

HISTORIC AND DESIGN REVIEW COMMISSION

April 7, 2021

HDRC CASE NO: 2021-140
ADDRESS: 703 LONE STAR BLVD / 111 ROOSEVELT
LEGAL DESCRIPTION: NCB A20 BLK LOT 6,7, 8 & PT OF A22 OR ARB P EXC S IRR 183.25 FT OF W 117 FT & 5 (.539 AC) & N HALF OF A20(LOT 13)
ZONING: I-1
CITY COUNCIL DIST.: 5
APPLICANT: Rene Ruiz, Law Office of Rene D. Ruiz
OWNER: Kenedy Junction Ltd
TYPE OF WORK: Request for review of contributing status
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant is seeking a determination of contributing status from the Historic and Design Review Commission for one structure at 703 Lone Star Blvd.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-619. - Non-Contributing Structures.

Requests for determination of whether an object, building, structure or sign are contributing or non-contributing to a historic landmark or historic district shall be made on an application obtained from the historic preservation officer through the office of historic preservation. The historic preservation officer shall review the application for completeness and shall make a determination whether the subject of the application is contributing or non-contributing within thirty (30) days of deeming the application complete. The historic preservation officer shall retain, for such period as required under applicable record retention law, a written statement summarizing the reasons for the determination. The historic preservation officer may, at his or her discretion, present the application to the historic and design review commission for their recommendation.

FINDINGS:

- a. **HISTORIC CONTEXT:** Before the properties were purchased by the current owner in August 2019, 111 Roosevelt Avenue was owned by the Meier family, owners of Meier Bros Granite and Marble Works, originally founded by Henry Meier in the mid-1920s. Henry Meier began his career in stonework as a bookkeeper for Otto Zirkel, a German immigrant who worked extensively in Texas at the turn of the 20th century and owned the oldest marble and granite dealership in San Antonio. Henry married Otto's daughter Estella (later recorded as Stella) in 1899. After Otto passed away in 1924, Henry remained with the company for a couple years before starting his own business in 1927 out of his home at 1246 E Commerce. In 1928, he built a new workshop next to the railroad tracks at 111 Roosevelt to accommodate his growing business. Henry was known for his monument and mausoleum work and has "accredited to him some of the most beautiful and substantial monuments and mausoleums in the state." Henry worked on San Antonio City Hall, the Federal Reserve bank building, the Nix Professional Building (414 Navarro St), Groos National Bank, and the Dittmar apartments (now the Aurora Apartments, 503 Howard St). Henry Meier passed away in 1949, but his sons continued the family business for decades after. The building appears much as it did when it first appeared on Sanborn Fire Insurance maps in 1931, with the exception of small additions to the rear (west) and to the north side of the structure.
- b. **ARCHITECTURAL DESCRIPTION:** The workshop at 111 Roosevelt Ave is the northernmost structure on the parcel addressed 703 Lone Star Blvd. Located at the northeast corner of the property, it has a wood-clad façade and a stepped parapet that hides an end-gabled roof form behind and a five-panel door flanked by windows. A hand-painted sign over the door says Meier Bros. / 201 Roosevelt / (210) 533-0535. The rear of the building is clad in corrugated metal with windows just below the eaves. A rear addition with a flat roof is also clad in corrugated metal. A shorter shed-roofed metal-clad addition to the north elevation runs almost the entire length of the gabled building. A mausoleum attached at the southeast corner of the workshop was determined to be a contributing structure and is not included in this request.
- c. **CONTRIBUTING STATUS:** All historic-aged buildings within a district are generally considered contributing unless formally determined otherwise. A Review of Contributing Status for all structures on the parcel currently addressed 703 Lone Star was completed May 8, 2020, at the request of Scott Carpenter, Seventh Generation Design Inc., on behalf of the property owner, Kenedy Junction Ltd. The review found that the workshop

historically addressed 111 Roosevelt was built c. 1928 for Meier Bros. Granite and Marble Works, a multigenerational business that operated from the 1920s until 2018. The applicant subsequently requested the determination of contributing status be referred to the HDRC for review and recommendation as authorized in the UDC.

- d. The applicant has expressed interest in demolition of the workshop at 111 Roosevelt on the property addressed 703 Lone Star Blvd. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Properties that are determined to be noncontributing are eligible to receive administrative approval for demolition requests by OHP staff. If the structure is found to be contributing, the owner can pursue demolition by applying for a Certificate of Appropriateness.
- e. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

RECOMMENDATION:

Staff find the structure historically addressed 111 Roosevelt Ave, included on the property addressed 703 Lone Star Blvd, contributes to the Mission Historic District and recommends that the Historic and Design Review Commission find the structure contributing to the Mission Historic District based on findings a through d.

