

HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2015

Agenda Item No: 1

HDRC CASE NO: 2015-106
ADDRESS: 2202 FREDERICKSBURG RD
LEGAL DESCRIPTION: NCB 6173 BLK 2 LOT 1, NW TRI 13 FT OF 2, N IRR 79.75 FT OF 3 & 4 EXC SW TRI 10 FT
ZONING: C3R
APPLICANT: Office of Historic Preservation
CITY COUNCIL DIST.: 1
TYPE OF WORK: Landmark Designation

REQUEST:

The Office of Historic Preservation is requesting a Finding of Historic Significance for the property located at 2202 Fredericksburg Rd.

APPLICABLE CITATIONS:

UDC Section 35-607(b) – 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]: The building's original function and existing form has contributed to the visual landscape along Fredericksburg Road for over 50 years. The building is an intact fixture to the neighborhood and serves as an example of an early 20th century neighborhood filling station.

5. 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]: The Streamline Moderne style of the 1930s was directly influenced by earlier Art Deco examples. The architectural style is typified with long horizontal elements, rounded corners, smooth stucco wall surfaces, and flat roofs, all of which are present at the 2202 Fredericksburg gas station.

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 [35-607 (b) 6]: The utilitarian structure is a unique example of an early gas station.

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]: The service station is located on a prominent residential corner where it would have served the surrounding neighborhood.

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[35-607(b)11]: The stylized, utilitarian building type strongly exemplifies cultural and economic trends in San Antonio's early automobile suburb, Monticello Park.

FINDINGS:

- a. The automobile service station located at 2202 Fredericksburg was constructed ca. 1940s.
- b. The DDC visited and reviewed the site February 25, 2015. A formal committee recommendation could not be made on site due to insufficient committee attendance.
- c. The building's architectural type, as an early service station structure, is distinctive in character and is an exceptional example of a Moderne/Deco style gas station.
- d. Located along Monticello Park's major thoroughfare, Fredericksburg Road, the service station served one of San

Antonio's early automobile suburbs and exemplifies the cultural, economic, and social trends of the neighborhood. The service station contributes contextually to the historic fabric of the Monticello Park Historic District.

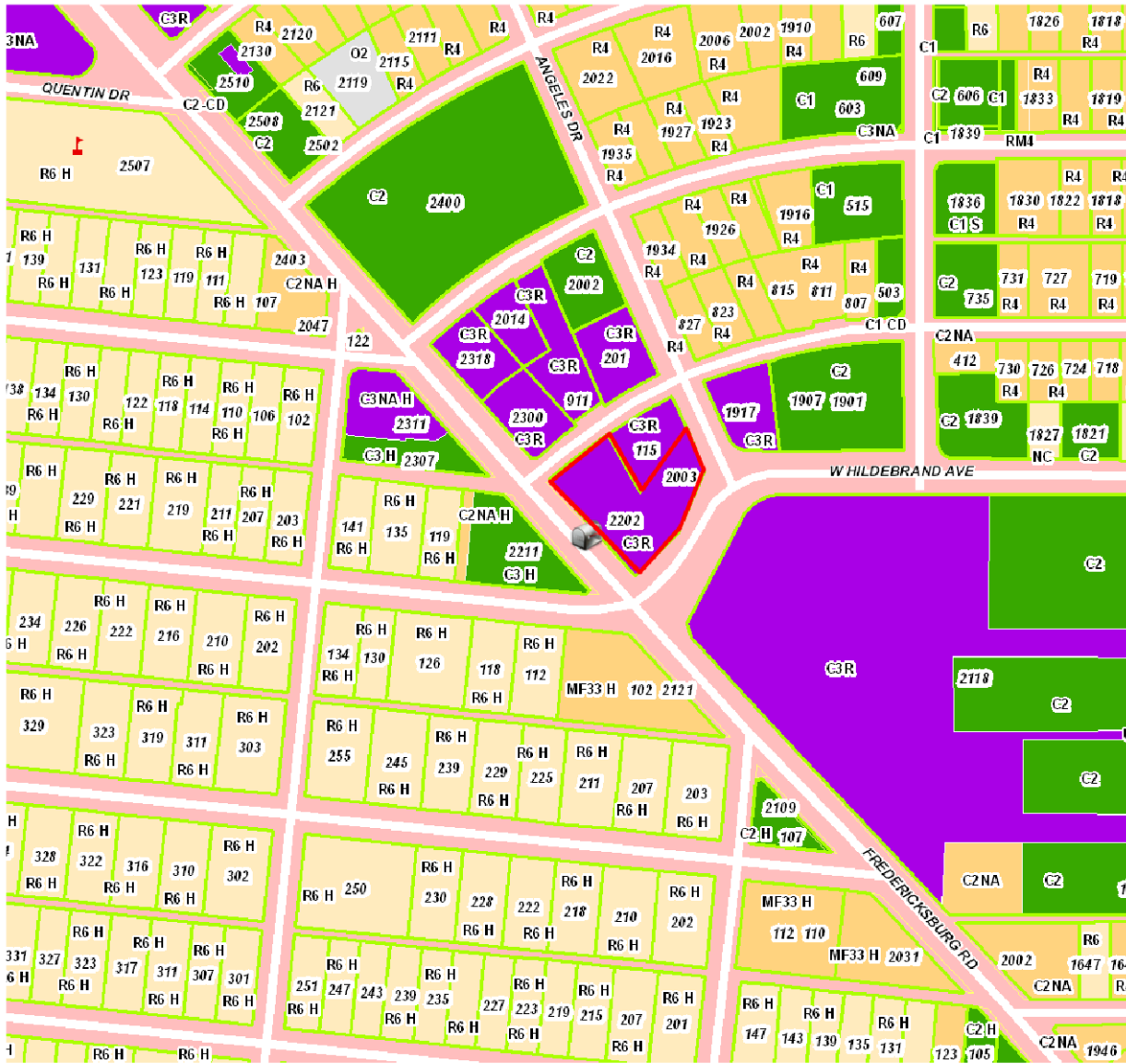
- e. The service station features a Y-shaped floor plan with a central office/storefront, a three bay service garage that extends from the rear façade, and doors made of steel and glass.
- f. Significant character defining details include the half decagon shaped central office, the prominent five tiered dome and the two attached rounded canopies that extend and anchor the structure to the corner intersection between Hildebrand and Fredericksburg Street.
- g. The structure's significant details and materials are mostly intact and have high integrity.
- h. The automobile service station is a significant historic resource with high architectural and cultural integrity.
- i. The structure has been surveyed and identified by UTSA and the San Antonio Conservation Society as a significant historic resource eligible for landmark designation.

