

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-250
ADDRESS: 2734 N ST MARYS
LEGAL DESCRIPTION: NCB 2870 BLK 5 W 598.04 FT OF LOT A & W 664.88 FT OF LOT B
ZONING: C-2P,HS
CITY COUNCIL DIST.: 1
LANDMARK: Rubiola Store
APPLICANT: Richard Hartman/Hartman Properties, Inc
OWNER: Hartman Properties, Inc
TYPE OF WORK: Removal of Historic Landmark Designation
REQUEST:

The applicant is seeking a Historic and Design Review Commission recommendation to remove historic designation from the property at 2734 N St. Mary's.

APPLICABLE CITATIONS:

Unified Development Code 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.

Unified Development Code 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;
2. Its location as a site of a significant local, county, state, or national event;
3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;
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;
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;
9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;
10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;
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;
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;
14. It possesses significant archeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest;

15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; or
16. It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.

FINDINGS:

- a. The property owner of 2734 N St Mary's submitted a request for removal of historic designation based on the loss of the primary structure that was completely destroyed by a fire in early 2000. In accordance 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. The applicant submitted photos of the site and the remaining accessory structure, which was built after the period of significance of the primary structure.
- b. BACKGROUND –
 - Known as the Rubiola Store built in 1885; the property was locally designated December 21, 1978 by Ordinance 50192.
 - The property was designated as a Registered Texas Historical Landmark in 1979. The landmark Rubiola Store structure was destroyed by fire in early 2000. The state designation was removed as result.
 - The Rubiola Store opened in 1885 by Italian immigrant, Joseph Rubiola, in the Rock Quarry District. The Rock Quarry District was the area west of the original rock quarry, along Quarry Road (now North Saint Mary's Street) and the Upper Labor Ditch. The Rubiola Store was recognized as a fine example of storefront architecture of the late 19th century, and a symbol of the continuity in the neighborhood. The property was in the Rubiola family from 1885 to 1978, a large family that influenced the Rock Quarry District politically, through their buying power. The Rubiola family owned and operated the store, and leased the rear dwelling out.
 - The Layer Family owned the property previous to the Rubiola family. They worked the land as gardeners and stone masons. The transaction in 1885, when Mary Layer sold to Francisco Rubiola, included all improvements of houses and fences.
- c. ARCHITECTURAL DESCRIPTION - A single accessory structure, built c. 1950, remains extant on the northern side of the parcel. The barn is a one and a half story side gable wood frame structure covered with corrugated metal siding and roofing and hinged swinging metal doors. The barn would have been set behind the storefront and dwelling.
- d. EVALUATION - In accordance with the UDC Sec. 35-606 (g), Removal of Designation, staff should evaluate the property according to the same criteria set forth by designation. In order to be eligible for landmark designation, the property would need to meet three of the sixteen criteria listed in UDC Section 35-607. If staff evaluated the property today, staff finds the existing accessory structure is not eligible for landmark designation as it does not meet three criteria. This accessory structure has reached 50 years of age, which places it in the age category for eligible landmark properties; however, it does not represent the history of the property or the development of this area and does not meet any required criteria.

RECOMMENDATION:

