

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-147
ADDRESS: 419 S HACKBERRY ST
LEGAL DESCRIPTION: NCB 617 BLK 20 LOT N 45 FT OF 27
ZONING: RM-4
CITY COUNCIL DIST.: 2
APPLICANT: Michael A. Perez
OWNER: Michael A. Perez and Angela Charry Perez
TYPE OF WORK: Historic Landmark Designation

REQUEST:

The applicant is requesting a finding of historic significance for the property located at 419 S Hackberry.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance

designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 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.
 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;**
 12. **It is an important example of a particular architectural type or specimen;**
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.**

FINDINGS:

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The structure at 419 S Hackberry St is a one-story Spanish Eclectic commercial structure built c. 1927 as an ice house. It is located in the Alamodome Gardens neighborhood of District 2. Michael Perez and Angela Charry Perez currently own the property. The structure is situated at the southwest corner of S Hackberry St and Dashiell, previously the location of a residence addressed 232 Dashiell. The structure was first listed as Bull's Ice Station. After the Civil War, Texas, San Antonio in particular, became a manufacturing leader in the production of ice. By 1867, five ice factories existed in the United States; three of them were in San Antonio. Local German brewers had begun producing lager beers which needed colder fermentation temperatures. San Antonio's hot temperatures and the city's German population's thirst for lager created the perfect environment for ice as a commodity. By 1928 when the Crystal Ice Factory opened, home refrigeration was more common, but the need for large scale refrigeration, including for transportation and restaurant use, was strong enough to keep ice manufacturers in business until the 1950s when up to 90 percent of Texas families had home refrigeration. In 1927, S Hackberry was a mixed commercial and residential corridor, with churches and small businesses dotting the street. These businesses are evidence of a walkable neighborhood that gave residents quick access to everyday goods and services. In 1929, the business became Lone Star Ice Delivery Station No. 12, then changed hands again in 1935 to become Alamo Ice Delivery No. 12, alternately Alamo Ice Station No. 12. In 1948, the structure was Wofford's Ice Station; James H. Black took over ownership c. 1950 and named it Jim's Ice Station. Black operated the ice house through at least 1976. The structure has appeared twice before at HDRC in 2010 as an OHP-initiated request for landmark designation and again in 2017 as part of the gas stations initiative led by OHP. HDRC recommended designation in both instances, but neither resulted in designation.
- c. **SITE CONTEXT:** 419 S Hackberry St is located on the southwest corner of the intersection of W Hackberry St and Dashiell in the Alamodome Gardens neighborhood of District 2. The subject structure sits diagonally on the lot, with its primary façade toward the northeast corner of the parcel and toward the intersection. The setback from S Hackberry is less than 10 feet, as is the setback from Dashiell. The area between the primary façade and the corner is filled with asphalt with concrete aprons on both the S Hackberry and Dashiell sides.
- d. **ARCHITECTURAL DESCRIPTION:** The primary façade can be divided into two bays: the storefront and the attached room. The storefront is bookended by parapets with red barrel tile that run along the southeast façade and the northeast and northwest sides of the attached room. The storefront is also marked by a canopy clad in red barrel tile with wrought iron brackets that runs the length of the storefront. Above the canopy is a cast stone pediment with scroll ornaments and finials on either side of a decorative circular element with the word ICE repeated twice in a cross. The original storefront has been infilled with hardi board siding, a fixed window, and modern 15-lite French doors. Part of the primary façade is painted yellow, while the rest is white. The fascia

below the parapets on the storefront is lined with small tiles that have been painted over. A file photo from July 2017 shows an unpainted portion of the parapet where the tiles are red. The fascia of the southeast elevation is painted yellow, and there are two scooped spouts situated at either end of the elevation. Fenestration is boarded at the center of the elevation as well; a file photo from June 2016 confirms it is a solid door. There is plywood shed at the southwest corner of the structure with a door on the southwest side. The rear of the structure has no fenestration or parapet. There is a tall metal vent emerging from the roof near the center of this elevation. The northwest elevation has a green stripe of paint along the bottom but is otherwise painted white. There is no fenestration other than what was created for a large mechanical unit suspended in the wall.

Character-defining features of 419 S Hackberry St include:

- “ICE” pediment on primary façade
 - Parapets lined with red barrel tile
 - Stucco cladding
 - Canopy over front door with red barrel tile roof
 - Orientation toward northeast corner of the lot
- e. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
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;** as an example of ice houses found throughout the city starting in the 1920s.
 7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the structure is located on a prominent corner at the intersection of S Hackberry and Dashiell.
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure has occupied its corner since c. 1927.
 12. **It is an important example of a particular architectural type or specimen;** as an example of ice houses found throughout the city starting in the 1920s.
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the structure contributes to the story of the mixed residential and commercial corridor that once existed along S Hackberry and serves as evidence of a walkable neighborhood that gave residents quick access to everyday goods and services.
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 419 S Hackberry St to the Zoning Commission and to the City Council based on findings a through e.

