

## 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

### 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.**

### 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.**

### 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.**