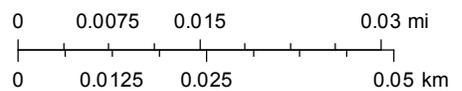
City of San Antonio One Stop



March 30, 2021

1:1,000

- CoSA Addresses
- Community Service Centers
- Ⓢ Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- Recorded Plats
- Preliminary Plats
- CoSA City Limit Boundary



CoSA



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

May 8, 2020

ADDRESS: 207 ROOSEVELT AVE

LEGAL DESCRIPTION: NCB A20 BLK LOT 6,7, 8 & PT OF A22 OR ARB P EXC S IRR 183.25 FT OF W 117 FT & 5 (.539 AC) & N HALF OF A20(LOT 13)

HISTORIC DISTRICT: Mission

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: RIO-4

APPLICANT: Scott Carpenter/Seventh Generation Design - 933 N Flores St

OWNER: Phil Bakke/Kenedy Junction LTD - 3511 Broadway St

TYPE OF WORK: Review of Contributing Status

REQUEST:

The applicant requests a Determination of Contributing Status for 207 Roosevelt.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 5/8/2020 1:26:11 PM

ADMINISTRATIVE APPROVAL TO: This assessment determines that the structures historically addressed 111 Roosevelt Ave and 201 Roosevelt Ave are contributing to the Mission Local Historic District. Further research may reveal additional significance associated with these properties.

The City of San Antonio offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. Rehabilitation and restoration work on this property may be eligible for this incentive.

This assessment determines that 207-209 Roosevelt Ave, 2014 S St Mary's St, and the accessory structure built for 503 Simpson do not contribute to the Mission Local Historic District. Demolition of these structures may be approved administratively by staff.

APPROVED BY: Jessica Anderson



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 111 and 207 Roosevelt Ave

1. Application Details

Applicant: Scott Carpenter, Seventh Generation Design, Inc.

Type: Determination of Non-contributing Status

Date Received: 13 March 2020

2. Findings

This request is for assessment of the properties addressed 111 and 207 Roosevelt, which include:

- 111 Roosevelt Ave, a single-story commercial structure built in 1928 for Henry Meier;
- 201 Roosevelt Ave, a two-story Neoclassical-style residence with Craftsman influence built c. 1915;
- 207-209 Roosevelt Ave, a single-story commercial structure at the southeast corner of the property built c. 1951 with an addition completed by 1955 for V. A. Snell & Co;
- A single-story tile and CMU structure located in the middle of the parcel currently addressed 207 Roosevelt but built between 1934 and 1938 for Benjamin Darnell as an accessory to 503 Simpson, with an addition built by 1951; and
- 2014 S St Mary's, a single-story one-part commercial storefront with attached two-story gable-roofed structure at the southwest corner of the property now addressed 207 Roosevelt Ave, built in 1937 for Southwest Refrigeration Supply and expanded north in 1938 by the same company.

Kenedy Junction LTD currently owns the properties. The properties are located in the Roosevelt Park neighborhood of City Council District 3, and within the boundaries of the Mission local and National Register historic district and a River Improvement Overlay (RIO-4).

Before the properties were purchased by Kenedy Junction LTD in August 2019,¹ 111 and 207 Roosevelt Avenue were owned by the Meier family, owners of Meier Bros Granite and Marble Works, originally founded by Henry Meier in the mid-1920s. Henry Meier began his career in stonework as a bookkeeper for Otto Zirkel,² a German immigrant who worked extensively in Texas at the turn of the 20th century³ and owned the oldest marble and granite dealership in San Antonio,⁴ located at 802-804 E Commerce St.⁵ Henry married Otto's daughter Estella (later recorded as Stella) in 1899.⁶ After Otto passed away in 1924,⁷ Henry remained with the company for a couple years⁸ before starting his own business in 1927 out of his home at

¹ Bexar County Clerk (web site). Special Warranty Deed with Vendor's Lien: Patricia A. Meier and Clifton E. Meier to Kenedy Junction, Ltd., Document # 20190158606, 13 August 2019.

² "Meier-Zirkel" (wedding announcement). *San Antonio Daily Light*, Wednesday, 24 May 1899, p. 5.

³ "Pay Your Way as You Go is the Motto of Success for Otto Zirkel." *San Antonio Light and Gazette*, Sunday, 3 April 1910, p. 28.

⁴ "Just received by Otto Zirkel..." (ad). *San Antonio Sunday Light*, Sunday, 23 June 1901, p. 3.

⁵ "The above represents a family vault erected by OTTO ZIRKEL..." (ad). *San Antonio Daily Light*, Friday, 8 December 1905, p. 6.

