



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

January 18, 2018

APPLICATION FOR CHANGE OF ZONING, HISTORIC GAS STATIONS

Request:

The Office of Historic Preservation is requesting a change in zoning to add “HL” Historic Landmark designation to all existing zoning on the following historic gas stations:

District 1: 850 W Cincinnati, 820 Fredericksburg (1318 W Russell), 2318 Fredericksburg, 2334 N St Mary's, 1502 McCullough, 1903 McCullough

District 2: 227 Aransas, 604 Carolina, 1502 E Commerce, 2353 E Houston, 203 N New Braunfels, 1332 S New Braunfels Ave, 301 Vine

District 3: 5314 S Flores, 6010 S Flores, 6102-6112 S Flores, 3920 S Presa, 1244 Rigsby (1509 Clark)

District 5: 103 Frio City Rd, 2418 S Presa, 550 Ruiz

OHP Staff recommends approval.

Case Comments:

On August 17, 2016, the HDRC approved a Finding of Historic Significance for historic gas stations. Since then, the following properties have been withdrawn due to owner opposition, 202 Fredericksburg, 227 Broadway, 901 Nogalitos, 1001 S Zarzamora, 3126 S Flores, 3502 N St Mary's, and 5538 S Flores.

Case History:

January 18, 2018 – City Council meeting

August through December 2017 -- Individual and small group meetings with property owners

July 18, 2017 – Zoning Commission hearing

July 2016 – July 2017 -- Individual and small group meetings with property owners

June 5, 2017 – 3rd OHP Informational Meeting

May 2, 2017 – Zoning Commission hearing

January 19, 2017 – City Council Resolution

November 15, 2016 – 2nd OHP Informational Meeting

August 17, 2016 – Historic & Design Review Commission (HDRC) hearing

July 13, 2016 – 1st OHP Informational meeting

May 3, 2016 – Community and property owner meeting

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. Each of the gas station properties meets three or more of the Criteria for Evaluation.

UDC Section 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.



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January 18, 2018

b. Criteria for Evaluation.

1. Its value as a visible or archaeological reminder of the cultural heritage of the community, or a national event;
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;
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
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;

Findings:

- a. These eligible properties were identified through a comprehensive survey of historic gas stations undertaken in 1983 by the San Antonio Conservation Society that was updated and expanded beginning in 2012. In addition to producing documentation about hundreds of historic gas stations located in San Antonio, the organization published an online portal allowing public access to the survey results. Volunteers reviewed the properties to identify those potentially eligible for landmark designation.
- b. On May 3, 2016, the Office of Historic Preservation and San Antonio Conservation Society co-hosted an event called “San Antonio or Bust: Historic Landscapes of the American Road Trip” at Deco Pizzeria, a historic gas station and local landmark on Fredericksburg Road. The Preservation Month event celebrated the rich collection of local roadside architecture by asking guests to share their thoughts and stories about the properties.
- c. Consistent with the UDC sec. 35-607(b)(1), these properties are a reminder of the cultural heritage of San Antonio as a crossroads for many historic routes such as the Old Spanish Trail and the Meridian Highway.
- d. Consistent with the UDC sec. 35-607(b)(6), these utilitarian structures maintain their historic, architectural, and cultural character as pervasive vernacular building types.
- e. Consistent with the UDC sec. 35-607(b)(7), the locations and physical characteristics of these gas stations are significant. Placed strategically along popular thoroughfares into downtown San Antonio, these properties trace the history of transportation in the early twentieth century prior to the arrival of the interstate system. Their physical characteristics reflect the brands of oil companies, many of which were first established in Texas.
- f. Consistent with the UDC sec. 35-607(b)(8), the properties maintain a high level of historical, architectural, and cultural integrity related to their locations along historic roadways, original designs reflecting oil company brands, and authentic materials and decorative features including brick, wood, tile, and stucco.
- g. Consistent with the UDC sec. 35-607(b)(11), gas stations exemplify the economic heritage of the oil industry that played an important role in the economic growth of the state in the early twentieth century. They also represent a societal shift from older transportation methods to a reliance on personal automobiles. Finally, these properties document San Antonio’s role as a destination city included on several historic cross-country routes.
- h. Historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for the substantial rehabilitation of historic properties. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive.

ATTACHMENTS

Maps of gas stations per city council district
City Council Resolution
HDRC Recommendation
OHP Staff recommendation to HDRC



