

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 18

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
CITY COUNCIL	1
DIST.: APPLICANT:	Office of Historic Preservation
TYPE OF WORK:	Finding of Historic Significance

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:

- The automobile service station located at 2202 Fredericksburg was constructed ca. 1940s.
- 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, but it was noted that the structure was significant.
- The DDC met for the second time on June 5, 2015. The committee concurred that the structure is significant.
- 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.
- 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.

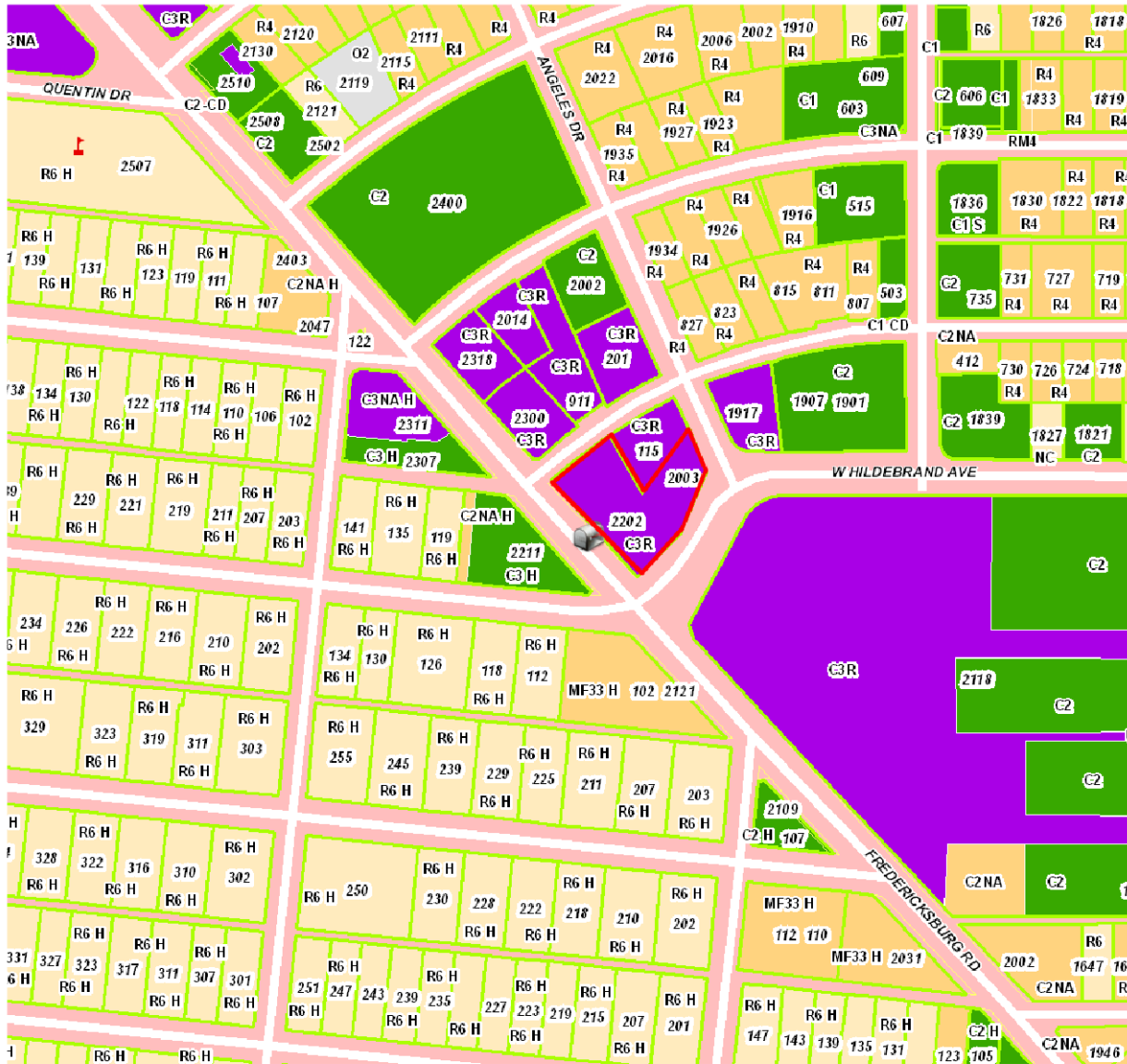
- f. The service station features a Y-shaped floor plan with a central office/storefront, a three bay service garage that extends from the rear façade, and doors made of steel and glass.
- g. Significant character defining details include the half decagon shaped central office, the prominent five tiered dome and the two attached rounded canopies that extend and anchor the structure to the corner intersection between Hildebrand and Fredericksburg Street.
- h. The structure's significant details and materials are mostly intact and have high integrity.
- i. The automobile service station is a significant historic resource with high architectural and cultural integrity.
- j. The structure has been surveyed and identified by UTSA and the San Antonio Conservation Society as a significant historic resource eligible for landmark designation.
- k. The UDC requires that a property meet at least three of the designation criteria. This property meets four items from the criteria for designation (35-607)(b)1,5,6,7,11.


RECOMMENDATION:

Staff recommends approval based on findings a through k.

CASE MANAGER:

Alyson Smith





2202 Fredericksburg

Printed: Mar 05, 2015

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MOTOR OIL

-JUMP-
Brake - Anti-Lock
Repairs - ABS

A/C & Steering
Service - Repair

Gasoline
Auto - Wash
Detailing - etc.