CASE MANAGER: Jessica Anderson



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 02, 2019

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 419 S Hackberry St

1. Application Details

Applicant: Michael A. Perez

Type: Application for Historic Landmark Designation

Date Received: 19 March 2019

2. Findings

The structure at 419 S Hackberry St is a one-story Spanish Eclectic commercial structure built c. 1927 as an ice house. It is located in the Alamodome Gardens neighborhood of District 2. Michael Perez and Angela Charry Perez currently own the property.

The structure is situated at the southwest corner of S Hackberry St and Dashiell, previously the location of a residence addressed 232 Dashiell. The residence was last listed as the location of Grona Flora Co. in April 1925;¹ it was demolished c. 1926, and replaced c. 1927 by the current structure, first listed as Bull's Ice Station.²

After the Civil War, Texas, San Antonio in particular, became a manufacturing leader in the production of ice. By 1867, five ice factories existed in the United States; three of them were in San Antonio. Local German brewers had begun producing lager beers which needed colder fermentation temperatures. San Antonio's hot temperatures and the city's German population's thirst for lager created the perfect environment for ice as a commodity. By 1928 when the Crystal Ice Factory opened, home refrigeration was more common, but the need for large scale refrigeration, including for transportation and restaurant use, was strong enough to keep ice manufacturers in business until the 1950s when up to 90 percent of Texas families had home refrigeration.³

In 1927, when staff first has evidence of an ice station at this address, S Hackberry was a mixed commercial and residential corridor, with churches and small businesses dotting the street. Most of these addresses are now gone, but the corridor included James Service Station, Magnolia Dye Works, Alamo Mattress Factory, Humming Bird Café, Hackberry Shoe Repair, Denver Heights Barber Shop, Hackberry Pharmacy, People's Variety Store, and more. It also featured other ice stations, including Schmitt's Ice Station at 985 S Hackberry.⁴ These businesses are evidence of a walkable neighborhood that gave residents quick access to everyday goods and services.

In 1929, the business became Lone Star Ice Delivery Station No. 12,⁵ then changed hands again in 1935 to become Alamo Ice Delivery No. 12,⁶ alternately Alamo Ice Station No. 12.⁷ In 1948, the structure was

¹ "GRONA FLORAL CO." (Advertisement). *San Antonio Light*, Monday, 20 April 1925, p. 17.

² *San Antonio City Directory*: 1927, p. 1300.

³ Office of Historic Preservation: 1603 S Hackberry, HDRC Case No. 2018-304, 6 July 2018.

⁴ *San Antonio City Directory*: 1927, p. 1300.

⁵ *San Antonio City Directory*: 1929, p. 1362.

⁶ *San Antonio City Directory*: 1934, p. 1234.

⁷ *San Antonio City Directory*: 1940, p. 1127.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Wofford's Ice Station;⁸ James H. Black took over ownership c. 1950 and named it Jim's Ice Station.⁹ Black operated the ice house through at least 1976.¹⁰

The structure has appeared twice before at HDRC in 2010 as an OHP-initiated request for landmark designation and again in 2017 as part of the gas stations initiative led by OHP. HDRC recommended designation in both instances, but neither resulted in designation.

3. Architectural Description

419 S Hackberry St is a single-story slab-on-grade Spanish Eclectic commercial structure located on the southwest corner of the intersection of W Hackberry St and Dashiell in the Alamodome Gardens neighborhood of District 2. The subject structure sits diagonally on the lot, with its primary façade toward the northeast corner of the parcel and toward the intersection. The setback from S Hackberry is less than 10 feet, as is the setback from Dashiell. The area between the primary façade and the corner is filled with asphalt with concrete aprons on both the S Hackberry and Dashiell sides.

The primary façade can be divided into two bays: the storefront and the attached room. The storefront is bookended by parapets with red barrel tile that run along the southeast façade and the northeast and northwest sides of the attached room. The storefront is also marked by a canopy clad in red barrel tile with wrought iron brackets that runs the length of the storefront. Above the canopy is a cast stone pediment with scroll ornaments and finials on either side of a decorative circular element with the word ICE repeated twice in a cross. The original storefront has been infilled with hardi board siding, a fixed window, and modern 15-lite French doors. Part of the primary façade is painted yellow, while the rest is white.