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

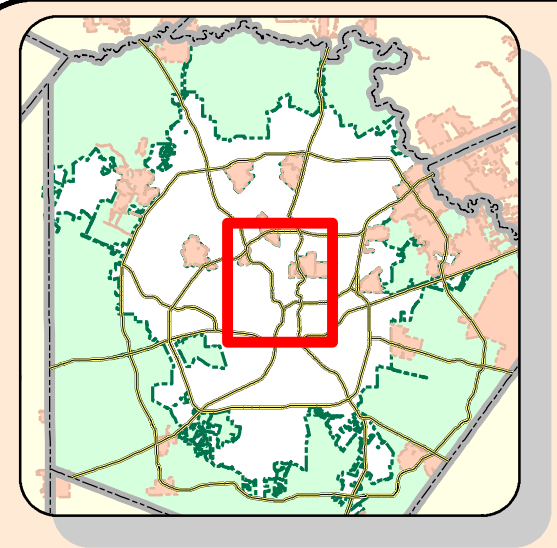
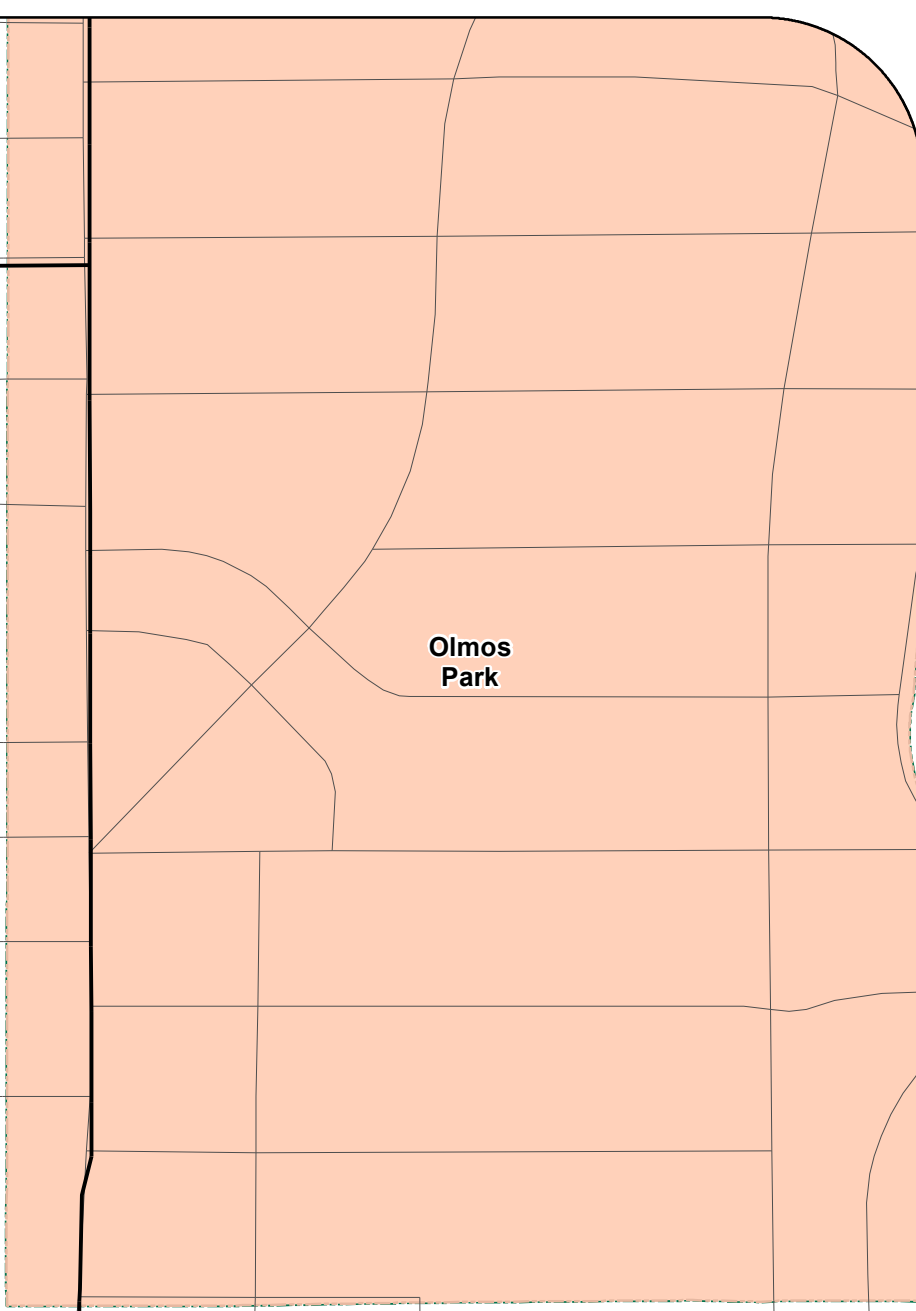
January 18, 2018

Statement of Significance

ZONING COMMISSION ATTACHMENTS

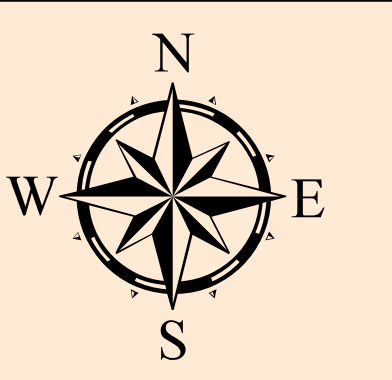
Zoning Commission Meeting Minutes, July 18, 2017

Zoning Case Parcel maps



Historic Gas Station Initiative

City Council District 1



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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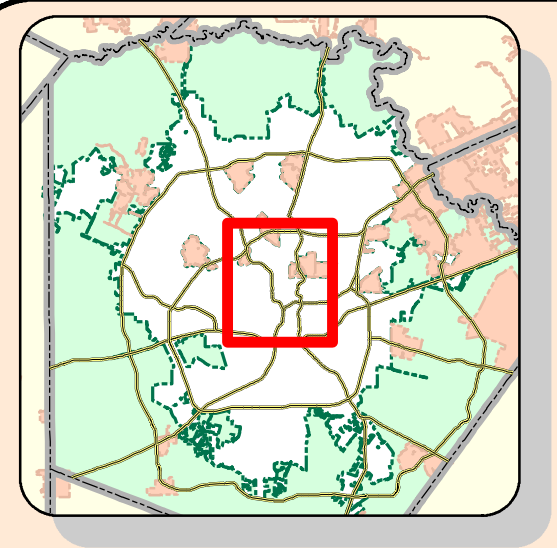
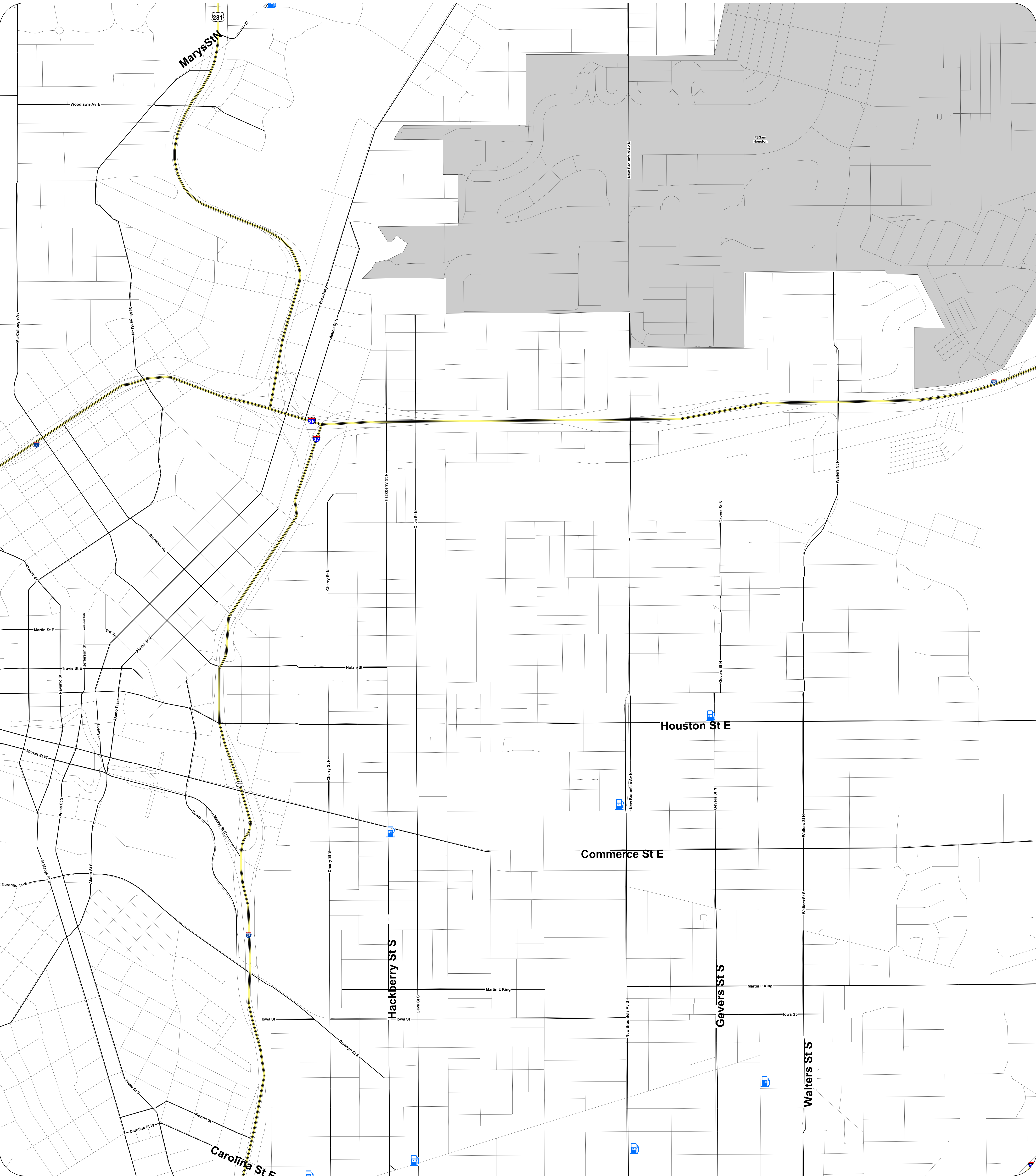
*Please contact the responsible City of San Antonio Department for specific recommendations.

Map File Location: \\common\misc\GIS\PH\60\plan_10\Archived\Historic_Preservation\Gas Stations\Gas Stations CCD 1.mxd
 Map Last Edited: 12/15/2011
 PDF Filename: Gas Stations.pdf

City of San Antonio
 Information Technology Services Department
 GIS Public Services Division

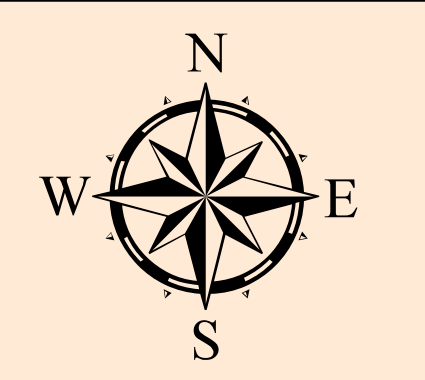
Riverview Towers
 111 Soledad St. 9th Floor
 San Antonio, TX 78205





Historic Gas Station Initiative

City Council District 2



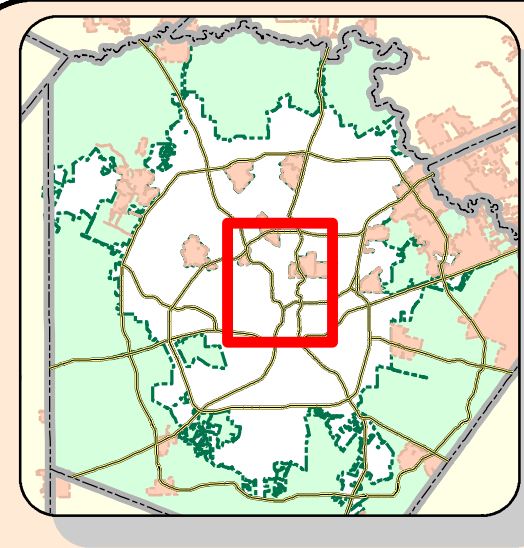
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Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 "We can contact the responsible City of San Antonio Department for specific recommendations."
 Maps may be ordered at: (210) 207-4301
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City of San Antonio
 Information Technology Services Department
 GIS Public Services Division

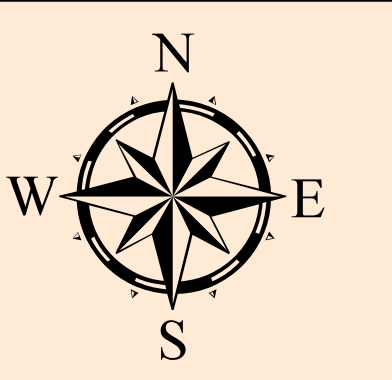
Review Towers
 111 Soledad St. 9th Floor
 San Antonio, TX 78205





Historic Gas Station Initiative

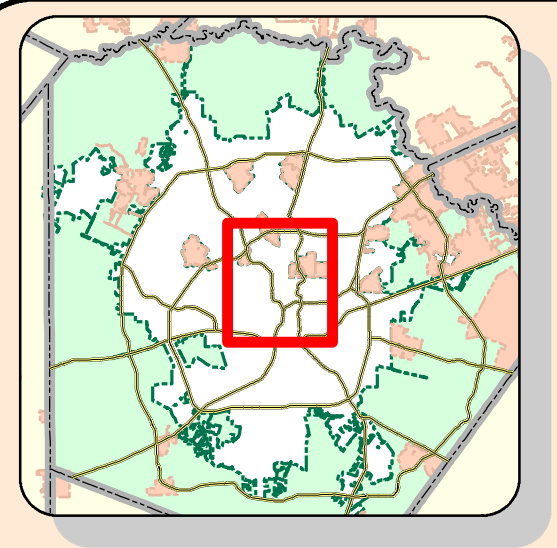
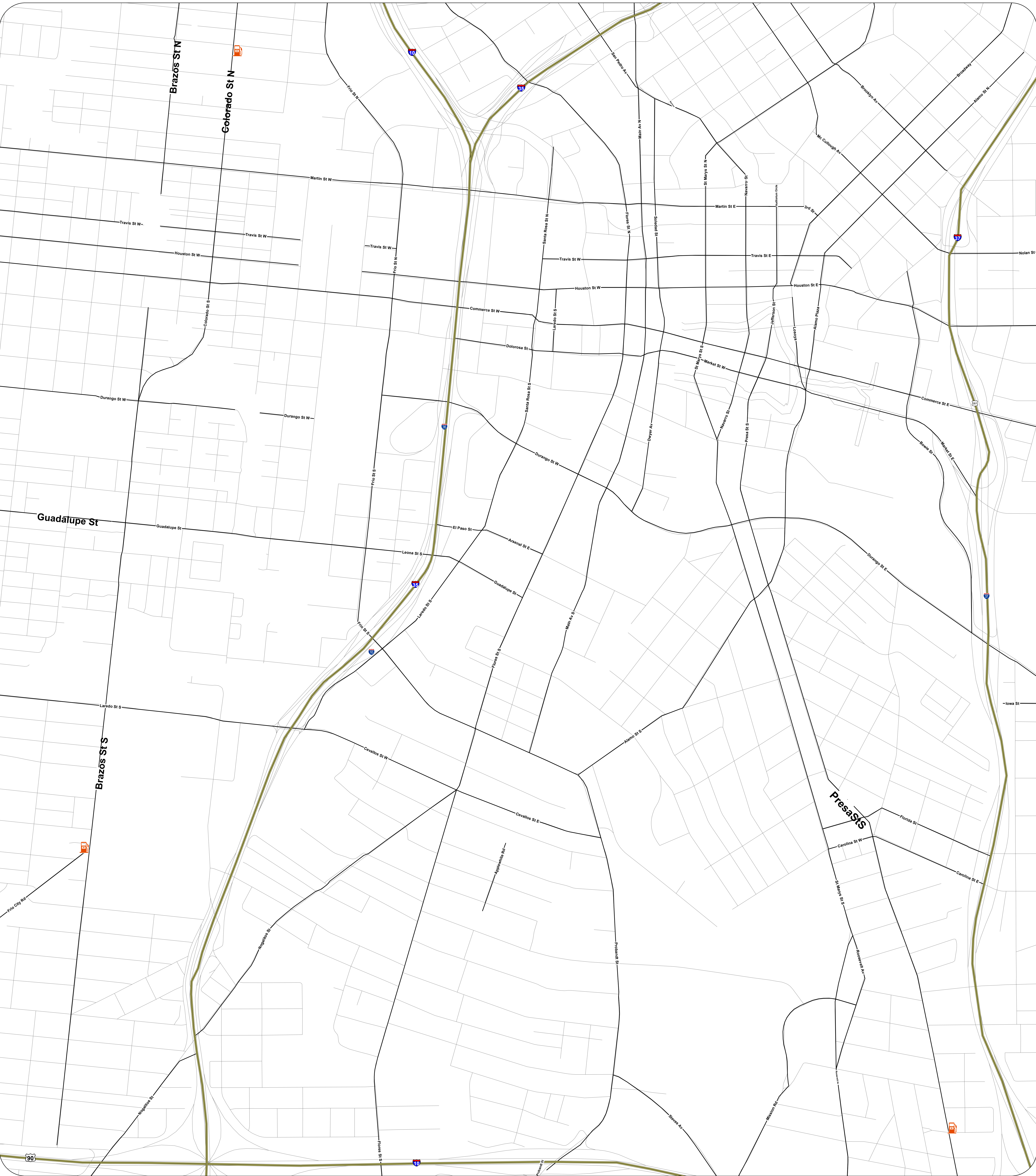
City Council District 3



0 250 500 1,000 Feet

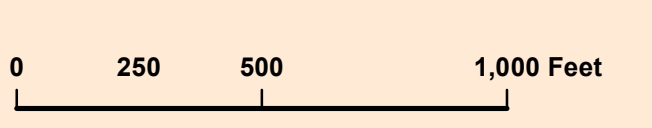
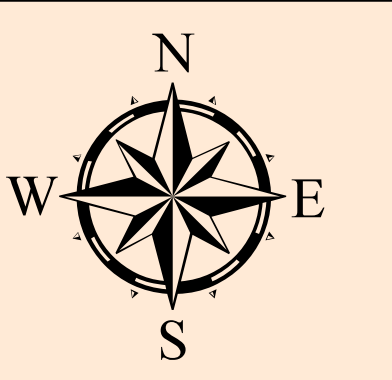
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 Map Last Edited: 12/14/2011
 PDF Filename: Gas Stations.pdf





Historic Gas Station Initiative

City Council District 5



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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*Please contact the responsible City of San Antonio Department for specific recommendations.