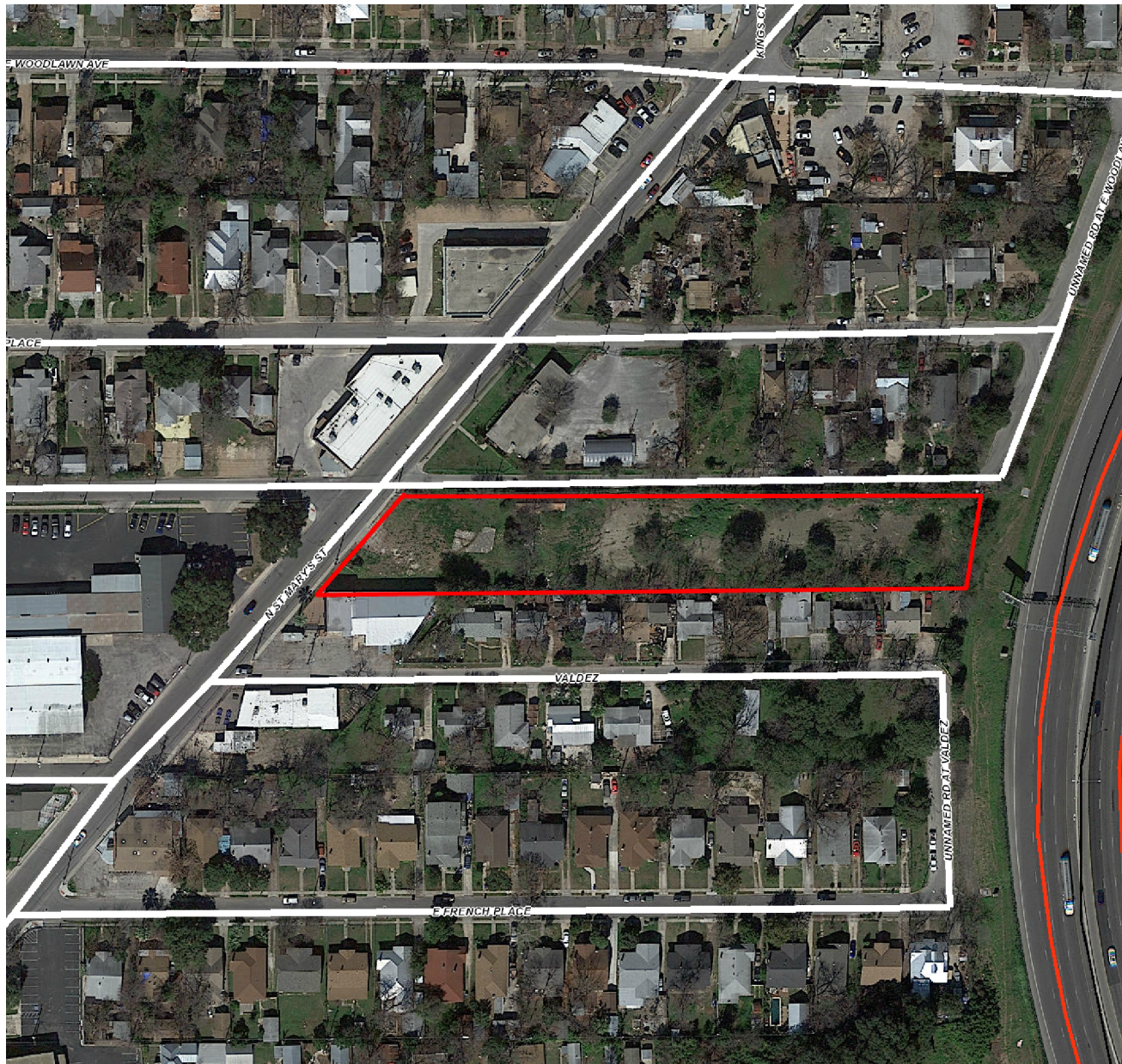
Staff finds that there is new and compelling evidence and that the property no longer remains eligible for designation based on finding d. Staff supports the removal of the designation based on findings a through d.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

There are no known archaeological resources present on the site.



Flex Viewer

Powered by ArcGIS Server

Printed: May 16, 2018

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic Assessment

Property Address: 2734 N St Mary's
Known Name: Rubiola Store

Tier: 2

1. Application Details

Applicant: Hartman Properties, Inc.
Type: Removal of Landmark Designation
Date: June 6, 2018

2. Findings

The property at 2734 N St Mary's was formerly the location of the Rubiola Store, built c. 1899. A single accessory structure, built c. 1950, remains extant on the northern side of the parcel. Hartman Properties, Inc. currently owns the property.

