

HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 17

HDRC CASE NO: 2016-222
ADDRESS: 1334 S FLORES ST
LEGAL DESCRIPTION: NCB 2563 (RIVER CITY FELLOWSHIP SUBD), BLOCK 2 LOT 1
ZONING: I1 HS
CITY COUNCIL DIST.: 5
APPLICANT: James Schuepbach
OWNER: James Schuepbach
TYPE OF WORK: Recommendation to Zoning Commission for Removal of Historic Designation
REQUEST:

The applicant is seeking a Historic and Design Review Commission recommendation to remove historic designation from the property at 1334 S Flores.

APPLICABLE CITATIONS:

Sec. 35-606. - Designation Process Historic Landmarks.

(g) Removal of Designation. Upon recommendation of the historic and design review commission based upon new and compelling evidence and negative evaluation according to the same criteria and following the same procedures set forth herein for designation, a designation made under subsection (a) of this section may be removed by city council following recommendation by the historic and design review commission.

Sec. 35-607. - Designation Criteria for Historic Districts and Landmarks.

(b) Criteria For Evaluation

(1.) Its value as a visible or archeological reminder of the cultural heritage of the community, or 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;

(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;

(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 property at 1334 S Flores St was designated as a historic landmark by Ordinance 68210 on October 27, 1988.
- b. The property owner submitted a request for removal of historic designation. Consistent with the UDC Sec 35-606(g), the applicant must present new and compelling evidence that the property no longer meets the criteria for landmark designation.
- c. Consistent with the UDC sec. 35-607(b)(1), the property at 1334 S Flores serves as a distinctive visible reminder of the cultural heritage of San Antonio related to the advent of the railroad and associated industrial development.
- d. Consistent with the UDC sec. 35-607(b)(6), as the last warehouse constructed in the 1300 and 1400 blocks of South Flores, the property represents a unique example of a midcentury commercial structure.
- e. Consistent with the UDC sec. 35-607(b)(8), the property maintains a high level of integrity with very minor alterations over time.
- f. Consistent with the UDC sec. 35-607(b)(11), Watts Hardware succeeded Peden Iron & Steel in the early 1930s as

the local distributor for a large number of merchandise lines including appliances, tires, and lighting. The company continued to grow and thrive over time, occupying several buildings in the 1300 and 1400 blocks of South Flores over nearly thirty years.