⁶ "Meier-Zirkel" (wedding announcement). *San Antonio Daily Light*, Wednesday, 24 May 1899, p. 5.

⁷ Find-a-grave (web site). Otto Zirkel, 1856-1924. Accessed 6 April 2020.

<https://www.findagrave.com/memorial/39106747/otto-zirkel>.

⁸ *San Antonio City Directory*, 1926, p. 358.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

1246 E Commerce.⁹ In 1928, he built a new workshop next to the railroad tracks at 111 Roosevelt to accommodate his growing business, which he listed in the city directory as Meier Bros Granite and Marble Works.¹⁰ A 1928 article about the move states Henry was known for his monument and mausoleum work, and that he has “accredited to him some of the most beautiful and substantial monuments and mausoleums in the state;” the article also mentions his stonework on the “recently-completed [San Antonio] city hall” and “the Federal Reserve bank building.”¹¹ Henry also worked on the Nix Professional Building (414 Navarro St), Groos National Bank, and the Dittmar apartments (now the Aurora Apartments, 503 Howard St).¹² The new workshop at 111 Roosevelt Ave included a sample mausoleum at the southeast corner of the building, intended to advertise the skills of the Meier family of masons.¹³ The northern part of the building has a form found across San Antonio, particularly on the south and west sides: an end-gabled building with a wood-clad facade that has a stepped parapet that shields the view of the sloped roof form. The 1928 article ends by stating Henry was “assisted in this work by his sons, all having many years’ training in stone work.”¹⁴ Henry’s son Gilbert worked with his father at the Zirkel yard,¹⁵ and with Clifford and Russel comprised the brothers of Meier Bros Granite and Marble Works. Henry Meier passed away in 1949,¹⁶ but his sons continued the family business for decades after. The building appears much as it did when it first appeared on Sanborn Fire Insurance maps in 1931,¹⁷ with the exception of small additions to the rear (west) and to the north side of the structure.

Just south of the Meier Bros’ workshop is a two-story Neoclassical-style residence with Craftsman influence addressed 201 Roosevelt Ave. The land that includes the parcel was deeded to Bexar County by the estate of Henry Elmendorf in 1904,¹⁸ and was acquired sometime between 1904 and 1917 by prominent lumbermen Albert and Ernest Steves of Steves Lumber Company.¹⁹ The home, originally addressed 2101 Garden, was built c. 1915,²⁰ likely by the Steves brothers. The house was first rented to painting contractor Henry A. Burke²¹ and his wife Amizona in 1915.²² In 1917, Lena Vollmer purchased the house from the Steves brothers.²³ Vollmer was a frequent subject of the police beat during prohibition; she was arrested repeatedly for making and serving alcohol in her home at 201 Roosevelt²⁴ and at a pub she owned five miles south of

⁹ San Antonio City Directory, 1927, p. 794.

¹⁰ San Antonio City Directory, 1929, p. 1493.

¹¹ “Plant Moves to Larger Quarters.” San Antonio *Light*, Saturday, 28 July 1928, p. 12-A.

¹² “Beautiful Stone Work Feature of New S. A. Buildings.” San Antonio *Light*, Sunday, 3 November 1929, p. 62.

¹³ Sanborn Fire Insurance Map: San Antonio, Texas, 1931, vol. 4, sheet 365.

¹⁴ “Plant Moves to Larger Quarters.” San Antonio *Light*, Saturday, 28 July 1928, p. 12-A.

¹⁵ San Antonio City Directory, 1921, p. 551.

¹⁶ Find-a-grave (web site). Henry Meier, 1874-1949. Accessed 6 April 2020.

<https://www.findagrave.com/memorial/50137416/henry-meier>.

¹⁷ Sanborn Fire Insurance Map: San Antonio, Texas, 1931, vol. 4, sheet 365.

¹⁸ Bexar County Clerk (web site). Deed: Estate of Henry Elmendorf to Bexar County, 28 May 1904. Deed book, vol. 232, p. 105.

¹⁹ Bexar County Clerk (web site). Warranty Deed: Albert Steves et al to Lena Vollmer, 8 November 1917. Deed book, vol. 521, p. 318.

²⁰ San Antonio City Directory, 1915, p. 238.

²¹ Find-a-grave (web site). Henry Alonza Burke, 1864-1946. Accessed 15 April 2020.

<https://www.findagrave.com/memorial/107550110/henry-alonza-burke>.

²² San Antonio City Directory, 1915, p. 90.

²³ Bexar County Clerk (web site). Warranty Deed: Albert Steves et al to Lena Vollmer, 8 November 1917. Deed book, vol. 521, p. 318.