In the late nineteenth century this area was known as the Rock Quarry neighborhood because of its proximity to the quarry, located where Trinity University, Alamo Stadium, Sunken Gardens and the Zoo sit today. St. Mary's Street, first called Rock Quarry Road and later Jones Avenue, slowly grew to become important commercial corridor for adjacent residential neighborhoods and flourished in the 1910s and 1920s. In the late 1800s, though, this area was mostly used for agriculture. The Upper Labor Acequia ran parallel to St. Mary's Street, providing water for farmlands and small homesteads. In 1885, the Rubiola family purchased the property from the Layer family, who had farmed the land and also worked at the quarry. The Rubiolas emigrated from Italy in 1880, and began operating a small store attached to their residence on the property in 1885. After Guiseppe Rubiola's death in 1889, his widow Franceska built the store into a successful enterprise with the assistance of her sons. After Mrs. Rubiola passed away in 1918, her sons kept the store open until the 1940s then operated a bar sporadically into the 1950s. In the late 1950s, Jacob Rubiola built stables behind the store and residence. The Rubiola family finally sold the property in 1978. In 2000, a fire consumed the store and residence, leading to their demolition.

3. Architectural Description

There is currently one existing accessory structure located at 2734 N St Mary's. The barn is a one and a half story side gable wood frame structure covered with corrugated metal siding and roofing and hinged swinging metal doors.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

4. Landmark Criteria

In order to be eligible for landmark designation, the property would need to meet three of the sixteen criteria listed in UDC Section 35-607. This accessory structure has reached 50 years of age, which places it in the age category for eligible landmark properties; however, it does not represent the history of the property or the development of this area and does not meet any required criteria.

5. Staff Recommendation

The existing accessory structure is not eligible for landmark designation as it does not meet three criteria.

