

## HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

**HDRC CASE NO:** 2018-576  
**ADDRESS:** 3630 NOGALITOS  
**LEGAL DESCRIPTION:** NCB 7921 BLK 2 LOT 5A, 5B, 6A & 6B  
**ZONING:** C-3R  
**CITY COUNCIL DIST.:** 5  
**APPLICANT:** Sarah Gould, Westside Preservation Alliance (WPA) and the Esperanza Peace & Justice Center  
**OWNER:** CentroMed  
**TYPE OF WORK:** A request for review by the HDRC regarding eligibility of the property located at 3630 Nogalitos for landmark designation.

### REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 3630 Nogalitos for landmark designation.

### APPLICABLE CITATIONS:

*Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.*

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
  1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
  2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application

as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

*Unified Development Code Sec. 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.
  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;**
  7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature.**

#### **FINDINGS:**

- a. On October 15, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of the commercial structure at 3630 Nogalitos, located in District 5. OHP staff researched the property to determine eligibility and contacted the Westside Preservation Alliance and other neighborhood stakeholders during the 30-day review period provided by UDC 35-455.
- b. On November 15, 2018, Sarah Gould submitted a request for review of historic significance of the structure at 3630 Nogalitos on behalf of the Westside Preservation Alliance and the Esperanza Peace & Justice Center.
- c. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- d. **ARCHITECTURAL DESCRIPTION:** 3630 Nogalitos is a large folk cottage structure with Craftsman and Prairie-style influences. It is a stucco-over-brick structure with a brick foundation and a standing seam metal roof. It is a single story and includes a basement accessed through an oversized bulkhead on the south side of the structure. It has a hipped roof that comprises half the height of the entire structure. A low course of concrete painted red or white runs around the exterior at the height of the window sills. The primary entrance is located on the north side of the structure on a recessed concrete porch with four stucco-over-brick columns. The primary entrance is a Craftsman-style wood door flanked on either side by a pair of ganged wood windows. The west side of the structure, running north to south, has a pair of ganged wood windows, three ganged wood windows, a pair of ganged wood windows that appear to be a later alteration as the sill does not meet the aforementioned concrete course, and three ganged wood windows. A number of lites are missing along this façade. The south side of the structure is marked by an oversized bulkhead on the southeast corner that is covered by a corrugated steel shed roof. A rear entrance is flanked on either side by four ganged wood windows with some missing lites. The south end of the house is an enclosed porch that resembles sleeping porches of that era. The east side of the structure has a doorway to the basement mid-façade and, from south to north, there are three ganged wood windows, a pair of ganged wood windows that are boarded, three ganged wood windows, and two ganged wood windows. There is a brick chimney near the top of the south hip of the roof. In the basement, there is evidence of foundation interventions: wood brackets, newer looking brick piers, and one steel plate supporting a brick pilaster in the foundation. The portion of the foundation below the primary façade has crumbled almost entirely, and the other three foundation walls buckle inward.
- e. **SITE CONTEXT:** 3630 Nogalitos is a triangular lot located at the southeast corner of the intersection of Nogalitos

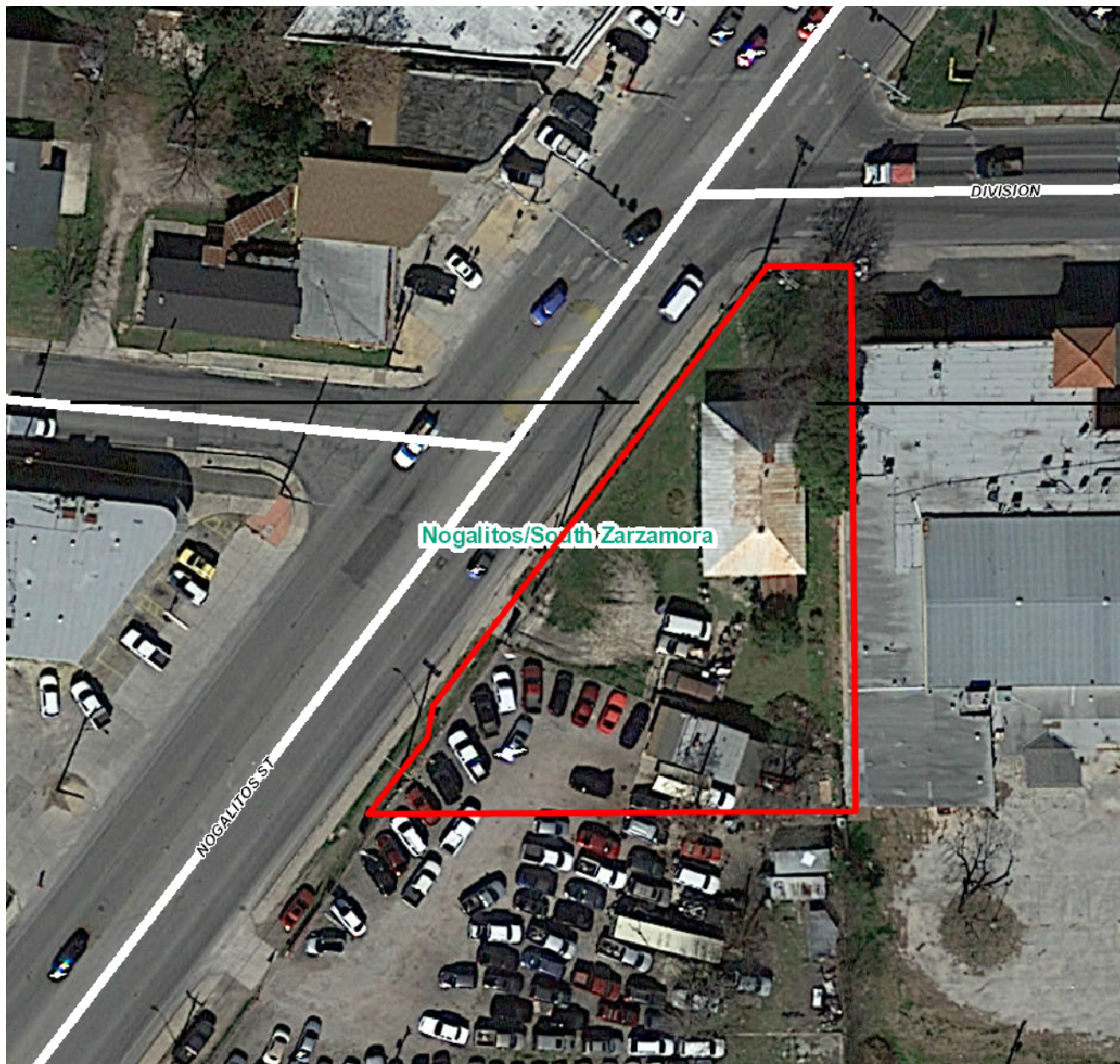
and Division in City Council District 5. Its block is bordered to the north by Division, to the east by Lenard, to the south by Vermont, and to the west by Nogalitos. There is a neighborhood of single-family homes on the south edge of the block, but the parcel is otherwise immediately surrounded by businesses such as Mexican restaurants, auto parts stores, auto sales and repair lots located along Nogalitos. Beyond the commercial strip are neighborhoods comprised of single-family homes. The primary façade faces north toward Division, evidence of its historic addresses along that road.

- f. **HISTORIC CONTEXT:** 3630 Nogalitos was built c. 1914 by/for Hugo Grote, contractor and, later, auto dealer. Previous addresses include Mirabeau at Sommerset, Division at Sommerset, 800 Division, 1779 Division, 1780 Division, and 1442 Division; the parcel is not included on Sanborn maps. It first appears in a San Antonio City Directory in 1948 as home of William L. and Eleanor Marek and as the location of Wm Marek Lumber Co, which operated from 1947 to 1960. After 1960, it was home to a succession of used car sales companies. There is a regional lumber company called Marek that claims to be the largest interiors contractor in the south, but staff does not think this structure is related to that company. One founder of the Marek Family of Companies (originally Marek Bros.) was William A. Marek; William L. Marek founded the company located at 3630 Nogalitos. Wm Marek Lumber Co. and the subsequent used car lots that operated at 3630 Nogalitos are typical of the economic trajectory of the area: Nogalitos was home to a number of lumber and building companies in the 1940s and 50s, and to car dealerships in the 1960s and 70s. A site visit conducted by staff on 15 November 2018 included a discussion with one of the facilities workers from CentroMed who shared that the basement of the structure housed an informal bar (dates of operation unavailable). Evidence of the bar includes a counter near the south bulkhead entrance to the basement and several Pearl Beer signs.
- g. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
  - 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;** 3630 Nogalitos is a unique example of a large folk cottage structure with Craftsman and Prairie-style influences.
  - 7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;** 3630 Nogalitos is a large structure with a unique roof form located on a corner lot in a busy commercial and residential neighborhood. It has been in the same location for 104 years.
- h. Per UDC Sec. 35-453, once the commission concurs eligibility of the property and makes a recommendation of approval for designation, interim design review requirements will be in place and the property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work. These interim requirements will remain in place until the City Council makes their final decision on the proposed zoning change or not longer than six months.
- i. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

