



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

### APPLICATION FOR CHANGE OF ZONING

#### Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 419 S Hackberry and to waive all related fees. *OHP staff recommends approval.*

#### Case Comments:

On April 17, 2019, the Historic and Design Review Commission (HDRC) agreed with the applicant’s finding of historic significance and supported the designation of the property as a local landmark.

#### Case History:

June 4, 2019	Zoning Commission hearing
April 17, 2019	Historic & Design Review Commission (HDRC) hearing
March 19, 2019	Application for Historic Landmark Designation submitted to OHP

#### Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets five Criteria for Evaluation.

*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 of Fact:

- 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

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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

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- 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.

### ATTACHMENTS:

HDRC recommendation

HDRC published exhibits