

22014154

**Statement of Significance
For
2822 N. Flores
San Antonio, Texas**

The structure at 2822 N. Flores was constructed sometime after 1911. A one-story corner store and a separate market structure are shown occupying this site in the Sanborn Map of 1911 and are indicated as 2620 and 2618 N. Flores. It is possible that one or both of the structures located here in 1911 were integrated into the present structure, though it is unclear. The City Directory of 1911 indicates that J.D. Hovel & Sons operated at this address. In 1915 the Monarch Grocery operated from this address. The address had changed to 2822 by 1924. The present-day filling station and auto repair shop, along with three separate stores, appear in the reissue of this map in 1950. The 1929-1930 City Directory lists the Community Auto Service Co. at this address. The Texas Company (Texaco) leased the building about 1935 for a gas station and in 1948 the property was sold and was again operated as an auto repair shop until 2002.

This structure, with its combination auto repair and retail space, is an excellent example of the multi-use commercial structures built in San Antonio between World War I and II. The auto repair shop portion features subtle Mission Revival detailing with stucco walls and tiles along the parapet. The shop portion of the structure features an awning which was typical of early 20th century commercial structures with individual entrances to each retail space.

The property at 2822 N. Flores meets the following criteria for landmark designation:

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction [35-607(b)5]; as an early 20th-century Mission Revival commercial structure.

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 [35-607(b)6]; as an early 20th century gas station and corner retail establishment.

It is an important example of a particular architectural type or specimen [35-607(b)12]; as an early 20th century multi-use commercial structure.



Z2014154

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
March 07, 2014

HDRC CASE NO: 2014-075
ADDRESS: 2822 N. Flores St.
LEGAL DESCRIPTION: NCB 1841 BLK 29 LOT 1 & W IRR 3 FT OF 2
APPLICANT: Robert A. Coker 1143 Bailey Ave.
OWNER: R.A. Coker LLC
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the commercial building at 2822 N. Flores St.

FINDINGS:

- a. The structure at 2822 N. Flores was constructed sometime after 1911. A one-story corner store and a separate market structure are shown occupying this site in the Sanborn Map of 1911 and are indicated as 2620 and 2618 N. Flores. It is possible that one or both of the structures located here in 1911 were integrated into the present structure, though it is unclear. The City Directory of 1911 indicates that J.D. Hovel & Sons operated at this address. In 1915 the Monarch Grocery operated from this address. The address had changed to 2822 by 1924. The present-day filling station and auto repair shop, along with three separate stores, appear in the reissue of this map in 1950. The 1929-1930 City Directory lists the Community Auto Service Co. at this address. The Texas Company (Texaco) leased the building about 1935 for a gas station and in 1948 the property was sold and was again operated as an auto repair shop until 2002.
- b. This structure, with its combination auto repair and retail space, is an excellent example of the multi-use commercial structures built in San Antonio between World War I and II. The auto repair shop portion features subtle Mission Revival detailing with stucco walls and tiles along the parapet. The shop portion of the structure features an awning which was typical of early 20th century commercial structures with individual entrances to each retail space.
- c. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b).
- d. This application is owner-initiated.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d.

COMMISSION ACTION:

Approved as submitted based on findings a through d.

Shanon Shea Miller
Historic Preservation Officer