## **RECOMMENDATION:**

Staff does not recommend approval of the request. Staff finds that the property at 3630 Nogalitos does not meet at least three of the 16 criteria for evaluation and is not eligible for landmark designation based on findings a through g. If the Historic and Design Review Commission (HDRC) approves the request, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

**CASE MANAGER:** Jessica Anderson



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 26, 2018

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## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

### Historic Assessment

**Property Address:** 3630 Nogalitos

#### 1. Application Details

Applicant: Sarah Gould, Westside Preservation Alliance  
Type: Request for Review of Historic Significance  
Date Received: 15 October 2018

#### 2. Findings

3630 Nogalitos was built c. 1914 by/for Hugo Grote, contractor and, later, auto dealer. Previous addresses include Mirabeau at Sommerset, Division at Sommerset, 800 Division, 1779 Division, 1780 Division, and 1442 Division; the parcel is not included on Sanborn maps. The property first appears in a San Antonio City Directory as 3630 Nogalitos in 1948 as home of William L. and Eleanor Marek and as the location of Wm Marek Lumber Co, which operated from 1947 to 1960. After 1960, it was home to a succession of used car sales companies. It is currently owned by CentroMed.

There is a regional lumber company called Marek that claims to be the largest interiors contractor in the south, but staff does not think this structure is related to that company. One founder of the Marek Family of Companies (originally Marek Bros.) was William A. Marek; William L. Marek founded the company located at 3630 Nogalitos. Wm Marek Lumber Co. and the subsequent used car lots that operated at 3630 Nogalitos are typical of the corridor's economic heritage: Nogalitos was home to a number of lumber and building companies in the 1940s and 50s, and to car dealerships in the 1960s and 70s.

A site visit conducted by staff on 15 November 2018 included a discussion with the property owner's representative, who shared that the basement of the structure housed an informal bar (dates of operation unavailable). Evidence of the bar includes a counter near the south bulkhead entrance to the basement and several Pearl Beer signs.

#### 3. Architectural Description

3630 Nogalitos is a large folk cottage structure with Craftsman and Prairie-style influences. It is a stucco-over-brick structure with a brick foundation and a standing seam metal roof. It is a single story and includes a basement accessed through an oversized bulkhead on the south side of the structure. It has a hipped roof that comprises half the height of the entire structure. A low course of concrete painted red or white runs around the exterior at the height of the window sills. The primary entrance is located on the north side of the structure on a recessed concrete porch with four stucco-over-brick columns. The primary entrance is a Craftsman-style wood door flanked on either side by a pair of ganged wood windows. The west side of the structure, running north to south, has a pair of ganged wood windows, three ganged wood windows, a pair of ganged wood windows that appear to be a later alteration as the sill does not meet the aforementioned concrete course, and three ganged wood windows. A number of lites are missing along this façade. The south side of the structure is marked by an oversized bulkhead on the southeast corner that is covered by a corrugated steel shed roof. A rear entrance is flanked on either side by four ganged wood windows with some missing lites. The south end of the house is an enclosed porch that resembles sleeping porches of that era. The east side of the structure has a doorway to the basement mid-façade and, from south to north, there are three ganged wood windows, a pair of ganged wood windows that are boarded, three ganged wood windows, and two ganged wood windows. There is a brick chimney near the top of the south hip of the roof. In the basement, there is evidence of foundation interventions: wood brackets, newer looking brick piers, and one steel plate supporting a brick pilaster in

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## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

the foundation. The portion of the foundation below the primary façade has crumbled almost entirely, and the other three foundation walls buckle inward.