RECOMMENDATION:

Staff recommends approval based on findings a through i.

CASE MANAGER:

Alyson Smith





2202 Fredericksburg

Printed: Mar 05, 2015

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MOTOR OIL

200-277-
Brake - Anti-Lock
Repairs - ABS
A/C & Steering
Service/Repair

Car Wash
Detailing
Auto - Wash
Interior - Wash

TX
CXB-4533



- COMPLETE -
Brake - Anti-Lock
Repairs - ABS

A/C &
Service

MOTOR OIL

BUY HERE
PAY HERE

Motor
Escape
Repair

WAX
POLISH



- COMPLETE -
Brake - Anti-Lock
Repairs - ABS

A/C & Heating
Service/Repair

MasterCard
Discover
VISA

Tire Rotation
and
Balance

Cooling System
Service
Belts - Hoses -
Radiators - etc.

Major
Engine
Repairs

Oil Changes
Wash & Wax
Service

EZPAWN









A low-angle photograph of a building's corner. The building has a white facade with a prominent red and white striped awning along the top edge. A large window is visible, featuring a red horizontal band with the words "MOTOR OIL" in white, bold, sans-serif capital letters. Below the red band, the window has horizontal blinds. To the right, a portion of a flag with red and white stripes is visible. The sky is clear and blue.

MOTOR OIL



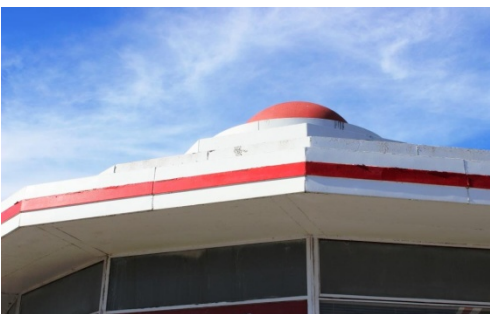
Y-shaped, two canopies



Canopy with island



Three bay garage



Dome roof

STATEMENT OF SIGNIFICANCE

Name:	Gus Mann Automotive Service Center
Year Built:	ca. 1940s per Conservation Society Gas Station Survey, operating as a Service Station by 1951
Location:	2202 Fredericksburg Rd.
Style:	Moderne/Deco
Materials:	Metal Cladding
Architect:	Unknown
Current Use:	Automobile Service Center
Historic Use:	Gas Station and Auto Service Center

Significance:

The building located at the 2202 Fredericksburg is an exceptional example of a Moderne/Deco style gas station. The existing structure is located directly next to the Monticello Park Historic District, and contributes contextually to the historic fabric of the neighborhood. The building's architectural type, as an early service station structure, is distinctive in character and exemplifies the cultural, economic, and social trends that are distinctive to San Antonio's early automobile suburbs. The building is a significant historic resource with high architectural integrity.

Architectural Description:

The service station features a Y-shaped floor plan with a central office/storefront. The building has a three bay service garage that extends from the rear façade and features doors made of steel and glass. Two canopies are attached to the main structure and extend out to Hildebrand and Fredericksburg Street. The building is steel framed and metal clad. The central office space has a half decagon shape with the prominent glass walls facing the street corner. The roof of the structure is flat and level from the canopies to the back, with the exception of a prominent five tiered dome. Although the pumps themselves have been removed, the concrete islands and piers that support the canopies still exist. The building's split color scheme consists of a blue (at the lower portion of the building) and white (covering the upper half). There is a continuous red band that runs around the entirety of the structure. The structure is mostly fully intact.

History/Timeline:

Property in City Directories:

1946-1971:

Sinclair Station

1972-1975:

Gus Mann Arco Service Station

1976-1987:

Gus Mann Texaco Service Station

1988-1988:

Gus Mann Conoco Service Station

1998-present:

Gus Mann Automotive *

*No mechanics Lien exists for the original construction of the present gas station service center. There are deeds that concur with each of these transactions evidenced in the City Directories. Without a mechanics lien the date of construction remains unknown. The architectural style points to a building of the 30s or 40s. The property is first said to be occupied by a gas or automotive company in 1946.

Recommendation:

The property is recommended for local landmark designation. The property represents an architecturally significant building type that exemplifies cultural and economic trends in San Antonio's early automobile suburb, Monticello Park. The building is a significant historic resource with high architectural integrity and meets the following, UDC Section 35-607(b) – Designation Criteria for local landmark designation:

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]; The Streamline Moderne style of the 1930s was directly influenced by earlier Art Deco examples. The architectural style is typified with long horizontal elements, rounded corners, smooth stucco wall surfaces, and flat roofs, all of which are present at the 2202 Fredericksburg gas station.

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]; The stylized, utilitarian building type strongly exemplifies cultural and economic trends in San Antonio's early automobile suburb, Monticello Park.

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] The early gas station structure is mostly intact and has high integrity.

Case Comments:

The structure has been identified and surveyed by UTSA and the San Antonio Conservation Society as a significant historic resource eligible for landmark designation. The DDC committee met on-site at 2202 Fredericksburg on February 25, 2015.

Sources:

City of San Antonio Directories

Deed records available from the Bexar County Clerk website

Gus Mann Automotive Center Report, UTSA Student Project

Written By:

City of San Antonio Office of Historic Preservation Staff







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

**Historic and Design Review Commission
Demolition and Designation Committee**

DATE: 2/25/15 HDRC Case# _____

ADDRESS: 2202 Fredericksburg Meeting Location: on site - 2202 Fredericksburg

APPLICANT: Michael A. Koebke

DDC Members present: Maggie Valentine, Jack Judson

Staff present: Alyson Smith, Claudia Guerra,

Others present: Larsen Andrews

REQUEST: Demolition

COMMENTS/CONCERNS: _____

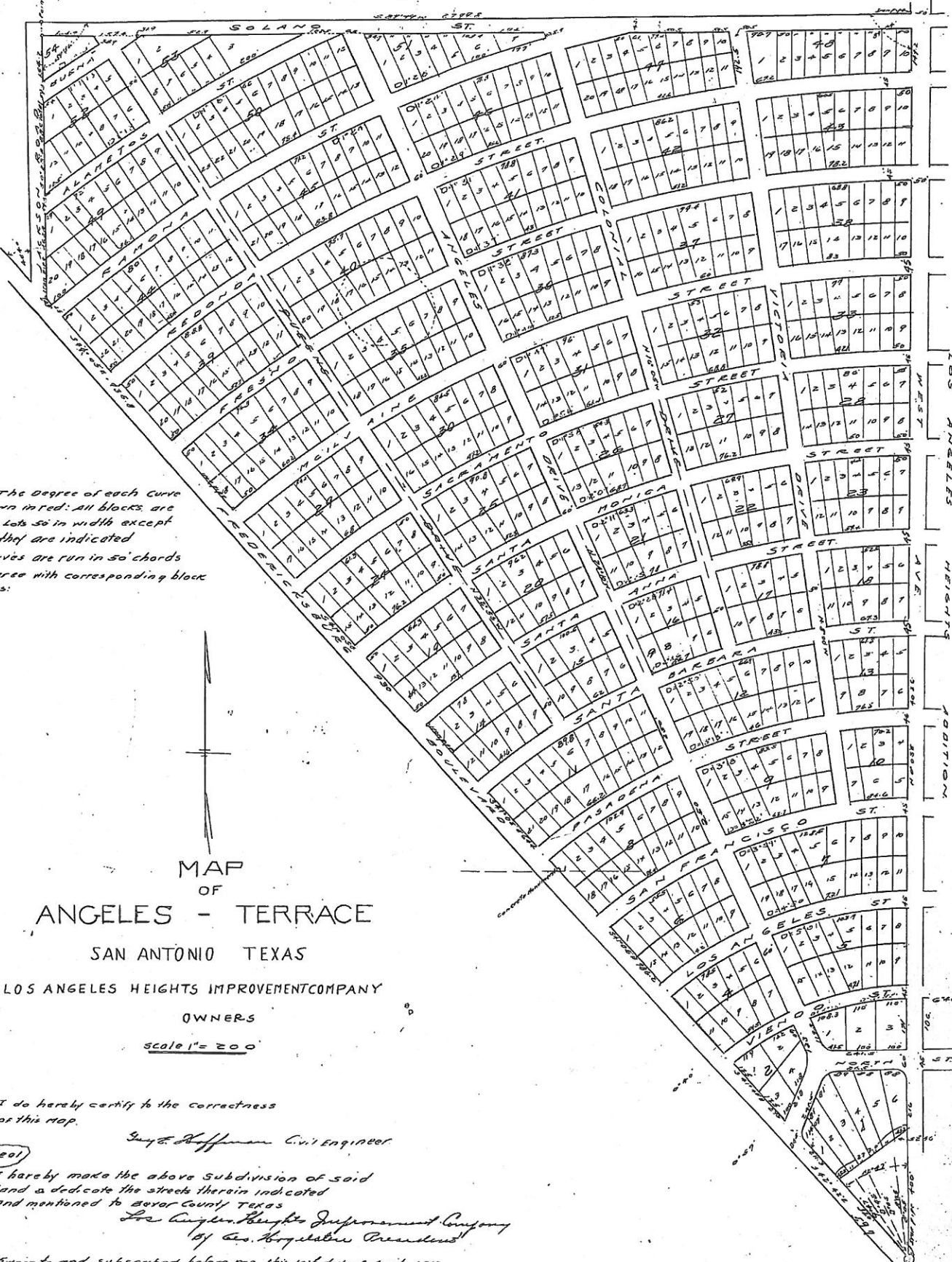
Jack [material intact = historic integrity is evident
= significant road-side architecture
concern = value as historic value
owner = value of property / use

