

HISTORIC AND DESIGN REVIEW COMMISSION

February 5, 2020

HDRC CASE NO: 2020-018
ADDRESS: 4007 S FLORES ST / Toudouze Building
LEGAL DESCRIPTION: NCB 6230 BLK 1 LOT 1
ZONING: C-3NA
CITY COUNCIL DIST.: 3
APPLICANT: Office of Historic Preservation
OWNER: HIGH CAY LLC
TYPE OF WORK: Recommendation for Historic Landmark Designation

REQUEST:

The Office of Historic Preservation is requesting a recommendation from the Historic and Design Review Commission regarding designation of the property at 4007 S Flores.

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.

FINDINGS:

- a. On November 6, 2019, the Historic and Design Review Commission approved a Finding of Historic Significance for the property at 4007 S Flores. On January 16, 2020, City Council approved Resolution 2020-01-16-0001R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation is required from the HDRC.
- b. 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.
- c. City Council has the ultimate authority to approve the historic designation zoning overlay. A recommendation from HDRC will be forwarded to City Council.
- d. 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 that the Historic and Design Review Commission recommend approval of historic landmark designation of 4007 S Flores based on finding a.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



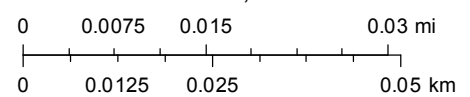
September 17, 2019

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User drawn polygons

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RESOLUTION 2020-01-16-0001R

TO INITIATE HISTORIC LANDMARK DESIGNATION FOR 4007 S. FLORES, LOCATED IN CITY COUNCIL DISTRICT 3, AND TO WAIVE THE APPLICATION FEES, TOTALING \$1,876.20

* * * * *

WHEREAS, the City's historic preservation program is designed to preserve, protect, and enhance historically, culturally, architecturally, and archaeologically significant sites and structures which impart a distinct aspect to the city and serve as visible reminders of the city's culture and heritage; and

WHEREAS, on November 6, 2019, the Historic and Design Review Commission identified the structure located at 4007 S. Flores, San Antonio, Texas as having Historic Significance and recommended approval to initiate the Historic Landmark designation; and

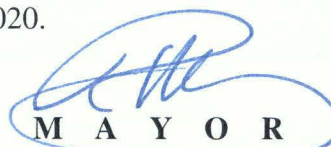
WHEREAS, City Council desires to initiate historic landmark designation of 4007 S. Flores, San Antonio, Texas in accordance with Texas Government Code Chapter 211 and City Code of San Antonio, Texas, Chapter 35, Unified Development Code; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

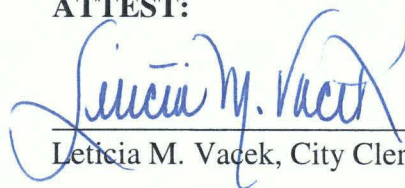
SECTION 1. City Council hereby directs city staff to initiate historic landmark designation of the property located at 4007 S. Flores, San Antonio Texas 78214, and waive all related application fees, totaling \$1,876.20.

SECTION 2. This Resolution shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.


PASSED AND APPROVED this 16th day of January, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

November 6, 2019

HDRC CASE NO: 2019-508
COMMON NAME: Toudouze Building
ADDRESS: 4007 S FLORES ST
LEGAL DESCRIPTION: NCB 6230 BLK 1 LOT 1
APPLICANT: Office of Historic Preservation - 839966 PO BOX
OWNER: HIGH CAY LLC - 5602 W Hausman Rd Ste 201

REQUEST:

The Office of Historic Preservation requests a Finding of Historic Significance for the property located at 4007 S Flores St.

FINDINGS:

- a. Staff completed an historic assessment of the building at 4007 S Flores and determined it is eligible for local historic landmark designation. Staff notified the owner of the building's eligibility on September 4, 2019.
- b. If the HDRC agrees with staff's request for a finding of historic significance, 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.
- c. **HISTORIC CONTEXT:** The structure at 4007 S Flores is a two-story, Spanish Eclectic, two-part commercial block built in 1926 and c. 1941 for A. C. Toudouze. It is located in City Council District 3. High Cay LLC is the current owner. The land was originally platted in 1914. August Charles "A. C." Toudouze purchased the land from Neal and Leroy G. Denman in 1916. A. C. replatted the land in 1924, and created Toudouze St across the south end of the property. A.C. opened a small retail store in Cassin, Texas, with his brother Emil in 1913. The Cassin store was quickly followed by another store—the first in San Antonio—in 1916, at 3903 S Flores. The store at S Flores and Pleasanton Rd, opened in fall 1926, represented the fifth Toudouze location in San Antonio, and was called the Toudouze Community Center. The building was the first of its kind to offer a large parking lot for cars. In an article announcing the fifth store's opening, A. C. was described as "one of the best known retail merchants of South Texas," and the Toudouze family of stores "one of the greatest merchandizing organizations in San Antonio." A. C. served as director of the San Antonio Retail Merchants Association and the Fiesta Association. In its first years in operation, the Toudouze Community Center featured first-floor retail with a ballroom on the second floor. From its opening in 1926 until c. 1939, the second floor of the building was Toudouze Hall, a ballroom that hosted nightly dances. Local bands and touring acts played swing, country, and "old time" music to community members; churches, advocacy groups, and social organizations met regularly in the hall and occasionally held fund-raising dances. The last mention of the hall in newspapers available to staff was in April 1939. In 1941, the store announced the formal opening of the remodeled Toudouze Mart, scheduled for Tuesday, December 16. The single-story portion of the building is a result of this remodel; the company boasted the expansion was due to "growth of patronage." Toudouze Mart at 4007 S Presa remained open until c. 1982, when the property was sold to Garza Furniture. The building was sold to the current owner in 2018. The last operating Toudouze store, located at 800 Buena Vista,

closed in 2011.

d. **SITE CONTEXT:** The structure at 4007 S Flores is a two-story, Spanish Eclectic, two-part commercial block built in 1926. It is located on a triangular parcel bounded to the west by Pleasanton Rd, the east by S Flores St, and the south by Toudouze St. The building is surrounded by a mix of commercial and residential properties. The parcel has concrete sidewalks on all sides with an asphalt surface parking lot on the north side of the building.

e. **ARCHITECTURAL DESCRIPTION:** The flat-roof building with parapet is clad in brick and stucco with cast concrete elements and, in plan, can be divided into two halves: the two-story portion comprising the north half of the building and a single-story warehouse-style form comprising the south. A low metal awning runs around the north, east, and west facades of the two-story portion of the building. Building corners are clipped with fenestration that faces the parcel's corners. Where visible, windows have modern metal frames and are ganged. A pair of modern metal swinging doors is found right of center on the north elevation. All other fenestration on all elevations is either boarded or otherwise infilled. Hand-painted signs are present on all elevations, either affixed as wood signs or painted directly on the building. The northernmost bay of the west elevation of the two-story volume has a tall, thin neon sign above the cast concrete course with some letters remaining on both sides. Staff infers based on remaining letters that the sign one read OPEN TONIGHT. Character-defining features of 4007 S Flores include brick and stucco cladding, barrel tile atop parapets (where currently present), stepped and peaked parapets (where currently present), window patterns on "A" and "B" bay types, datestone at center of north elevation's parapet, finials atop pilasters on "A" bays, and the neon sign near north edge of the west elevation.

f. **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):

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; the building was the fifth location of the A. C. Toudouze chain of stores in San Antonio; the Toudouze family remained in business via the Toudouze Market until 2011.

