



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

April 4, 2018

HDRC CASE NO: 2018-129

ADDRESS: 2511 N FLORES ST

LEGAL DESCRIPTION: NCB 1877 BLK 5 LOT E 7.18 OF S 29 OF 6, S 33 OF 7 & 8 & ARB A16

PUBLIC PROPERTY: No

APPLICANT: Teresa Nino - 529 W Elsmere

OWNER: GCM Holdings Inc. - 3267 Bee Caves Road

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 2511 N Flores Street for landmark designation.

FINDINGS:

- a. A Request for Review of Historic Significance for 2511 N Flores, which is located in the Alta Vista Neighborhood Conservation District (NCD-2) was submitted to OHP by the applicant on February 5, 2018.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process. In the case where an owner is not in favor, OHP shall forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. ARCHITECTURAL DESCRIPTION -- The structure at 2511 N Flores is a two-story single family residence featuring a rectangular footprint. It has vinyl siding and a hipped roof with a blue standing seam metal roof. There is a centered gabled front dormer with a small vent. The front porch is wood with concrete steps leading up to it. The second story of the front porch has been filled in and is supported by non-original square fluted posts and two original square posts. The existing windows are vinyl and have varying designs, including some six-over-six, primarily on the second story porch and two-over-two on the sides of the house. The second story porch windows have non-functioning shutters with the exception of the middle windows. There are three visible front doors at the first floor entrance, varying in design, each having a transom above it. On the north elevation there is a wooden staircase leading to a door on the second floor. While there are clearly influences of Classical Revival and Prairie styles, the modifications to this structure have diluted any cohesive architectural statement. There is a front walkway made of concrete that leads from the sidewalk to the front porch steps.
- d. SITE CONTEXT -- The North Flores corridor serves the neighborhood with some light commercial services which previously included grocery stores, gas stations, and other small businesses. During the height of Alta Vista's development in the early twentieth century, the streetcar route ran along North Flores. One story Craftsman bungalows and two story Classical Revival homes with wood siding are prevalent throughout the neighborhood. While early development was primarily single family, some duplexes and fourplexes were constructed in the 1920s and 1930s. After WWII, new construction was predominantly multifamily with a variety of exterior finishes including wood, brick, and stucco. The neighborhood is largely intact today. This property is located near a prominent corner at West Russell and North Flores, towards the southern end of the neighborhood.
- e. EVALUATION -- The applicant proposed a list of four (4) criteria for eligibility. These include: (b)(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; (b)(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; (b)(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; (b)(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.

f. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec.35-607(b)(1) Its value as a visible or archeological reminder of the cultural heritage of the community, or national event -- as a visible reminder of the early development of the Alta Vista neighborhood, and UDC sec.35-607(b)(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 -- for its relationship to similar multifamily properties within the neighborhood.

g. While the structure may not be eligible for landmark designation, it would certainly be a contributing structure to a local historic district. The property is located in the Alta Vista (NCD-2) neighborhood conservation district currently. The district is eligible to become a local historic district.

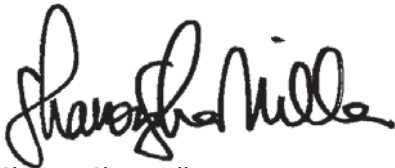
h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff does not recommend approval of the request. Staff finds that the property at 2511 N Flores does not meet at least 3 of the 16 criteria for evaluation and is not eligible for landmark designation based on findings c through f. If the Historic and Design Review Commission (HDRC) approves the request, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

COMMISSION ACTION:

The Historic and Design Review Commission agrees with the request, recommends approval and requests a resolution from the City Council to initiate the designation process.



Shanon Shea Miller
Historic Preservation Officer