FLORIDA
CXB-W593



- COMPLETE -
Brake - Anti-Lock
Repairs - ABS

A/C &
Service

MOTOR OIL

BUY HERE
PAY HERE



- COMPLETE -
Brake - Anti-Lock
Repairs - ABS

A/C & Heating
Service/Repair

Tire Rotation
and
Balance

Cooling System
Service
Belts - Hoses -
Radiators - etc.

Discover

American Express

Gold

Visa

EZPAWN

Major
Engine
Repairs

Oil & Filter
Service

Oil & Filter
Service

Three people standing near the entrance of the gas station building.











MOTOR OIL

Statement of Historic Significance

2202 Fredericksburg Rd.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



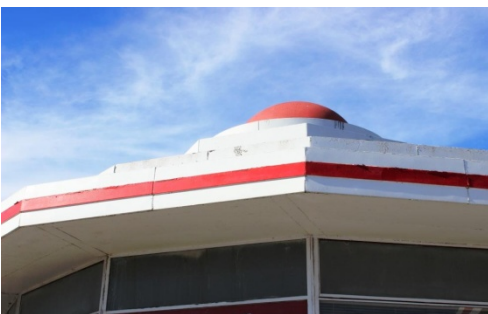
Y-shaped, two canopies



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 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 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

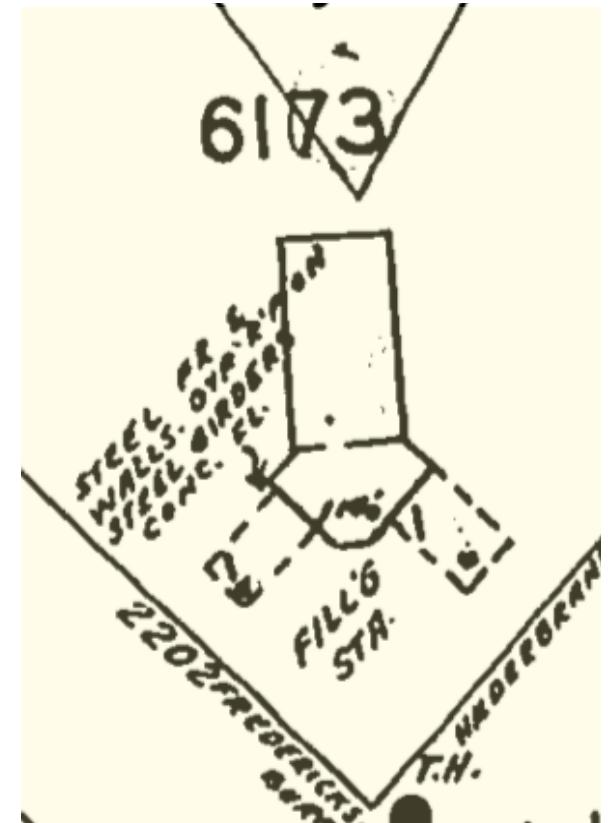
Gus Mann Automotive Service Center



History

Gus Mann Automotive, currently 2202 Fredericksburg, is representative of the Art Deco style service station. From the city directories, it is evident that prior to its designation or construction as a filling station, other businesses occupied the site. During the 1930's, the location was the site of the North Side Cash Lumber company, then Northside Lumber company, and finally Northside Building Materials. All of these companies were responsible for selling building materials and/or building houses. Following that it became the Towery Equipment Company, and then Victory Truckline Inc. The latter was responsible for freight and mobile transportation.

In approximately 1951, 2202 Fredericksburg opened as a Sinclair full automotive service station. However, it is inconclusive if the owners utilized an existing structure or the current one was built prior to its start as a service station. While operating as a service station, it had three consecutive owners. From 1951 to 1954 it was called Harry Galloway's (Sinclair) Service Station. Then from 1955 to 1962, it was known as Don French's Service Station. The last operator was Gus Mann who owned and operated the property from 1963 until 1998, when it was purchased by the current owner Mike Koebke. Gus Mann continued its use as a Sinclair station until 1972, when he transferred its affiliation to Arco gasoline. Nevertheless, it remained as Arco only until 1976 when he again changed affiliation to Texaco. It remained a Texaco service station from 1976 to 1988. Sometime between the 1960's and 1970's, an adjacent structure was added to the property. Additionally in 1981, a second listing appears, the U-haul Neighborhood Dealers, which may have been situated in the added property. Following its time as Texaco, it was transferred to Conoco until it was purchased by the current owner in 1998. The current owner then proceeded to remove the gas selling functions of the service station, leaving it as a purely automotive service shop, which is still in service today.



Prior to being a gas station, the address was already listed as occupied, so it is inconclusive if the gas station is an original structure or built sometime in the 40's or 50's:

1935 Northside Lumber Co.

1942-? Towery Equipment Co. (listed under Theo F. Towery)

BREAK in directories available (directory skips from 1948 to 1951)

1955-1962 Don French's (Sinclair) Service Station

1963-1971 Gus Mann Sinclair Service Station

1972-1975 Gus Mann Arco Service Station

1976-1987 Gus Mann Texaco Service Station
(and a U-Haul dealer was added to the site in 1981)

1988-1998 Gus Mann Conoco Service Station

1998-present Gus Mann Automotive

NEW CORRUGATED GALV. IRON
First quality (no seconds or rejects) at
\$3.35 per square.
New shiplap, \$7 per m. 11n. ft. (a great
deal of this shiplap is No. 2 grade).
North Side Cash Lumber Co.
2202 Fredericksburg rd. P. 0731.

