CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

July 14, 2017

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:

2334 N St Mary's, 1903 McCullough, 1502 McCullough, 550 Ruiz, 2318 Fredericksburg,820 Fredericksburg (1318 W Russell), 103 Frio City Rd, 850 W Cincinnati, 1502 E Commerce, 203 N New Braunfels, 2353 E Houston, 419 S Hackberry, 301 Vine, 1332 S New Braunfels Ave, 227 Aransas, 604 Carolina, 1244 Rigsby (1509 Clark), 2418 S Presa, 3920 S Presa, 5314 S Flores, 6010 S Flores, 6102-6112 S Flores

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 Since then, the following properties have been withdrawn due to owner opposition, 202 Fredericksburg, 227 Broadway, 901 Nogalitos, 1001 S Zarzamora, 3126 S Flores, 3502 N St Mary's, and 5538 S Flores.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:

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.

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;

July 14, 2017

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

City Council Resolution
HDRC Recommendation
OHP Staff recommendation to HDRC and published Exhibits

JD: 1/19/2017
Item No. 21

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**.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

ON 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.
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.

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.

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 FREDERICKSBUG 103 FRIO CITY RD 419 S HACKBERRY 2353 E HOUSTON 1502 MCCULLOUGH 1903 MCCULLOUGH 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:

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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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.
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RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for the 34 properties specified above.

CASE MANAGER:

Lauren Sage

227 Aransas	
	Star Service Station c. 1927 **Modern Use: Reyna's Café** **This filling station may have initially been operated by Pierce Petroleum. It became Aransas Service Station #1 in the 1930s. The Spanish Eclectic style is reflected in the flat tile roof with parapets.**
227 Broadway	
	Magnolia #8 c. 1921 **Modern Use: Gunn Automotive** **This two story structure once housed the Magnolia Petroleum offices and in 1938 had an enormous neon sign erected on the roof. The first floor has since been closed in.**
604 Carolina	
	Slimp Oil Co. Station #2 c. 1926 **Modern Use:** **The Slimp Oil Refinery was actually located on this site in the 1920s and 1930s. The canopy has a hipped roof and tile accents along the supports, and a dominant parapet is repeated on both the front and rear of the two story building.**

850 W Cincinnati	
	Gulf Oil Station c. 1936 **Modern Use: La Michoacana Palateria / Neveria** **Originally Dobbs Service Station, this building features decorative brick inlays on the columns. 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.**
1509 Clark	
	Richardson Service Station (Texaco) c. 1938 **Modern Use: Hi-Slope Ice** **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.**
1502 E Commerce	
	Magnolia c. 1940 **Modern Use: unknown** **This filling station is a canopy on box form with a front gable, barrel tile roof and concrete supports. Modifications include a brick façade.**

3126 S Flores	
	Hurley Service Station c. 1927 **Modern Use: Safe Harbor Church** **A Craftsman style station that has been modified to accommodate a religious use. Brick supports and arches and uncut stone façade still intact, but flat barrel tile roof has been removed and gabled roof added.**
5314 S Flores	
	Midway Service Station c. 1934 **Modern use: JC Tire & Muffler Shop** **The streamlined column under this filing 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.**
5538 S Flores	
	Texaco c. 1934 **Modern Use: US Car Complete Auto Repair** **A Streamline Moderne style station with metal supports under the canopy. Originally 5603 S Flores.**

6010 S Flores	
	Grayburg c. 1934 **Modern Use: Sno-Wiz Shaved Ice** **Brick canopy with box, gabled roof probably added later. Decorative brick inlay on columns and diamond tile pattern on canopy and box.**
6112 S Flores	
	Humble c. 1931 **Modern Use: La Gran Michoacana** **The canopy has been filled for use as a restaurant, but the original brick box in the rear is still visible with hipped standing seam metal roof.**
202 Fredericksburg	
	Unger Station Texaco c. 1926 **Modern Use: GM Tire Shop** **Though modified, the Texaco star is still visible under the gabled roof on both sides. Canopy has been closed in with metal.**