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; as an example of a Spanish Eclectic commercial structure;

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; the land was purchased by A.C. Toudouze in 1916, platted in 1924, and the structure built c 1926, and it has remained at the corner of Pleasanton and S Flores since.

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; the second floor of the building was Toudouze Hall, which was home to community events during the day and early evening and dances nearly every night of the week during the early decades of the building's use.

g. 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.

h. 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.

i. 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 4007 S Flores St to the Zoning Commission and to the City Council based on findings a through f.

COMMISSION ACTION:

Approved as submitted.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent than the last name "Miller".

Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 4007 S Flores

1. Application Details

Applicant: Office of Historic Preservation

Type: Request for Review of Historic Significance

Date Received: 27 August 2019

2. Findings

The structure at 4007 S Flores is a two-story, Spanish Eclectic, two-part commercial block built in 1926 and c. 1941 for A. C. Toudouze. It is located in City Council District 3. High Cay LLC is the current owner.

The land that now includes 4007 S Flores was originally platted as city block 6230 in 1914 by owner H. A. Neal. It included 14 blocks bordered to the west by Pleasanton Rd and to the east by Corpus Christi Rd (now S Flores).¹ August Charles "A. C." Toudouze purchased the land from Neal and Leroy G. Denman in 1916.² A. C. replatted the land in 1924, collapsing the 14 lots into one and creating Toudouze St across the south end of the property.³

A. C. was born in 1881⁴ near Losoya, south of San Antonio, but spent his entire adult life in San Antonio. He worked as a letter carrier, but used his savings to open a small retail store in Cassin, Texas, with his brother Emil in 1913. The Cassin store was quickly followed by another store—the first in San Antonio—in 1916, at 3903 S Flores.⁵

The Toudouze brothers capitalized on an economic and building boom happening in San Antonio in the 1920s, during which time many significant public and commercial buildings were constructed, including the Municipal Auditorium (1923), the Smith-Young Tower (1927), the Milam Building (1926), and the Tower Life Building (1927).⁶ They sold the Cassin store in 1921 and opened a new store in San Antonio on the same S Flores lot that was eventually home to the subject structure. This store was a small brick tire and auto parts shop tucked in the north tip of the triangular parcel. Two more stores opened in 1922 and 1924 on West Commerce and Main Ave, respectively. The store at S Flores and Pleasanton Rd, opened in fall 1926, represented the fifth Toudouze location in San Antonio, and was called the Toudouze Community Center.⁷ In an article announcing the fifth store's opening, A. C. was described as "one of the best known retail merchants of South Texas," and the Toudouze family of stores "one of the greatest merchandizing

¹ Bexar County Clerk (web site). Plat book, vol. 368, p. 133, document #61695.

² Bexar County Clerk (web site). Warranty Deed with V/L: Release: H. A. Neal and Leroy G. Denman to A. C. Toudouze et al. Deed book, vol. 481, p. 228.

³ City of San Antonio Archive Search (web site). Toudouze Street, C.B. 6230. Title: Subdivision, Civil Engineer, Survey Book 7, p. 127. Accessed 16 September 2019.

⁴ Find A Grave (web site). August Charles "A.C." Toudouze. Accessed 16 September 2019. Findagrave.com.

⁵ "Toudouze Organization, a Leading S. A. Business, Opens Fifth Store." *San Antonio Light*, Sunday, 21 November 1926, section seven, p. [illegible].

⁶ City of San Antonio Office of Historic Preservation Historic Design Guidelines. Section 7: A Guide to San Antonio's Historic Resources, p. 4.

⁷ "Formal Opening of Remodeled Toudouze Mart Is Scheduled." *San Antonio Express*, Sunday, 14 December 1941, p. 2-E.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

organizations in San Antonio.” A. C. served as director of the San Antonio Retail Merchants Association and the Fiesta Association.⁸

As their success and reach grew, A. C. and Emil brought other family members into the business. Brothers Henry and John joined the company after the first and second San Antonio stores opened, respectively; sister Emma was named company-wide office manager and secretary-treasurer of the fourth store, the furniture store on Main Ave. Emil managed the store on S Flores and Pleasanton.⁹

In its first years in operation, the Toudouze Community Center featured first-floor retail with a ballroom on the second floor. While one of the retail spaces housed Toudouze Super Mart (later, simply Toudouze Mart), the others were occupied over the years by several pharmacies and cleaners as well as a shoe repair store.¹⁰ The market itself had “grocery, market, bakery, vegetable and fruit, barber shop, drug store and tinnery shop departments.”¹¹ Around 1955, Toudouze Mart took over all retail space.¹²

From its opening in 1926 until c. 1939, the second floor of the building was Toudouze Hall, a ballroom that hosted nightly dances. Local bands and touring acts played swing,¹³ country, and “old time”¹⁴ music to community members; churches, advocacy groups, and social organizations met regularly in the hall and occasionally held fund-raising dances.¹⁵ The last mention of the hall in newspapers available to staff was in April 1939.¹⁶ In 1941, the store announced the formal opening of the remodeled Toudouze Mart, scheduled for Tuesday, December 16. The single-story portion of the building is a result of this remodel; the company boasted the expansion was due to “growth of patronage.”¹⁷

Toudouze Mart at 4007 S Presa remained open until c. 1982, when A. C.’s son Charles sold the property to Garza Furniture.¹⁸ The building was sold to the current owner in 2018.¹⁹ The last operating Toudouze store, located at 800 Buena Vista, closed in 2011.²⁰

3. Architectural Description

The structure at 4007 S Flores is a two-story, Spanish Eclectic, two-part commercial block built in 1926 and c. 1941. It is located on a triangular parcel bounded to the west by Pleasanton Rd, the east by S Flores St, and

⁸ “Toudouze Organization, a Leading S. A. Business, Opens Fifth Store.” *San Antonio Light*, Sunday, 21 November 1926, section seven, p. [illegible].

⁹ Ibid.