COMMITTEE RECOMMENDATION:
APPROVE WITH COMMENTS/STIPULATIONS:

APPROVE [] **DISAPPROVE []**

Committee Chair Signature (or representative)

_____ Date



Note: The Degree of each curve is shown in red. All blocks are 250' & lots 50' in width except where they are indicated. All curves are run in so chords and agree with corresponding block corners.

MAP
OF
ANGELES - TERRACE
SAN ANTONIO TEXAS

LOS ANGELES HEIGHTS IMPROVEMENT COMPANY
OWNERS

Scale 1" = 200'

I do hereby certify to the correctness of this map.
July E. Hoffman Civil Engineer

(Seal)
I hereby make the above subdivision of said land & dedicate the streets therein indicated and mentioned to Bexar County Texas
Los Angeles Heights Improvement Company
by *Geo. H. H. H. H. H.* President

Sworn to and subscribed before me this 10th day of April 1913.

above referred to, then and in any such event, the whole amount of said indebtedness then remaining unpaid, shall, at the option of the holders thereof immediately mature and become payable the same as if the full time provided for payment had expired. TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantees, their heirs or assigns forever. And we do hereby bind ourselves, our heirs, executors, administrators, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees herein, their heirs and assigns and successors, against every person whomsoever, lawfully claiming or to claim the same or any part thereof. But it is expressly agreed and stipulated that the Vendor's Lien hereinabove transferred to The Volunteer State Life Insurance Company as well as the superior title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute. Executed at San Antonio, Texas, this the 21st day of August, A.D. 1945.

\$14.85 U.S. Rev. Stamps Can.

William Woltersdorf
Lenora Woltersdorf

STATE OF TEXAS)
COUNTY OF BEXAR) Before me, the undersigned authority, on this day personally appeared William Woltersdorf and wife Lenora Woltersdorf, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Lenora Woltersdorf wife of the said William Woltersdorf having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said Lenora Woltersdorf acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this 4th day of September, A.D. 1945.

SEAL

Gordon Beitel
Notary Public in and for Bexar County, Texas

Filed for Record Sep. 5, 1945 at 2:23 P.M.
Recorded October 22, 1945 at 4:00 P.M.
Fred Huntress County Clerk, Bexar County, Texas. By Alice Finck, Deputy.

G.L. - 42

No. 390825

Donald Nurick, et al

Warranty Deed

City of San Antonio

STATE OF TEXAS)
COUNTY OF BEXAR) KNOW ALL MEN BY THESE PRESENTS: That we, Donald Nurick and Ben Nurick, of Bexar County, Texas, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantors in hand paid by the grantee hereinafter named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto City of San Antonio, a municipal corporation, of Bexar County, Texas, all that certain property situate in the City of San Antonio, County of Bexar, State of Texas, described as follows, to-wit: Being a tract or parcel of land out of Lots Three (3) and Four (4), Block Two (2), New City Block Six Thousand One Hundred Seventy-three (6173), in Angeles Terrace Addition, according to plat recorded in Vol. 368, page 82, Deed and Plat Records of said County, more fully described as follows: Beginning at a point in the northeast line of Fredericksburg Road in the southwest line of said Lot 3, which beginning point is 45.25 feet northwest of the south corner of said Lot 3; Thence southeast along the northeast line of Fredericksburg Road, 45.25 feet to the south corner of said Lot 3, at the intersection of Hildebrand Avenue; Thence northeast along the west line of Hildebrand Street, 110 feet to a point; Thence southwest along a straight line 111 feet, more or less, to place of beginning. TO HAVE AND TO HOLD the said premises, with all rights, hereditaments and appurtenances thereto belonging, unto the said grantee above named, its successors and assigns

is retained against the above described property, premises and improvements, until the above described note and all interest thereon are fully paid, according to its face and tenor, effect and reading, when this deed shall become absolute. Witness our hands, at San Antonio, Texas, this the 22nd day of February, A.D. 1928.

