



The Alta Vista Neighborhood Association

April 3, 2018

Historic Design Review Commission

Dear Commission:

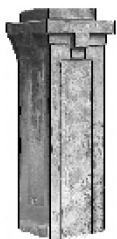
The Alta Vista Neighborhood Association (AVNA) represents a community of over 1400 residences which is located adjacent to San Pedro Springs Park. At our general membership meeting on March 28, 2018, members of the association indicated support for the request for review of historic significance of 800 W. Russell and directed the AVNA board to write a statement of support for the request.

AVNA agrees with OHP staff's recommendation that the property is eligible for designation based on criteria 1, 7 and 13.

The property, located at a prominent corner in the heart of Alta Vista is a visible reminder of Alta Vista's history. Its architectural form, its unique location and its age of over 100 years, makes the property an important part of the community. Additionally, it tells a wonderful story of an Alta Vista character who knew Abraham Lincoln, who provided significant funding to bring street car service to the community and who donated important historical artwork to the Witte Museum. This embodies the characteristic of the Alta Vista community—dedicated to history, generosity and public service. We urge you to help preserve both the tangible and intangible story this structure tells by finding it worthy of designation.

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

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

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Lauren Sage (OHP)

From: Bob Comeaux <bobtheunionguy@aol.com>
Sent: Tuesday, April 03, 2018 3:23 PM
To: Lauren Sage (OHP)
Cc: bogle@syncrostudio.com; Teresa.nino1@gmail.com; cynthiaspielman@gmail.com
Subject: [EXTERNAL] 800 W. Russell

To Lauren Sage, Case Manager

For 35 years I lived at 702 W. French Place, just a block from the proposed changes at 800 W. Russell. Injuries which left me unable to maintain my home were the only reason that I moved from my wonderful Alta Vista neighborhood.

Over the years we have been strong advocates for an improved neighborhood, revitalizing our home and encouraging other renovations. We have supported school bonds to rebuild Mark Twain Middle School (now a dual-language academy), for drainage bonds to eliminate the flooding problems, renovations of our San Pedro Springs Park Library, and the total rehabilitation of San Pedro Springs Park. We were faithful participants in our efforts to protect our neighborhood values through the Neighborhood Conservation District process. What is proposed for 800 W. Russell, like other similar projects either built or proposed, are not in keeping with the character of Alta Vista and certainly not in keeping with the vision stated in our NCD meetings.

Alta Vista is truly one of San Antonio's eclectic neighborhoods, multi-ethnic, multi-generational, multi-economic status individuals who live together in harmony and generally work together for the common good. A project like the one proposed, if approved, will lead to similar projects accelerating the gentrification of Alta Vista and the displacement of some of San Antonio's finest citizens. Don't let this happen.

We urge a vote against approving this project moving forward. Protect Alta Vista!

Please record me as against this project and include my remarks in the formal record.

Sincerely,

Bob Comeaux
1810 Oakline Drive
San Antonio, TX 78232-4948
210-758-5879 -- home
210-326-2655 -- cell
bobtheunionguy@aol.com

Formerly lived at
702 W. French Place
San Antonio, TX 78212-3636

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.