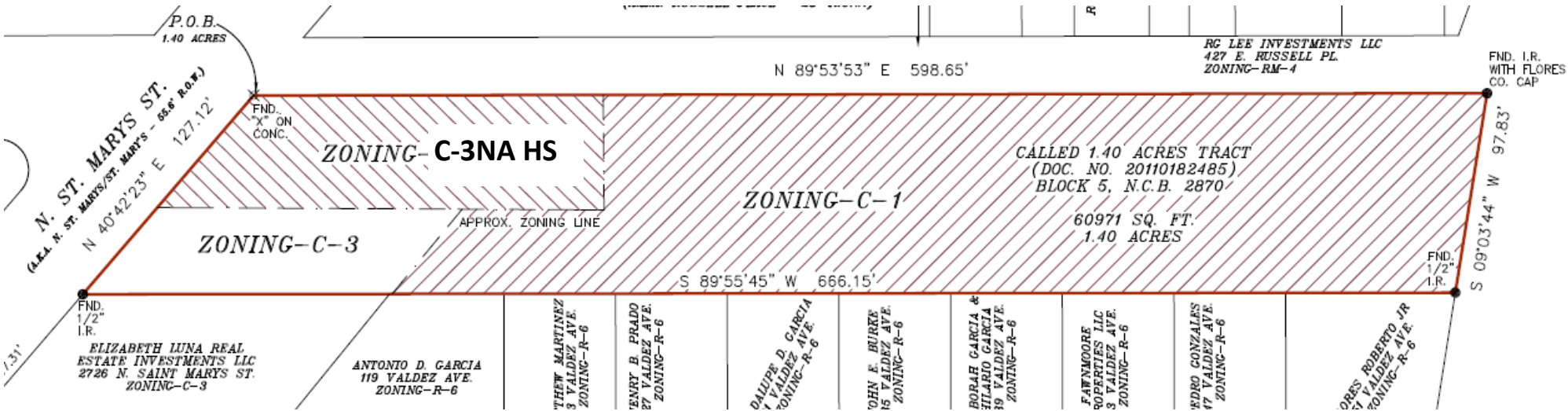




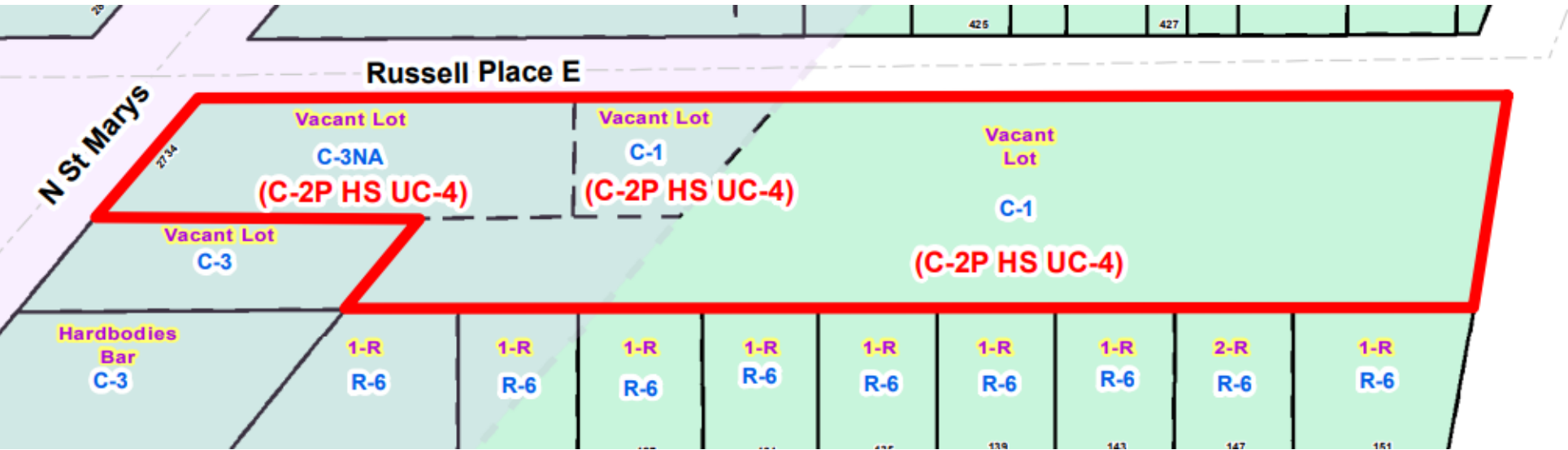




ZONING PRIOR TO CITY COUNCIL ACTION ON 11/2/2017



CURRENT ZONING AS OF 6/6/2018





HISTORIC & DESIGN REVIEW COMMISSION APPLICATION FORM

Print Form

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204
P: 210.215.9274 E: OHP@SANANTONIO.GOV

DATE RECEIVED AM 11:27

Date Complete:
Staffs Initials:
Date of Scheduled HDRC Meeting:
60 Day Review:

Property Address **2734 N. St. Mary's Street**

Historic District

Landmark Name

☐ River Improvement Overlay ☐ Public Property ☐ Other

Parcel ID: NCB **2870** Block Lot **Portion of A (B-10) & C-10** Zoning **C-2P HS**

Name of Property Owner **Hartman Properties, Inc.**

BELOW PROVIDE A DETAILED DESCRIPTION OF THE PROJECT (USE AN ADDITIONAL PAGE IF NECESSARY)