¹⁰ San Antonio City Directories: 1926-76, entries for 4000 block of S Flores, various pages.

¹¹ “Toudouze Organization, a Leading S. A. Business, Opens Fifth Store.” *San Antonio Light*, Sunday, 21 November 1926, section seven, p. [illegible].

¹² San Antonio City Directory: 1955, p. 160.

¹³ “Toy Ducat for Jitterbugs.” *San Antonio Light*, 8 December 1938, p. 13-A.

¹⁴ “City News: Dance and have a good time at Toudouze hall.” *San Antonio Light*, 6 November 1926, p. 11.

¹⁵ “Among the Clubs.” *San Antonio Express*, 9 November 1935, p. 4.

¹⁶ City News: Old-time dance, Sat., Toudouze hall.” *San Antonio Light*, Saturday, 22 April 1939, p. 7-B.

¹⁷ “Formal Opening of Remodeled Toudouze Mart Is Scheduled.” *San Antonio Express*, Sunday, 14 December 1941, p. 2-E.

¹⁸ Bexar County Clerk (web site). Special Warranty Deed: A C Toudouze Company to Garza’s Furniture and Appliances. 15 December 1982. Deed book, vol. 2729, p. 1201.

¹⁹ Bexar County Clerk (web site). Special Warranty Deed with Vendor’s Lien: Marcus P Rogers to High Cay, LLC. 18 September 2018. Document ID 20180186591.

²⁰ Phinisee, Tamarind. “Toudouze Market closes as family alters course.” *San Antonio Business Journal*, 20 May 2011.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

the south by Toudouze St. The building is surrounded by a mix of commercial and residential properties. The parcel has concrete sidewalks on all sides with an asphalt surface parking lot on the north side of the building.

The flat-roof building with parapet is clad in brick and stucco with cast concrete elements and, in plan, can be divided into two halves: the two-story portion comprising the north half of the building and a single-story warehouse-style form comprising the south. A low metal awning runs around the north, east, and west facades of the two-story portion of the building. Building corners are clipped with fenestration that faces the parcel's corners. Where visible, windows have modern metal frames and are ganged. A pair of modern metal swinging doors is found right of center on the north elevation. All other fenestration on all elevations is either boarded or otherwise infilled. Hand-painted signs are present on all elevations, either affixed as wood signs or painted directly on the building.

The two-story portion of the building features a pattern of repeating bays. The primary (north) elevation of the building has four bays that follow the pattern A-B-B-A and divided by brick and cast concrete pilasters. The east and west facades have "B" bays south of one section of an "A" bay. "A" bays are clad in cast concrete at the street level, with a protruding cast concrete course halfway up the bay. The upper half is clad in brick with a second cast concrete course above existing signs. On the east and west elevations, the original window pattern is visible: three ganged windows topped with half-rounds. Windows in "A" bays on the north elevation are obscured by existing signage. "A" bays are topped in a stepped and peaked parapet with finials atop pilasters that run from the concrete course past the top of the parapet. "B" bays are clad in brick, with a protruding brick course at the same height as the cast concrete course on "A" bays. Four windows—two long central windows flanked by smaller windows—are topped in a continuous cast concrete sill. The parapet is capped in barrel tile. On the primary elevation, the two central bays share a single low-rise gabled parapet that comes to point above a cast concrete datestone that reads TOUDOUZE BLDG. 1926. The northeast and northwest corners of the building are rounded above the awning and capped in barrel tile. The rear of the two-story volume is clad in painted brick. All windows are boarded, and three hand-painted signs are present.

The northernmost bay of the west elevation of the two-story volume has a tall, thin neon sign above the cast concrete course with some letters remaining on both sides. Staff infers based on remaining letters that the sign one read OPEN TONIGHT. Fewer neon letters remain on the south side than on the north side of the sign.

The single-story half of the building is clad in brick and stucco with bays separated by brick pilasters. Hand-painted signs are present in top course of stucco. The parapet on the east side of the building is capped in barrel tile, but the west elevation is capped in brick only. The bays of the south elevation are entirely stucco, separated by brick pilasters. A pair of doors is found at the center of the elevation.

Character-defining features of 4007 S Flores include:

- Brick and stucco cladding
- Barrel tile (where currently present)
- Stepped and peaked parapets (where currently present)
- Window patterns on "A" and "B" bay types
- Datestone at center of north elevation's parapet
- Finials atop pilasters on "A" bays

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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- Neon sign near north edge of the west elevation

4. Landmark Criteria

The property meets the following criterion under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the building was the fifth location of the A. C. Toudouze chain of stores in San Antonio; the Toudouze family remained in business via the Toudouze Market until 2011.
- **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;** as an example of a Spanish Eclectic commercial structure;
- **7: Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the structure sits at a prominent location in the peninsula created by two significant commercial corridors, S Flores and Pleasanton, and its massing creates a dominant visual statement of entry through this gateway into the Southside;
- **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;** the second floor of the building was Toudouze Hall, which was home to community events during the day and early evening and dances nearly every night of the week during the early decades of the building's use.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 4007 S Flores meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 4007 S Flores. Further research may reveal additional significance associated with this property.



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Front/north façade.



North and west façades.



West façade.

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South façade.



East façade.

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

SUNDAY, NOVEMBER 21, 1926. THE SAN ANTONIO LIGHT. SEVEN PAGES.

TOUDOUZE ORGANIZATION A LEADING S. A. BUSINESS OPENS FIFTH STORE





A. C. Toudouze organization, one of the most successful retail businesses in San Antonio, has just opened its fifth store in San Antonio, a community center which has grocery, market, bakery, vegetable and fruit, barber shop, drug store and tinners shop departments. A. C. Toudouze, head of the organization, was a mail carrier in San Antonio 13 years ago and today he owns a string of stores, selling everything from hairpins to tractors.

TOUDOUZE SETS EXAMPLE FOR RETAILERS

TOUDOUZE SETS EXAMPLE FOR RETAILERS. The organization, which began its operations in 1913, has now opened its fifth store in San Antonio, a community center which has grocery, market, bakery, vegetable and fruit, barber shop, drug store and tinners shop departments. A. C. Toudouze, head of the organization, was a mail carrier in San Antonio 13 years ago and today he owns a string of stores, selling everything from hairpins to tractors.

2 BUILDINGS COST \$70,000

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Hot Water Bottle May Last Longer

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Employees Teach Life Saving Lesson

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Heartiest Congratulations

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STEFFLER BAKING Co.

STEFFLER BAKING Co. 1029 Garden St. Bakers of **HOLSUM** Bread

HAVOLINE - the power oil

Laurel Petroleum Co., Inc. WHOLESALE DISTRIBUTORS San Antonio, Texas Phone Mission 2204

Images of the Toudouze Building (bottom image) and the Toudouze tire and auto supply shop (oval image). "Toudouze Organization, a Leading S. A. Business, Opens Fifth Store." San Antonio Light, Sunday, 21 November 1926, Part 7, p. [illegible].

