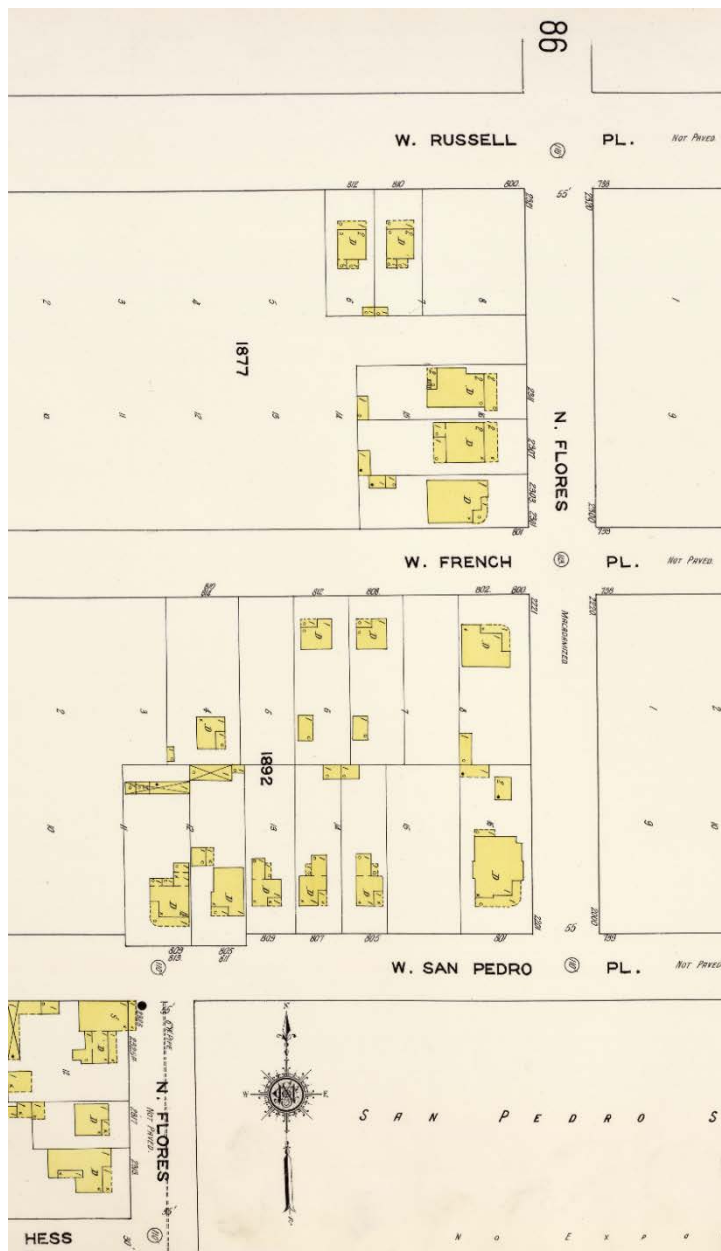


- (a) **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- (b) **Criteria For Evaluation.**
1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
  2. Its location as a site of a significant local, county, state, or national event;
  3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
  4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;
  5. 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;
  6. 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;
  7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
  8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
  9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;
  10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;
  11. 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;
  12. It is an important example of a particular architectural type or specimen;
  13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;
  14. It possesses significant archeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest;
  15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; or