Robert McGarraugh,
Mary Maverick McGarraugh

State of Texas;
County of Bexar:

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Robert McGarraugh and Mary Maverick McGarraugh, wife of the said Robert McGarraugh, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed; and the said Mary Maverick McGarraugh, having been examined by me privily and apart from her said husband, and having the same fully explained to her; she, the said Mary Maverick McGarraugh acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this the 22nd day of February, A.D. 1928.

Geo. M. Holmes,
Notary Public, in and for Bexar County, Texas.

SEAL.

Filed for record Aug. 1, 1928 at 3:50 o'clock P.M.
Recorded Aug. 16, 1928 at 10:50 o'clock A.M.
Jack R. Burke, Co. Clk. Bex. Co. Tex.
By Chas. Grossmann, Deputy.

.....

No. 251609
Dr. F. A. Allin

Rel. Liens

E. N. Lundberg

State of Texas;
County of Bexar:

For and in consideration of the payment in full, according to the reading, tenor and effect, receipt of which is hereby acknowledged, of one certain promissory note for the principal sum of \$2,000.00, dated October 5, 1927, executed by E. N. Lundberg and payable to the order of Dr. F. A. Allin, said note being payable in the following manner, to wit, \$666.67, on or before one year after date hereof, \$666.67, on or before two years after date hereof, and \$666.66 on or before three years after date hereof; said note bearing interest at the rate of 8% per annum, interest payable semi-annually; said note being given in part payment for the following described property; Part of Lots 3 and 4, in Block 2, in New City Block No. 6173, in Angeles Terrace Addition, in the City of San Antonio, in Bexar County, Texas, according to a plat of said Addition, duly recorded in the Plat Records of Bexar County, Texas, in Vol. 368, on page 82, to which plat reference is here made for further description of said property. Said note is secured by a deed of trust of even date with said note, to Jack W. Parker, Trustee, and also a vendor's lien retained in deed of conveyance of even date with said note, and reference is made to both of said instruments for a further description of said above described property; I, Dr. F. A. Allin, being the present legal owner and holder of said note, do hereby discharge and release the deed of trust lien and the vendor's lien securing the payment of said note upon said above described property. Witness my hand at San Antonio, Texas, this the 1st day of August, A.D. 1928.

Dr. F. A. Allin.

State of Texas;
County of Bexar:

Before me, the undersigned authority, a Notary Public, in and for said county and State, on this day personally appeared Dr. F. A. Allin, known to me to be the person whose name is subscribed to the foregoing instrument and

104.5048 #11

RELEASE OF LIEN

DATE: June 3, 1998

NOTE: **98- 0032099**

DATE: December 31, 1991

ORIGINAL AMOUNT: \$130,000.00

MAKER: MICHAEL A. KOEBKE and MIMI PARIS

PAYEE: GUS M. MANN

DATE OF MATURITY: as therein provided.

HOLDER OF NOTE AND LIEN: GUS M. MANN

HOLDER'S MAILING ADDRESS: 439 Beverly Dr.
San Antonio, TX 78228

NOTE AND LIEN ARE DESCRIBED IN THE FOLLOWING DOCUMENTS RECORDED IN:

Deed of Trust dated December 31, 1991, recorded in Volume 5232, Page 1330 of the Real Property Records of Bexar County, Texas and Vendor's Lien retained in Deed dated December 31, 1991 and recorded in Volume 5232, Page 1326 of the Real Property Records of Bexar County, Texas.

PROPERTY (including any improvements) SUBJECT TO LIEN:

SEE EXHIBIT "A" ATTACHED HERETO

Holder of the Note acknowledges its payment and releases the property from the lien.

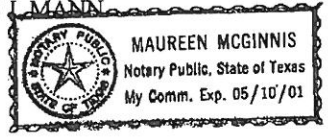
When the context requires, singular nouns and pronouns include the plural.

Gus M Mann
GUS M. MANN

STATE OF TEXAS *

COUNTY OF BEXAR *

This instrument was acknowledged before me on the 3rd day of June, 1998,
by GUS M. MANN



Maureen McGinnis
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:
Mr. Sam Hale - Jefferson State Bank
2900 Fredericksburg Rd.
P.O. Box 5190
San Antonio, TX 78201-0190

C:\wvdocs\jefferson state bank\koebke michele\rel of lien v98

YDL 7493 PG 0230

700

1097074

RELEASE OF LIEN

DEED OF TRUST

THE STATE OF TEXAS
COUNTY OF BEXAR

} KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, of the County of BEXAR, and State of Texas, the legal and equitable owner and holder of that one certain promissory note in the original principal sum of Sixty Eight Thousand Three Hundred Fifty and No/100 Dollars (\$ 68,350.00) dated December 2, 1975, executed by Gus M. Mann

payable to the order of A. J. Ploch Oil Co., Inc.
more fully described in a Deed of Trust, duly recorded in Vol. 7760
page 654 of the Deed of Trust Records of Bexar County, Texas;
said note being secured by said Deed of Trust
against the following described property, to-wit:

PART 1.

A certain tract of land containing six hundred ninety-two (0.692) thousandths of an acre or 30,158 square feet, comprising all of Lot 1 except a triangular shaped strip off the southeast part, and comprising a triangular shaped strip out of Lot 2, all of Lots 3 and 4 except a triangular shaped parcel used for the widening of Hildebrand Avenue, in Block 2, Angeles Terrace Addition, recorded in Volume 368, Pages 82 and 83, Plat Records Bexar County, Texas, New City Block 6173, situated in the City of San Antonio, and being more particularly described as follows:

Beginning at a steel rod set at the Northwest corner of Lot 1, in New City Block 6173, being at the intersection of the east line of Fredericksburg Road with the south line of Viendo Street; thence in an easterly direction with the south line of Viendo Street, with a curve to the right whose radius is 890.61 feet for a distance of 123.22 feet to an iron pipe for the most northerly Northeast corner of this tract; thence with a chain link fence along the east line of this tract, being the west line of Nielsen Tract, crossing the northwest part of Lot 2 and the southeast part of Lot 1, South 29 degrees 26 minutes East, 100.84 feet to a cross in concrete, the Southwest corner of Nielsen Tract for an interior corner of this tract; thence with chain link fence along the south line of Lot 2 and the north line of Lot 4, being the south line of Nielsen Tract, North 38 degrees 06 minutes East, 121.80 feet to a cross cut in concrete on the west line of Angeles Drive, being the Southeast corner of Lot 2 and the Northeast corner of Lot 4; thence with the west line of Angeles Drive, South 24 degrees 45 minutes east 73.00 feet to a cross cut in concrete on the north line of Hildebrand Avenue, the Southeast corner of this tract; thence with the north line of Hildebrand Avenue as follows: South 22 degrees 39 minutes West, 108.85 feet to a cross cut in concrete at an angle; South 46 degrees 56 minutes West, 100.61 feet to a cross cut in concrete on the east line of Fredericksburg Road, the Southwest corner of this tract; thence with the east line of Fredericksburg Road as follows: North 43 degrees 30 minutes West, 35.55 feet to a cross cut in concrete at an angle; North 41 degrees 46 minutes West, 169.20 feet to the place of beginning, in accordance with survey dated October 28 & 29, 1975, and prepared by James C. Adams, Texas Registered Public Surveyor #24, and being the same premises conveyed to Sinclair Refining Company (predecessor in title, through mergers, to Atlantic Richfield Company) by Deed dated October 18, 1946, and of record in Volume 2310, Pages 83 and 84, Deed Records of said County

01/29/86 800046 \$7.00 Y 1 230

PART 2.

Two 5,000 gallon underground tanks; one 3,000 gallon underground tank; one 550 gallon underground tank; 8 single computer gasoline pumps; two auto lifts; one air compressor; one overhead lube system; two Soloil cabinets; one 16-foot C-M sign pole w/standard; and all other equipment and personal property above or below ground on the premises described in Part 1 above, and which include all replacements thereof and additions thereto.

RECORDAL DIMP

VOL 3608 PAGE 1585

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR }

This instrument was acknowledged before me on the 21 day of January, 1986
by Richard Villarreal, President
of A. J. Ploch Oil Co., Inc.
a Texas corporation, on behalf of said corporation.

1986 JAN 28 PM 12 26
FILED
ROBERT GREEN
COUNTY CLERK
BEXAR CO.

My commission expires: _____

6-30-88



Richard W. Brite
Notary Public, State of Texas
Notary's printed name: _____

RICHARD W. BRITE

AFTER RECORDING RETURN TO:

Gus M. Mann
2202 Fredericksburg Road
San Antonio, Texas 78201

PREPARED IN THE LAW OFFICE OF:

Teairl W. Lewis
1600 NBC Building
San Antonio, Texas 78201
(512) 227 8304



COUNTY CLERK
RICHARD GREEN
BEXAR COUNTY

JAN 29 1986

FORWARD

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Vol. 2355 PAGE 19

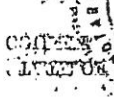
STATE OF TEXAS, BEFORE ME, the undersigned authority, on this day personally appeared

COUNTY OF BEXAR. Milton Halpern and wife, Shirley Rae Halpern,

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Shirley Rae Halpern,

wife of the said Milton Halpern having been examined by me privily and apart from her said husband, and having the same by me fully explained to her, she, the said Shirley Rae Halpern, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND and seal of office, this the 11th day of March, A. D., 1947.



Gordon Britel
Notary Public, in and for Bexar County, Texas.

GORDON BRITEL

Filed for record March 12, 1947, at 3:52 o'clock P.M.

Recorded March 13, 1947, at 2:09 o'clock P.M.

FRED HUMPHRESS, County Clerk, Bexar County, Texas
By Julius A. Rust, Deputy.

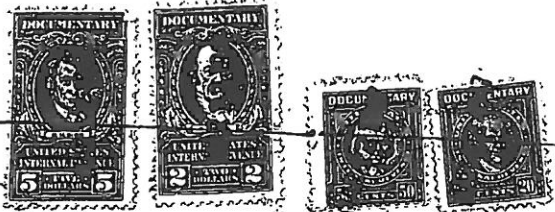
482593

THE STATE OF TEXAS,
COUNTY OF BEXAR.

Know All Men by These Presents:

That I, JOHN QUICK, owning and occupying other property as my homestead, of the County of Bexar and the State of Texas, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00) and other valuable consideration to me cash in hand paid by the Grantees hereinafter named, the receipt of which is hereby fully acknowledged and confessed; and the further consideration of the sum of \$5500.00 cash to me in hand paid by General American Life Insurance Company, at the special instance and request of grantees herein, as is more fully evidenced by that one certain promissory note of even date herewith for the original principal sum of \$5500.00, executed by the grantees, payable to the order of General American Life Insurance Company, in monthly installments, including interest as therein specified; said note containing clauses as to acceleration of maturity and attorney's fees if placed in the hands of an attorney for collection, or if collected through judicial, bankruptcy or probate proceedings; being secured, in addition to the vendor's lien hereinafter retained, by deed of trust of even date herewith given to F. X. Schlosser, as Trustee;

For and in consideration of the advancement in cash by General American Life Insurance Company of that portion of the purchase price of the hereinafter described property, as is evidenced by the above described note, grantor herein does hereby grant, sell, convey and assign unto General American Life Insurance Company the lien hereinafter retained to secure the payment of said note and the superior title to the property hereby conveyed, such assignment being without recourse on or warranty by the grantor herein;



STATE OF TEXAS,
COUNTY OF BEXAR.

Before me, the undersigned authority, on this day personally appeared

John Quick,

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

~~And the said~~ ^{wife of the said}
~~having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said~~
~~acknowledged such instrument to be her act and deed, and that she had willingly signed the same for the purposes and consideration therein expressed, and she did not wish to retract it.~~

Give under my hand and seal of office, this 12 day of March, A. D., 1947

Robert N. Campbell, Jr.
Notary Public, in and for Bexar County, Texas.

ROBERT N. CAMPBELL, JR.

Filed for record March 12, 1947, at 3:52 o'clock P.

Recorded March 15, 1947, at 2:12 o'clock P.

FRED BUNTRESS, County Clerk, Bexar County, Texas

BY Julius H. Rust Deputy.

Order 16756 mh

THE STATE OF TEXAS,
County of Bexar.

482597

Know all Men by These Presents:

That I, Sammie Mary Bradford, a widow,

of the County of Bexar
sum of Ten and No/100

and the State of Texas, for and in consideration of the
Dollars (\$ 10.00) and other valuable

consideration to me cash in hand paid by the Grantee s hereinafter named, the receipt of which
is hereby fully acknowledged and confessed,



has

does

~~have~~ GRANTED, SOLD and CONVEYED, and by these presents ~~do~~ GRANT, SELL and CONVEY unto
R. W. Bush and wife, Jessie Bush.

of the County of Bexar

State of Texas, the following described

real estate, together with all improvements thereon, situated in the County of Bexar, State of Texas, being
more particularly described as follows, to-wit:—

Lot No. Eight (8), Block No. Six (6), Harlandale Acre Tract No. 4, situated
within the corporate limits of the City of San Antonio, in Bexar County, Texas,
according to map or plat thereof recorded in Vol. 642, Page 227, of the Deed and
Plat Records of Bexar County, Texas.

This conveyance is made, however, subject to conditions and restrictions
contained in deed recorded in Vol. 1381, Page 309 of the Deed Records of Bexar
County, Texas

Filed for record November, 1946, at 4:56 o'clock P.M.
Recorded January 20, 1947, at 8:45 o'clock A.M.
FRED CONTRASS, County Clerk, Bexar County, Texas
By James P. Barr, Deputy

465527

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STATE OF TEXAS,)
)
COUNTY OF BEXAR.)