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Top (oval image): The Toudouze tire and auto part shop located at the south corner of Pleasanton and S Flores, built in 1921. The parapet of 4007 S Flores is visible above the building. Office of Historic Preservation property file, attributed, but appears to be the same images as included in the previous San Antonio Light article.

Bottom: The Toudouze Building, 4007 S Flores, upon opening in 1926. Office of Historic Preservation property file.

"Toudouze Organization, a Leading S. A. Business, Opens Fifth Store." San Antonio Light, Sunday, 21 November 1926, Part 7, p. [illegible].

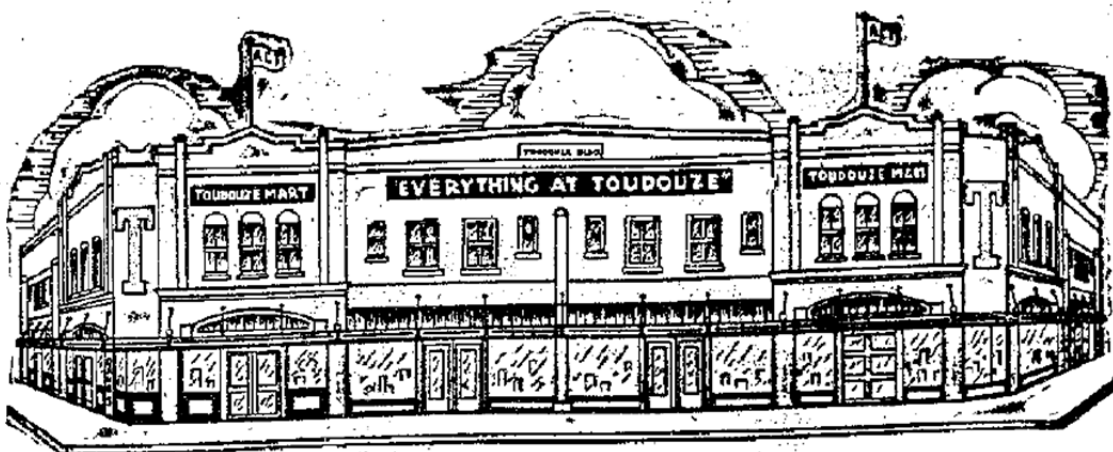
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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

SUNDAY MORNING, DECEMBER 14, 1941



OPENING SCHEDULED—Formal opening of the remodeled Toudouze Super Mart, 4007 South Flores at Pleasanton Rd., will be held Tuesday. Doughnuts and coffee will be served and souvenirs will be distributed. The Super Mart building is shown above. At lower right is a photograph of A. C. Toudouze.

Formal Opening of Remodeled Toudouze Mart Is Scheduled

Formal opening of the Toudouze Super Mart at 4007 South Flores, at the intersection of Pleasanton Rd., will be held Tuesday, A. C. Toudouze, owner and general manager, announced Saturday.

One of the leading business men of San Antonio, Toudouze first established the mart, a triangular building at South Flores and Pleasanton Rd., in 1928. It was the first community center of its kind with parking space for a large number of automobiles.

Due to the growth of patronage, expansion was a necessity, so a general remodeling and extension of the establishment has just been completed and many new departments have been added. Gro-

ceries, meats, dry goods, hardware, variety goods and furniture now are all offered at the super mart.

"We have everything from beefsteak to furniture," Toudouze says.

At the formal opening Tuesday, doughnuts and coffee will be served and souvenirs will be distributed.

A. C. Toudouze also owns the A. C. Toudouze Company at 1211



West Commerce where he has developed a department store carrying a full line of home and office furniture, general hardware, paints, plumbing and electrical supplies.

In addition to this, Toudouze operates a large furniture repairing, upholstering and refinishing department at 3904 South Flores, across the street from the Toudouze Super Mart.

San Antonio Express, Sunday, 14 December 1941, p. 2-E.

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Bexar CAD

Property Search Results > 373213 HIGH CAY LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID:	373213	Legal Description:	NCB 6230 BLK 1 LOT 1
Geographic ID:	06230-001-0010	Zoning:	C-3NA
Type:	Real	Agent Code:	
Property Use Code:	098		
Property Use Description:	TRANSITIONAL USE		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	202 PLEASANTON RD SAN ANTONIO, TX 78214	Mapsco:	650D3
Neighborhood:	NBHD code12320	Map ID:	
Neighborhood CD:	12320		

Owner

Name:	HIGH CAY LLC	Owner ID:	3144629
Mailing Address:	5602 W HAUSMAN RD STE 201 SAN ANTONIO, TX 78249-4912	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$389,460	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$92,490	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$481,950	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$481,950	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$481,950	

Taxing Jurisdiction

Owner: HIGH CAY LLC
 % Ownership: 100.000000000000%
 Total Value: \$481,950

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$481,950	\$481,950	\$114.07		
08	SA RIVER AUTH	0.018580	\$481,950	\$481,950	\$89.55		
09	ALAMO COM COLLEGE	0.149150	\$481,950	\$481,950	\$718.83		
10	UNIV HEALTH SYSTEM	0.276235	\$481,950	\$481,950	\$1,331.32		
11	BEXAR COUNTY	0.277429	\$481,950	\$481,950	\$1,337.07		
21	CITY OF SAN ANTONIO	0.558270	\$481,950	\$481,950	\$2,690.58		
57	SAN ANTONIO ISD	1.530950	\$481,950	\$481,950	\$7,378.41		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$481,950	\$481,950	\$0.00		
Total Tax Rate:		2.834282					
Taxes w/Current Exemptions:					\$13,659.83		
Taxes w/o Exemptions:					\$13,659.82		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	21408.0 sqft	Value: \$383,434
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
240	DISCOUNT STORE	C - A	BR	1950	15408.0
320	STORAGE WAREHOUSE	C - F	BR	1950	6000.0
CNP	Canopy	* - F		0	1030.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$5,192
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	6000.0

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$834
-----------------	------------	-------------	----	--------------	------	--------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		0	600.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.5898	25692.00	0.00	0.00	\$92,490	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$389,460	\$92,490	0	481,950	\$0	\$481,950

2018	\$504,910	\$89,670	0	594,580	\$0	\$594,580
2017	\$513,110	\$84,010	0	597,120	\$0	\$597,120
2016	\$460,130	\$84,010	0	544,140	\$0	\$544,140

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/18/2018	SWD	Special Warranty Deed	GARZA SALVADOR G	HIGH CAY LLC			20180186591

2020 data current as of Sep 12 2019 1:32AM.