The fascia below the parapets on the storefront is lined with small tiles that have been painted over. A file photo from July 2017 shows an unpainted portion of the parapet where the tiles are red.¹¹ The fascia of the southeast elevation is painted yellow, and there are two scooped spouts situated at either end of the elevation. Fenestration is boarded at the center of the elevation as well; a file photo from June 2016 confirms it is a solid door.¹²

There is plywood shed at the southwest corner of the structure with a door on the southwest side. The rear of the structure has no fenestration or parapet. There is a tall metal vent emerging from the roof near the center of this elevation. The northwest elevation has a green stripe of paint along the bottom but is otherwise painted white. There is no fenestration other than what was created for a large mechanical unit suspended in the wall.

Character-defining features of 419 S Hackberry St Ave include:

- "ICE" pediment on primary façade
- Parapets lined with red barrel tile
- Stucco cladding

⁸ San Antonio City Directory: 1948, p. 1354.

⁹ "BEST WISHES" (Holiday advertisement). San Antonio *Light*, Sunday, 24 December 1950.

¹⁰ San Antonio City Directory: 1976.

¹¹ Office of Historic Preservation. Property files: 419 S Hackberry. Photo dated 17 July 2017.

¹² Office of Historic Preservation. Property files: 419 S Hackberry, DSD DP Officer photos, IMG_0121, dated 1 June 2016.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

- Canopy over front door with red barrel tile roof
- Orientation toward northeast corner of the lot

4. Landmark Criteria

The property meets the following criterion under UDC 35-607(b):

- **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;** as an example of ice houses found throughout the city starting in the 1920s.
- **7: Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the structure is located on a prominent corner at the intersection of S Hackberry and Dashiell.
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure has occupied its corner since c. 1927.
- **12: It is an important example of a particular architectural type or specimen;** as an example of ice houses found throughout the city starting in the 1920s.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the structure contributes to the story of the mixed residential and commercial corridor that once existed along S Hackberry and serves as evidence of a walkable neighborhood that gave residents quick access to everyday goods and services.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 419 S Hackberry St meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 419 S Hackberry St. Further research may reveal additional significance associated with this property.



Photo provided by applicant.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



OHP file photo of southeast façade, June 2016.



OHP file photo of primary façade, July 2017.



OHP file photo pediment, July 2017.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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Capital Title GF#18-387746-AH AT; \$30

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: December 20, 2018

Grantor: AURORA C. HOWIATDOST

Grantor's Mailing Address: 10009 Gertrudis Loop, Austin, TX 78747

Grantee: MICHAEL PEREZ and ANGELA CHARRY PEREZ

Grantee's Mailing Address, and after Recording, Return to:
330 Mission Street, San Antonio, Tx. 78210

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

The North 45 Feet of Lot 27, Block 20, New City Block 617, situated within the corporate limits of the City of San Antonio, Bexar County, Texas; the property hereby conveyed having a frontage on the West line of South Hackberry Street of 45 feet, a depth between parallel lines along South line of Dashiell Street of 46.29 feet to the East line of Lot 26, in the sane New City Block 617, said property being also known as 419 South Hackberry Street, and being the same property conveyed by Southern-Henke Ice & Storage Co. to C. W. Lander by Deed dated March 11, 1946, of record in Volume 2203, Page 504, Deed and Plat Records of Bexar County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: December 20, 2018

Grantor: AURORA C. HOWIATDOST

Grantor's Mailing Address: 10009 Gertrudis Loop, Austin, TX 78747

Grantee: MICHAEL PEREZ and ANGELA CHARRY PEREZ

Grantee's Mailing Address, and after Recording, Return to:
*330 Mission Street, San Antonio, Tx.
78210*

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

The North 45 Feet of Lot 27, Block 20, New City Block 617, situated within the corporate limits of the City of San Antonio, Bexar County, Texas; the property hereby conveyed having a frontage on the West line of South Hackberry Street of 45 feet, a depth between parallel lines along South line of Dashiell Street of 46.29 feet to the East line of Lot 26, in the same New City Block 617, said property being also known as 419 South Hackberry Street, and being the same property conveyed by Southern-Henke Ice & Storage Co. to C. W. Lander by Deed dated March 11, 1946, of record in Volume 2203, Page 504, Deed and Plat Records of Bexar County, Texas.

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Grantor, for the Consideration and subject to the Reservations from Conveyance and the

Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

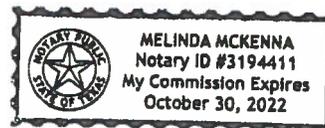
When the context requires, singular nouns and pronouns include the plural.