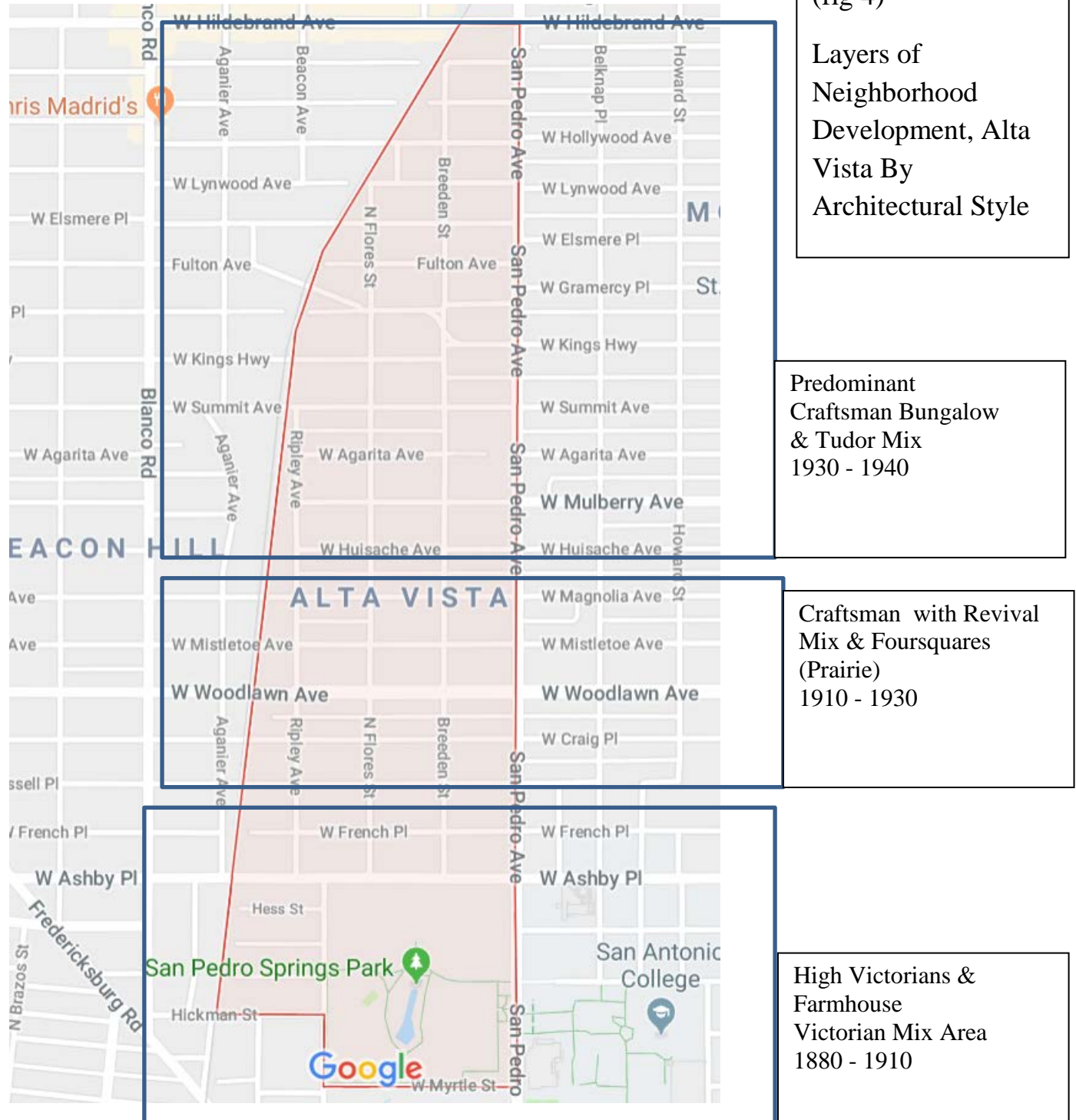


Sanborns, #91, 1911, vol. 1 (fig 2)



Development History of Alta Vista  
By History of American  
Architectural Style  
Figure 3

Low Victorian/Craftsman (left)  
Two Foursquare Structures (center)  
High Craftsman w/ Victorian Influence (right)  
1900-19110



## Suggested Designation



(fig 5)

Zone A  
Existing Structure  
To be Renovated  
Consistant with  
Four Square  
Architectural Style.

Area with no  
structure shall have  
the same **scale and  
architectural  
elements** found  
along the west side  
block face. The  
design will be  
reviewed by the  
HDRC.

Zone B  
Shall be limited to  
35 feet if a flat roof  
structure addition  
measured from  
foundation of  
existing structure.

The design of  
addition will be  
reviewed by  
HDRC



4 April 2018

Re: 2511 N Flores, Landmark Designation

This letter is in support of landmark designation for 2511 N. Flores. As has been documented by OHP staff, 2511 N. Flores meets criteria 1 and 13 for designation. However, other criteria relative to this property have been inadvertently overlooked.

Criterion 5, which refers to the structure's embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials, is met by 2511 N. Flores. The American Foursquare is a classic type from turn of the 20<sup>th</sup> century to 1930s, which was emblematic of streetcar suburbs. This correlates San Antonio's long lost streetcar which traveled along N. Flores, in front of this home.

The Foursquare also addressed the historic (and current!) need for affordable housing, returning to a modest design following the ornate design of the Victorian era. In fact, this plain, boxy type was popular for mail order homes. Foursquare design features still remain: the 2-1/2 story structure, the central dormer, the hipped roof, the front porch as wide as the façade, the wide central steps, and the original window locations. The modifications that have been done are reversible – the vinyl siding can be removed (most of these homes still have the original wood siding underneath!), the enclosed upper porch can be opened again, etc.



The remaining historic wood windows (see photos below). These bi-fold windows are exceedingly rare.