KNOW ALL MEN BY THESE PRESENTS:

THAT we, JOE BARSHOP, also known as Joseph J. Barshop, and wife, MARY BARSHOP, both of Bexar County, Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to us cash in hand paid by SINCLAIR REFINING COMPANY, a Maine corporation with its principal business office at 630 Fifth Avenue, New York City, New York, with an office at 307 West Seventh Street, Fort Worth, Texas, the sufficiency and receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said SINCLAIR REFINING COMPANY, the following described property situated in Bexar County, Texas:

All of Lot No. 1, a small triangular shaped strip of ground off the northwest corner of Lot No. 2, and all of Lots Nos. 3 and 4, in Block No. 2, New City Block No. 6173, in Angeles Terrace, in the City of San Antonio, in Bexar County, Texas, according to the plat of said Angeles Terrace recorded in Volume 368, at page 82, of the Plat Records of said County, EXCEPT a small triangular shaped strip of ground off the southeast corner of said Lot No. 1, and EXCEPT also a triangular shaped portion of said Lots Nos. 3 and 4 conveyed to the City of San Antonio by Donald Nurick and Ben Nurick, by deed dated August 10, 1945, recorded in Volume 2153, at page 637, of the Deed Records of Bexar County, Texas, and used for the widening of Hildebrand Avenue, the property herein conveyed being more particularly described in one body as follows:

BEGINNING at an iron pipe on the northeast line of Fredericksburg Road at its intersection with the south line of Viendo Street, being the northwest corner of said New City Block No. 6173;

THENCE in an easterly direction with the south line of Viendo Street, with a curve to the right whose radius is 891.1 feet, a distance of 123.22 feet to an iron pipe at fence corner at the northwest corner of the Gene Flesher property;

THENCE with fence line along the west line of said Flesher property, south 51° 24' west, a distance of 100.84 feet to an iron pipe at the southwest corner of said Flesher property;

THENCE with fence along the north line of said Lots Nos. 3 and 4, being the south line of said Lots Nos. 1 and 2 in said Block, north 36° 06' east, a distance of 121.8 feet to an iron pipe on the west line of Angeles Drive, the northeast corner of said Lot No. 4;

THENCE with the west line of Angeles Drive, south 24° 45' east, a distance of 73 feet to an iron pipe, the southeast corner of said Lot No. 4;

THENCE with the northwest line of Hildebrand Avenue, south 22° 39' west, a distance of 108.85 feet to an iron pipe at an angle in same;

THENCE with the new established northwest line of Hildebrand Avenue, south 46° 56' west, a distance of 100.61 feet to an iron pipe on the northeast line of Fredericksburg Road, the southwest corner of this tract;

THENCE with the northeast line of Fredericksburg Road, north 43° 30' west, a distance of 35.55 feet to an iron pipe at an angle in said line;

THENCE continuing with the northeast line of said road, north 41° 46' west, a distance of 169.8 feet to the place of beginning, according to a survey made by James C. Adams, County



Figure 68: A large, green brontosaurus often marked Sinclair stations in the 1940s.

In 1943, Sinclair Consolidated Oil Company changed its name to Sinclair Oil Corporation, a name used earlier in some parts of the country. The company continued its use of the stucco Mission influenced station design through the mid-1940s, especially east of the Rocky Mountains. After World War II, however, the company introduced a more modern design of an oblong box with and without canopies. As the interstate highway system developed, Sinclair built hundreds of new outlets using the oblong box form. The highway sites usually incorporated a free-standing sign with a green and white round porcelain enamel sign containing "H-C" in black or white. In some cases, the large brontosaurus, first introduced in the 1930s, was combined with the "Sinclair" signage on the building or as an outline atop of the free-standing sign.



Distribution of Sinclair during the 1940s.



Figure 69: In the 1940s, Sinclair offered a variety of toys for children, including the above clever promotion.



1940-1950

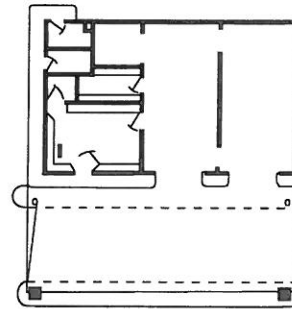
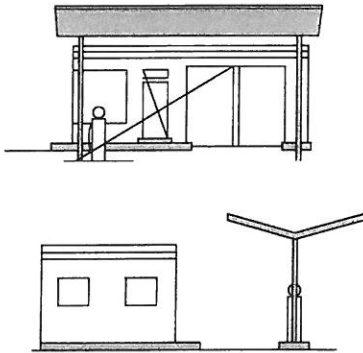
SINCLAIR

Form: Oblong Box With or Without Canopy

Identifying Features:

- Two or three service bays with multi-light windows in the upper part of overhead doors.
- Large plate glass windows for the service and show room.
- Banded color stripes around upper part of oblong box.
- Detached island with or without light standards.
- Flat roof sometimes with raised parapet.
- Modern architectural features.

With Canopy



Without Canopy