Maps may be ordered at: (210) 207-4301

Map file location: \\common\misc\GIS\PH\50\plan_10\Archived\Historic_Preservation\Gas Stations\Gas Stations CCD 5.mxd

Map Last Edited: 12/14/2011

PDF Filename: Gas Stations.pdf

City of San Antonio
 Information Technology Services Department
 GIS Public Services Division

Reverie Towers
 111 Soledad St. 9th Floor
 San Antonio, TX 78205

A RESOLUTION 2017-01-19-0001R

DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A ZONING DISTRICT BOUNDARY CHANGE TO DESIGNATE 29 HISTORIC GAS STATIONS AS HISTORIC LANDMARKS (COUNCIL DISTRICTS 1, 2, 3, AND 5).

* * * * *

WHEREAS, the Historic and Design Review Commission approved a finding of Historic Significance and the Office of Historic Preservation is requesting concurrence from City Council to move forward with the Historic Landmark designation of 29 historic gas stations; and

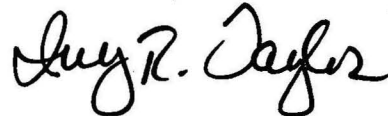
WHEREAS, City Council desires to initiate a change in the zoning boundary of properties to a zoning compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council hereby directs city staff to initiate a change in the zoning boundary of properties located at 227 Aransas, 227 Broadway, 604 Carolina, 850 W Cincinnati, 1509 Clark, 1502 E Commerce, 3126 S Flores, 5314 S Flores, 5538 S Flores, 6010 S Flores, 6112 S Flores, 202 Fredericksburg, 2318 Fredericksburg, 103 Frio City Rd, 419 S Hackberry, 2353 E Houston, 1502 McCullough, 1903 McCullough, 203 N New Braunfels, 901 Nogalitos, 1332 S New Braunfels Ave, 2418 S Presa, 3920 S Presa, 550 Ruiz, 820 Fredericksburg (1318 W Russell), 2334 N St Mary's, 3502 N St Mary's, 301 Vine, and 1001 S Zarzamora for Historic Landmark designation.

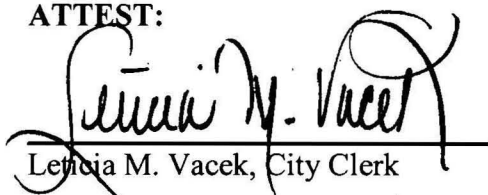
SECTION 2. This Resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage

PASSED AND APPROVED this 19th day of **January, 2017.**



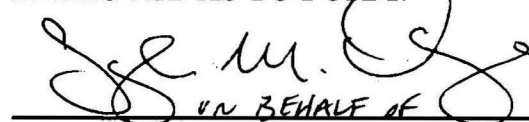
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



IN BEHALF OF
City Attorney

Agenda Item:	21 (in consent vote: 5, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 21, 22, 23, 24, 25, 26, 27)						
Date:	01/19/2017						
Time:	09:28:18 AM						
Vote Type:	Motion to Approve						
Description:	A Resolution initiating landmark designation for 29 historic gas stations and to provide a waiver of fees associated with the rezoning of the properties to include a historic zoning overlay. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

August 17, 2016

HDRC CASE NO:

2016-332

ADDRESS:

227 BROADWAY
227 ARANSAS AVE
1509 CLARK AVE
1502 E COMMERCE ST
3126 S FLORES ST
5314 S FLORES ST
5538 S FLORES ST
6010 S FLORES ST
6112 S FLORES ST
202 FREDERICKSBURG RD
2318 FREDERICKSBURG RD
103 FRIO CITY RD
1316 E GRAYSON ST
419 S HACKBERRY ST
2353 E HOUSTON ST
1502 MCCULLOUGH AVE
1903 MCCULLOUGH AVE
203 N NEW BRAUNFELS AVE
901 NOGALITOS ST
702 N PINE ST
1332 S NEW BRAUNFELS AVE
2418 S PRESA ST
3920 S PRESA ST
550 RUIZ ST
820 FREDERICKSBURG RD
2334 N ST MARYS
2926 N ST MARYS
3011 N ST MARYS
3502 N ST MARYS
301 VINE ST
1001 S ZARZAMORA
604 E CAROLINA ST
850 CINCINNATI
2222 SAN PEDRO AVE

LEGAL DESCRIPTION:

NCB 418 BLK 16 LOT A&C
NCB 1587 BLK 52 LOT C
NCB 3322 BLK 54 LOT 11
NCB 599 BLK A LOT N 75 FT OF 1 & W 6.78 FT OF N IRR 60 FT OF 3
NCB 2664 BLK LOT N IRR 133.5' OF S 158.5' OF 9 OR A 6
NCB 7739 BLK 1 LOT E 148.01 FT OF 5 ARB TR-C
NCB 7712 BLK 24 LOT 1&2
NCB 7692 BLK 18 LOT N 75 FT OF 1
NCB 7685 BLK 19 LOT 1,2, 15,16,17,18,19,20, & 21
NCB 1925 BLK 3 S TRI 84 FT OF A ARB A11