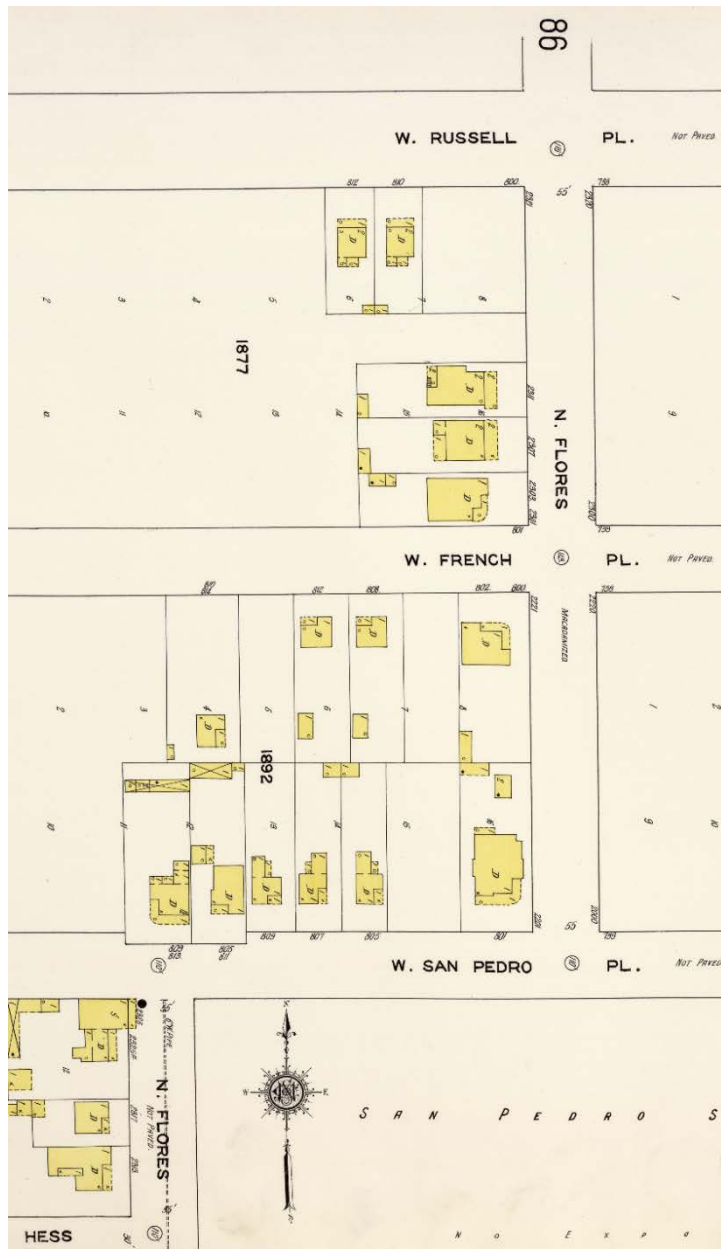
Please consider the information provided and respectfully submitted to the HDRC and to the applicant in this case.