820 Fredericksburg	
	Magnolia #309 c. 1926 **Modern Use: J&D Snow Cones & Snacks** **Colonial revival structure with decorative brick supports, enclosed canopy for restaurant.**
2318 Fredericksburg	
	Texaco c. 1940 **Modern use: Taqueria Huentitan Jalisco** **This unique restaurant has been built into an Art Moderne Texaco. The curved corners of the flat roof feature horizontal banding that outlines the entirety of the original structure.**
103 Frio City Rd	
	Gulf Oil Station c. 1931 **Modern use: Tire Shop** **The structure features typical Gulf station design elements including brick piers that prject 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.**

419 S Hackberry	
	DN James Gas Station c. 1924 **Modern Use: vacant** **Stucco with flat tile roof, this Spanish Eclectic station has no canopy and its original windows and doors have been removed.**
2353 E Houston	
	Magnolia Petroleum Co. Station No. 1053 c. 1931 **Modern Use: vacant** **This craftsman style filling station was operated under the Magnolia Petroleum Company. Distinguishing features include square columns, original picture windows with transoms, and flat tile roof.**
1502 McCullough	
	Humble Oil Station c. 1931 **Modern use: La Morenita** **This filling station opeated under the Humble brand through the 1960s. Canopy supports are tapered, likely modified from the original piers. The interior, however, still has a number of original details intact, including the mirror and tile on the bathroom floor and walls.**

1903 McCullough	
	Jordan-Ivers Neighborhood Service Station c. 1934 **Modern Use: Vilche's Tire Shop** **This Spanish Eclectic station features art deco details, flat barrel tile roof with parapet, and stucco exterior.**
203 N New Braunfels	
	A.H. Guerra Gas Station c. 1931 **Modern Use: Knowles Pre-Owned Auto** **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.**
901 Nogalitos	
	Pure Oil Station c. 1935 **Modern use: vacant** **Pure Oil Distributing Company out of Delaware operated four stations in San Antonio. This tudor revival structure had a twin on Buena Vista that was demolished before 1984. Its steep pitched roof, gabled ends and twin chimneys make for an almost residential feel.**

1332 S New Braunfels	
	Pierce c. 1929 **Modern Use: Nestor's Tire & Automotive** **Pierce Petroleum Company operated six stations in San Antonio before being bought out by Sinclair. This Spanish Eclectic structure operated under the Sinclair brand until the 1960s. Two additional service bays have been added.**
2418 S Presa	
	Magnolia c. 1934 **Modern Use: Nuestra Bendicion Flea Market** **This brick structure has decorative columns and a flat roof with parapet.**
3920 S Presa	
	Magnolia c. 1940 **Modern Use: vacant** **This station features art deco details, stucco exterior and flat roof with parapets.**

550 Ruiz

Lighting Service Station c. 1929

Modern Use: PikNik Foods & Gas Station

Colonial Revival station still in use with original sign post extant. Brick supports for the flat roofed canopy have decorative cornice below roofline.

2334 N St. Mary's

Gulf Oil Station c. 1931

Modern use: Hot Spot BBQ

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.

3502 N St. Mary's

Boug Brothers No. 1 c. 1926
Modern Use: Pugel's
This stucco station boasts a brown barrel tile roof with exposed rafters under the canopy and a tower. Decorative blue floral tile can be found on the base of the square columns and the main building, and surrounding the entryway. For many years it was home to Snow White Cleaners & Tailors, but today you can buy hot dogs and craft beer at Pugel's.

301 Vine	
	Cash Filling Station c.1926 **Modern Use: residence** **This Craftsman structure has a hipped metal roof and large painted brick columns under the canopy.**
1001 S Zarzamora	
	La Guadalupana c.1934 **Modern Use: Tomas Auto Repair** **This small brick box has no canopy but features a hipped barrel tile roof and unique statue of Our Lady of Guadalupe suspended in the center of the front façade.**