S A Light 10-03-1937

Announcing
NORTH SIDE BUILDING MATERIALS CO.
(Formerly Northside Lumber Co., Inc.) located at
2202 Fredericksburg Road at Hildebrand

We carry a general line of building materials, such as:

Lumber
Hardware
Paints and Oils
Fencing
Building Boards
Roofing Materials

Sand and Gravel
Cedar Posts and Shingles
Cement, Lime and Plaster
Millwork
Insulation
Wall Paper

We are inaugurating a Complete Building Service which includes not only building materials but a comprehensive architectural service providing plans, specifications and designs prepared by qualified and registered architects.

Drop in and get acquainted or call P. 9117.

"INDIVIDUAL HOMES OF CHARACTER"

NEW FLOORS for Old!

with **TIME-TESTED**
Quick-Drying
**FLOOR
ENAMEL**

New Floor Beauty



Special!
THIS WEEK ONLY
79¢
QT.

*Key Value
12-15*



AT A REMARKABLE PRICE SAVING

• With a new floor, you may buy, install, and finish, under one roof. You may choose any of the "Time-Tested" floor enamel colors. You may choose the color and finish you want. You may choose to have your floor painted or stained. You may choose to have your floor painted or stained. You may choose to have your floor painted or stained.

• The "Time-Tested" floor enamel is a quick-drying, self-leveling, and self-protecting floor enamel. It is a floor enamel that is easy to apply, and it is a floor enamel that is easy to clean.

• The "Time-Tested" floor enamel is a floor enamel that is easy to apply, and it is a floor enamel that is easy to clean.

• The "Time-Tested" floor enamel is a floor enamel that is easy to apply, and it is a floor enamel that is easy to clean.

FOR FASTER PAINTING, NEW THERE IS A "ONE-PART" FLOOR

SALES AGENTS:

Henry Stewart (Lumber Company) — 1001 W. 1st Street
 Wm. J. H. Co. — 1001 W. 1st Street
 Wm. J. H. Co. — 1001 W. 1st Street
 Wm. J. H. Co. — 1001 W. 1st Street

DEalership:
 J. F. H. Co. — 1001 W. 1st Street
 J. F. H. Co. — 1001 W. 1st Street
 J. F. H. Co. — 1001 W. 1st Street

DEalership:
 J. F. H. Co. — 1001 W. 1st Street
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TIME-TESTED

PRINTS • VARNISHES • LACQUERS • ENAMELS

**CLIFFORD
PAINT STORE**

• We Deliver •

**CLIFFORD
PAINT STORE**

• We Deliver •

**174 WEST
COLUMBIA
BANNING 1733**

S A Light 5-09-1940

SAN ANTONIO

Dewey Strauch Lumber Company.....	1016 West Laurel Street
Glidden Paint Store	216 West Commerce St
Northside Building Materials Company.....	2202 Fredericksburg Rd

Northside Lumber Changes Hands

Purchase of the Northside Lumber company, Inc., by the Northside Building Materials company was announced Friday. The company will remain at the old location, 2202 Fredericksburg road, corner of Hildebrand avenue, and will be managed by I. H. Riley and W. K. Newton.

The concern will handle a full line of building materials, and is ready to render a complete building service, including plans, and specifications, and assistance to home buyers in finance arrangements.

Newton has resided in San Antonio since 1922, and has been engaged in the lumber business all his life. Riley has been a resident of this city for two years, and of the state of Texas for seven years. He has a record of 10 years as architect. It is said Riley designed and installed the Texas exhibit in Chicago at the Century of Progress exposition in 1933. Following the hurricane in the Lower Rio Grande valley in 1933 and 1934 he handled the reconstruction of 42 school buildings in the section.

The company plans to offer a complete and combined building service, from the open site to the completed home, it was explained.

MECHANIC wanted. If you have had experience as a mechanic, repairing trucks and trailers and want a regular job with good pay, contact Mr. Wells at Victory Truck Lines, Inc., 2202 Fredericksburg Rd. Please apply in person. Do not telephone. (21)

WANTED at once, good presser. Owl
Clenners. 705 San Pedro. (25)

S A Express 7-29-1954
documents it as a Sinclair



Also see your nearest Sinclair Station as listed below:

HENRY ZVESPERI
SERVICE STATION
527 Goliad Road

HI NEIGHBOR SERVICE
1803 Gellad Road

BREMER SERVICE
501 Porter

NEELY SERVICE STATION
1703 Nogalitos

MISSION SUPER SERVICE
1223 Roosevelt

HARRY GALLOWAY
2203 Fredericksburg Rd.

O. L. GREGORY
3326 W. Commerce

S A Express 8-12-1961

AUTO MECHANIC

This is an above-average job. Shop has complete sun equipment, including scope. Large working place in separate building. Must have own hand tools, able to do transmission and air conditioning. Earnings average well over \$100 weekly. Don French Service Station, 2202 Fredericksburg Rd. (8-15)

Bexar Facts

By MORRIS WILLSON

ACCENT — PEOPLE: Chuck Reiley's Alamo City Jazz Band will present the Fiesta Navidena Wednesday night at the Market.