Additionally, criterion 9 which addresses its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development, is also met by 2511 N. Flores. Again, the Foursquare type, is linked to the streetcar arrival in what is now Alta Vista. Its sister property, the Foursquare next door, is also a testament to the modern needs of working class residents – modest homes and access to transportation. The proximity to San Pedro Park is a factor in what made (and makes) Alta Vista a desirable neighborhood. As such, the streetcar was a prudent means of transportation, providing a direct commute from Alta Vista into the downtown area.

Criterion 11, which requires that 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. As mentioned previously, the American Foursquare is a response to the ornate Victorian homes. The plain and boxy design was more economical and thereby more affordable. This home was built for a specific economic heritage – San Antonio's working class of the early 1900s.

Thank you for your consideration of landmark designation for 2511 N. Flores.

Sincerely,

Celia Mendoza, Architect

(and Alta Vista property owner)



## Lauren Sage (OHP)

---

**From:** Relational SDBS <relationalsdbs@gmail.com>  
**Sent:** Monday, April 02, 2018 12:43 AM  
**To:** Lauren Sage (OHP)  
**Subject:** [EXTERNAL] Pro Designation & NCD

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I support historic designation and the NCD standard.

Best regards,

Steven Roberts  
106 Krempkau Street  
San Antonio, Texas 78212-3839  
210-347-0214

## Lauren Sage (OHP)

---

**From:** Jenifer Wheeler <jenifer.wheeler@yahoo.com>  
**Sent:** Wednesday, April 04, 2018 1:44 PM  
**To:** Lauren Sage (OHP)  
**Subject:** [EXTERNAL] Support for landmark designation for cases 18-2710 and 18-2709

Dear Ms. Sage,

I am a resident and home owner in the Alta Vista neighborhood. I cannot make it to the hearing today but would like to express my support for the landmark designation for the subject case numbers (properties at 800 W Russell and 2511 N Flores). These structures are both key elements of the fabric and character of the Alta Vista neighborhood in both architecture and history. Any development of or around these properties should be consistent with that architecture and historical character to maintain the integrity of this very important San Antonio neighborhood.

Sincerely,  
Jenifer Wheeler  
405 W Magnolia

**Lauren Sage (OHP)**

---

**From:** Maria Zebouni <mzebo59@gmail.com>  
**Sent:** Wednesday, April 04, 2018 3:13 PM  
**To:** Lauren Sage (OHP)  
**Cc:** tami.kegley@gmail.com  
**Subject:** [EXTERNAL] Proposed construction

To whom it may concern, my husband and I are both opposed to this construction project so close to San Pedro Park and we both support an historic designation for these properties . This park is the oldest park in the US. We are particularly horrified by the nature and quality of the site at 615 Fulton, which is grossly out of place and poorly conceived as well as poorly constructed. Sincerely, Maria Zebouni and Jorge Estello 618 W. Kings Hwy 78212



# SAN ANTONIO CONSERVATION SOCIETY

April 4, 2018

## STATEMENT:

TO: Michael Guarino, Chair, and Members  
Historic and Design Review Commission, City of San Antonio  
RE: Agenda Item 23 – 2511 N. Flores Street  
HDRC Case No. 2018-129

The San Antonio Conservation Society supports the landmark designation of 2511 N. Flores, which pre-dates 1911 and is one of the oldest structures in this part of the Alta Vista neighborhood. We believe that this building, which has been used as affordable multi-family housing since 1921, meets three criteria necessary for landmark designation.

In addition to criteria 1 and 13 identified by the Office of Historic Preservation, this structure also meets criterion 7. The unique location of this house in the middle of the 2500 block of N. Flores makes it worthy of preservation as an established or familiar visual feature along this entry corridor into Alta Vista from San Pedro Springs Park. As the only other two-story house on the west side of the block, the structure's presence is essential to maintaining the visual continuity of historic housing stock along this section of the street. Although some original materials have been superficially altered, the building's basic form remains intact.

Landmark designation would allow the owner to qualify for tax credits, while continuing to offer affordable multi-family housing within the historic context of the neighborhood. It would also strengthen the protection afforded to the collection of historic properties near the corner of N. Flores and W. Russell, which contribute to Alta Vista's overall eligibility as a historic district.

Respectfully submitted,

SAN ANTONIO CONSERVATION SOCIETY

Susan Beavin, President

107 KING WILLIAM STREET ♦ SAN ANTONIO, TEXAS 78204-1312 ♦ 210/224-6163 ♦ FAX: 210/224-6168



The Purpose of this Society is to preserve and to encourage the preservation of historic buildings, objects, places and customs, relating to the history of Texas, its natural beauty, and all that is admirably distinctive to our State; and by such physical and cultural preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow, with knowledge of our inherited regional values.