AURORA C. HOWIATDOST

STATE OF TEXAS)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on December 20, 2018, by AURORA C. HOWIATDOST.


Notary Public, State of Texas



File Information

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/2/2019 10:40 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

Property Search > 106630 PEREZ MICHAEL & PEREZ ANGELA CHARRY for Year 2019

Tax Year: 2019

Property

Account

Property ID:	106630	Legal Description:	NCB 617 BLK 20 LOT N 45 FT OF 27
Geographic ID:	00617-020-0273	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	2010		
Property Use Description:	Service Station		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	419 S HACKBERRY ST SAN ANTONIO, TX 78203	Mapsco:	617B6
Neighborhood:	NBHD code11840	Map ID:	
Neighborhood CD:	11840		

Owner

Name:	PEREZ MICHAEL & PEREZ ANGELA CHARRY	Owner ID:	3160731
Mailing Address:	330 MISSION ST SAN ANTONIO, TX 78210	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: PEREZ MICHAEL & PEREZ ANGELA CHARRY
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A	N/A
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A	N/A
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	N/A
SA011	San Antonio TIF #11 Inner City	N/A	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A				
					Taxes w/Current Exemptions:	N/A
					Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 679.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
010	SERVICE STATION	C - F	CB	1960	679.0

Improvement #2: Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - F		1970	500.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.0478	2083.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$1,510	\$18,750	0	20,260	\$0	\$20,260
2017	\$1,500	\$7,810	0	9,310	\$0	\$9,310
2016	\$1,380	\$6,560	0	7,940	\$0	\$7,940
2015	\$1,380	\$6,250	0	7,630	\$0	\$7,630

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/20/2018	GWD	General Warranty Deed	HOWIATDOST AURORA C	PEREZ MICHAEL & PEREZ ANGELA CHARRY			20190000221
2	12/20/2018	SWD	Special Warranty Deed	HOWIATDOST MAJID JR ETAL	HOWIATDOST AURORA C			20190000220
3	12/20/2018	SWD	Special Warranty Deed	HOWIATDOST MAJID JR ETAL	HOWIATDOST AURORA C			20180249098

2019 data current as of Mar 18 2019 12:44AM.



BETO
FOR SEIATE



S Hackberry

NO
ALAMODOME
PARKING IN
NEIGHBORHOOD



STOP

S. WALKER





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PARKING IN
NEIGHBORHOOD

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De.ry

STATEMENT OF SIGNIFICANCE
FOR
419 S. HACKBERRY

REQUESTING HISTORIC LANDMARK FOR 419 S HACKBERRY. PLEASE SEE ATTACHED HDRC CASE NO: 2016-332 FOR APPLICABLE CITATIONS AND DESIGNATION CRITERIA THAT SUPPORTS HISTORIC LANDMARK.

THANK YOU,
MICHAEL A. PEREZ & ANGELA CHARRY PEREZ
210.845.4469

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
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.

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.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage

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 operated 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.

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 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.

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



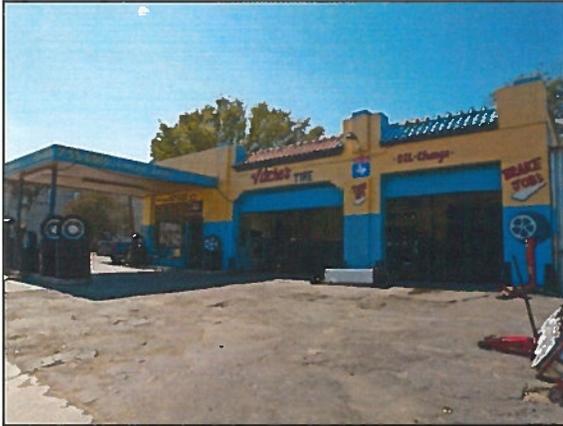
Texaco c. 1940
Modern use: Taqueria Huentitan Jalisco
This unique restaurant has been built into an Art Moderne Texaco. The curved corners of the flat roof feature horizontal banding that outlines the entirety of the original structure.

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 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.

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.

Gas stations may be named historic

Scott Huddleston | Sep. 16, 2016 | Updated: Sep. 27, 2016 3:24 p.m.



La Michoacana Palateria/Neveria, 850 W. Cincinnati St., is a former circa-1936 Gulf Oil station with decorative brick inlays on the columns. From 1938 to 1967, it was known as the Hathaway Service Station.