... Morris Mathieu, the Handy Andy vice president, has a clever holiday greeting in some badges he's passing out proclaiming, "Have a Happy" ... Gus Mann, owner-operator of the Arco Service Center, 2202 Fredericksburg

Road, has been cited for ranking in each of the past five years in the top 100 among more than 15,000 U-Haul dealers in the nation ... discussing the citation, Mann philosophized, "A service station operator today in order to make a living has to do a lot more than just sell gasoline and oil" ... After veteran real estate investor



WILLSON

each other ... Overhead should build a bank vault to vintage wine collection value figure estimates" ...

"Texas Dance Hall G Johnny Bush has recorded the title tune and such songs as "We're Back in L "Muscatel Memories" "Warm Red Wine" ... Jermaine Brown mailed their cards from Nepal, enclosed aboard a steamship University balladeer Kris appearing Sunday and Monday at the Connection on Fredericksburg Road, near the medical center Fred Morgan has been seen broadly lately friends who he's up to ... Regulars near Boerne, reveal the plan a celebrity image after the by Charles Becker and Morris other notables there include Elmer Haile and savings exec Curtis Farris.

Interview With Current Owner Mike Koebke

Mike Koebke bought the Gus Mann automotive center in 1998 from then owner Gus Mann. Mike Koebke worked at the full service station when he was younger in the 1960's. Once the owner decided to retire he gave Mike the opportunity to purchase the automotive station. He kept the name Gus Mann and has been the owner since.

Mike remembers as a child that the place began as a full service gas station where you can get gas and have your car fixed.

He states that he has heard from various sources that the site was a lumber yard before it became a full service gas station.

He recalls as a child that it was originally a Sinclair gas station which had a green dinosaur on top of the dome. During which time the gas station was a full service station with 8 gas pumps, 4 on each bay.

Following Sinclair he recalls the site being owned by Texaco roughly around the 1970's. The gas station became a Texaco. The main color of the building were green and white with red. During this time the site was still a full service gas station.

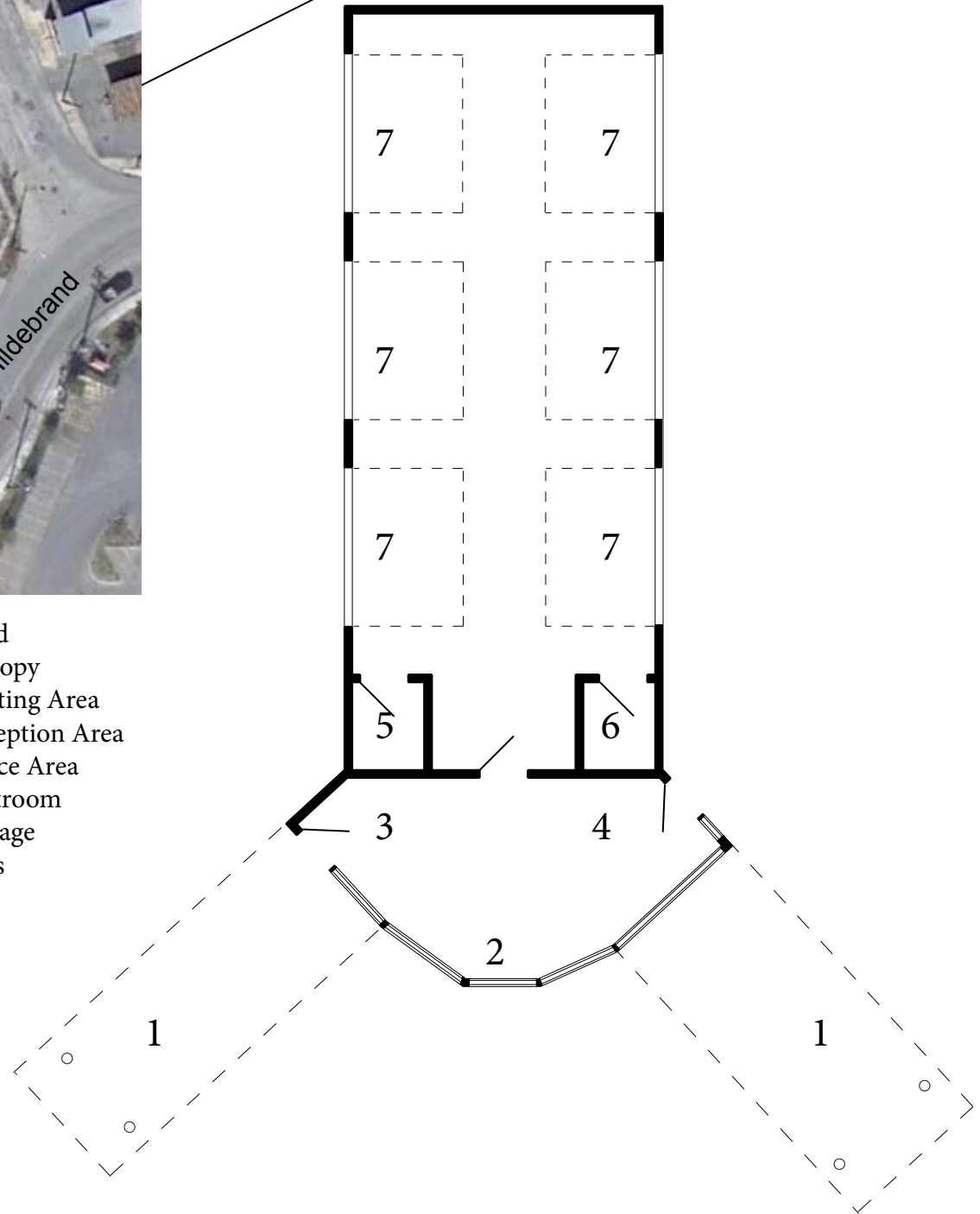
In 1981 the site then changed hands and became a Conoco. The station was still a full service station during this time. He recalls the color scheme was beige with red.