2019 and prior year data current as of Sep 6 2019 6:27PM

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

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



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

4 September 2019

HIGH CAY LLC
[REDACTED]

RE: Eligibility for Historic Designation for 4007 S Flores St (aka 202 Pleasanton Rd)

To Whom It May Concern,

Your property at 4007 S Flores was identified by the Office of Historic Preservation (OHP) as a significant historic structure and is eligible for local landmark designation. Local landmarks are properties that are recognized by the City of San Antonio for their architectural, historical, and/or cultural significance. By designating your property as a landmark, you will become eligible for historic tax incentives and will continue your stewardship of the significant historic property you own.

The Historic and Design Review Commission will consider a finding of historic significance for this property at their public meeting on October 2, 2019. The meeting will be held in the Board Room on the first floor of the Development Services Building, 1901 S Alamo, San Antonio, TX 78204. This case will be heard no earlier than 4:30 pm.

4007 S Flores St, also known as 202 Pleasanton Rd, is a two-story Spanish Eclectic commercial structure built c. 1926 as the fifth location of A.C. Toudouze, a retail chain in San Antonio. The first Toudouze store opened in Cassin, Texas, in 1913; the last Toudouze Market closed in 2011. According to a 1926 newspaper article covering the opening of the location at 202 Pleasanton, Toudouze stores sold “everything from hair pins to tractors.” Historically, the first floor housed the Toudouze retail store as well as a grocery store and cleaners. The second floor was dedicated community space that included a ballroom. This structure meets landmark criteria 3, 5, 7, and 11 as defined in the Unified Development Code (UDC Section 35-607).

The City of San Antonio seeks to protect properties determined to be eligible for historic designation by providing temporary safeguards as soon as a determination of eligibility is made by the Historic Preservation Officer. Per UDC Section 35-453, this letter serves as official notice of eligibility, and thus the property is subject to interim design controls as defined in the UDC for the lesser of 180 days of this notification or action by City Council on the recommendation for designation. During this period, if you wish to perform any work on the exterior of this property, written approval from the Office of Historic Preservation is required.

The landmark designation process is defined by UDC Section 35-606 and requires a hearing by the Historic and Design Review Commission, the Zoning Commission, and City Council. Local landmarks receive an “H” zoning overlay and all exterior changes are subject to design review per the Historic Design Guidelines. The City of San Antonio offers a Substantial Rehabilitation Tax Incentive for work completed on local landmarks. OHP periodically offers rehabilitation for historic properties through programs such as S.T.A.R. and Rehabarama; visit our website at www.sapreservation.com or call our office at 210-207-0035 to learn more.

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OFFICE OF HISTORIC PRESERVATION

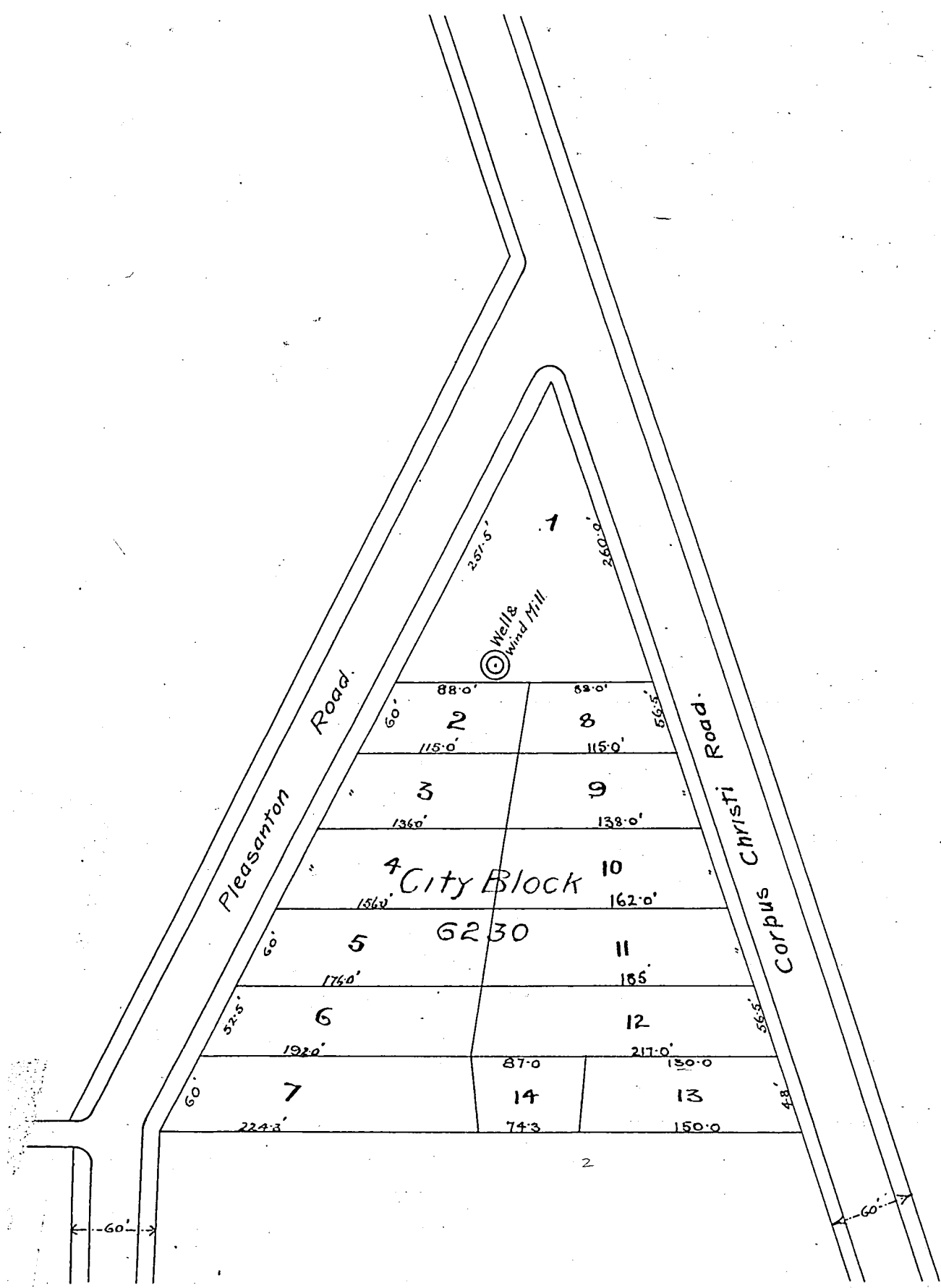
OHP staff will help you navigate the designation process. Please reach out to case manager Jessica Anderson, jessica@SApreservation.com or (210) 207-7984, if you have any questions about this notice or the landmark designation case. We look forward to working with you to preserve this important cultural resource.

