

## HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No:

**HDRC CASE NO:** 2015-347  
**ADDRESS:** 1201 S FLORES ST  
**LEGAL DESCRIPTION:** NCB 2560 BLK 1 LOT 1 THRU 4 & N 110.5 FT OF E 7 FT OF ALLEY  
**ZONING:** IDZ  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Office of Historic Preservation  
**OWNER:** Camp Street Enterprises LP  
**TYPE OF WORK:** Finding of Historic Significance  
**REQUEST:**

The applicant is requesting a Finding of Historic Significance for the property at 1201 S. Flores St.

### APPLICABLE CITATIONS:

*UDC Sections 35-607 – Designation Criteria for Historic Districts and Landmarks*

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event [35-607 (b)1]: As a significant streamlined art moderne structure along a significant automobile oriented thoroughfare;
2. 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 [35-607(b)5]: As a streamlined art modern structure representative of its era;
3. 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 a quickly vanishing example of historic San Antonio gas stations in the historic core;
4. Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] For its prominent presence along S. Flores, a historically and culturally significant commercial corridor;
5. 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 [35-607(b)11]; As an establishment, well built and designed, that served the community for over 80 years, including 30 as a full service gas station and most recently repurposed as a restaurant;
6. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [35-607(b)15]; For its location and presence that contributes to the commercial corridor of S. Flores.

### FINDINGS:

- a. The one-story, Stream-lined Art Moderne building with elements of Art Deco at 1201 S. Flores was renovated to house the Golden West Service Station in 1940. City Directories indicates a structure existed here as a residence and commercial building beginning in 1929. The City Directories first list the building as an automobile oriented service business from 1936 through 1939, when a used car business operated at the address. In 1941, the San Antonio Light included an article celebrating the renovation of the building and featuring a photograph which shows the property as it appeared until recent modifications to the structure. The article touts the many services, a recently introduced innovation for gas stations, provided by the Golden West Service Station for the increasingly auto-oriented S. Flores thoroughfare. It is currently vacant.
- b. The building features a curvilinear façade with a stucco and tile finish. Other character defining features include

oblong, ship-style windows and a tower (modified the week of August 20, 2015). These features reflect the industrial aero-dynamic styles of the 1940s which were intended to capture concepts of speed and motion, perfectly matched to the auto-centric service provided by both the structure and the S. Flores corridor.

- c. A site visit conducted by the Designation and Demolition Committee in December of 2014 resulted in agreement that the structure is an important cultural resource and represents an important presence on S. Flores. The property owner opted to withdraw the demolition application on January 7, 2015.
- d. 1201 S. Flores was identified by the San Antonio Conservation Society's Gas Station Survey in 2012.
- e. As referenced in the applicable citations, 1201 S. Flores meets six of the UDC's specified criteria 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.
- f. Staff finds that 1201 S. Flores is a contributing building to the S. Flores corridor, and its preservation as a historic landmark enhances the quality and character of the corridor.

**RECOMMENDATION:**

Staff recommends approval of landmarking based on these findings.

**CASE MANAGER:**

Alyson Smith