#### 4. Landmark Criteria

The property meets two criteria under UDC 35-607(b):

- **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;** 3630 Nogalitos is a unique example of a large folk cottage structure with Craftsman and Prairie-style influences.
- **7: Its unique location or singular physical characteristics that make it an established or familiar visual feature;** 3630 Nogalitos is a large structure with a unique roof form located on a corner lot in a busy commercial and residential neighborhood. It has been in the same location for 104 years.

Historic context for this site has been erased along the Nogalitos/Somerset corridor. Additionally, there have been modifications to the site such as the addition of the oversized bulkhead and, potentially, the replacement of the original porch with concrete. Further research may uncover more information about the significance of this property.

#### 5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determined that 3630 Nogalitos does not meet that threshold.



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CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**



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Property

Account

Property ID:	1059453	Legal Description:	R & R MOTORS 3630 NOGALITOS 00000-105-9454 XREF P54895 MOTOR VEH INV
Geographic ID:	75000-200-6960	Zoning:	
Type:	Personal	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	3630 NOGALITOS SAN ANTONIO, TX 78211	Mapsc0:	649F4
Neighborhood:		Map ID:	649F4
Neighborhood CD:			

Owner

Name:	R & R MOTORS	Owner ID:	2496269
Mailing Address:	ROBERTO Q GARCIA 3630 NOGALITOS SAN ANTONIO, TX 78211-1367	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$119,120	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$119,120	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$119,120	

Taxing Jurisdiction

Owner:	R & R MOTORS
% Ownership:	100.0000000000%
Total Value:	\$119,120



Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$119,120	\$119,120	\$28.20
08	SA RIVER AUTH	0.018580	\$119,120	\$119,120	\$22.13
09	ALAMO COM COLLEGE	0.149150	\$119,120	\$119,120	\$177.66
10	UNIV HEALTH SYSTEM	0.276235	\$119,120	\$119,120	\$329.05
11	BEXAR COUNTY	0.277429	\$119,120	\$119,120	\$330.47
21	CITY OF SAN ANTONIO	0.558270	\$119,120	\$119,120	\$665.01
53	HARLANDALE ISD	1.558800	\$119,120	\$119,120	\$1,856.84
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$119,120	\$119,120	\$0.00
Total Tax Rate:		2.862132			
Taxes w/Current Exemptions:					\$3,409.36
Taxes w/o Exemptions:					\$3,409.37

## Improvement / Building

No improvements exist for this property.

## Land

No land segments exist for this property.

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$0	0	119,120	\$0	\$119,120
2017	\$0	\$0	0	117,430	\$0	\$117,430
2016	\$0	\$0	0	122,890	\$0	\$122,890
2015	\$0	\$0	0	135,210	\$0	\$135,210

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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**2019 data current as of Nov 15 2018 12:44AM.**

**2018 and prior year data current as of Nov 2 2018 8:57AM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

### **3630 Nogalitos**

3630 Nogalitos was built c. 1914 by/for Hugo Grote, contractor and later auto dealer. Not located on Sanborn maps. Previous addresses include Mirabeau @ Sommerset, Division @ Sommerset, 800 Division, 1779 Division, 1780 Division, 1442 Division. First appearance in City Directory in 1948 as home of Wm L and Eleanor Marek and as location of Wm Marek Lumber Co. It operated 1947-1960. After 1960, it was a series of used car sales companies.

This is an example of an architectural style that is all too quickly disappearing from the Westside's landscape. It has a distinctive design features including the wide pitched tin roof and wide front porch that incorporate elements common in local Hill Country and German vernacular architecture. It is a visual reminder of earlier patterns of Westside settlement. It would be a good candidate for historic designation on the design elements alone.

The association with Marek Lumber and the subsequent used car lots are typical of the trajectory of the area—Nogalitos was home to a number of lumber and building companies in the 40s and 50s, and to car dealerships in the 60s and 70s.

Structure is a prominent historic presence at the corner of Nogalitos and Division.





1450