The station was still a Conoco when he purchased it. He took out the gas pumps and converted it into a full service station. He removed the Conoco sign which is now where the Gus Mann Automotive sign is.





- Legend
- 1. Canopy
 - 2. Waiting Area
 - 3. Reception Area
 - 4. Office Area
 - 5. Restroom
 - 6. Storage
 - 7. Bays



Floor Plan Not to Scale



Gas Station Justification & Comparative Analysis

Gus Mann Automotive is a steel framed and metal clad structure, with Y-shaped floor plan. The gas station matches the style typical of other deco and Sinclair stations in Texas of the 1940-1950's. Its significance lies in that it is one of few representations of the 1940-50's Sinclair station. San Antonio has several representations of the 1920-30's style used as auto shops or restaurants, but from a cursory examination, no others of this style were documented. Additionally, according to the Field guide to Gas Stations in Texas, by 1948, there were only 6 Sinclair stations in San Antonio, making this one of a very few representations of Sinclair.

It has a geometric shape. The central portion of the Y consisting of the office space, mimics a decagon, or 10-sided shape, cut in half. The rest of the center of the Y consists of the 3 service bays, with multi. The 2 extensions of the Y are the canopy's that housed the gas pumps on islands at the street side end. The canopy's and main structure also have the raised banded colored stripe around the top. The service/show room has large display windows.

The roof of the central portion is 5-tiers, the first two mimicking the half decagon, followed by a full decagon, then a circular tier, and finally capped with a dome. It is assumed that a dinosaur once rested on the dome. The walls are constructed of plates of metal. The longer sheets around the service bays and sides are 2x3, and those around the windows and front are 2x2. Also, while not porcelain siding, it still uses the angular/geometric material of square and rectangular plates.

It also has had few modifications applied throughout its period of operation. According to the current owner, only such things as new paint, removal of the dinosaur and gas pumps when he purchased the property. Therefore the material integrity is high.

Art Deco (Field Guide to Texas Gas Stations)

- Decorative ornamentation, sometimes polychromatic.
- Ridged surfaces or fluting.
- Raised band and column elements.
- Angular surfaces using geometric patterns.
- Stucco siding.
- Porcelain enamel paneled siding.

Identifying Features to Sinclair 1940-1950 Model: (Field Guide to Texas Gas Stations)

- 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.



Canopy and Island



Art Deco with similar roof details



Art Deco with similar roof details



Sinclair station with dinosaur on top



Art Deco with similar layout



Art Deco with similar roof details and color



Art Deco with similar roof details



Similar color scheme



Sinclair station with signage and pump

Architectural Characteristics of site



Canopy with banding



Art Deco Roof Detail



Metal Clad Facade



Art Deco Facade with Display windows



Canopy and Island (absent of gas pumps)



Bay Doors



interior view of Bays



Close up of Metal Frame and wood siding



View of window

Gas Station Recommendations

The following recommendations are for the improvement of the architectural integrity of the site.

The architectural integrity of the gas station is in good shape. The gas station needs several repairs and restorations in order to bring it back to its original form.

The first recommendation for the gas station would be to paint it the original color that it was at the height of its period. The owner of the property told us that the property under Sinclair had the colors of green, red and white. This would bring the property back to the original colors of its time period.

The next suggestion is to bring back the original signs which were once displayed upon the walls and the roof. The original sign as the owner recalls was where the current Gus Mann Automotive sign is housed today. Removing this and replacing it with the proper time period Sinclair sign would help bring it back to its days of prominence. The owner and several sources revealed that the original gas station had a green Sinclair dinosaur a top of the ball on the roof. This was not only a part of the property but is a iconic part of the Sinclair company. Many of the Sinclair gas station had dinosaurs on the premise which created a landmark for the property. Restoring this would significantly improve the character and integrity of the property. This would also create traffic for the building as onlookers would want to see it and take pictures with the dinosaur.

Another suggestion is to bring back the pumps which were housed underneath the canopies. The gas pumps were a integral part of

the gas station and full service shops. Even if the pumps are used for aesthetic purposes this would reclaim an important part of the full service station.

The interior of the space as the owner claims is still in the original layout as was when he worked there in the sixties. This includes the service bays, sinks, and layout of the interior.

Remediations

The following suggestions are to improve the physical integrity of the site.

The first suggestion is to repair the canopies on the site. The canopies suffer from water damage as they have began to rust and in some instances there are holes in the canopy. If the problems are left unattended the canopy will continue to deteriorate until it will cause enough damage where they will collapse.