NCB 2528 BLK 2 LOT 1, 2 & 3
NCB 1255 BLK 3 LOT E 37.7 OF N 130 OF 40 & N 130 OF 41 OR B
NCB 617 BLK 20 LOT N 45 FT OF 27
NCB 6343 BLK 9 LOT 13B AND 14A
NCB 392 BLK 30 LOT N IRR 147.7 FT OF 7
NCB 1728 BLK 6 LOT W IRR 36.03 FT OF N 160.65 FT OF 6
NCB 6211 BLK LOT 14, 27, 28 & 29
NCB 18 BLK LOT PT OF A6 EXC E IRR 13 FT TRI
NCB 1659 BLK G LOT 8 & S 4 FT & E 28.4 FT OF N 50 FT OF 7
NCB 1611 BLK 20 LOT 27 THRU 33
NCB 1682 BLK 10 LOT S IRR 63.8 FT OF 5
NCB 3054 BLK 2 LOT 6
NCB 2182 BLK 2 LOT N 79.3 FT OF 1 & NW TRI 1.4 FT OF 2
NCB 1872 BLK 48 LOT W IRR 76.8 FT OF N 76.1 FT OF 1
NCB 6859 BLK LOT W IRR 74.83 FT OF N IRR 76.89 FT OF 1
NCB 6201 BLK 2 LOT N TRI 80.44 FT. OF 1 & N 56.45 FT. OF 2
NCB 868 LOT 46
NCB A52 BLK LOT 17B
NCB 3118 BLK 2 LOT 14 AND 15
NCB 6128 BLK 3 LOT 12,13,14,15,16,17,18 & 19
NCB 678 BLK 30 LOT W 200.8 FT OF N 295.4 FT OF BLK
NCB 2024 BLK 15 LOT N 80 FT OF 13
NCB 2952 BLK 1 LOT 1&2

HISTORIC DISTRICT: Government Hill, Dignowity Hill, Monte Vista

PUBLIC PROPERTY: No

APPLICANT: Office of Historic Preservation - 1901 S Alamo

OWNER: Various Property Owners

REQUEST:

The applicant is requesting a Finding of Historic Significance for 30 properties that were surveyed as part of the Gas Station Resource Survey and identified as architecturally, historically and culturally significant.

FINDINGS:

- a. These eligible properties were identified through a comprehensive survey of historic gas stations undertaken in 1983 by the San Antonio Conservation Society that was updated and expanded beginning in 2012. In addition to producing documentation about hundreds of historic gas stations located in San Antonio, the organization published an online portal allowing public access to the survey results. Volunteers reviewed the properties to identify those potentially eligible for landmark designation.
- b. On May 3, 2016, the Office of Historic Preservation and San Antonio Conservation Society co-hosted an event called "San Antonio or Bust: Historic Landscapes of the American Road Trip" at Deco Pizzeria, a historic gas station and local landmark on Fredericksburg Road. The Preservation Month event celebrated the rich collection of local roadside architecture by asking guests to share their thoughts and stories about the properties.
- c. Consistent with the UDC sec. 35-607(b)(1), these properties are a reminder of the cultural heritage of San Antonio as a crossroads for many historic routes such as the Old Spanish Trail and the Meridian Highway.
- d. Consistent with the UDC sec. 35-607(b)(6), these utilitarian structures maintain their historic, architectural, and cultural character as pervasive vernacular building types.
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f. Consistent with the UDC sec. 35-607(b)(8), the properties maintain a high level of historical, architectural, and cultural integrity related to their locations along historic roadways, original designs reflecting oil company brands, and authentic materials and decorative features including brick, wood, tile, and stucco.

g. Consistent with the UDC sec. 35-607(b)(11), gas stations exemplify the economic heritage of the oil industry that played an important role in the economic growth of the state in the early twentieth century. They also represent a societal shift from older transportation methods to a reliance on personal automobiles. Finally, these properties document San Antonio's role as a destination city included on several historic cross-country routes.

h. Historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for the substantial rehabilitation of historic properties. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for the 30 properties specified above.

COMMISSION ACTION:

Approval and concurrence of a finding of significance for the properties listed except for 3001 N St Mary's.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name being the most prominent.

Shanon Shea Miller
Historic Preservation Officer

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 22

HDRC CASE NO: 2016-332
ADDRESS: 227 ARANSAS
 227 BROADWAY
 604 CAROLINA
 850 W CINCINNATI
 1509 CLARK
 1502 E COMMERCE
 3126 S FLORES
 5314 S FLORES
 5538 S FLORES
 6010 S FLORES
 6112 S FLORES
 202 FREDERICKSBURG
 820 FREDERICKSBURG
 2318 FREDERICKSBURG
 103 FRIO CITY RD
 419 S HACKBERRY
 2353 E HOUSTON
 1502 MCCULLOUGH
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 203 N NEW BRAUNFELS
 901 NOGALITOS
 1332 S NEW BRAUNFELS
 2418 S PRESA
 3920 S PRESA
 550 RUIZ
 2334 N ST MARY'S
 3011 N ST MARY'S
 3502 N ST MARY'S
 301 VINE
 1001 S ZARZAMORA
CITY COUNCIL DIST.: 1, 2, 3, 5
APPLICANT: Office of Historic Preservation
OWNER: Various
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The applicant is requesting a Finding of Historic Significance for 34 properties that were surveyed as part of the Gas Station Resource Survey and identified as architecturally, historically and culturally significant.

APPLICABLE CITATIONS:

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RECOMMENDATION:

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CASE MANAGER:

Lauren Sage

2017

San Antonio

Historic Gas Stations

Designation Initiative

Statement of

Significance



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Statement of Significance

Created by the Office of Historic Significance | HDRC August 17, 2016



Historic gas stations in San Antonio represent a dominant industry in our regional economy, a nationwide shift in transportation patterns to reliance on a personal automobile, and the growing emphasis on corporate branding through design, with the buildings themselves serving as advertisements for their parent company.