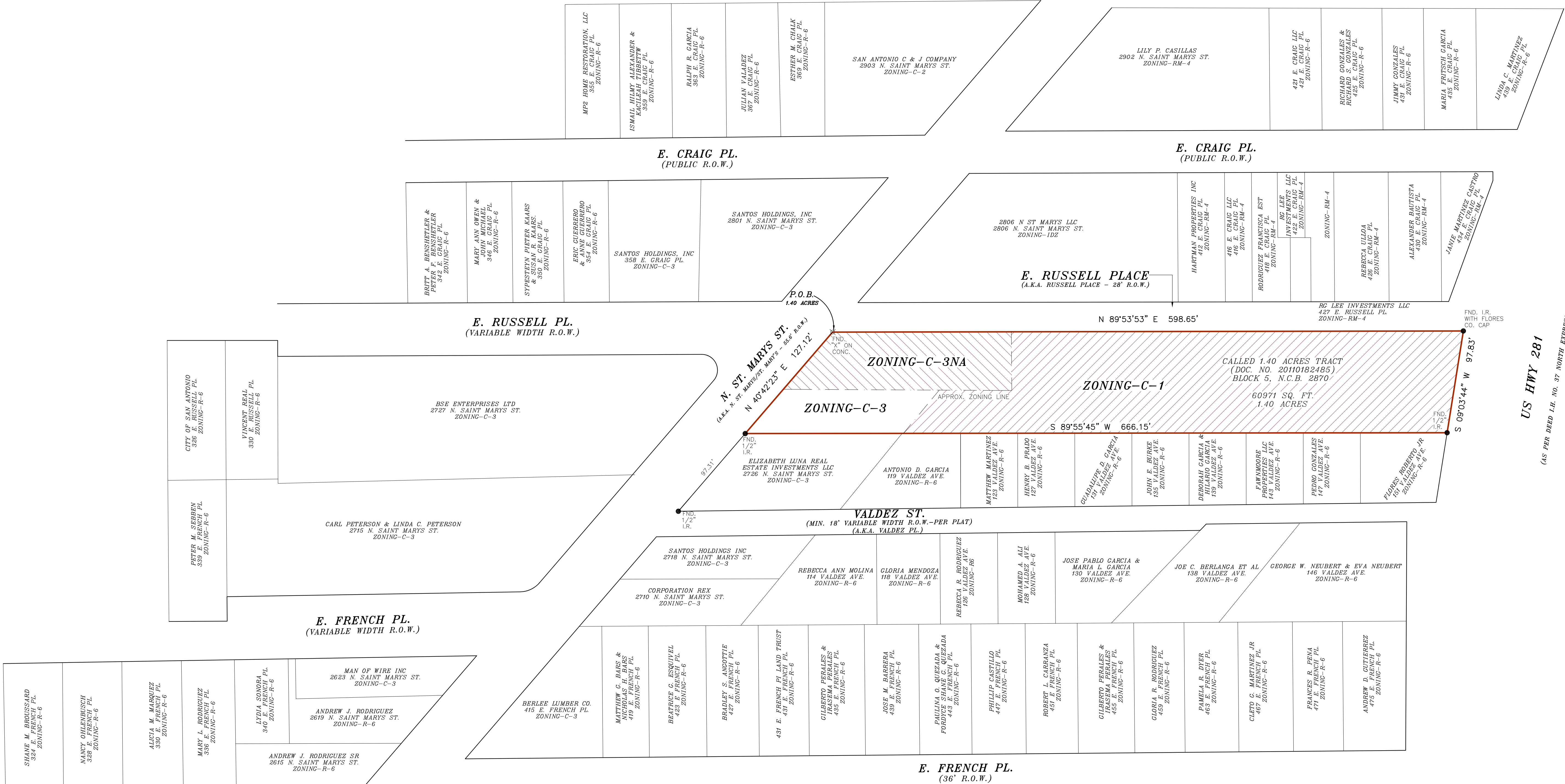
☐ Conceptual Approval ☐ Final Approval

Original HDRC Hearing Date:

A small portion of the tract was previously zoned C3NA HS. The historical building on the property was destroyed in a fire years ago. Application was for C-2P. Ordinance added HS. Application is to remove HS zoning. There are no historical structures on the property.

SEE THE FOLLOWING PAGE FOR REQUIRED EXHIBITS. NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL SUPPORTING MATERIALS ARE RECEIVED.

This completed form and attachments are to be submitted in person to 1901 S. Alamo.