Sincerely,

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Director and Historic Preservation Officer
Office of Historic Preservation

#61695.



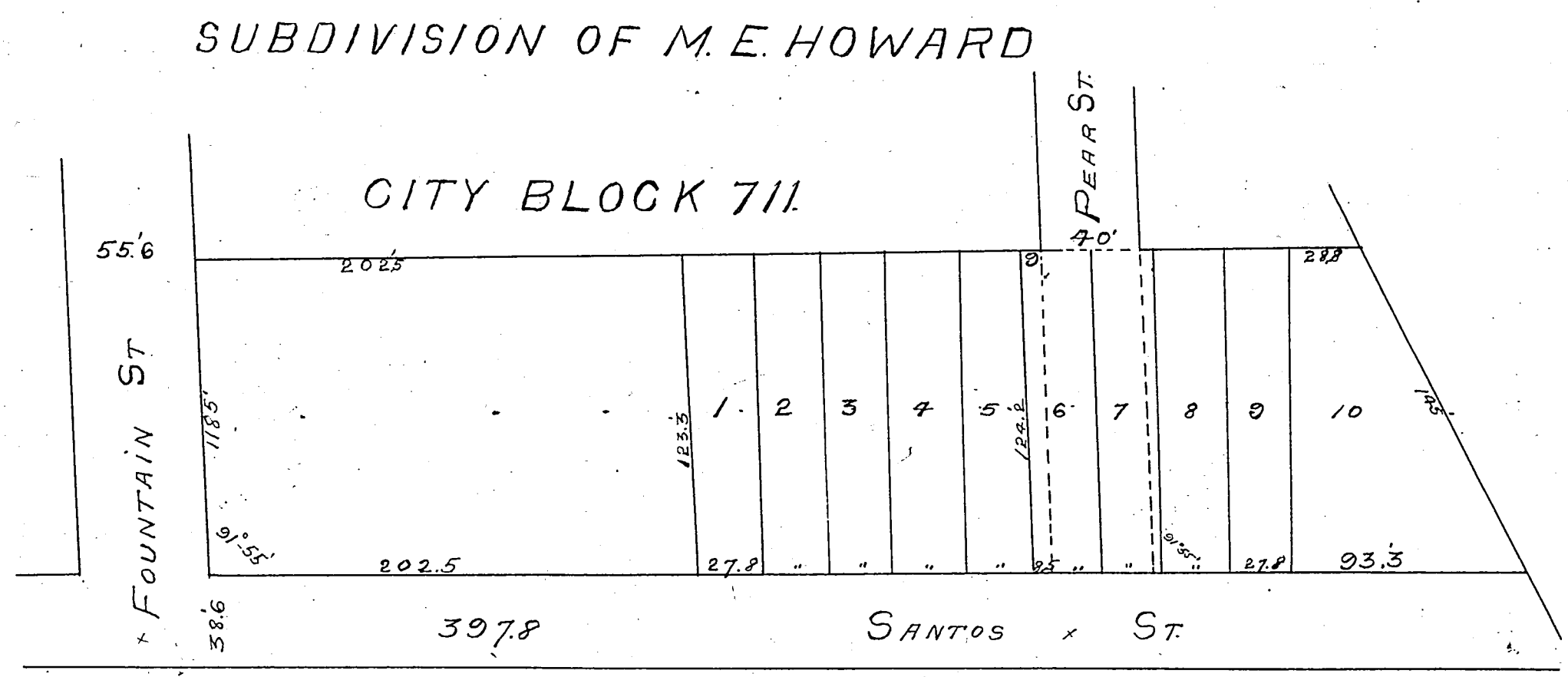
Plat showing subdivision of H.A. Neal property
being City Block 6230 out of A.22.

Surveyed and subdivided June 1914 by Hy. Rullman Eng'r.
State of Texas } I hereby certify that the above plat is true
County of Bexar } and correct. Henry Rullman Eng'r.
Sworn to before me this 23rd day of June 1914.

Seal. A.L. Dilworth Notary Public Bexar County Texas.

Filed for record June 25, 1914 at 4-30 o'clock P.M. Recorded June 27 1914 at 9⁰⁰
o'clock A.M. Frank R. Newton County Clerk Bexar Co. Texas.
By A.H. Coates, Deputy

#64079



I hereby swear that the accompanying plat is true and correct
Louis Polk.

Sworn to and subscribed before me this 5th day September 1914.

Frank R. Davies.
A Notary Public In and
Bexar County Texas

Seal.

Filed for record Sept 5, 1914 at 12-00 o'clock - M.
Recorded Sept. 9, 1914, at 2-00 o'clock P.M.
Frank R. Newton, County Clerk, Bexar Co, Texas.
By A.H. Coates, Deputy.

- Deeded to the CITY
by A.C. Toudouze.

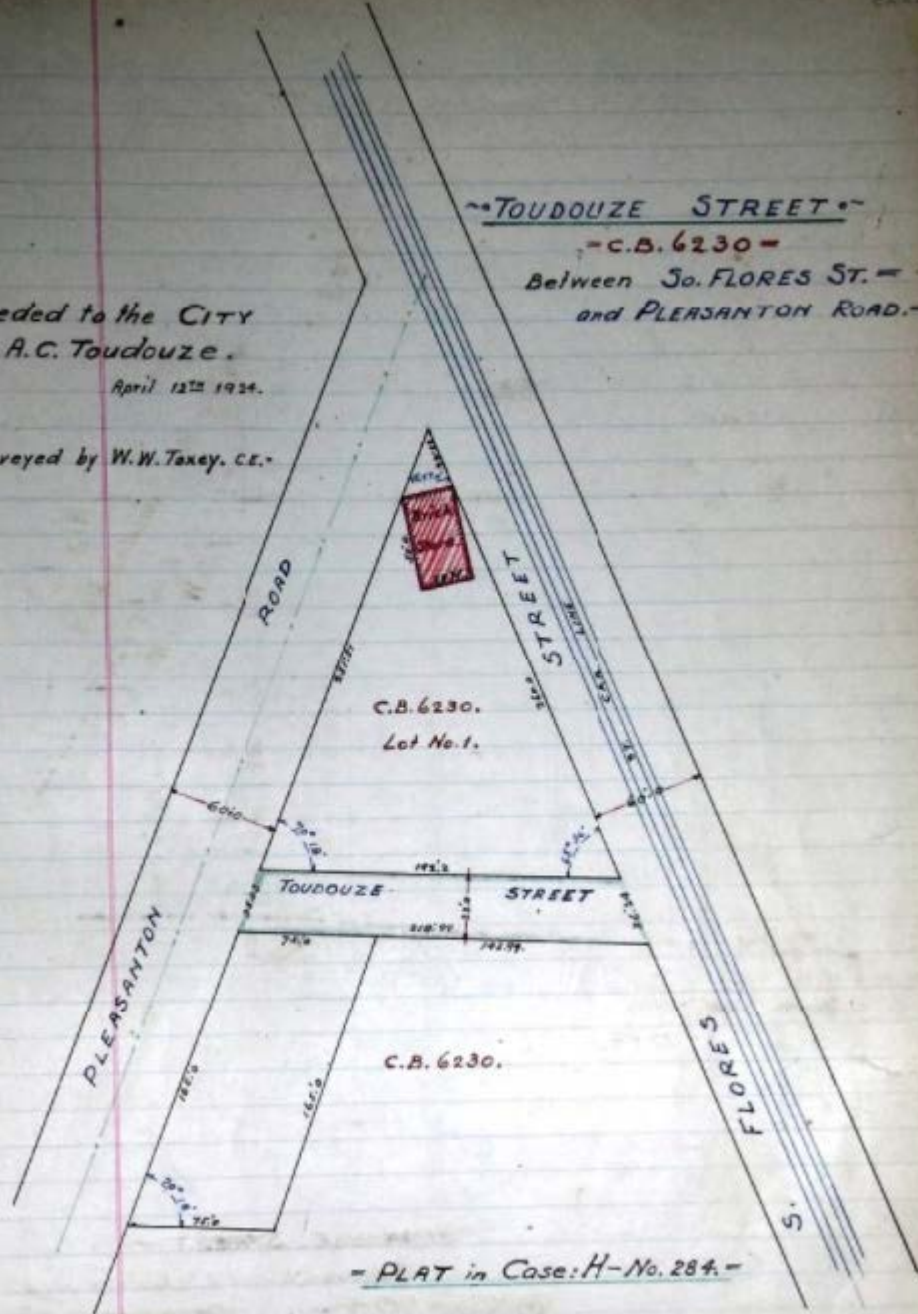
April 12th 1924.