Photo: Billy Calzada, Staff / San Antonio Express-News

The city is recommending historic landmark designation for 29 old gas stations in San Antonio's urban core, while working to educate about ways to rehabilitate them.

The Historic and Design Review Commission backed a recommendation last month by the city's Office of Historic Preservation to which would require City Council approval. The action is intended to help owners qualify for a tax incentive the city offers for the "rehabilitation of historic properties," according to a staff memo.

On major thoroughfares throughout inner, older portion of the city, dozens of old gas stations on major streets, often with distinct architecture and durable construction, have been renovated to serve as businesses from snack bars to tire shops. The San Antonio has studied about 360 sites and identified dozens that appear eligible for landmark status, joining a handful of others already design

But there has been some initial resistance. Luis R. Garza Sr., who owns a rehabilitated gas station at 3011 N. St. Mary's St. that now is Coffee House, persuaded the HDRC to remove his property from an original list of 30 to be designated.

Roadside attractions

San Antonio's old gas stations were functional and built to last in a variety of architectural styles from art deco to colonial revival. Here are 10 that are designated landmarks or proposed for landmark status.

Select a number for more information about that location.

Sources: Office of Historic Preservation,
San Antonio Conservation Society (photos)
Mike Fisher/San Antonio Express-News

"I don't know whose business is it to try to tell us how to conserve our properties," Garza, 91, told the commission. "The place is re-re living, and that's all I can tell you."

His son, Luis Garza Jr., said Garza had invested "a lot of money in remodeling" the building, including about \$40,000 in the past six years to keep the property in the family.

"But he would really appreciate no outside influence as far as telling him what to do, how to do it or anything like that. He greatly appreciates what it is," the son said.

Carmen Cooper, who lives near a 1924 gas station structure at 419 W. Hackberry St. that now is vacant and proposed for designation, has several unanswered questions to support a landmark declaration.

"This location has been empty for over 20 years or more," she said. "If it does become a historical location, what happens to my tax status at that location? Are they going to put a business there? Is it bringing more people into the neighborhood that we're going to move over?"

Aside from offering opportunities to revitalize the urban core, preservationists argue that adaptive reuse conserves those structures and growing corporations of the early 20th century, such as Humble, Exxon, Magnolia, Mobil and Texaco, often in art deco, art modern designs. The stations, built before World War II, trace San Antonio's outward expansion on streets such as Fredericksburg Road and before the highway era.

"All of the nominated stations continue to serve as community landmarks, anchoring their neighborhoods to major thoroughfares," the conservation society's first vice president, said in the group's statement to the HDRC.

"With the help of the historic tax credits available through landmark designation, these buildings can house successful new businesses in the entire community for years to come," Beavin said.

HDRC Chairman Michael Guarino said the stations are "kind of avatars of the advance of the automobile culture in San Antonio."

"What's significant about it is that it had everything to do with building the kind of culture that we're in now and the development of it."

evolved out of it," he said.

But Commissioner Betty Feldman said the city needed to educate the property owners more proactively. Under local ordinances, o in the mail and provided at least three initial opportunities to comment, including the HDRC meeting.

"I think we need to do another outreach to get people on board," Feldman said.

To ensure that property owners have enough opportunity to learn about the proposed designation, the OHP staff will hold an infor October, officials said. The City Council will consider whether to start a designation process, sending the proposal to the Zoning C council action.

"The benefits of designation, permit process, and local rehabilitation tax incentive will be discussed in detail. We anticipate that Cit request for action in early November," the preservation office said in a statement.

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HEARST newspapers

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PLEASE SUBMIT THIS FORM ALONG WITH:

- Photographs of all four sides** of the building
- Statement of Significance** including an architectural description, history of the property, and people associated with the property. Please provide references and sources for any research.
- Copy of the current tax appraisal details**, available from Bexar County Appraisal District or www.bcad.org
- Copy of the current Warranty Deed**, on file with the County Clerk or available online at <https://gov.propertyinfo.com/tx-bexar/>.
- Signed Authorization form from the Zoning Application** granting the Office of Historic Preservation permission to act as the applicant for the historic zoning overlay (available from OHP staff).

THIS COMPLETED APPLICATION AND SUPPORTING DOCUMENTS MUST BE SUBMITTED IN PERSON TO THE:

Office of Historic Preservation
Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78283-3966
Telephone: (210) 207-7991

Historic landmark designation is a zoning overlay that provides protection for historic properties from hasty demolition and inappropriate or incompatible development through a design review process for exterior alterations. Please refer to the City of San Antonio Historic Design Guidelines for additional information, available at: <http://www.sanantonio.gov/historic/HistoricDistrictGuidelines.aspx>.