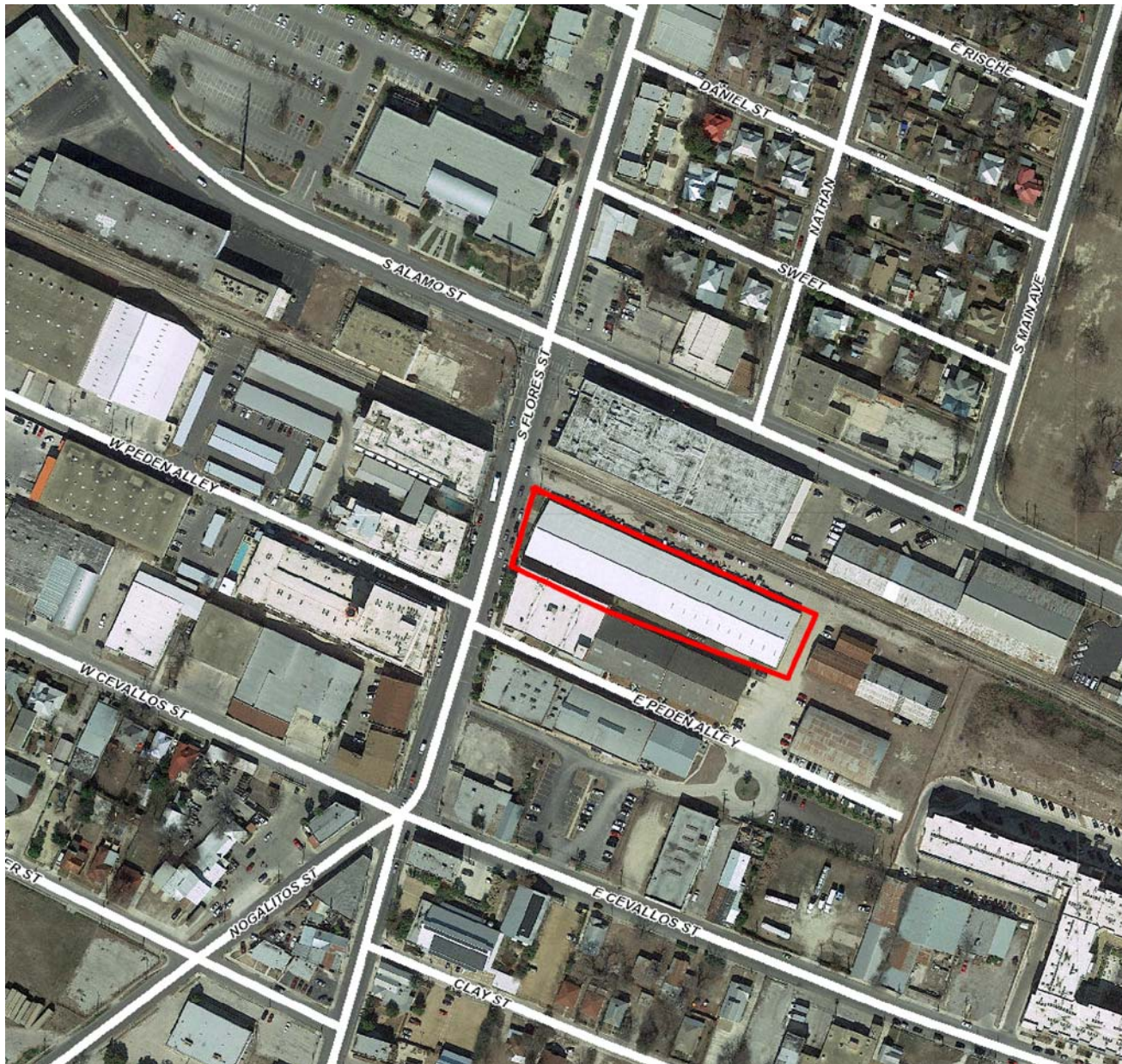
- g. Consistent with the UDC sec. 35-607(b)(13), the property is surrounded by historic warehouses, several of which were also used by Watts Hardware and Peden Iron & Steel, dating back to the early twentieth century. The proximity of the railroad depot along South Alamo provided convenient access for these merchants to raw materials and merchandise from across the country.

RECOMMENDATION:

In the absence of new and compelling evidence, staff finds that the property remains eligible for designation based on findings c through h and recommends denial of the request to remove the historic designation.

CASE MANAGER:

Jenny Hay



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 03, 2016

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HDRC Case No. 2016-222 – June 15, 2016

1334 S Flores St

Statement of significance

The advent of the Missouri, Kansas & Texas (MKT) railroad in 1884, intersecting with South Flores Street just below South Alamo, brought new freight service to the merchants in this area. By the turn of the century, industrial development had transformed the streetscape into a dense collection of two and three story brick warehouses. Modest housing for railroad workers was located in tenements on the west sides of the 800 and 900 blocks of South Flores Street. The MKT railroad serviced spurs to the US Arsenal as well as several candy manufacturers and hardware/manufacturing yards; the passenger terminal was located at the intersection of Durango (now Cesar E Chavez Blvd) and South Flores Street.¹

Peden Iron & Steel opened its San Antonio branch in 1909, but just three years later a fire damaged the original structure on the east side of South Flores. Atlee B. Ayres designed the new warehouse, located across the street at 1401 South Flores Street.² In 1932, however, the company closed its San Antonio branch in 1932 and dismissed over 200 local employees.³ Eight of them, led by J.W. Watts, who managed Peden Iron & Steel's operations in San Antonio, founded Watts Hardware in 1933 as successor to Peden.⁴ Initially, Watts Hardware occupied the old Peden warehouses at 1401 S Flores, and then moved to 1331 S Flores in 1948.⁵ The 1300 and 1400 blocks of South Flores maintained their industrial nature; firms including the International Harvester Company, Campbell Lumber, along with plumbing, paper, and truck/trailer manufacturing facilities lined the thoroughfare.