- Surveyed by W.W. Taxey, C.E. -

~ TOUDOUZE STREET ~

- C.B. 6230 -

Between Jo. FLORES ST. -
and PLEASANTON ROAD. -



- PLAT in Case: H-No. 284. -

- Scale: ONE IN. = 60 Feet -

TOUDOUZE ORGANIZATION

A LEADING S. A. BUSINESS

OPENS FIFTH STORE



A. C. Toudouze organization, one of the most successful retail businesses in San Antonio, has just opened its fifth store in San Antonio, a community center which has grocery, market, bakery, vegetable and fruit, barber shop, drug store and tanners shop departments. A. C. Toudouze, head of the organization, was a mail carrier in San Antonio 13 years ago and today he owns a string of stores, selling everything from hairpins to tractors.

A. C. Toudouze stores, left to right in order established: Cassin, Texas, 1913; 3903 S. Flores, 1916; 311 S. Flores, 1921; 1207 W. Commerce, 1922; 115 Main avenue, 1924; S. Flores at Pleasanton road, below, just opened. In a few years A. C. Toudouze has built one of the greatest merchandizing organizations in San Antonio.

TOUDOUZE SETS
EXAMPLE FOR
RETAILERS

Shouldering his pack and trudging wearily, early and late, from box to box, a San Antonio mail-carrier of 12 years ago dreamed of a business of his own, just as many a man is still doing—dreaming. But early in 1913, one, A. C. Toudouze, put his sayings into a small retail store at Cassin, Texas, and that was the beginning of one of the greatest retail businesses

in San Antonio today. The enterprising mail carrier of yesterday heads an organization today which owns a string of five San Antonio stores, selling everything from hairpins to tractors. Justly proud of his business achievements, Mr. Toudouze just recently announced the formal opening of one of the largest and most attractive community centers in San Antonio at South Flores street and Pleasanton road. This is the fifth store to be opened by the Toudouze organization in this city.

OPENS FIRST STORE.

It was in 1913 that A. C. Toudouze resigned his letter-carrying position and with E. J. Toudouze, his brother, opened the store in Cassin. In 1916 the second store was opened. It was the first in San Antonio and does a large business today. It is at 3903 South Flores street. H. M. Toudouze was taken into the organization with the opening of that store. In 1921 the store at Cassin was sold

and John Toudouze was taken into the organization when it opened the third store, at 311-17 South Flores street, which handles hardware and farm machinery. In 1922 the fourth store was opened, at 1207 West Commerce. In 1924 the fifth store was opened, at 115 Main avenue. It is the A. C. Toudouze Furniture company store. Emma Toudouze, the sister, was made office manager of the organization and secretary-treasurer of the furniture store. The sixth store, at South Flores and Pleasanton road, just opened, is the community center. It is managed by E. J. Toudouze.

Today, H. M. Toudouze is manager of the A. C. Toudouze Hardware and Furniture company and John Toudouze is manager of the A. C. Toudouze Hardware company.

CIVIC WORKER

Born and reared just 15 miles south of San Antonio on a farm, and residing in San Antonio all of his

adult life, A. C. Toudouze is one of the best known retail merchants of South Texas.

His activities in civic work are especially noteworthy. He is an active director of the San Antonio Retail Merchants' association, a director of the San Antonio Fiesta association, a member of the agricultural committee of the San Antonio Chamber of Commerce, a member of the hardware division of Members Council of the Chamber of Commerce, member executive council, Alamo Council Boy Scouts; vice president of the San Antonio Hardware and Implement club, member of the grievance committee of the State Association of Hardware and Implement Dealers, Community Chest worker.

**2 BUILDINGS
COST \$70,000**

BROWNSVILLE, Texas, Nov. 20. Plans are being drawn by William D. Van Sien of this city for a business building and a large brick apartment house here for E. Manayton.

The business building will be 100 by 120 feet, and will cost approximately \$50,000, while the apartment house will be a two-story brick, and will cost \$20,000.

Bids will be called for on the two jobs soon.

Real Estate in San Antonio presents a most unusual investment opportunity. Read Classifieds 20 to 40—Light Classified—for a real representation of the best to be found in Real Estate.

Hot Water Bottle
May Last Longer

The new electric process of depositing rubber on various kinds of metal plates, and forms, has now been developed to a point that permits of commercial operation in this country. The American Anodo, Inc., a company formed by the B. F. Goodrich Rubber Company, the Eastman Kodak Company and the Anodo Rubber Company, Limited, of Great Britain, is about to begin manufacture of various rubber products. The electric method of producing rubber goods is said to greatly increase their strength so that rubber bands, hot water bottles and other rubber articles are expected to be of much longer life in the future.

Employees Teach
Life Saving Lesson

In Spokane, Wash., linemen, office men and other employees of the local electric power company are so proficient in the prone pressure method of resuscitating victims of submersion or shock that they are teaching it to public groups and to school children, thus probably saving lives that might be lost in the future at swimming places.