The next suggestion for repair is the roof. Upon analysis of the site it was evident that the rain was entering the bays where the cars were being worked on. Any infiltration of water can be harmful to the interior of the site and if it was entering the back it may also be entering the interior which was covered. This may be more hazardous as it is not visible thus prolonging the amount of time which it will be detected allowing further damage to occur. This may also add to the fact that some of the walls have rust and damage.



Canopy Damage



Interior Damage to metal and walls

Source:

Jones, Dwayne. *Field Guide to Gas Stations in Texas*. Texas Department of Transportation. 2003.

Interview with Mike Koebeke.

Filed for record November 1, 1946, at 4.56 o'clock P.M.

Recorded January 20, 1947, at 8.40 o'clock A.M.

FRED HUNTRESS, County Clerk, Bexar County, Texas

By James P. Barr Deputy

465527

VOL 2310 PAGE 83

STATE OF TEXAS,

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR.

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 $51^{\circ} 24'$ 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 $36^{\circ} 06'$ 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 $24^{\circ} 45'$ 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 $22^{\circ} 39'$ 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 $46^{\circ} 56'$ 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 $43^{\circ} 30'$ 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 $41^{\circ} 46'$ west, a distance of 169.8 feet to the place of beginning, according to a survey made by James C. Adams, County

Surveyor of Bexar County, Texas, in August, 1946.

84
VOL 2310 PAGE

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said SINCLAIR REFINING COMPANY, its successors and assigns, forever. And we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said property unto the said grantee herein, its successors and assigns, against the claim or claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof, but we do not warrant against any restrictive covenants which may now be in force against said property or any portion thereof as shown by instruments duly recorded in the office of the County Clerk of Bexar County, Texas. Current taxes have been prorated to the date of this conveyance and taken into account in arriving at the amount of the consideration herefor, and the grantee expressly assumes the payment of all such current taxes.

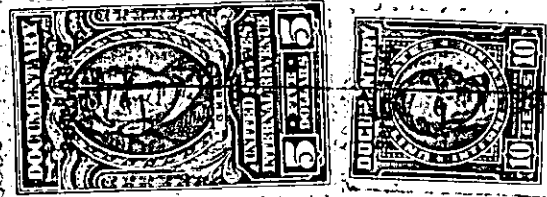
EXECUTED at San Antonio, Texas, on this the 18 day of October, 1946.



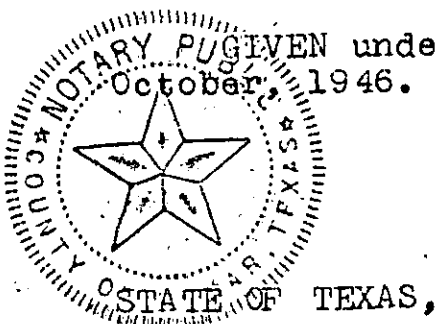
Joe Barshop
Joe Barshop

Mary Barshop
Mary Barshop

STATE OF TEXAS,
COUNTY OF BEXAR.



BEFORE ME, the undersigned authority, on this day personally appeared JOE BARSHOP, 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.

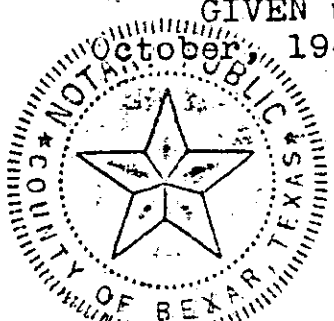


STATE OF TEXAS,
COUNTY OF BEXAR.

A. C. Earnest
Notary Public in and for Bexar County, Texas.

A. C. EARNEST

BEFORE ME, the undersigned authority, on this day personally appeared MARY BARSHOP, wife of JOE BARSHOP, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said MARY BARSHOP, 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.



WBS/sh

GIVEN under my hand and seal of office, on this the 28th day of October, 1946.
A. C. Earnest
Notary Public in and for Bexar County, Texas.

A. C. EARNEST

- 2 -

Filed for record *November 1*, 1946, at *4:56* o'clock *P.*M.

Recorded *January 20*, 1947, at *4:2* o'clock *A.*M.

FRED HUNTRESS, County Clerk, Bexar County, Texas

By *James P. Ben* Deputy

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 DIM

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.

My commission expires: _____

6-30-88



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

RALPH W. BRITTE

1986 JAN 23 PM 12 26

FILED
RECORDED
COUNTY CLERK
BEXAR CO.

MC

AFTER RECORDING RETURN TO:

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

PREPARED IN THE LAW OFFICE OF:

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



VOL 3608 PAGE 11587

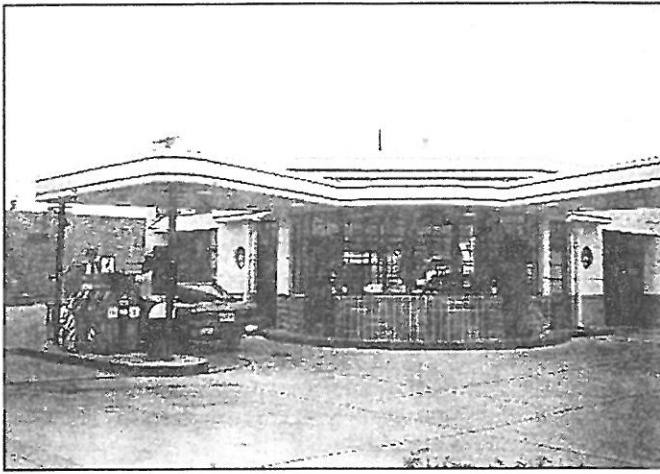


Figure 3. Walter Dorwin Teague updated Texaco's standard stations in the 1930s, with horizontal banding, white wall treatment, and a parapet punctuated with bright red stars. A canopy topped by two parallel fins was a noted feature of one of Teague's designs. Austin's Sledd Nursery at 12th Street and West Lynn Street is a finely preserved example of a Teague station from this period. (Photo by author)