San Antonio experienced a residential housing boom beginning in the late 1930s through the 1950s, mostly associated with the growth in military personnel stationed at local bases. Building supply and hardware companies like those on South Flores Street thrived. In 1946, Watts Hardware leased property from the Texas and New Orleans Railroad Company (TNO) on the east side of South Flores and constructed a warehouse adjacent to the tracks, between its headquarters and the motor freight station.⁶ Ten years later, they expanded their lease with TNO to include frontage along South Flores Street, and constructed a new office and warehouse. Watts Hardware operated at this site until about 1970.⁷

The structure at 1334 S Flores reflects a midcentury industrial style, with a corrugated metal gabled front over a recessed entry. The glass paneled storefront has been modified from the original design, which would have been flush with the narrow brick accent walls underneath the flat metal canopy.

¹ Williams, J. Frederick. "South Flores Development History." *South Flores Commercial Corridor Survey*, 2005.

² "April Fire Loss Small." *San Antonio Light*. P 7. May 1, 1912. *The American Contractor*. January 4, 1913. V 34, P 67.

³ "Peden Company Branch Here Will Be Closed." *San Antonio Express*. P 22. March 2, 1932.

⁴ "Peden Firm Is Succeeded By John W. Watts." *San Antonio Light*. March 12, 1933.

⁵ San Antonio City Directory 1948

⁶ Sanborn 1951 Volume 4 Sheet 379

⁷ San Antonio City Directory 1970

May 26, 2016

Jenny Hay, PhD
Senior Management Analysis
City of San Antonio Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78207

Re: Request for the removal of the historic designation for the property located at 1334 S. Flores Street, San Antonio, Texas.
Bexar CAD ID #: 1098992

Dear Ms. Hay,

The purpose of this letter is to provide a detailed explanation for the request to remove the historic designation for my property. The current building is an approximate 50,000 sq. ft. concrete block industrial warehouse that was constructed in the 1950's. The building was never designed or built to be architecturally pleasing or historically charming. There are several buildings within the immediate area that were built with architecturally historic significance and have been preserved and maintained over the years. My building has exceeded its useful economic life and is no longer functional for the area. This area is no longer an industrial zone and I believe that the best use for the property is to redevelop it with a building that better fits into the character of the local community.

My plan is to redevelop the property with a mixed use multi-family & retail development project. I have the adjacent 3.5 acre property under contract to purchase to assemble with my property for a total combined site of approximately 5 acres. The proposed project will have 264 housing units and 10,000 Sq. Ft. of retail/office space. Please see the attached site plan for the project.



Example of Proposed Project – Architectural Rendering Not final image.

If you have any questions or require further information, please contact me.

Sincerely,

A handwritten signature in black ink, reading "James H. Schuepbach". The signature is fluid and cursive, with a large, stylized "J" and "S".

Schuepbach Properties, LLC
James H. Schuepbach
529 Heimer Road, Suite 100
San Antonio, Texas 78232
281-222-2932



