

## HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

**HDRC CASE NO:** 2019-147  
**ADDRESS:** 419 S HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 617 BLK 20 LOT N 45 FT OF 27  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Michael A. Perez  
**OWNER:** Michael A. Perez and Angela Charry Perez  
**TYPE OF WORK:** Historic Landmark Designation

### REQUEST:

The applicant is requesting a finding of historic significance for the property located at 419 S Hackberry.

### 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.
  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;**
  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.**

**FINDINGS:**

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The structure at 419 S Hackberry St is a one-story Spanish Eclectic commercial structure built c. 1927 as an ice house. It is located in the Alamodome Gardens neighborhood of District 2. Michael Perez and Angela Charry Perez currently own the property. The structure is situated at the southwest corner of S Hackberry St and Dashiell, previously the location of a residence addressed 232 Dashiell. The structure was first listed as Bull's Ice Station. After the Civil War, Texas, San Antonio in particular, became a manufacturing leader in the production of ice. By 1867, five ice factories existed in the United States; three of them were in San Antonio. Local German brewers had begun producing lager beers which needed colder fermentation temperatures. San Antonio's hot temperatures and the city's German population's thirst for lager created the perfect environment for ice as a commodity. By 1928 when the Crystal Ice Factory opened, home refrigeration was more common, but the need for large scale refrigeration, including for transportation and restaurant use, was strong enough to keep ice manufacturers in business until the 1950s when up to 90 percent of Texas families had home refrigeration. In 1927, S Hackberry was a mixed commercial and residential corridor, with churches and small businesses dotting the street. These businesses are evidence of a walkable neighborhood that gave residents quick access to everyday goods and services. In 1929, the business became Lone Star Ice Delivery Station No. 12, then changed hands again in 1935 to become Alamo Ice Delivery No. 12, alternately Alamo Ice Station No. 12. In 1948, the structure was Wofford's Ice Station; James H. Black took over ownership c. 1950 and named it Jim's Ice Station. Black operated the ice house through at least 1976. The structure has appeared twice before at HDRC in 2010 as an OHP-initiated request for landmark designation and again in 2017 as part of the gas stations initiative led by OHP. HDRC recommended designation in both instances, but neither resulted in designation.
- c. **SITE CONTEXT:** 419 S Hackberry St is located on the southwest corner of the intersection of W Hackberry St and Dashiell in the Alamodome Gardens neighborhood of District 2. The subject structure sits diagonally on the lot, with its primary façade toward the northeast corner of the parcel and toward the intersection. The setback from S Hackberry is less than 10 feet, as is the setback from Dashiell. The area between the primary façade and the corner is filled with asphalt with concrete aprons on both the S Hackberry and Dashiell sides.
- d. **ARCHITECTURAL DESCRIPTION:** The primary façade can be divided into two bays: the storefront and the attached room. The storefront is bookended by parapets with red barrel tile that run along the southeast façade and the northeast and northwest sides of the attached room. The storefront is also marked by a canopy clad in red barrel tile with wrought iron brackets that runs the length of the storefront. Above the canopy is a cast stone pediment with scroll ornaments and finials on either side of a decorative circular element with the word ICE repeated twice in a cross. The original storefront has been infilled with hardi board siding, a fixed window, and modern 15-lite French doors. Part of the primary façade is painted yellow, while the rest is white. The fascia

below the parapets on the storefront is lined with small tiles that have been painted over. A file photo from July 2017 shows an unpainted portion of the parapet where the tiles are red. The fascia of the southeast elevation is painted yellow, and there are two scooped spouts situated at either end of the elevation. Fenestration is boarded at the center of the elevation as well; a file photo from June 2016 confirms it is a solid door. There is plywood shed at the southwest corner of the structure with a door on the southwest side. The rear of the structure has no fenestration or parapet. There is a tall metal vent emerging from the roof near the center of this elevation. The northwest elevation has a green stripe of paint along the bottom but is otherwise painted white. There is no fenestration other than what was created for a large mechanical unit suspended in the wall.

Character-defining features of 419 S Hackberry St include:

- “ICE” pediment on primary façade
- Parapets lined with red barrel tile
- Stucco cladding
- Canopy over front door with red barrel tile roof
- Orientation toward northeast corner of the lot

- e. **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):
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;** as an example of ice houses found throughout the city starting in the 1920s.
  7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the structure is located on a prominent corner at the intersection of S Hackberry and Dashiell.
  8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the structure has occupied its corner since c. 1927.
  12. **It is an important example of a particular architectural type or specimen;** as an example of ice houses found throughout the city starting in the 1920s.
  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;** the structure contributes to the story of the mixed residential and commercial corridor that once existed along S Hackberry and serves as evidence of a walkable neighborhood that gave residents quick access to everyday goods and services.
- f. 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.
- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

#### **RECOMMENDATION:**

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 419 S Hackberry St to the Zoning Commission and to the City Council based on findings a through e.

**CASE MANAGER:** Jessica Anderson