²⁴ “Woman guilty on dry charge.” San Antonio *Express*, Thursday morning, 29 May 1924, p. 6.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

the city, alternately called the Vollmer Inn and the Black and Gold Inn.²⁵ In 1922, the John J. Kuntz Lumber Company bought the property from Vollmer as a foreclosure, though she and her sister Louisa continued to live there until c. 1924. Henry Meier purchased the property from Kuntz Lumber in 1930; the house had a number of residents²⁶ until 1934, when Russel and Clifton Meier moved in.. Though the footprint of the house remains much the same as it did when it first appears on Sanborn maps,²⁷ the two-story front porch has been filled in, and there is a small addition at the southwest corner of the house. Windows at the front of the house appear to be later metal-frame casement windows, rather than the wood-frame windows found elsewhere on the house.

Southwest of 201 Roosevelt Ave, near the middle of the parcel, is a single-story building constructed of structural clay tile and CMU with a shed roof with exposed rafter tails. This was built as an accessory building between 1934 and 1938²⁸ for Benjamin and Mazie Darnell, who lived at 503 Simpson (now Lone Star Blvd) from 1919 until at least 1948.²⁹ The Darnell home was once located directly west of 207-209 Roosevelt Ave.³⁰ The CMU portion was added to the structure by 1951.³¹ 503 Simpson was demolished by 1955,³² but the accessory structure remains and was adapted by subsequent property owners, including the Meier Bros who used it as storage.³³ Because the primary structure is no longer extant, staff finds that this accessory structure does not contribute to the Mission local or National Register historic district.

207-209 Roosevelt Ave is a single-story, end-gabled commercial building constructed c. 1951 for V. A. Snell & Co,³⁴ an agriculture wholesale company founded by Victor Snell. Newspaper ads show that the company sold feed mixers, power sprayers, insecticide, and poultry equipment.³⁵ The company expanded the property south by 1955 so that the building's south elevation reached Simpson.³⁶ A vertical break in the west facade of the building illustrates where the addition meets the 1951 building. The company moved to a location next to the city's stockyards in the mid-1960s;³⁷ the building was most recently occupied by San Antonio Rags and Wipes, though the west side of the building prominently features signage for Meier Bros Monuments.

In 1937, Southwest Refrigeration Supply, operated by George D. Reinhardt, built a single-story stucco commercial space at the southwest corner of what was then S St. Mary's and Simpson, originally addressed 2014 S St Mary's. The front doors face the intersection, and rather than the expected five-sided commercial building with a clipped corner, the southwest-facing elevation continues to meet the east elevation at the

²⁵ "Closing of resort asked by chambers." *San Antonio Express*, Wednesday morning, 18 August 1926, p. 11.

²⁶ "Injunction writ issued against Vollmer resort." *San Antonio Express*, Friday morning, 15 September 1922, p. 18.

²⁷ San Antonio City Directory, 1927, p. 1422; 1929, p. 1493; 1931, p. 1282;.

²⁸ Sanborn Fire Insurance Maps: San Antonio, Texas, 1931, vol. 4, sheet 365.

²⁹ Sanborn Fire Insurance Map: San Antonio, Texas, 1934, vol. 4, sheet 365; 1938, vol. 4, sheet 365.

³⁰ San Antonio City Directory, 1919, p. 175; 1948, p. 1571.

³¹ Sanborn Fire Insurance Map: San Antonio, Texas, 1931, vol. 4, sheet 365.

³² Sanborn Fire Insurance Map: San Antonio, Texas, 1911-March 1951, vol. 4, sheet 365.

³³ Sanborn Fire Insurance Map: San Antonio, Texas, 1911-March 1951, vol. 4, sheet 365; San Antonio City Directory 1952, p. 864; Historic Aerials (web site). 201 Roosevelt, San Antonio, Texas: 1955. Accessed 10 April 2020. Historicaerials.com.

³⁴ Per the applicant.

³⁵ Sanborn Fire Insurance Map: San Antonio, Texas, 1911-March 1951, vol. 4, sheet 365.

³⁶ "For your convenience: What event! What date! What place! What time!" (ad). *San Antonio Express*, Thursday 14 February 192, p. 55.

³⁷ Historic Aerials (web site). 207 Roosevelt, San Antonio, Texas. Accessed 6 April 2020. Historicaerials.com.