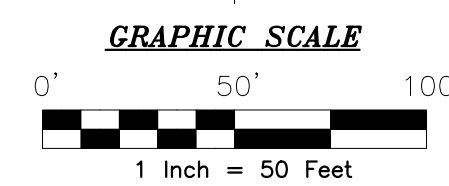
Legal Description of the Land:
OF A 1.40 ACRE (CALLED 1.392 ACRE) TRACT OF LAND SITUATED IN THE CORPORA-
TE LIMITS OF THE CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS, BEING ALL OF THE
REMAINING PORTIONS OF LOT A (B-10) AND C-10, NEW CITY BLOCK 2870,
CONVEYED TO CHARLES A. RUBIOLA BY ADOLHEIT RUBIO LA JUN TWO DEEDS: ONE
(LOT A) DATED 1966, RECORDED IN VOLUME 5633, PAGE 53, DEED RECORDS OF
BEJAR COUNTY, TEXAS; AND ONE (LOT C-10) DATED AUGUST 6, 1973, RECORDED IN
VOLUME 7161, PAGE 604, DEED RECORDS OF BEJAR COUNTY, TEXAS, BEING THE
SAME TRACT OF LAND AS CONVEYED FROM CENTER CITY MERCHANTILE, LLC TO ATIC
SPACE SAVER #7, L.P. BY WARRANTY DEED DATED OCTOBER 21, 2005 AND
RECORDED IN DOCUMENT NUMBER 20050247470, OFFICIAL PUBLIC RECORDS OF
BEJAR COUNTY, TEXAS.

SURVEYOR'S NOTE:
BASIS OF BEARING: ASSUMED

At date of this survey, the property is in FEMA designated
ZONE X as verified by FEMA map Panel No.
48029C 0405 G, effective date of SEPTEMBER 29, 2010
Exact designations can only be determined by a Elevation
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to
ALAMO TITLE COMPANY
and
that the above map is true and correct according to an actual field survey, made by me on the ground or
under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further
certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent
discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way
as of the date of the field survey. I further certify that this survey meets or exceeds the
minimum standards established by the Texas Board of Professional Land Surveying (Section 563.05).
Borrower/Owner: **HARTMAN PROPERTIES, INC.**
Address: **2734 N. ST. MARYS** GF No. **---**
Legal Description of the Land:
SEE ABOVE

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PROPERTY PHOTOGRAPH:



FINAL "BOUNDARY" SURVEY
JOB NO.: 1705045000 NO. REVISION: DATE:
DATE: 10/05/11 HOD ZONE H805/22/17
DRAWN BY: MN/JM (REFER JOB NO. 1110007923)
APPROVED BY: RJR



Roy John Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of improvements shown.

X
X

LEGEND

- These standard symbols will
be found in the drawing.
- BOUNDARY LINE
 - APPROX. ZONING LINE
 - FOUND IRON ROD
 - FOUND "X" ON CONCRETE
 - RESIDENTIAL SINGLE-FAMILY DISTRICT
 - C-1 LIGHT COMMERCIAL DISTRICT
 - C-2 COMMERCIAL DISTRICT
 - C-3 GENERAL COMMERCIAL DISTRICT
 - C-3NA GENERAL COMMERCIAL NONALCOHOLIC SALES DISTRICT
 - IDZ INFILL DEVELOPMENT ZONE
 - RM-4 RESIDENTIAL MIXED DISTRICT



Zoning Case Notification Plan

Case Z-2017-266

Council District: 1

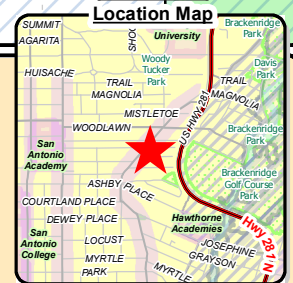
School District: San Antonio I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02870 - BLOCK 005 - LOT 1.260 Acre portion of Lot A (B-10), & C-10

Legend

Subject Property(ies)	1.260 Acres	Single Family Residential	1R
200 Ft. Buffer		Current Land Use Description	TEXT
Current Zoning	TEXT	100-Year DFIRM Floodplain	
Requested Zoning Change	(TEXT)	City Limits	
MLOD Region		Corridor Overlay	
AHOD Region		ERZD Region	



City of San Antonio - Development Services Dept.
GIS Data Senior Analyst: Rudolph R. Martinez
Case Manager: Daniel Hazlett
Date: 09/14/2017

Note: All Current and Requested Zoning includes Airport Hazard Overlay District (AHOD).



Photo provided by the Texas Historical Commission; Photo after 1978 renovation.