



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

Per City Council Resolution 2018-11-01-0049R, the Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 2511 N Flores. *OHP staff recommends approval.*

Case Comments:

On April 4, 2018, the Historic and Design Review Commission (HDRC) agreed with the applicant’s finding of historic significance and supported the designation of the property as a local landmark. On November 1, 2018, City Council directed City Staff to move forward with landmark designation.

Case History:

March 5, 2019	Zoning Commission hearing
November 1, 2018	City Council directs City staff to initiate designation
April 4, 2018	Historic & Design Review Commission (HDRC) hearing
February 5, 2018	Request for Review of Historic Significance submitted to OHP

Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets five Criteria for Evaluation.

Unified Development Code 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;**
 3. **Its identification with a person or persons who significantly contributed to 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;**
 7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;**
 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.**



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Findings of Fact:

- 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



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

- 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.

ATTACHMENTS:

City Council Resolution 2018-11-01-0049R
HDRC recommendation
HDRC published exhibits