³⁸ "Horse owners can now obtain a manual..." (ad). *San Antonio Express*, Wednesday, 15 February 1967, p. 9-A.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

southeastern corner of the structure. A May 1938 photo shows the adjacent two-story, gable-roofed structure with signage for the business along the ridge.³⁸ Southwest Refrigeration Supply quickly outgrew its new space, expanding north by August 1938 to complete its current footprint.³⁹ Historic photos show the presence of finials along the parapet of the southwest primary elevation; the centermost finials are no longer present on the building while those at the corners remain. The primary façade otherwise remains in tact, with the fenestration pattern the same as it appears in the 1938 photo. The adjacent two-story building also shows the same fenestration pattern as in the 1938 photo, with two small windows on the first floor of the west elevation and three ganged windows on the second floor below the gable.⁴⁰

The relocation or construction of these businesses along the Roosevelt corridor was in line with trends found historically in South San Antonio; the growth and expansion of the city created a mix of residential, industrial, and commercial areas throughout the Mission local historic district.⁴¹ Industry in particular sprang up along this stretch of Roosevelt and along the San Antonio River. Adjacency to rail lines brought additional benefits to business looking to move south; for Meier, building his workshop next to the MKT line meant lowering costs associated with the transport of heavy stone. Other businesses that moved south in the first half of the 20th century to take advantage of the rail line and/or the San Antonio River include the San Antonio Electric Company, now known as CPS, which opened Station B (now known as the Concepcion Road Plan) in 1909;⁴² Martin Linen Supply, which moved to a new facility at 421 Roosevelt in 1922;⁴³ and the Sabinas Brewing Company, later renamed Lone Star Brewery, which opened on the west bank of the San Antonio River in 1933.⁴⁴ Travel to and from these South San Antonio industrial sites was aided by redevelopment of Roosevelt Avenue, completed in 1937.⁴⁵ The Roosevelt Avenue Underpass and Railroad Bridge, located at the northwest corner of the property, was built in 1937 for the City of San Antonio as part of construction of the new Roosevelt Ave, west of S St Mary's St. The project included four lanes and two elevated sidewalks. The balustrades, columns, and pilasters along the road are rendered in the Art Deco style, but vertical panels of concrete between Art Deco pilasters feature depictions of the Rose Window found at Mission San José, bringing the Mission Revival style into the project. There is evidence of finials along the balustrades that perhaps served as streetlights; some remain in tact while others have been reduced to plinths or are gone entirely. The underpass and bridge were listed as eligible for the National Register of Historic Places as part of the Texas Department of Transportation's 1995 bridge survey.⁴⁶

Meier Bros Monuments remained in business until at least 2018; they sold the business in 2019.⁴⁷ The Meier heirs sold the property to Kenedy Junction LTD in August 2019.⁴⁸

³⁸ "Plant Renders Needed Service." *San Antonio Light*, Saturday, 14 May 1938.

³⁹ "Refrigeration Supply Firm Adds Space." *San Antonio Light*, Saturday, 13 August 1938, p. 6-B.

⁴⁰ "Plant Renders Needed Service." *San Antonio Light*, Saturday, 14 May 1938.

⁴¹ City of San Antonio Office of Historic Preservation: Historic Districts. Mission. Accessed 30 March 2020. <https://www.sanantonio.gov/historic/scoutsa/HistoricDistricts/Mission>.

⁴² City of San Antonio: Mission Trails Historic Sites (web site). "Mission Road Power Plant –City Public Services (CPS)." Accessed 1 April 2020. <https://www.sanantonio.gov/Mission-Trails/Mission-Trails-Historic-Sites>.

⁴³ San Antonio City Directory, 1922, p. 186.

⁴⁴ Allen, Paula. "Lone Star Brewing Co. brought mass-produced beer to San Antonio." *San Antonio Express-News*, 1 December 2017.

⁴⁵ City of San Antonio: Mission Trails Historic Sites (web site). "Roosevelt Avenue Underpass and Railroad Bridge." Accessed 1 April 2020. <https://www.sanantonio.gov/Mission-Trails/Mission-Trails-Historic-Sites>.

⁴⁶ *Ibid.*

⁴⁷ Information shared with OHP staff at site visit, 111-207 Roosevelt Ave, 23 August 2019.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

3. Architectural Description

This request is for assessment of the properties addressed 111 and 207 Roosevelt, which include:

- 111 Roosevelt Ave, a single-story commercial structure built in 1928;
- 201 Roosevelt Ave, a two-story Neoclassical-style residence with Craftsman influence built c. 1915;
- 207-209 Roosevelt Ave, a single-story commercial structure at the southeast corner of the property built c. 1951 with an addition completed by 1955;
- A single-story tile and CMU structure located in the middle of the parcel currently addressed 207 Roosevelt but built between 1934 and 1938 as an accessory to 503 Simpson, with an addition built by 1951; and
- 2014 S St Mary's, a single-story one-part commercial storefront with attached two-story gable-roofed structure at the southwest corner of the property now addressed 207 Roosevelt Ave, built in 1937 and expanded north in 1938.

The properties are located in the Roosevelt Park neighborhood of City Council District 3, and within the boundaries of the Mission local and National Register historic district and a River Improvement Overlay (RIO-4). They are bound to the north by the MKT Line, the west by S St Mary's St, the south by Lone Star Blvd, and the east by Roosevelt Ave. It is one block east of the San Antonio River and northeast of Roosevelt Park. The property is near a number of individually designated landmarks, including the Grona Building (1903-1907 S St Mary's), the Pedroti Bros Building (1802 S St Mary's), the Yturri/Edmonds Homestead (257 Yellow Stone), and a number of commercial buildings on the blocks to the northeast.

111 Roosevelt Ave is the northernmost structure considered in this assessment. Located at the northeast corner of the property, it has two parts to its primary façade: a mausoleum clad in stucco and a building with a wood-clad façade and a stepped parapet that hides an end-gabled roof form behind. The mausoleum has a four-light door centered on the primary façade, with flat pilasters on either side. Above the door is a sculpture in relief showing leaves and fruit. The wood-clad façade has a five-panel door flanked by windows and a hand-painted sign over the door that says Meier Bros. / 201 Roosevelt / (210) 533-0535. The rear of the building is clad in corrugated metal with windows just below the eaves. A rear addition with a flat roof is also clad in corrugated metal. A shorter shed-roofed metal-clad addition to the north elevation runs almost the entire length of the gabled building.

201 Roosevelt Ave is a two-story Neoclassical-style residence with Craftsman influence with brick columns and clapboard siding. It has a hipped roof clad in composition shingle with an intersecting hipped form at the rear and a hipped dormer with false windows over the primary façade, all with wide eaves. There are brick columns at the north- and south-east corners of the residence and a recessed entrance at the northwest corner. A 12-light door is centered on the first floor of the east elevation. Windows on the east elevation and along the east end of the south elevation are metal-frame casement windows; all other windows are wood-frame. There is a two-story stucco-clad addition to west façade, with the bottom floor serving as a garden-level entrance to the basement or crawlspace.

The accessory structure built for 503 Simpson is located at the north edge of a parking lot. The building is constructed of structural clay tile and CMU and has a low-slope shed roof with exposed rafter tails on the south elevation. There is a short parapet on the north elevation capped in metal. The south elevation has a

⁴⁸ Bexar County Clerk (web site). Special Warranty Deed with Vendor's Lien: Patricia A. Meier and Clifton E. Meier to Kenedy Junction, Ltd., Document # 20190158606, 13 August 2019.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

door left of center; all other fenestration is infilled. The north elevation is unpainted, allowing both the structural clay tile and CMU construction to be visible.

207-209 Roosevelt Ave is an end-gabled CMU commercial building with exposed rafter tails on the east and west sides. The roof is light gray composition shingle with wood fascia and eaves. There is fenestration directly below the south eave that has been boarded, and a large window just left of center at the ground level that has been infilled with corrugated metal. A blue sign near the west corner of this elevation reads SAN ANTONIO RAGS & WIPES / INDUSTRIAL WIPES / 532-4439. The south half of the east elevation has no fenestration, though there is evidence of a large window infilled with CMU. There is a six-panel door right of center with a 12-lite glass block window to the right. Below a painted sign that reads the same as on the south elevation is a metal door. There is evidence of a window left of this door infilled with CMU. There are two small high windows right of the metal door followed by evidence of more fenestration infilled with CMU. The north elevation has an 18-lite window below the gable and an entrance near the west corner with a corrugated metal door and an adjacent elevated wood porch. There is a black and white sign near the east corner that reads MEIER BROS. MONUMENTS / CUSTOMER PARKING. The west side of the building has an elevated garage door below a length of extended eaves. There is a window flanked by vents north of center on the elevation. Near the south corner is a window with a blue sign that reads the same as the blue sign on the south façade. Below both the window and blue sign is a large black and white sign painted on the building that reads MEIER BROS. MONUMENTS / PARKING. The parking lot is enclosed on the south by a chain-link fence topped with barbed wire.

The primary façade of the structure historically addressed 2014 S St Mary's faces southwest toward the intersection of Lone Star Blvd and S St Mary's. It is a flat-roofed, single-story commercial building with a two-story end-gabled building attached at its north side followed by warehouse spaces extending north. Constructed of stucco-clad brick, the fenestration on the primary elevation is broken into thirds: a central solid entrance with spaces for display windows on either side and five ganged transoms above flanked by spaces for display windows with four ganged divided-lite transoms. There is a short cantilevered awning over the front door. Where they survived, the divided-lite transoms have six lites each and what looks like blue-green glass. The display windows are no longer present; instead, the openings are covered by a combination of plywood, metal grates, and wire screens. The east side of the one-story portion of the building has a parapet with drains and a metal cap with two windows, now boarded or covered with metal grate. There is an infilled door near the north corner of this elevation. The southwest elevation of the building is clad in stucco and has a board over what is presumably a window. The integrity of this structure is low; most of the original materials from the exterior and interior have been removed and significant damage to the roof and walls is evident.

The adjacent two-story, end-gabled structure has exposed rafter tails under the north and south eaves. The west elevation is clad in stucco. There is a vent centered under the gable. The first floor has two windows; the second floor has three ganged windows with burglar bars across all. Where it rises above the one-story building, the second floor of the south elevation is clad in wood clapboard siding and has windows with burglar bars evenly spaced across the elevation. The west elevation of the two-story structure also has a vented gable with three ganged windows across the second floor. The northern portion of the structures is a metal-truss warehouse with a low-slope roof, clad in corrugated metal and plywood supported by below-grade CMU walls. There is an awning over a large garage door at the south corner of the east elevation.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Windows are spaced along the east elevation below the roofline. The west elevation has two windows below a short metal awning; any other fenestration has been boarded with plywood. Corrugated metal hangs over the eaves. The north elevation of the warehouse is clad in stucco and has a partially infilled door flanked by metal-frame windows.

4. Landmark Criteria

The property at 111 Roosevelt Ave meets the following criteria under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the structure was built for Henry Meier and his sons, and the business remained in operation until at least 2018.
- **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;** the building is a unique example of commercial and industrial heritage, with a sales space and sample mausoleum in the same building as the workshop used to produce monuments, building ornaments, headstones, and crypts.
- **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;** as a multigenerational business located at this site for over 85 years, and for its contribution to an understanding of the growth of San Antonio and to the expansion of industry into South San Antonio where there was adjacency to the San Antonio River and to rail lines.

The property at 201 Roosevelt meets the following criteria under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the structure was owned and occupied by Meier Bros from c. 1932 until 2019; Meier Bros Monuments remained in operation until at least 2018.
- **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;** the house was built by prominent lumbermen Albert and Ernest Steves of Steves Lumber Company.
- **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;** the home is located on what was formerly a primary corridor into South San Antonio, and represents the overlap of residential, commercial, and light industry that defined this important liminal space prior to the construction of the Roosevelt bridge bypass.

The property at 207-209 Roosevelt meets the following criteria under UDC 35-607(b):

- **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;** the property contributes to an understanding of the growth of San Antonio and to the expansion of industry into South San Antonio where there was adjacency to the San Antonio River and to rail lines.

The accessory structure built for 503 Simpson meets no criteria under UDC 35-607(b).

The property historically addressed 2014 S St Mary's St meets the following criteria under UDC 35-607(b):

- **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;** the property

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

contributes to an understanding of the growth of San Antonio and to the expansion of industry into South San Antonio where there was adjacency to the San Antonio River and to rail lines.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

5. Staff Recommendation

This assessment determines that the structures historically addressed 111 Roosevelt Ave and 201 Roosevelt Ave are contributing to the Mission Local Historic District. Further research may reveal additional significance associated with these properties.

The City of San Antonio offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. Rehabilitation and restoration work on this property may be eligible for this incentive.

State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects. Because the property contributes to an understanding of San Antonio's red light district, once the largest in Texas and the third-largest in the country, staff believes the property may be eligible. A request for a determination of eligibility can be made to the Texas Historical Commission.

This assessment determines that 207-209 Roosevelt Ave, 2014 S St Mary's St, and the accessory structure built for 503 Simpson do not contribute to the Mission Local Historic District. Demolition of these structures may be approved administratively by staff.

While not required by the Unified Development Code, this document has been prepared by OHP staff that meet the Secretary of the Interior's professional qualification standards for Architectural History as defined in 36 CFR Part 61.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Photos submitted by applicant, dated November 2019.



From left to right: 201 Roosevelt Ave and 111 Roosevelt Ave; east elevations.



The mausoleum at 111 Roosevelt Ave, southeast oblique.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



111 Roosevelt Ave, northeast oblique.



111 Roosevelt Ave, northwest oblique.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



201 Roosevelt Ave, east elevation.



201 Roosevelt Ave, southeast oblique.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



207 Roosevelt, southwest oblique.



207-209 Roosevelt Ave, northeast oblique.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



207-209 Roosevelt Ave, southeast oblique.



207-209 Roosevelt, northwest oblique.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



503 Simpson accessory structure, southeast oblique.



503 Simpson accessory structure, northwest oblique.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



2014 S St Mary's St, southwest elevation.

PLANT RENDERERS NEEDED SERVICE



The Southwest Refrigeration Supply company is one of the few businesses of its kind in operation in this section. Every phase of commercial refrigeration is covered by this firm, including manufacturing, refrigeration servicing,

ammonia, Freon and Methyl machine parts, new and used refrigeration compressors, portable electric and acetylene welding and refrigeration and air-conditioning engineering and installations. George D. Reinhardt is owner of the company.

