

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.

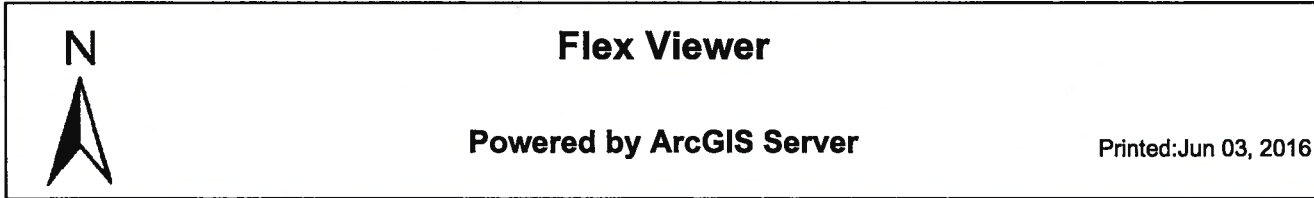
Sec. 35-607. - Designation Criteria for Historic Districts and Landmarks.

(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 City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



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

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 the first name "James" and last name "Schuepbach" clearly legible, and "H." as a small initial.

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