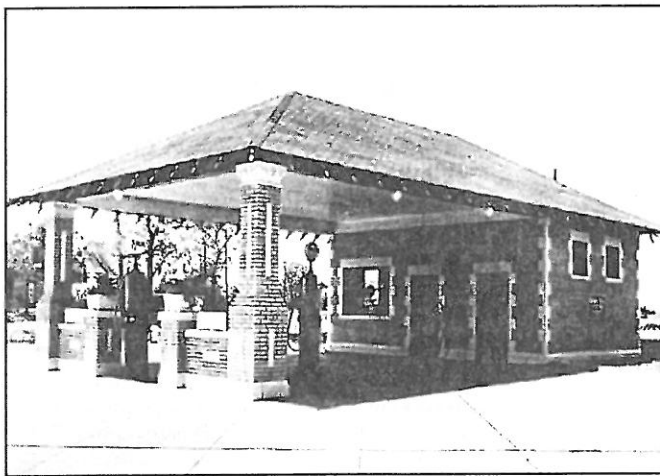


Figure 4. Magnolia Oil Company's station had a residential appearance (circa 1920). Constructed of dark brick, it had contrasting light colored stone used as lintel and sill pieces at the doors and windows. This example is in Dallas. (Photo by author)

For their more elegant stations, Magnolia used similar materials, but the building was of a much larger scale and much more elaborately detailed. The company's stations from the 1920s in Amarillo, San Antonio, Fort Worth, and Houston, all demonstrate a preference for corner lots with drive-through access from at least two sides. Although different architects are credited with the buildings' design, standard design elements are consistent among them.

By the 1940s, Magnolia Petroleum Company had become Mobil, and the flying red horse appeared as its signature logo. Mobil's stations of this period demonstrate a modern design while maintaining many of the same features as its past stations, such as the common use of materials that are easy to clean and offer longevity and durability.

Humble Oil Company

Consistent with other oil companies, early Humble stations demonstrated an attitude of easy access of curbside service. Humble's first station in Houston was completed in March, 1919, and cost \$50,000. The company intended to get its name out on the market, but for the following decade only owned three or four other stations.⁸ Humble stayed out of the service station competition until the 1930s.⁹ By 1938, the company had developed its logo signage that included an oval edged in blue with white letters on an orange background. Variations on this color scheme continue throughout Humble's history. By the late 1940s, the company had adopted all of standard gasoline station features of the period: a canopy for covered service, display windows for product advertising,



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

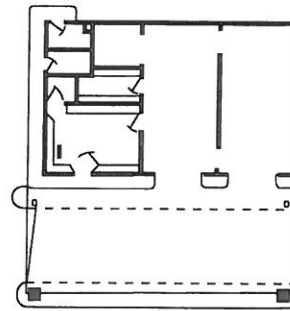
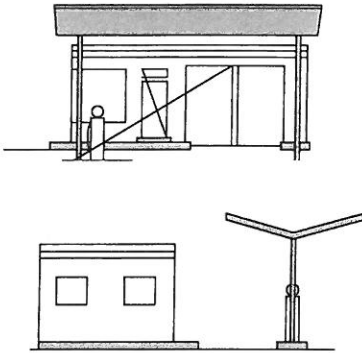
SINCLAIR

Form: Oblong Box With or Without Canopy

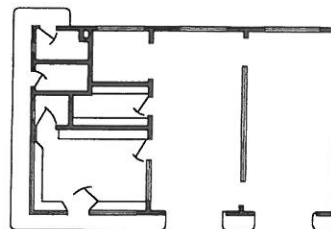
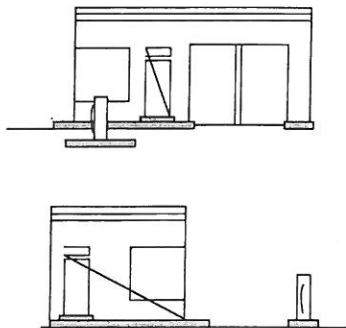
Identifying Features:

- 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





Texaco, also known as the Texas Company, relocated its headquarters to the Chrysler Building in Manhattan in 1930, and introduced Texaco Golden Motor Oil that same year. In 1932, the company unveiled a new product, Texaco Fire Chief Gasoline, offering a higher octane level. This new product was sold through some 40,000 outlets nationwide. Establishing a national presence, the company began to sponsor radio shows by Ed Wynn. In the mid 1930s, The Texas Company initiated a new marketing research component to update its logo and signage with a corporate identified service station.

Under contract, Walter Dorwin Teague, one of the nation's leading industrial designers, provided the company with five variations of a Streamlined (Moderne) station design executed in porcelain enamel panels. Each variation was modified to a different lot configuration with different uses of the canopy. Teague also designed a "banjo" shaped sign that identified the company to the motorist.



Distribution of the Texaco Company during the 1930s.