From Gulf to Humble and Magnolia to Texaco, the Texas economy relied heavily on the oil and gas industry in the early twentieth century. These companies all sold gas under their own brands, establishing filling stations with recognizable logos such as the Texaco star and the Magnolia Pegasus. The earliest of these simply had individual gas tanks set right on the sidewalk, but market demand and safety concerns quickly led to more sophisticated designs. Regional influences on the architectural styles of these structures are expressed through tile roofs, parapets, and stucco siding typical to Spanish Eclectic style stations. Typical branded stations exist as well, with excellent examples of Art Moderne, Craftsman, and Colonial Revival style stations scattered throughout the city. San Antonio's last streetcars were removed in 1933, and the gasoline industry grew to meet the demand of the growing market of automobile owners. The moniker service station was applied beginning in the 1920s since most had garage bays for mechanical repairs in addition to a standard inventory of fluids, wiper blades, belts/hoses, filters, etc. Each of the thousands of filling stations across the state offered employment opportunities for local mechanics and attendants.

The Alamo City was already an established tourist destination when the first Ford Model T rolled off the assembly line, so filling stations were a necessary commodity for families on road trips, just like motor courts and motels. The first highways were built by the counties using tax funds from the state, and most of the longer roads were titled by which towns they connected, including Fredericksburg, New Braunfels, and Austin Highway. Over 14,000 automobiles were already operating in Texas by 1910¹, and over the next two decades street widening projects spread throughout the city as the number of vehicles sharing the road continued to multiply. Clubs like the Bexar County Highway League promoted public investment in infrastructure improvements and celebrated the arrival of major thoroughfares like the Old Spanish Trail, Glacier to Gulf Motorway, and Meridian Highway. State taxes on oil production and gasoline sales helped fund highway expansion, and the advent of the interstate highway system in the 1950s made travel more efficient than ever. Post-war suburban residential patterns relied on these new roads as the labor force commuted to central business districts. New, larger stations were constructed on access roads and over time, branded architectural designs fell out of favor as sleek, homogenous structures proliferated across the country.

¹ Jones p.1

***Historic Gas
Stations
District
1***

Historic Gas Stations in District 1	
850 W Cincinnati	District 1
	<p>Gulf Oil Station c. 1936 Modern Use: Restaurant</p> <p>Originally Dobbs Service Station, this building features a distinct service canopy on the front of the building with decorative brick inlay on each of the support columns. The canopy and main structure have a flat roof with a parapet. Similar columns are also on all four sides of the structure creating a sense of continuity in the overall form. From 1938 through 1967, it was known as the Hathaway Service Station. Alterations include new windows and doors and removal of the Gulf Oil pumps and signs.</p>
820 Fredericksburg	District 1
	<p>Magnolia #309 c. 1926 Modern Use: Restaurant</p> <p>This structure has a square footprint with a hipped, composition shingle roof. It features three tapered brick columns at two of the four corners of the building. There are approximately 10 fixed windows, four on the south, west, and north elevations. Each set of windows is covered by a metal canopy.</p>
2318 Fredericksburg	District 1



Texaco c. 1940

Modern use: Restaurant

The structure has an enclosed service canopy; the frame is still visible at the front of the building. The canopy has curved corners and a flat roof with horizontal banding that outlines the entirety of the original structure. Alterations to the structure include two additions on either side of the canopy. These have shed roofs with fixed storefront windows.

1502 McCullough

District 1



Humble Oil Station c. 1931

Modern use: Restaurant

This filling station operated under the Humble brand through the 1960s. The structure has a rectangular footprint. The canopy supports are tapered, likely modified from the original piers. The roof of the structure is a hipped, standing seam metal roof and the canopy has a flat roof. The interior, however, still has a number of original details intact, including the mirror and tile on the bathroom floor and walls.

1903 McCullough

District 1



Jordan-Ivers Neighborhood Service Station c. 1934

Modern Use: Automotive shop

This Spanish Eclectic station features art deco details including a flat barrel tile roof with parapet, and stucco exterior. Two large service bays are located under each of the parapets, with the service canopy located to their left.

2334 N St. Mary's

District 1







Gulf Oil Station c. 1931



Modern use: Restaurant


Several of the restaurants along the St. Mary's Strip are former gas stations. This structure was a Gulf Refining Co. filling station, but has lived many lives including as a plant orphanage in the 1980s. It has a front gabled service canopy with a red clay barrel tile roof. The canopy features two pole supports and the front gable has a semi-circle cut out. The station structure has two pedestrian doors at the front entrance. The architectural features noted above are consistent with the Spanish Eclectic architectural style.

***Historic Gas
Stations
District
2***

Historic Gas Stations in District 2	
227 Aransas	District 2
	<p>Star Service Station c. 1927</p> <p>Modern Use: Restaurant</p> <p>This filling station may have initially been operated by Pierce Petroleum. It became Aransas Service Station #1 in the 1930s. The primary structure has a rectangular footprint with a flat roof. The roof has a parapet with red clay barrel tiles, and four (4) square decorative towers capped with matching barrel tiles; one at each corner of the roof and one in the middle of the two front towers. A front addition was constructed (date unknown) and has stucco siding with a shed roof with composition shingles. The characteristics noted above are consistent with Spanish Eclectic architecture.</p>
604 Carolina	District 2
	<p>Slimp Oil Co. Station #2 c. 1926</p> <p>Modern Use: Vacant</p> <p>The Slimp Oil Refinery was located on this site in the 1920s and 1930s. The service canopy has a hipped roof and tile accents on each support, and a dominant parapet is repeated on both the front and rear of the two story building. The roofs both have exposed rafter tails. The shape of parapet is very similar to the one featured on Mission San Antonio de Valero (the Alamo). These architectural features are consistent with Mission Revival architecture.</p> <p>The gas station structure on the north portion of the lot, and not the remaining buildings on the lot, is</p>