POSTPONE DECISION.

The New York state water power commission has postponed decision on the application of various power companies for the right to dam the St. Lawrence river and generate electric

energy to be spread throughout the northern and western parts of the state.

Have you read the Special Notices in Light Classified Ads today? Classification 12 is always interesting.

Heartiest Congratulations

From

STEFFLER BAKING Co.

1029 Garden St.

Bakers of

HOLSUM

Bread

Congratulations

to
**TOUDOUZE
BROS.**

on the opening of
their Community
Store



Laurel Petroleum Co., Inc.

WHOLESALE DISTRIBUTORS

San Antonio, Texas.

Phone Mission 2204

PROGRESS:

The magnificent building erected by A. C. Toudouze to serve as a community center at the intersection of S. Flores street and the Pleasanton road adequately reflects the growth and progress of the South Side.

S. Flores Street and the Pleasanton Road are two of the leading arteries of traffic leading into the city, and the rapid development of additions and Acre Tract subdivisions along this route justifies the large investment of capital required in providing for the Toudouze Community center.

Drive out S. Flores Street and visit this wonderful building during its opening—then go on out S. Flores Street

to Ware Boulevard—2 1/4 miles south—and look over Harlandale Acre Tracts No. 7. Drive through Ware Boulevard to the Pleasanton Road and on your way back to the city on the east side of the Pleasanton Road, you will observe Harlandale Acre Tracts No. 4, a half acre tract subdivision, located near the new Harlandale High School building now being completed. The opening sale of these two wonderful tracts is now in progress and will close Monday, Nov. 22nd. Ten ligustrums free to each visitor today and tomorrow. Drive through Mayfield Boulevard towards S. Flores Street and see the new High School.

CONGRATULATIONS

to Toudouze Organization in their forward looking enterprise. This Company pledges its support and extends its heartiest good wishes:

HARLANDALE BUILDING COMPANY, Realtors

6029 S. Flores St.

Office in New Harlandale Masonic Building

THURMAN BARRETT, Pres.

Mission 351

Jessica L. Anderson (OHP)

From: Roland Hernandez <roland.hernandez@bellstructural.com>
Sent: Friday, October 04, 2019 12:05 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Historic buildings on South Flores
Attachments: DesignatedHistoricLandmarks-SouthFlores.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

I simply wanted to see what the already-designated historic buildings on SOUTH FLORES only looked like.

Roughly 21 of them (I may have missed some).

The furthest south was Bolner's Meat Market building.

The Toudouze Triangle Building has a more significant location (and presence to the community) than the majority of the 21 designated historic buildings.

I wish I had the funds to make an offer to Mr. Granados!

Roland Hernandez

Engineer / Glulam Marketing

Bell Structural Solutions

<http://www.bellstructural.com/>






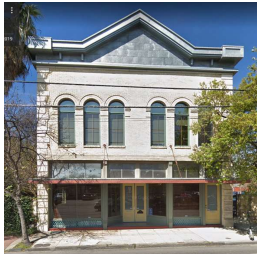
Cell: 210-951-9663

Fax: 651-633-8852









****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**

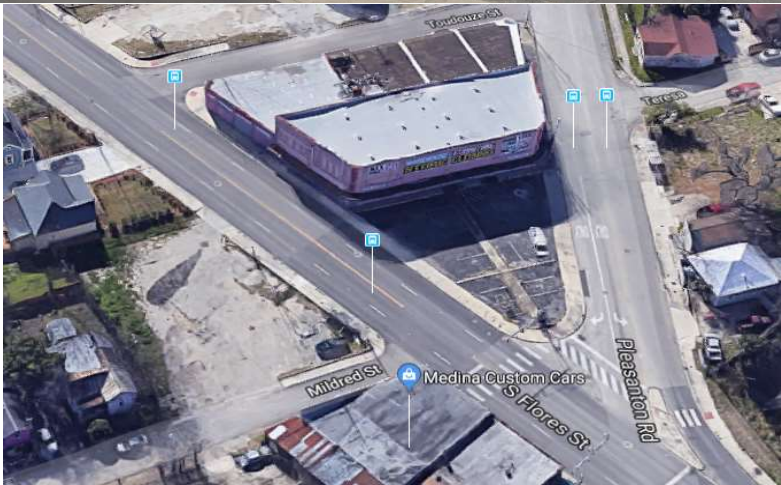
Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**

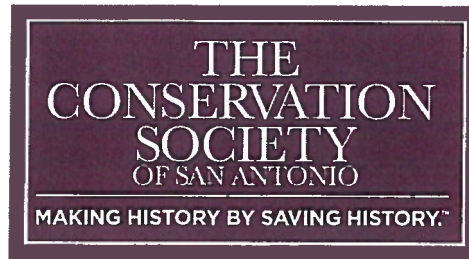
Address	Common Name	StreetView
0125 Flores St S	Shiner Building Main / Military Plaza	
0129 Flores St S	Archaeological Site - Kallison Property Main / Military Plaza	
0212 Flores St S	Lippman Dry Goods Co	
0216 Flores St S	Stumberg Bldg	
0411 Flores St S	Liberty / Hill Hotel	
0719 Flores	St S Alamo City Restaurant Supply	

0735 Flores St S	Richard - House	
0818 Flores St S	Archaeological Site - San Pedro Acequia	
0831 Flores St S	Jenner Mfg Co	
1102 Flores St S	Fire Station #12	
1324 Flores St S	Bartlet Cox Building	
1332 Flores St S	Smith Bros	

1339 Flores St S	Campbell Lumber	
1344 Flores St S	Warehouse	
1401 Flores St S	Peden Iron and Steel Company	
1415 Flores St S	S A P Cleaners & Dyers	
1425 Flores St S	Fest Block	
1501 Flores St S	Triangle Garage	

1502 Flores St S	Wong Grocery	
1512 Flores St S	Commercial Building	
2900 Flores St S	Bolner Building	





October 2, 2019

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Agenda Item A-9: 4007 S Flores St/202 Pleasanton Rd

HDRC Case No. 2019-508

The Conservation Society concurs with the OHP staff recommendation for a finding of historic significance for 4007 S. Flores, the 1926 Toudouze Building. The building retains its historic architectural features despite being obscured by paint and signage. The building represents an important chapter in San Antonio history as it was constructed by A.C. Toudouze, who had a significant influence on the commercial history of San Antonio in the early 20th century. Architecturally, the building utilized cast concrete and brick to create a Spanish Eclectic variation on the prevalent Commercial Style. The second floor originally hosted the community center Toudouze Hall and its location at Flores and Pleasanton is an established and familiar feature of the neighborhood. We concur with the Office of Historic Preservation that the building meets four of the criteria for landmark designation.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President