*May 1938 photograph of Southwest Refrigeration Supply.
San Antonio Light, Saturday, 14 May 1938.*

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



2014 S St Mary's St, west elevation.



2014 S St Mary's St, east elevation.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



2014 S St Mary's St, north elevation.



2014 S St Mary's St, interior facing west.

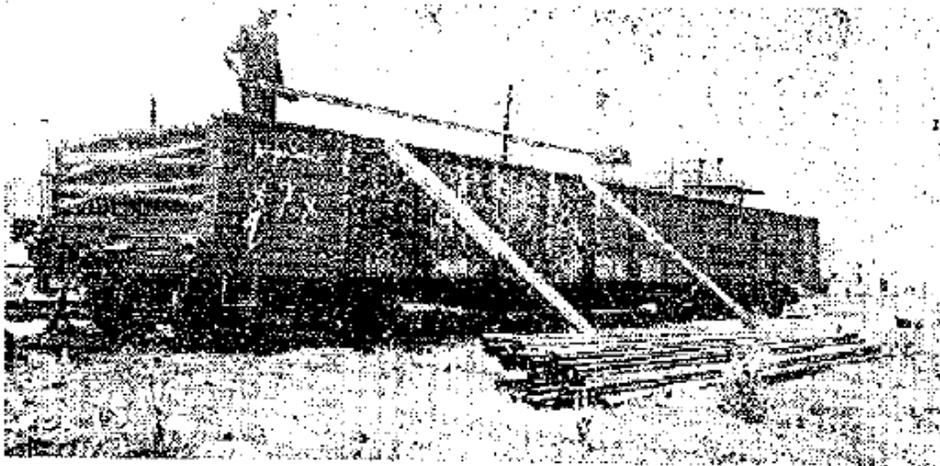
1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

CARLOAD OF PIPE

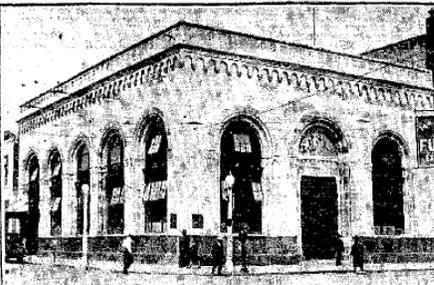
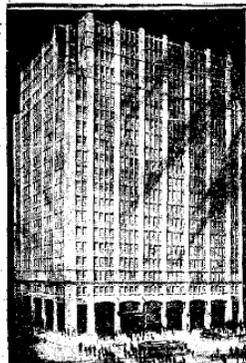


The carload of pipe, pictured above, is being unloaded for the Southwest Refrigeration Supply, 2014 South St. Mary's street. The company keeps a full stock of refrigerating supplies at all times, enabling it to capably serve any demand in its field. Another carload of refrigerating machinery is expected in the near future.

A photo of workers unloading pipes from a train car. The track ran along the northside of the property, Making it easy for materials to reach businesses. San Antonio Light Saturday, 22 July 1939, p. 6-B.

WEEKLY BUILDING AND COMMERCIAL REVIEW
"BIGGER CITIES ARE BUILT FIRST BY THEIR OWN PEOPLE"

BEAUTIFUL STONE WORK FEATURE OF NEW S. A. BUILDINGS



Henry Meier has the stone contracts on three beautiful San Antonio structures now underway, including the new Nix Professional building, the Gross National bank building and the Dittmar apartment struc-

ture. The bank building and the apartment are nearing completion, while the work of laying the stone on the Nix skyscraper is scheduled to start immediately. Mr. Meier is a stone and masonry contractor and has offices

at 111 Roosevelt avenue. He suggests building with natural stone for beauty, dignity and permanency, all of which are exemplified in these three beautiful buildings underway in San Antonio.

FORECLOSURES ON DECREASE

Although American domestic sanitation has led to the replacement of enameled bowls and the old fashioned idea of systematically paying all the water bills has been superseded by a monthly fee system that saves three to five and four months' foreclosures are correspondingly few and well known to the public, said William H. Hingeler, vice president of the Home Mutual Life Insurance company of Philadelphia, speaking before the sixteenth annual convention of the Historic Builders Association of America at the Roosevelt hotel in New Orleans.

Hammel Gas-Steam Radiators

"The Improved Type of Gas-Steam Heating"
Self Regulating—Needs No Attention
POSITIVELY NO ODOUR
Call us for estimates.

JUD & ORMOND

Story/advertisement about Henry Meier's work in San Antonio. San Antonio Light, Sunday, 3 November 1929, p. 62.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com