	<p>the only contributing structure on the lot. The remaining structures are non-contributing.</p>
<p>1502 E Commerce</p>	<p>District 2</p>
	<p>Magnolia c. 1940 Modern Use: vacant</p> <p>This filling station is a canopy on box form with stucco siding, a front gable canopy with barrel tile roof and a hipped with parapet with standing seam metal over the main structure. The canopy has square concrete supports with decorative head and foot. Modifications include a brick façade with horizontal windows but the structure maintains high integrity in terms of materials, form, and massing.</p>
<p>2353 E Houston</p>	<p>District 2</p>
	<p>Magnolia Petroleum Co. Station No. 1053 c. 1931 Modern Use: vacant</p> <p>This craftsman style filling station was operated under the Magnolia Petroleum Company. The stucco building features a square canopy with large, square decorative posts with base. The station has a flat roof and parapet with barrel tiles. The storefront retains the two original picture windows with transoms, front entry wood door, wood, double sash windows and horizontal trim. There is a rear addition altering the original rectangle plan. The structure maintains a high level of integrity in terms of materials, form, massing, workmanship, and design.</p>

<p>203 N New Braunfels</p>	<p>District 2</p>
	<p>A.H. Guerra Gas Station c. 1931 Modern Use: Automotive shop</p> <p>From 1931 through the 1970s, this filling station retained the Guerra name. The Southern California style structure originally had a tile roof and tile accents on the columns. Today these have been painted over and the roof replaced with standing seam metal.</p> <p>The gas station structure on the north portion of the lot is the only contributing structure on the lot. The remaining commercial structure to the south, on the corner, is non-contributing.</p>
<p>1332 S New Braunfels</p>	<p>District 2</p>
	<p>Pierce Pennant Station No. 6, 1928 Modern Use: Automotive shop</p> <p>This Mission style structure features tiled pent roof parapets, a stucco exterior, and large square corner columns with brackets. Two original service bays feature detailing similar to the main canopy. Its main entrance has been modified with modern doors and windows. The station was originally constructed for the Pierce Petroleum Company, which operated six stations in San Antonio before being bought out by Sinclair in 1930.</p>

301 Vine	District 2
	<p>Cash Filling Station c.1926</p> <p>Modern Use: residence</p> <p>This Craftsman structure has a hipped metal roof and large painted brick columns under the canopy.</p> <p>The gas station structure on the south portion of the lot is the only contributing structure on the lot. The remaining structure to the north is non-contributing.</p>

***Historic Gas
Stations
District
3***

Historic Gas Stations in District 3	
<p>1509 Clark/1244 Rigby</p> 	<p>District 3</p> <p>Richardson Service Station (Texaco) c. 1938</p> <p>Modern Use: Retail</p> <p>This filling station has a gabled canopy with concrete supports. It has been home to the Hi-Slope Ice House and Service Station since the 1950s.</p> <p>The gas station structure on the south portion of the lot, and not the residential home on the north portion of the lot, is the only contributing structure on the lot. The remaining structures are non-contributing.</p>
<p>5314 S Flores</p> 	<p>District 3</p> <p>Midway Service Station c. 1934</p> <p>Modern use: Automotive shop</p> <p>The streamlined column under this filling station's canopy reflects a moderne influence. This station is one of the oldest Midway stations found. In the 1940s and 1950s it was a Sunset Service Station, and by the late 1960s it was listed in the city directory as Hancock Service Station #27. The gas pumps and tiles roof have been removed.</p>
<p>6010 S Flores</p> 	<p>District 3</p> <p>Grayburg c. 1934</p> <p>Modern Use: Restaurant</p> <p>Brick canopy with box, gabled roof probably added later. Decorative brick inlay on columns and diamond tile pattern on canopy and box.</p>

<p>6112 S Flores</p>	<p>District 3</p>
	<p>Humble c. 1931</p> <p>Modern Use: Restaurant</p> <p>This Humble service station is an oblong box with a canopy that has been filled for use as a restaurant. The original brick box in the rear is still visible with stucco finish over brick, hipped standing seam metal roof, pilasters and circular seal where the Humble logo was embedded above the side doors.</p>
<p>3920 S Presa</p>	<p>District 3</p>
	<p>Magnolia c. 1940</p> <p>Modern Use: vacant</p> <p>This station features art deco details, stucco exterior, flat canopy and a gabled-parapet roof form with corrugated metal and squared design parapet. There is a front canopy with decorated arched supports, and an arched garage opening on the left of the front façade. This property is on a prominent corner of S Presa and Fair Avenue. The right façade has wood lap siding, exposed rafter tails, a wood side door with transom, and original wood windows.</p> <p>The windows on the front façade appear to be replacements, there are missing original materials on the rear of the building, and CMU blocks have been added to the left façade.</p>

***Historic Gas
Stations
District
5***

Historic Gas Stations in District 5	
103 Frio City Rd	District 5
	<p>Gulf Oil Station c. 1931 Modern use: Automotive shop</p> <p>The structure features typical Gulf station design elements including brick piers that project above the canopy with decorative diamonds. Below the roofline, the canopy has a Greek Revival cornice. From the late 1940s through the 1970s, this was the Comparin Service Station.</p>
2418 S Presa – Zoning Commission delayed action which results in a denial according to the UDC.	District 5
	<p>Magnolia c. 1934 Modern Use: Retail</p> <p>This Classical Revival brick structure has massive square columns with tapered brick pedestals and cast stone capitals and a flat roof with stepped parapet. The canopy extends from the office which shares the parapet-roofline. Insets for signage are still visible on the side and front of the canopy. Original windows topped with narrow transoms remain intact.</p>
550 Ruiz – Zoning Commission delayed action which results in a denial according to the UDC.	District 5
	<p>Lighting Service Station c. 1929 Modern Use: Gas station</p> <p>Colonial Revival station still in use with original sign post extant. Brick supports for the flat roofed canopy have decorative cornice below roofline.</p>