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

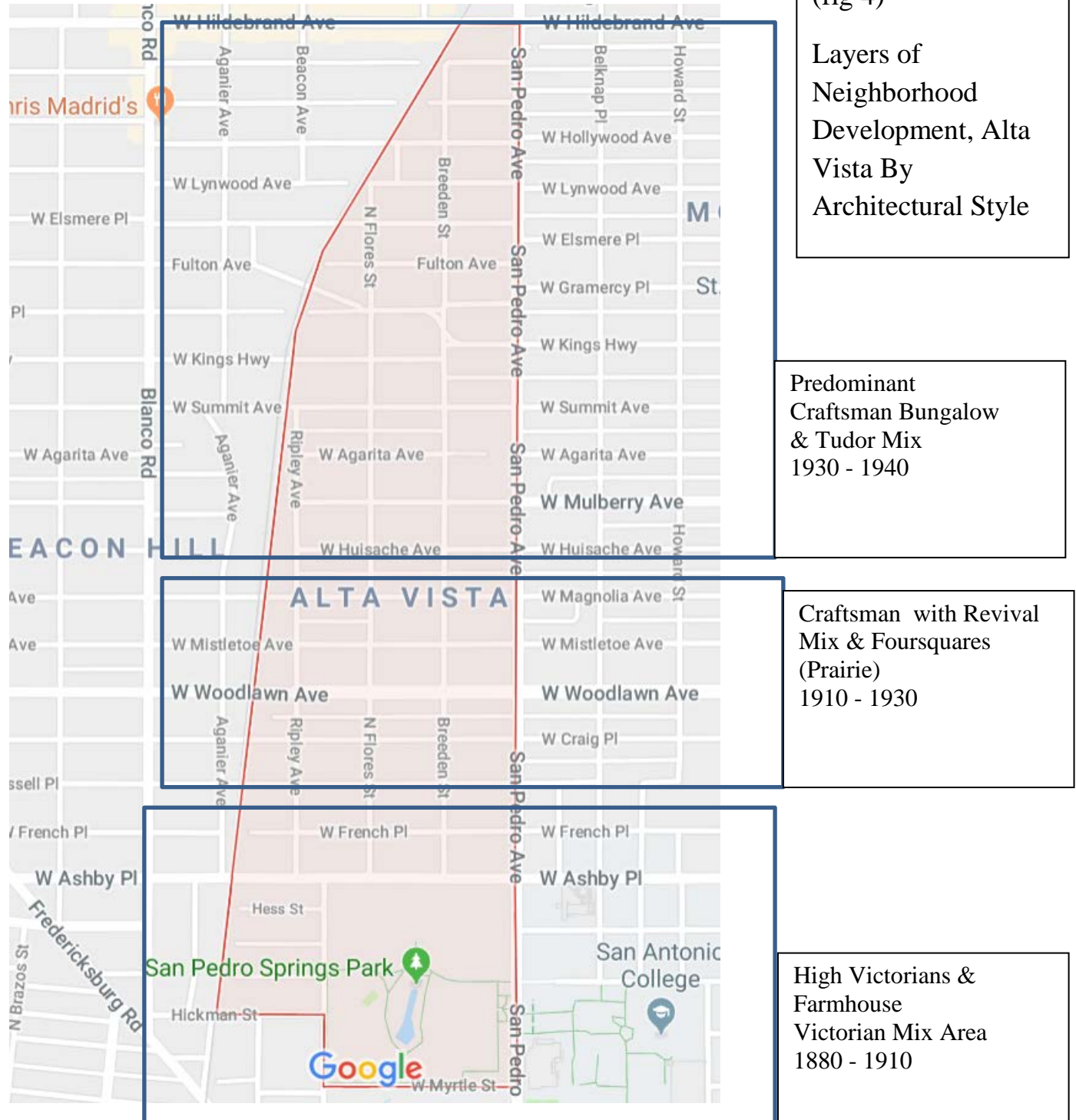


Sanborns, #91, 1911, vol. 1 (fig 2)



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: 800 W. Russell, Landmark Designation

This letter is in support of landmark designation for 800 W. Russell. As has been documented by OHP staff, 800 W. Russell meets criteria 3, 5, and 7 for designation.

I fully support the OHP's findings regarding 800 W. Russell meeting the above criteria. This Craftsman home is a prominent structure, anchoring the bungalow style for Alta Vista on a highly visible intersection. Much of the original charm and architectural features remain, including: original wood windows and window screens, decorative trusses, decorative rooftop finials, wood siding, fireplace, hardwood floors, interior shiplap, interior doors, exposed interior beams, interior trim, base board, chair rail, and crown molding.







Thank you for your consideration of landmark designation for 800 W. Russell.

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: Rodriguez, Javier R <JaRodriguez@saisd.net>
Sent: Wednesday, April 04, 2018 4:51 PM
To: teresa.nino@gmail.com; Lauren Sage (OHP)
Subject: [EXTERNAL] Condos

This email is to vote against the development of condos at Russell and N Flores street.
As a long time resident of this neighborhood we wish to preserve the homes and families who have come to love our friends and neighbors.

Respectfully,
Imelda Rodriguez
2505 N Flores

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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 22 – 800 W. Russell Place
HDRC Case No: 2018-128

The San Antonio Conservation Society supports the landmark designation of 800 W. Russell in the Alta Vista Neighborhood Conservation District. This c. 1920 Craftsman style bungalow meets three of the criteria necessary to qualify. It is associated with a person significant to the development of the neighborhood, embodies distinguishing characteristics of the Craftsman style, and is an established visual feature on the corner of the N. Flores corridor leading into the neighborhood from San Pedro Springs Park. Landmark designation would not only enable the owner to take advantage of tax incentives, but would help preserve a building that contributes to Alta Vista's 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.



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