

7. Other Factors:

A request for review of historic significance for the structure located at 2511 N Flores was submitted to OHP on February 5, 2018.

On April 4, 2018, the Historic and Design Review Commission (HDRC) approved a Finding of Historic Significance, identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to the subject property are specified below. The ownership of the property has recently changed, and the new owner is opposed to the landmark designation.

OHP submitted a Request for Council Action on behalf of the HDRC, and on November 1, 2018, City Council approved the request, directed City staff to initiate the designation process, and waived all required zoning fees.

HDRC concurred with the applicant that 2511 N Flores met UDC criterion [35-607(b)1], [35-607(b)3], [35-607(b)5], [35-607(b)7], and [35-607(b)13] for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 2511 N Flores meets five.

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;
3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** 2511 N Flores was built by the Campbell-Petty Lumber Company and developed by Robert Schuetze who developed many properties within the City's original 36-square mile boundary.
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;** as an example of Colonia Revival-influenced architecture.
7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;** as one of the oldest structures in the Post's Addition to the Upper San Antonio plat.
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.