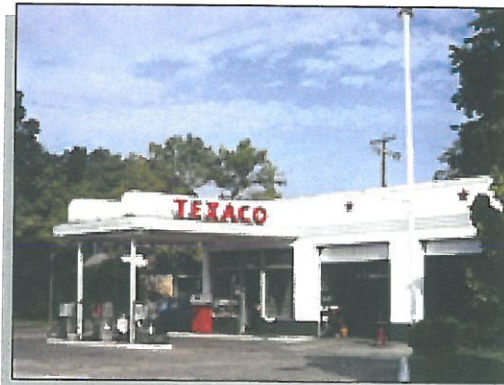


Figure 53: This Type C gas station was designed for the Texas Company by Walter Dorwin Teague in the late 1930s.

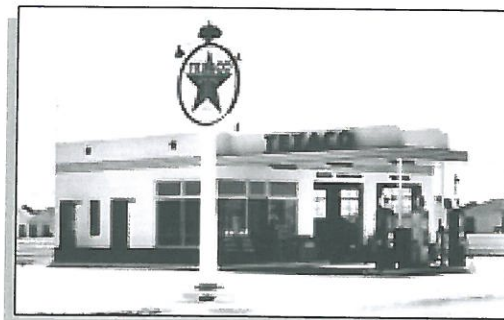


Figure 54: Another example of Teague's 1930s design, this Texaco station features his distinctive "banjo" signage.



1930-1940

TEXACO / THE TEXAS COMPANY

*Form: Oblong Box With
or Without Canopy*

Designed in five variations, A-E.

Type A: Oblong box with island canopy
and two service bays.
Purchase price: \$15,000.

Type B: Triangular box with canopy
and two to three service bays.
(Designed for corner lots.)
Purchase price: Unknown.

Type C: Oblong box with single canopy
projecting from the main block
and two service bays (most common).
Purchase price: \$10,000-\$13,000.

Type D: Oblong box with canopy flush
with the main block and with one
or two service bays (common form).
Purchase price: Unknown.

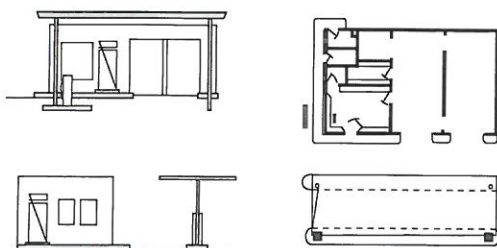
Type E: Oblong box. Smallest version
with only one room.
Purchase price: \$5,000.

Identifying Features:

- White porcelain enamel steel panels (rarely stucco or wood).
- Rounded corners on the box and canopy.
- Raised bands of trim, sometimes in green.
- Ghost impressions of a five-pointed star.
- Parallel rounded forms projected across the canopy and served as a back-lighted space for signage.
- Three green bands were featured around the building above the display area and service bay doors.
- Single red stars were placed on the upper part of each facade.
- Large metal windows opened to the display and service area.
- Small metal columns supported the canopy.
- Separate pump islands may have been included, sometimes placed perpendicular to the oblong box and canopy, with "Texaco" stretched across the top of the island canopy.
- Large glazed overhead service doors.
- A large round sign on single square column, "banjo" shaped, contained the five-pointed red star emblem with a green "T" and "Texaco" written and lighted.
- Streamlined Moderne (industrial, machine-made).

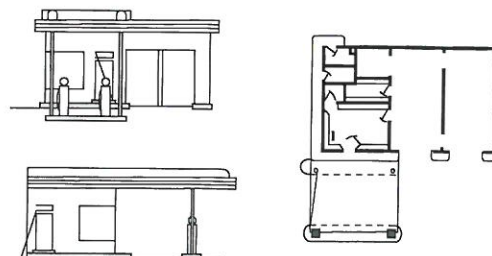
Oblong Box with Detached Canopy

Type A



Oblong Box with Canopy

Type C



Fredericksburg, 2202 (corner of Hildebrand)

Old Texaco, built 1948. Tile bldg. Some tile.
3 car garage in back. Distinctive of Sinclair
(originally). Gus Mann, owner.

Slide Available (1) ✓

(+ Carousel Slide #43)

San Antonio Conservation Society Survey



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



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Demolition and Designation Committee

DATE: 6/5/15 HDRC Case# _____
ADDRESS: 2202 Fredericksburg Meeting Location: Lone Star Rm-1901 S. Alamo
APPLICANT: Michael Koebke
DDC Members present: Michael Guarino, Jacob Valenzuela, Lori Rodriguez
Staff present: Alyson Smith, Claudia Guerra
Others present: Gerard Pastrano, ~~Mich Mior~~ Michael A. Koebke,
REQUEST: Demolition/ with new construction

COMMENTS/CONCERNS: - New construction - proposed plans reviewed
- Michael - site plan should show existing building's footprint
- challenges for applicant - curb-cuts / lot size
- 1,595 ^{existing} sq. ft - 1,850 - proposed building
- Michael - explained significance of the service station prototype + orientation on the street to applicant.

- Michael 3 or 4 potential circulation systems should be provided.
- concern = site development / demolition - significant building - important building type - Jacob - would prefer to see the building + integrity of the site - ^{part of the landscape} ~~rejected for new structure~~
COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

- Bring Case to HDRC

Committee Chair Signature (or representative)

6/5/15

Date