



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.

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