Front view of the building facing east



View of entrance



Front view of the building facing south



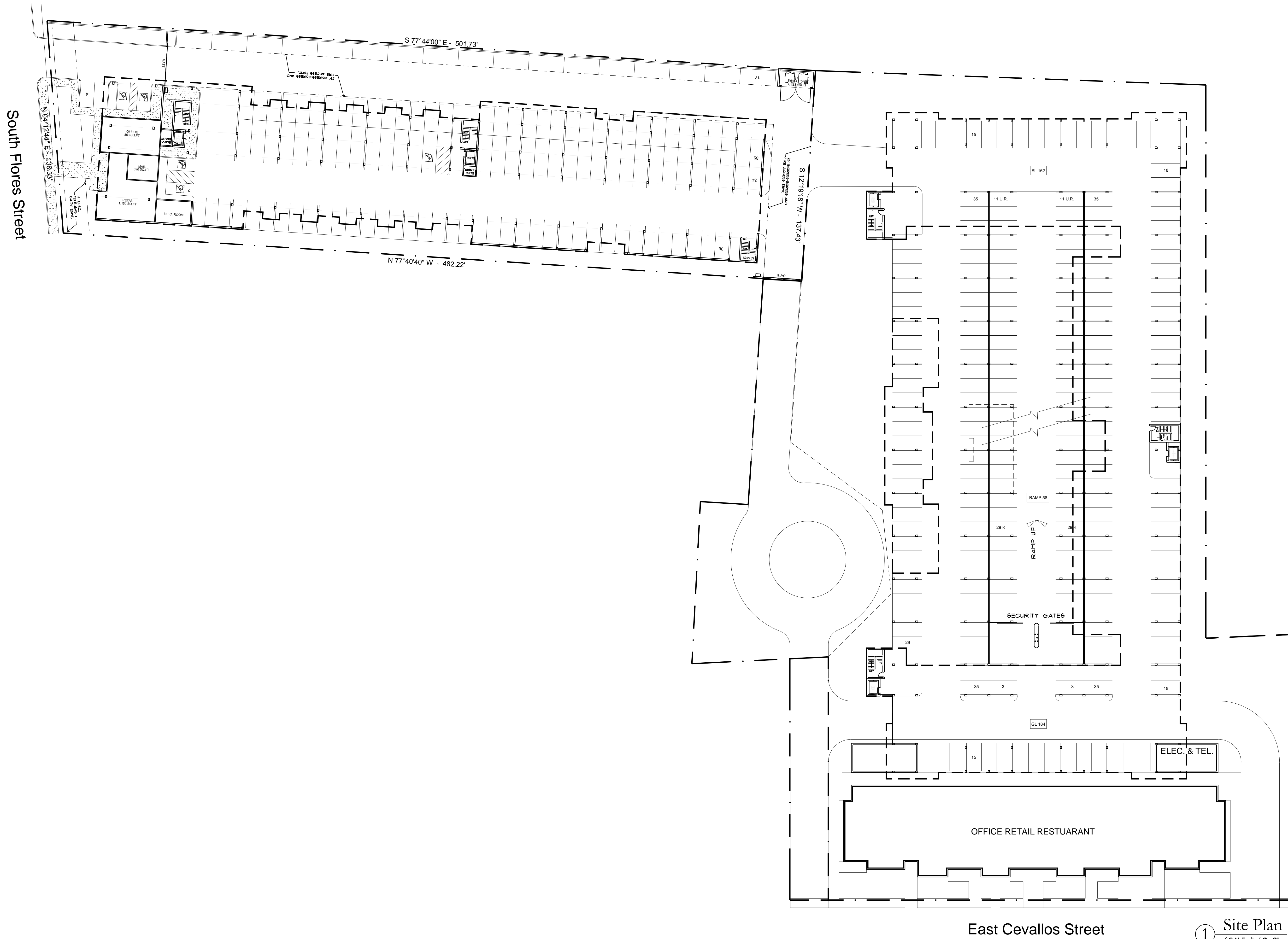
North side of the building facing east



Back view of the building facing west



North side of the building facing west



South Flores Street

East Cevallos Street

① Site Plan
SCALE: 1"=30'-0"



Site Plan

DATE: May 27, 2015
JOB NO: 15-1012
DRAWN BY: JFH
SHEET NUMBER:

A1.0
OF -

JAMES FOSTER HUFF, JR.
ARCHITECT
2632 BROADWAY, SUITE 401 SOUTH
SAN ANTONIO, TEXAS 78215
Phone 210 844-1925
FAX 210 229-1809

South Flores
Apartment Building
1334 South Flores
San Antonio, Texas

REVISIONS: