

HISTORIC AND DESIGN REVIEW COMMISSION
January 20, 2021

HDRC CASE NO: 2020-549
ADDRESS: 2602 N FLORES ST
LEGAL DESCRIPTION: NCB 1865 BLK 39 LOT S 83.34 FT OF 11 & 12
ZONING: C-3R, NCD-2
CITY COUNCIL DIST.: 1
APPLICANT: Michael Perez, MP2 Urban Development, LLC
OWNER: MP2 Urban Development, LLC
TYPE OF WORK: Historic landmark designation

REQUEST:

The applicant is requesting a finding of historic significance for the property located at 2602 N Flores St.

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;**
 - 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;**
 - 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 owner.
- b. **HISTORIC CONTEXT:** The structure at 2602 N Flores is a single-story Craftsman-style box-with-canopy filling station built c. 1926 for Samuel Erlich. It is located in the Alta Vista neighborhood conservation district (NCD-2) of City Council District 1. MP2 Urban Development, LLC, currently owns the property. The structure first appears in city directories as a filling station owned and operated by Samuel Erlich. In 1927, the address appears as Witherspoon Refinery Co. Station No. 2, the second location of Witherspoon Oil Co. The first Witherspoon location, at 601 N Alamo, is a local historic landmark. By 1929, 2602 N Flores was Liberty Service Station, with pump installed and gas supplied by the Magnolia Petroleum Company. The property continued to change hands in subsequent years, appearing as a service station under three different names between 1934 and 1940. It was a grocery store by 1946 and until at least 1948, and then an ice house from 1954 until at least 1977. By the early 2000s, the property was renamed Patsy's and used as a bar and music venue. There is a chain-link fence along the south and west sides as well.
- c. **SITE CONTEXT:** The structure at 2602 N Flores is a single-story Craftsman-style box-with-canopy filling station built c. 1926. It is located in the Alta Vista neighborhood of City Council District 1, on the northeast corner of N Flores and W Russell Pl. It is located on the southwest corner of a block bordered to the west by N Flores St, the south by W Russell Pl, the east by Breeden St, and the North by W Craig Pl. The neighborhood is largely residential, with some commercial, such as the subject structure and a convenience store across the street on the northwest corner of N Flores and W Russell. The parcel is largely covered in concrete with some grass; it has a divorced sidewalk and thin grass easement along the south and west sides of the corner property.
- d. **ARCHITECTURAL DESCRIPTION:** The flat-roofed structure is rectangular and oriented toward the southwest corner of the property. The primary southwest elevation has brick columns at the corners and along the roofline with a stucco-clad façade. There are metal sconces on each exterior side of each column. A centered door is flanked by fixed plate-glass windows. The northwest elevation is boarded. The south end of the elevation has a boarded door flanked by windows with brick knee walls below. The north end of the elevation is clad in stucco; there is a boarded window where the brick meets this stucco near the center of the elevation. The northeast (rear) elevation is clad in stucco and lacks the parapet visible from this side of the building on other elevations. There is a door right of center. The fenestration on the southeast elevation is also boarded or covered in metal, except for a row of clerestory windows above the south section of the elevation. A ganged and boarded window and door are right of center, with another boarded door near the north end of the elevation. There is a tiled concrete slab in

front of this north door; tiles are gray with MENS [sic] in yellow tile. Character-defining features include the southwest orientation of the building and main entrance facing the intersection; flat roof; brick cladding, where present; brick columns on southwest elevation; metal sconces on columns, where present; gray-tiled concrete pad with MENS [sic] in yellow tile; and a lighted pole sign with arm at the southwest corner.

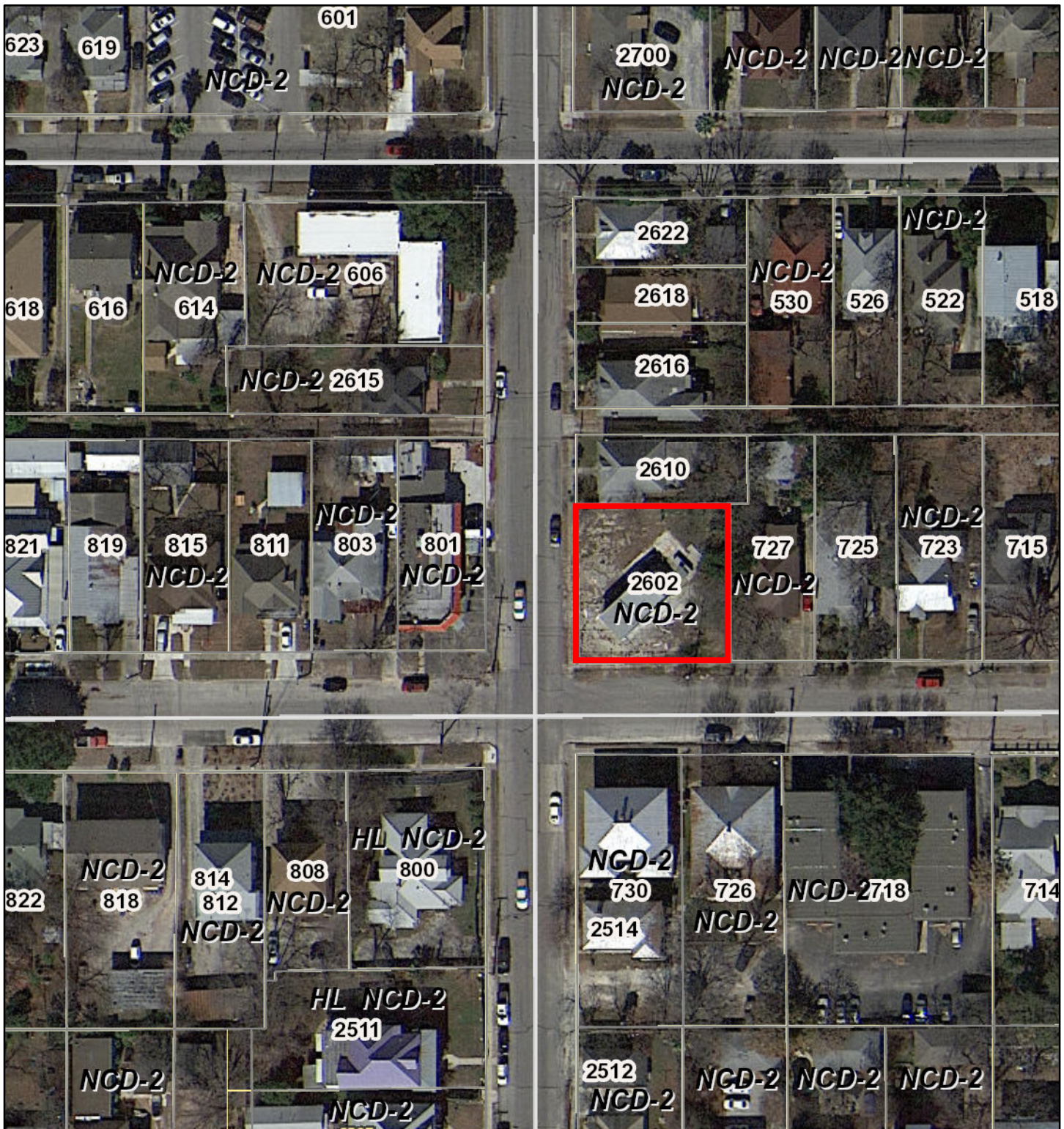
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
 - 6. **Its historical, architectural 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;** the structure was built as a neighborhood filling station c. 1926 that included canopy and a corner-oriented entrance, all still discernable despite modifications to the exterior.
 - 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;** for its long-term function as a neighborhood filling station, offering employment opportunities for local mechanics and attendants, and later as a convenience store, ice house, and music venue.
 - 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 property was included in a 2013 survey of historic gas stations in San Antonio. It is located in the Alta Vista neighborhood conservation district (NCD-2), recognized by staff as an eligible local historic district. Were the neighborhood to choose designation, 2602 N Flores would contribute to the district. Additionally, the property served as the second location of the Witherspoon Refinery Co; the first Witherspoon location at 601 N Alamo is a local historic landmark.
- 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 2602 N Flores St to the Zoning Commission and to the City Council based on findings a through e.

CASE MANAGER: Jessica Anderson

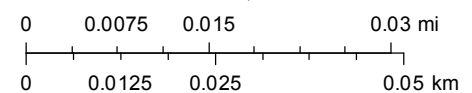
City of San Antonio One Stop



January 13, 2021

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- Recorded Plats
- Preliminary Plats



CoSA



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 2602 N Flores

1. Application Details

Applicant: Michael Perez, MP2 Urban Development, LLC

Type: Landmark Designation

Date Received: 7 December 2020

2. Findings

The structure at 2602 N Flores is a single-story Craftsman-style box-with-canopy filling station built c. 1926 for Samuel Erlich. It is located in the Alta Vista neighborhood conservation district (NCD-2) of City Council District 1. MP2 Urban Development, LLC, currently owns the property.

The structure, located on the northeast corner of the intersection of N Flores and W Russell, changed hands regularly during its first years in Alta Vista. It first appears in city directories as a filling station owned and operated by Samuel Erlich.¹ Samuel and his wife, Bella, lived next door to the station at 727 W Russell;² the home still stands. Later proprietors of businesses housed in the subject structure did not live in the W Russell house. In 1927, the address appears as Witherspoon Refinery Co. Station No. 2, the second location of Witherspoon Oil Co.³ The first Witherspoon location, at 601 N Alamo, is a local historic landmark. By 1929, 2602 N Flores was Liberty Service Station, with pump installed and gas supplied by the Magnolia Petroleum Company.⁴ The property continued to change hands in subsequent years, appearing as a service station under three different names between 1934 and 1940.⁵ It was a grocery store by 1946 and until at least 1948,⁶ and then an ice house from 1954⁷ until at least 1977.⁸ The longest historic occupant of the former service station appears to be Alice's Ice Station, listed at 2602 N Flores from 1959⁹ until at least 1977.¹⁰ By the early 2000s, the property was renamed Patsy's and used as a bar and music venue.¹¹

Historic gas stations in San Antonio represent a dominant industry in the regional economy and a nationwide shift in transportation patterns to reliance on a personal automobile. The Texas economy relied heavily on the oil and gas industry in the early twentieth century. These companies all sold gas under their own brands, establishing filling stations with recognizable logos such as the Texaco star and the Magnolia Pegasus. The

¹ San Antonio City Directory, 1926, p. 1350.

² Ibid, p. 528.

³ San Antonio City Directory, 1927, p. 1158 and 1277.

⁴ "Magnolia Petroleum Co., for permit to install gas equipment for Liberty Service Station, 2602 N. Flores Street. Granted." City of San Antonio City Council Minutes, Monday, 1 April 1929, p. 2.

⁵ San Antonio City Directory, 1934, p. 586 and 1133; 1940, p. 1098. "SERVICE station for sale..." (ad). *San Antonio Express*, Thursday morning, 14 July 1938, p. 18.

⁶ San Antonio City Directory, 1946, p. 1719; 1948, p. 254 and 1335.

⁷ San Antonio City Directory, 1954, p. 1064; 1955, p. 504.

⁸ "Waitress needed for Alice Ice House..." (ad). *San Antonio Express-News*, Friday, 15 April 1977, p. 41.

⁹ "Thieves Hit Three Places." *San Antonio Express*, Thursday, 12 November 1959, p. 7-C.

¹⁰ "Waitress needed for Alice Ice House..." (ad). *San Antonio Express-News*, Friday, 15 April 1977, p. 41.

¹¹ Office of Historic Preservation. Property File: 2602 N Flores. Statement of Significance prepared by Claudia Guerra as part of an application for landmark designation. File dated 4 April 2014.



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earliest of these simply had individual gas tanks set right on the sidewalk, but market demand and safety concerns quickly led to more sophisticated designs. Regional influences on the architectural styles of these structures are expressed through tile roofs, parapets, and stucco siding typical to Spanish Eclectic style stations. Typical branded stations exist as well, with excellent examples of Art Moderne, Craftsman, and Colonial Revival style stations scattered throughout the city.¹²

San Antonio's last streetcars were removed in 1933, and the gasoline industry grew to meet the demand of the growing market of automobile owners. The moniker service station was applied beginning in the 1920s since most had garage bays for mechanical repairs in addition to a standard inventory of fluids, wiper blades, belts/hoses, filters, etc. Each of the thousands of filling stations across the state offered employment opportunities for local mechanics and attendants.¹³

The station at 2602 N Flores shares characteristics with other historic gas stations in the city. It is built in the Craftsman style, common for gas stations of the 1920s and 30s. The box-with-canopy plan exemplified by 2602 N Flores was also common to gas stations between 1920 and 1940. The plan is characterized by a flat roof, a sales and service area, and a canopy with box columns.¹⁴ There are square brick columns at the corners of what used to be the canopy of 2602 N Flores, since closed by a stucco-clad wall with door flanked by windows on the primary (southwest) elevation and by plywood and metal sheets on the southeast and northwest sides of the canopy. The northwest elevation of the canopy also has brick knee walls with a boarded door at center, which may be later additions as evidenced by the break in pattern where the original columns meet the knee walls. Sanborn Fire Insurance Maps from 1931 (the first year the station appears on these maps) through 1938 show only the southwest (front) canopy on the building, with a gas tank on each side of the canopy.¹⁵ The 1950 Sanborn Fire Insurance Map shows the addition of the rear canopy. The doors to the central store space were centered on the southwest and northeast elevations, under the canopies.¹⁶ The structure now has doors and windows on the northwest and southeast elevations. The southeast elevation appears to be the most intact, with the service canopy at the southwest end of the elevation and the store space right of center still largely discernible. Address searches yielded photos from 2007 of additions to all non-primary elevations of the property, which were removed by April 2011.¹⁷ Further research may reveal additional information about the historic appearance of the property.

The subject structure is located just two blocks west of the Monte Vista Historic District and northwest of the Tobin Hill Historic District. It is north of the landmark San Pedro Springs Park and surrounded by several other local landmarks, such as 325 W French, 1717 San Pedro Ave, and 602 W French Pl to the southeast; 2511 N Flores and 800 W Russell Pl to the southwest; and 527 W Woodlawn and 2822 N Flores to the north. to name a few. The Alta Vista neighborhood conservation district (NCD-5), just west of the Monte Vista Historic District and separated by San Pedro Ave, is bordered to the north by Hildebrand Ave, the west by

¹² Office of Historic Preservation. Historic Gas Station Initiative: Statement of Significance. Created 17 August 2016.

¹³ Ibid.

¹⁴ Jones, W. Dwayne. *A Field Guide to Gas Stations in Texas*. Texas Department of Transportation (TxDOT), Environmental Affairs Division, 2003. 2016 updates by David W. Moore, Jr. and Shonda Mace. <https://www.thc.texas.gov/public/upload/preserve/survey/highway/TxDOT%20Field%20Guide%20to%20Gas%20Stations%20in%20TX%202016.pdf>.

¹⁵ Sanborn Fire Insurance Map: San Antonio, Texas, 1931, 1934, and 1938; sheet 86 for all three years.

¹⁶ Sanborn Fire Insurance Map: San Antonio, Texas, 1911-Mar. 1951, vol. 1, 1911-Dec. 1950, sheet 86.

¹⁷ Google Street View: 2602 N Flores, San Antonio, Texas. Images captured October 2007 and April 2011. Accessed 11 January 2021.



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the Union Pacific Railroad tracks, and Myrtle St to the south. It is recognized by staff as an eligible local historic district; were the neighborhood to choose designation, 2602 N Flores would contribute to the district.

The structure was included in a 2013 survey of historic gas stations conducted by OHP and the Conservation Society of San Antonio.¹⁸

3. Architectural Description

The structure at 2602 N Flores is a single-story Craftsman-style box-with-canopy filling station built c. 1926. It is located in the Alta Vista neighborhood of City Council District 1, on the northeast corner of N Flores and W Russell Pl. It is located on the southwest corner of a block bordered to the west by N Flores St, the south by W Russell Pl, the east by Breeden St, and the North by W Craig Pl. The neighborhood is largely residential, with some commercial, such as the subject structure and a convenience store across the street on the northwest corner of N Flores and W Russell. The parcel is largely covered in concrete with some grass; it has a divorced sidewalk and thin grass easement along the south and west sides of the corner property. There is a chain-link fence along the south and west sides as well.

The flat-roofed structure is rectangular and oriented toward the southwest corner of the property. The primary southwest elevation has brick columns at the corners and along the roofline with a stucco-clad façade. There are metal sconces on each exterior sides of each column. A centered door is flanked by fixed plate-glass windows. The northwest elevation is boarded. The south end of the elevation has a boarded door flanked by windows with brick knee walls below. The north end of the elevation is clad in stucco; there is a boarded window where the brick meets this stucco near the center of the elevation. The northeast (rear) elevation is clad in stucco and lacks the parapet visible from this side of the building on other elevations. There is a door right of center. The fenestration on the southeast elevation is also boarded or covered in metal, except for a row of clerestory windows above the south section of the elevation. A ganged and boarded window and door are right of center, with another boarded door near the north end of the elevation. There is a tiled concrete slab in front of this north door; tiles are gray with MENS [sic] in yellow tile.

There is a pole sign with arms and a light at the top at the southwest corner of the property.

Character-defining features of 2602 N Flores include:

- Southwest orientation of the building and main entrance facing the intersection
- Flat roof
- Brick cladding, where present
- Brick columns on southwest elevation
- Metal sconces on columns, where present
- Gray-tiled concrete pad with MENS [sic] in yellow tile
- Lighted pole sign with arms at southwest corner

4. Landmark Criteria

The property meets the following criteria under UDC 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,**

¹⁸ San Antonio Historic Gas Stations (web site). "Flores N. 2602." Accessed 12 January 2021.
<https://gasstationsurvey.omeka.net/items/show/21582>.



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transportation shelters, or other commercial structures; the structure was built as a neighborhood filling station c. 1926 that included canopy and a corner-oriented entrance, all still discernable despite modifications to the exterior.

- **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;** for its long-term function as a neighborhood filling station, offering employment opportunities for local mechanics and attendants, and later as a convenience store, ice house, and music venue.
- **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 property was included in a 2013 survey of historic gas stations in San Antonio. It is located in the Alta Vista neighborhood conservation district (NCD-2), recognized by staff as an eligible local historic district. Were the neighborhood to choose designation, 2602 N Flores would contribute to the district. Additionally, the property served as the second location of the Witherspoon Refinery Co; the first Witherspoon location at 601 N Alamo is a local historic landmark.

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 2602 N Flores meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 2602 N Flores. Further research may reveal additional significance associated with this property.

While not required by the Unified Development Code, this document has been prepared by OHP staff that meet the Secretary of the Interior's professional qualification standards for Architectural History as defined in 36 CFR Part 61.



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Photos provided by applicant.



Southwest/primary elevation



Southeast elevation

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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Northwest elevation



Northeast elevation

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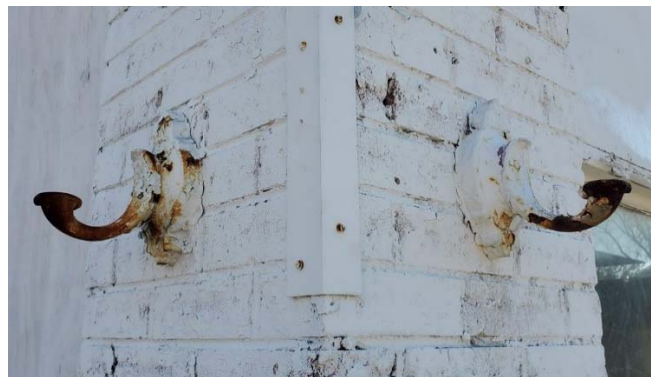


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Photos by OHP staff



Lighted pole sign with arms at southwest corner



Sconces at north and south corners of historic canopy

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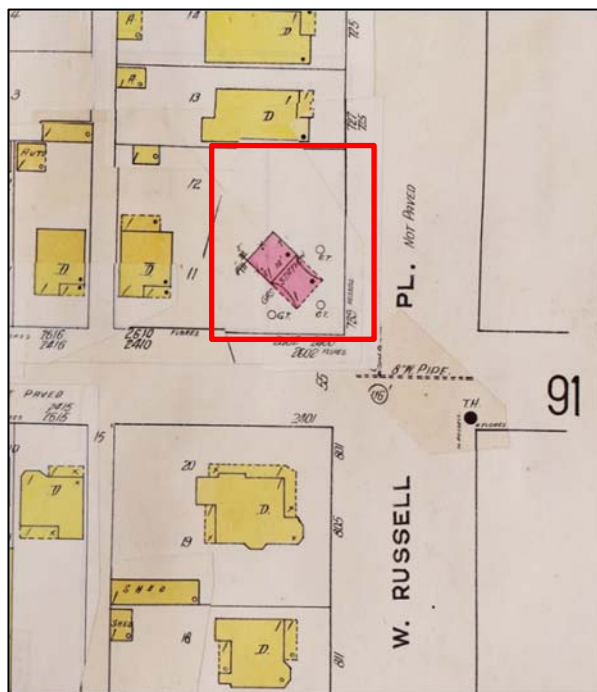
Tiled concrete slab on southeast side

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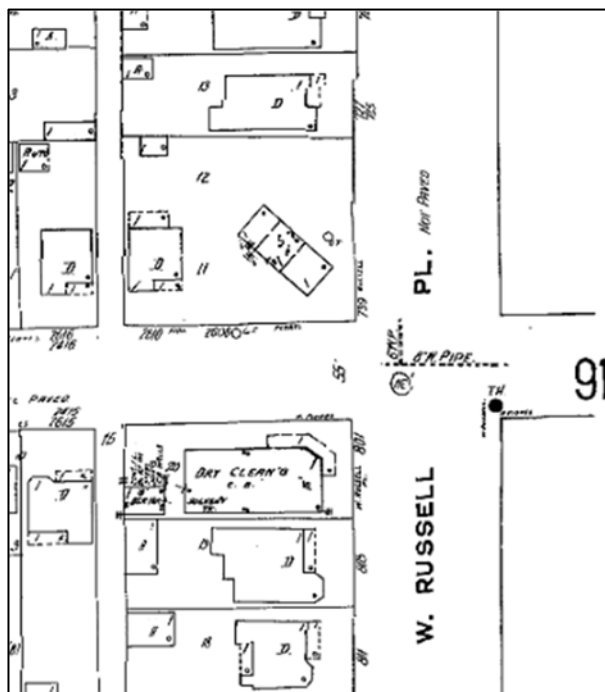
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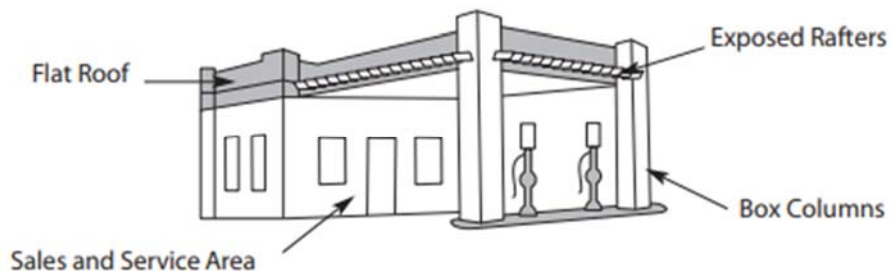


Selection from the 1931 Sanborn Fire Insurance Map for 2602 N Flores, sheet 86. The structure appears the same on the 1934 and 1938 maps.



Selection from the 1950 Sanborn Fire Insurance Map for 2602 N Flores; 1911-Mar. 1951, vol. 1, 1911-Dec, 1950, sheet 86.

Gas Station 1920–1940 Box with Canopy



Jones, W. Dwayne. *A Field Guide to Gas Stations in Texas*. Texas Department of Transportation (TxDOT), Environmental Affairs Division, 2003. 2016 updates by David W. Moore, Jr. and Shonda Mace.

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Google street view of the southeast and northwest elevations, captured October 2007.



Google street view of the southeast and northwest elevations, captured April 2011.

Accessed 11 January 2021.

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Bexar CAD

Property Search Results > 121763 ESTRADA JOSE A for Tax Year: 2020 Year 2020

Property

Account

Property ID:	121763	Legal Description:	NCB 1865 BLK 39 LOT S 83.34 FT OF 11 & 12
Geographic ID:	01865-039-0110	Zoning:	C-3R NCD-2
Type:	Real	Agent Code:	
Property Use Code:	220		
Property Use Description:	RETAIL STORE		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	2602 N FLORES ST SAN ANTONIO, TX 78212	Mapsco:	616D1
Neighborhood:	NBHD code10310	Map ID:	
Neighborhood CD:	10310		

Owner

Name:	ESTRADA JOSE A	Owner ID:	2476323
Mailing Address:	380 READWELL DR SAN ANTONIO, TX 78220-1620	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$11,880	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$82,510	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$94,390	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$94,390	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$94,390	

Taxing Jurisdiction

Owner: ESTRADA JOSE A
 % Ownership: 100.000000000000%
 Total Value: \$94,390

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$94,390	\$94,390	\$22.34		
08	SA RIVER AUTH	0.018580	\$94,390	\$94,390	\$17.54		
09	ALAMO COM COLLEGE	0.149150	\$94,390	\$94,390	\$140.78		
10	UNIV HEALTH SYSTEM	0.276235	\$94,390	\$94,390	\$260.74		
11	BEXAR COUNTY	0.277429	\$94,390	\$94,390	\$261.87		
21	CITY OF SAN ANTONIO	0.558270	\$94,390	\$94,390	\$526.95		
57	SAN ANTONIO ISD	1.502300	\$94,390	\$94,390	\$1,418.02		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$94,390	\$94,390	\$0.00		
Total Tax Rate:		2.805632					
Taxes w/Current Exemptions:					\$2,648.24		
Taxes w/o Exemptions:					\$2,648.24		

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	760.0 sqft	Value: \$11,000
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
220	RETAIL STORE	D - L	WD	1950	760.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$880
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - F		1980	520.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.1731	7542.00	0.00	0.00	\$82,510	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$11,880	\$82,510	0	94,390	\$0	\$94,390
2019	\$12,240	\$53,930	0	66,170	\$0	\$66,170
2018	\$12,880	\$51,360	0	64,240	\$0	\$64,240
2017	\$12,560	\$49,480	0	62,040	\$0	\$62,040

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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1	12/3/2009	SD	SHERIFF'S DEED	RAMOS PETRA S	ESTRADA JOSE A	14282	1544	20090234367
2		Deed	Deed		RAMOS, PETRA S	5024	1493	0

2021 data current as of Jan 11 2021 1:27AM.

2020 and prior year data current as of Jan 8 2021 5:27PM

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

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

1931 Sanborn Fire Insurance Map

80

SAN ANTONIO, VOL. I.

86

85

91

90



1934 Sanborn Fire Insurance Map

SAN ANTONIO, VOL. 1
86





80

86

BREEDEN

AV. NOT PAVED

W. WOODLAWN

N. FLORES

W. CRAIG

W. RUSSELL

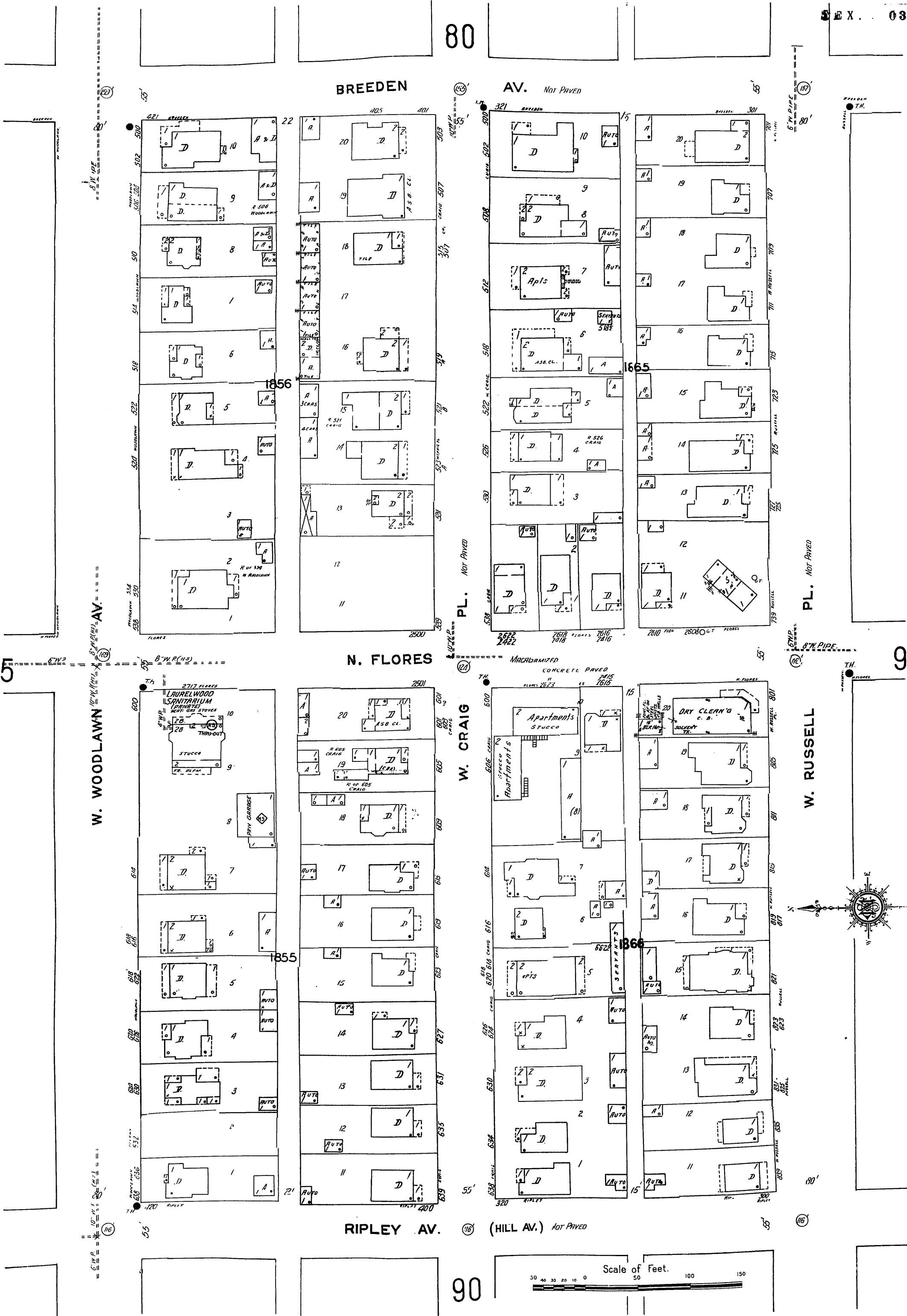
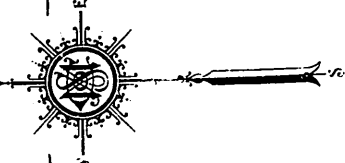
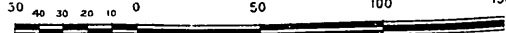
RIPLEY AV.

(HILL AV.) NOT PAVED

91

90

Scale of Feet.



Statement of Significance

Historic gas stations in San Antonio represent a dominant industry in our regional economy, a nationwide shift in transportation patterns to reliance on a personal automobile, and the growing emphasis on corporate branding through design, with the buildings themselves serving as advertisements for their parent company.

From Gulf to Humble and Magnolia to Texaco, the Texas economy relied heavily on the oil and gas industry in the early twentieth century. These companies all sold gas under their own brands, establishing filling stations with recognizable logos such as the Texaco star and the Magnolia Pegasus. The earliest of these simply had individual gas tanks set right on the sidewalk, but market demand and safety concerns quickly led to more sophisticated designs. Regional influences on the architectural styles of these structures are expressed through tile roofs, parapets, and stucco siding typical to Spanish Eclectic style stations. Typical branded stations exist as well, with excellent examples of Art Moderne, Craftsman, and Colonial Revival style stations scattered throughout the city. San Antonio's last streetcars were removed in 1933, and the gasoline industry grew to meet the demand of the growing market of automobile owners. The moniker service station was applied beginning in the 1920s since most had garage bays for mechanical repairs in addition to a standard inventory of fluids, wiper blades, belts/hoses, filters, etc. Each of the thousands of filling stations across the state offered employment opportunities for local mechanics and attendants.

The Alamo City was already an established tourist destination when the first Ford Model T rolled off the assembly line, so filling stations were a necessary commodity for families on road trips, just like motor courts and motels. The first highways were built by the counties using tax funds from the state, and most of the longer roads were titled by which towns they connected, including Fredericksburg, New Braunfels, and Austin Highway. Over 14,000 automobiles were already operating in Texas by 1910¹, and over the next two decades street widening projects spread throughout the city as the number of vehicles sharing the road continued to multiply. Clubs like the Bexar County Highway League promoted public investment in infrastructure improvements and celebrated the arrival of major thoroughfares like the Old Spanish Trail, Glacier to Gulf Motorway, and Meridian Highway. State taxes on oil production and gasoline sales helped fund highway expansion, and the advent of the interstate highway system in the 1950s made travel more efficient than ever. Post-war suburban residential patterns relied on these new roads as the labor force commuted to central business districts. New, larger stations were constructed on access roads and over time, branded architectural designs fell out of favor as sleek, homogenous structures proliferated across the country.

¹ Jones p.1

MEETING OF THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:

MONDAY, APRIL 1st, A. D. 1929, 10:00 A. M.

PRESENT: Honorable C. M. Chambers, Mayor, presiding, and Commissioners, Bushick, Rubiola, Steffler, Wright.

On motion, of Commissioner Bushick, duly seconded and carried, the reading of the Minutes of March 25th, was dispensed with, and ordered approved.

---MEMORIALS AND PETITIONS---

Bids for supplying coal were opened and referred to City Purchasing Agent.

Proposals to build Fire Station No. 8, were referred to the Building Inspector, for tabulation.

Proposals to build Sewage Disposal Plant, was opened and referred to Hawley and Frees, Engineers.

Paving proposals were received on Convent Street from Soledad Street to Augusta St. Hildebrandt Street from Shook to McCullough Ave. Hildebrandt St. from San Pedro Ave. to Blanco Road, were opened and referred to the City Engineer for tabulation.

I submit herewith tabulation of bids for supplying the City with gasoline for three months, beginning April 1, 1929, and make the following recommendation: That the Texas Company be awarded the contract to supply the Police and Fire Departments at a price of one cent under the tank wagon price on date of delivery, less discount allowed. That the Grayburg Oil be awarded the contract to supply the Street Maintenance Department and Street Cleaning Department upon the same terms. The City reserves the right to cancel contract at any time when, in the opinion of the Purchasing Agent, the quality of gasoline being delivered is not satisfactory.

Jas. Simpson.
City Purchasing Agent.

Commissioner Steffler, read a petition from property owners on East Houston Street from N.

Cherry Street to North New Braunfels Avenue, requesting that said Street be widened between the points mentioned to a width of 70 feet with 54 foot Roadway, and recommended that the request be granted provided that a majority of the property owners would agree to such widening and to the Assessment to be levied therefor, and that Mr. W. W. Herring be appointed Chairman of a Citizen Committee to consult with the property owners with reference to the proposition; Adopted.

On motion, duly seconded and carried, the following petitions, were read and referred to the Commissioner of Fire and Police.

Owl Cleaners, for permit to install tanks for cleaning solvent plant, 705 San Pedro Ave. Granted.

The Texas Company, for permit to install gas equipment for Santiago Villanueva, 421 Frio City Road.

AAA365

- ✓ Guadalupe Harage, for permit to install gas equipment Sanuders & Zarzamora Sts.
- ✓ Texas Outdoor Adv. Co., for permit to install Bill Boards 415 Richmond Ave.
- ✓ Magnolia Petroleum Co., for approval of a location for drive-in gasoline filling station Jones and Woodlawn Avenues.
- ✓ Humble Oil & Ref. Co., for permit to install gas equipment 2204 N. Flores Street.
- ✓ Petition for Street Lamp at Hawthorne and Jersey Streets.
- ✓ Kirkwood & Wharton, for permit to move Jowdy Market Sign from Martin & Soledad to Josephine and Broadway.
- ✓ Petition for Arc Lamp at intersection of Gladstone and Pleasanton Road.
- ✓ Neon Electric Sign Co., for permit to erect electric sign at 2118 S. Flores Street.
- ✓ Neon Electric Sign Co., for permit to erect Electric Sign at 1803 $\frac{1}{2}$ Main Ave.
- ✓ Grayburg Oil Co., for permit to install gas equipment for Reo Motor Car Co. 801 Broadway.
- ✓ Grayburg Oil Company, for permit to install gas equipment for Conception Service Station.
- ✓ Grayburg Oil Co., for permit to install gas equipment for Plainview Service Station Bandera & Culebra Roads.

On motion, duly seconded and carried, the following petition, was read and referred to the Commissioner of Taxation.

- ✓ Westminster Presbyterian Church, for cancellation of Taxes.

On motion, duly seconded and carried, the following petitions, were read and referred to the City Engineer.

- ✓ Waremore Estates for approval of a Subdivision Plat.
- ✓ A. E. Mayor Sr., requesting approval of Subdivision Plat.

City Engineer, made the following recommendations, which were read and adopted by the following vote on roll call, to-wit; Ayes, Chambers, Bushick, Rubiola, Steffler, Wright.

- ✓ A. J. Kumpf, for approval of a Plat vacating Lots Nos. 5 and 6, N. C. B. 225. Granted.
- ✓ A. J. Kumpf, for approval of a subdivision plat of Lots 5 and 6, N. C. B. 2225. Granted.

Commissioner Wright, made the following recommendation, which were read and adopted by the following vote on roll call, to-wit; Ayes, Chambers, Bushick, Rubiola, Steffler, Wright.

- ✓ Luigi Tocci, for approval of a location for drive-in gasoline filling station Frio and Durango Streets. Granted.
- ✓ A. Pena & Son, for approval of a location for drive-in gasoline filling station, 533 W. Theo. Granted.
- ✓ Kirkwood and Wharton, for permit to erect an Electric Sign for Jowdys Market. Granted.
- ✓ Graham & Collins Co., for permit to erect Electric Sign at 329 E. Josephine Street. Granted.
- ✓ Magnolia Petroleum Co., for permit to install gas equipment for Liberty Service Station, 2602 N. Flores Street. Granted.
- ✓ Magnolia Petroleum Co., for permit to install gas equipment for T. J. Davis 1202 W. Laurel St. Granted.
- ✓ Magnolia Petroleum Co., for permit to install gas equipment for Tom Contreras, 305 Matamoras Street. Granted.
- ✓ Mitchell's Service Station, for permit to install gas equipment Hackberry & Dakota Sts. Granted.

Materials Submitted by Applicant

Alta Vista

Neighborhood Association Newsletter

Alta Vista is bounded by Hildebrand on the North, San Pedro on the East, the Union Pacific railroad tracks on the west, and Myrtle on the South
PO Box 15033 • San Antonio TX • 78212

NEXT MEETING

March 25th, 6:30 PM
Mark Twain Middle School
Library
2411 San Pedro
(parking off Breeden)

2015 Meeting Schedule:

May 27
September 30
October - National Night Out
November 18
December - AVNA Holiday Party

CONTACT US

- avna@ymail.com
- altavistasa.com
- facebook.com
- District 1 Field Office 210.207.0900

2015 AVNA Board President

Erin Zayko

Vice-President

Elizabeth Allen

Treasurer

Alma Noriega-Sotirhos

Secretary

Jennifer Khoshbin

Members at Large

Peggy Howe
Maricel de Leon
Stephen Claudia Guerra

The Next Goya?

Ten students from Mark Twain have been gifted the opportunity and tools to oil paint at the new art studio located at 615 W. Ashby as part of Coppini Academy's program, One Day I'll Paint. Their works will be exhibited at 115 Melrose Place on March 15 at 3:30pm.

A History of Patsy's

By Claudia Guerra

Researched by Steve Alvarado

Did you know that the blue building on the corner of Russell and N. Flores is a deep part of Alta Vista's history? The building we affectionately call "Patsy's" at 2602 N. Flores was known as the "Liberty Service Station" when it was first built in the mid-1920s. While it isn't yet proven, this may have actually been the first gas station to be built in Alta Vista!

Historic maps show a house existed on this site in 1911, but by October 1926, the drive-in filling station, owned and operated by a young Russian immigrant couple, was open for business. Bella and Samuel Erlich and their three children, Morris, Jeannette and Lillian, recent transplants from Chicago, lived at this location after purchasing the property. The deed doesn't

indicate a filling station existed on the premises, but by October 18, 1926 an article in the *San Antonio Light* regarding a petty theft on the site clearly indicates the filling station was in operation.

Later that month, a sale notice for a "high-class" filling station at 2602 N. Flores was listed in the paper. This may have been motivated less by the burglary than by city council resolutions to pave Ashby and to allow Humble Oil to build a gas station at the corner of N. Flores and Ashby Place, the place we now know as Pho Sure. Two full service drive-in stations within two blocks of each other reflect the fast-paced rate at which gas sta-



Patsy's circa 1989

tions replaced curbside pumps in San Antonio.

Bella and Samuel Erlich were part of the entrepreneurial spirit influenced by the automotive and petroleum industry. Despite the for-sale ad in 1926, the Erlichs did not sell the filling station. They continued to operate it, built and operated another at Broadway and Post Rd., and were involved with other petroleum-related facilities, mainly on the Westside of San Antonio. ★

Quiet Zone Update from District 1

District 1 shared this update with the AVNA Board earlier this month

It was understood that Transportation & Capitol Improvements (TCI) submitted the Notice of Establishment paperwork for final approval from The Federal Railroad Administration (FRA) near the end of 2014. Unfortunately, the paperwork was not submitted during a staff transition. The new Quiet Zone contact person from TCI, Bianca Thorpe, is

reassessing the situation. Ms. Thorpe must first verify that all of the previous recommendations from the FRA have been corrected or installed. Once she confirms that all recommendations have been made, TCI will file the paperwork. The current filling timeline is by the end of February. The FRA will have 30 days to either approve or deny the paperwork. If the applica-

tion were to be denied, it should be followed by more recommendations by which the city must abide. If approved, the Quiet Zone would then go into effect. As usual, should residents have more questions or need to voice their concerns about the process, please refer them to our office (207-0900). ★

Good Neighbors

by Elizabeth Allen

It's planting time in San Antonio. The risk of a freeze is, well, mostly past, and it's high time to clear out dead growth and make room for the new. Maybe a bit past high time, but if you're like me you don't tend to remember it's spring until these 70-degree days come along.

Hardy perennials like lantana and edibles like rosemary are low-growing, and good for near the street and corners to

maintain visibility for automobiles. (Several neighbors listed visibility problems at street corners as a traffic safety concern.) They're also drought- and heat-tolerant and last for years.

But there are hundreds of good options, depending on your taste, your shade and your drainage. SAWS has a list of recommended water-conserving plants you can peruse here: <http://www.gardenstylesanantonio.com/find-plant>

Speaking of edible, seems like Alta Vista's own community garden always has something good growing, thanks to the leadership of Jennifer Khoshbin. Right now several types of greens and herbs continue to produce - I love to munch on some fennel fronds while loitering among the flowering cabbage, watching the bees do their work.

And you are welcome to do so, too. Jen says, "We always have neighbors come by to plant.

weed, harvest, or just enjoy the garden at any time." So drop by and pull a weed.

If anyone would like some space in the beds to plant this spring, please contact Jen on the AVNA facebook page or by emailing her at jenkhoshbin@gmail.com.



HISTORIC LANDMARK DESIGNATION APPLICATION:
STATEMENT OF SIGNIFICANCE:

ALTA VISTA: NEIGHBORHOOD CONSERVATION DISTRICT
2602 NORTH FLORES STREET
SAN ANTONIO, TX 78212

1. Architectural Description:

The structure (1920's automobile curbside filling station) sits diagonally on the lot at N. Flores and W. Russell with its primary façade toward the southwest corner of the parcel and toward the intersection. The storefront façade has been filled in over the years with stucco, 2 large fixed glass windows and storefront door, but the 2 front original boxed brick columns remain. On both sides of the structure plywood and sheet metal have enclosed the large original openings – this opening could possibly be the canopy where automobiles would drive in to the service & fueling area. The structure has a flat roof and the west side of the structure appears to have been filled in with stucco. There is concrete foundation that goes around the north, northeast and east sides of the structure which suggests past demolition (see survey).

2. Property History:

The property history I was able to find was in the March 2015 Alta Vista Neighborhood Association Newsletter. It reads that this structure was known as "Liberty Service Station" when it was first built in the mid-1920's and it may have been the first gas station to be built in Alta Vista. This filling station was owned and operated by a Russian immigrant couple, Bella and Samuel Erlich. On October 18, 1926 an article in the San Antonio Light described a theft at the filling station.

3. Three or More Historic Criteria:

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 filling stations found throughout the city starting in the 1920's.

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 N. Flores and W. Russell.

8. Its historical, architectural, or cultural integrity of location, design, materials and workmanship; the structure has occupied its corner since the mid-1920s

12. **It is an important example of a particular architectural type or specimen;** as an example of filling stations found throughout the city starting in the mid-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 N. Flores and serves as evidence of a walkable neighborhood that reflects the fast-paced rate at which filling stations and the rise of the automobile culture became the fabric of San Antonio's first neighborhoods.

4. References/Sources for Research:

https://www.altavistana.org/wp-content/uploads/2015/03/February_2015_AVNA.pdf

Thank you,

A handwritten signature in blue ink, appearing to read 'MAP', is written over the printed name of Michael A. Perez.

Michael A. Perez, Managing Partner
MP2 Urban Development

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED

Preserve Title Company LLC

Date: ~~November 10, 2020~~ December 4, 2020

GF# 050744

Grantor: Jose A. Estrada

Grantor's Mailing Address: _____
(including county) _____, _____ County, TX _____

Grantee: MP2 Urban Developmen, LLC

Grantee's Mailing Address: 2602 North Flores St.
(including county) San Antonio, Bexar County, TX 78212

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property (including any improvements):

The South 83.34 feet of Lots 11 and 12, Block 39, New City Block 1865, in the City of San Antonio, Bexar County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments, and/or restrictions of record affecting the title to the hereinbefore described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.



Jose A. Estrada

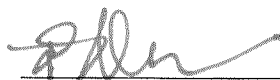
THE STATE OF TEXAS } (Acknowledgment)
COUNTY OF Bexar

This instrument was acknowledged before me on the 4TH day of December, 2020

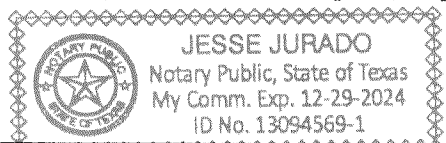
by **Jose A. Estrada**

Notary Public: check the appropriate box - and **only one box** - as applicable to this notarial act:

- ☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.



Notary Public, State of Texas



Notary's Name (printed)

12/29/24

Notary's commission expires

THE STATE OF TEXAS } (Acknowledgment)
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____

by

Notary Public: check the appropriate box - and **only one box** - as applicable to this notarial act:

- ☐ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS } (Acknowledgment)
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____.

by

Notary Public: check the appropriate box - and **only one box** – as applicable to this notarial act:

- ☐ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
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Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS } (Acknowledgment)
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____.

by

Notary Public: check the appropriate box - and **only one box** – as applicable to this notarial act:

- ☐ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
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Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

AFTER RECORDING RETURN TO:

MP2 Urban Developmen, LLC
2602 North Flores St.
San Antonio, TX 78212

PREPARED IN THE LAW OFFICE OF:

MORTON W. BAIRD II
242 W. Sunset, Suite 201
San Antonio, Texas 78209

BD-00100-000002-0000

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20200298441
Recorded Date: December 07, 2020
Recorded Time: 12:25 PM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

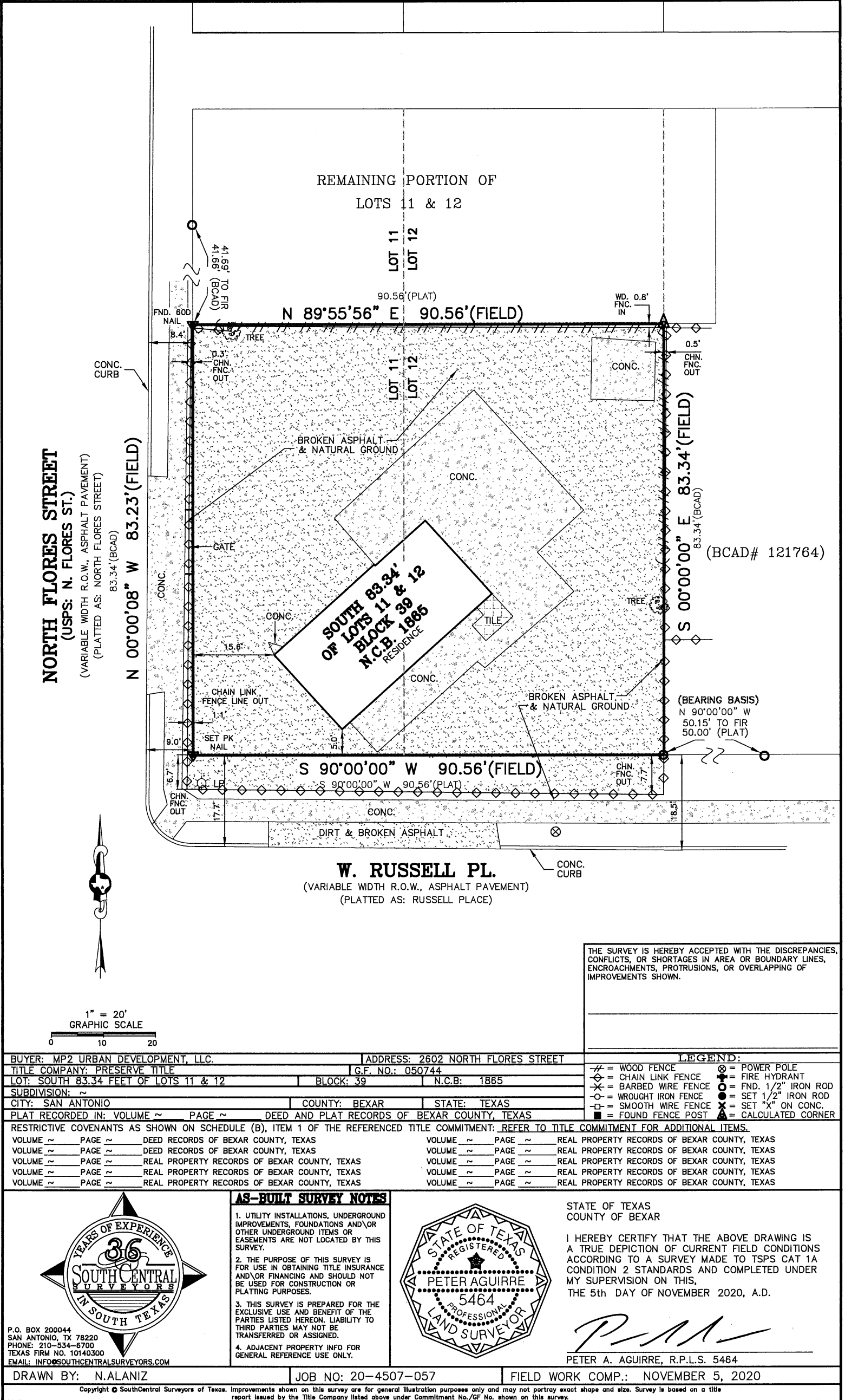
STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/7/2020 12:25 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk







City of San Antonio Office of Historic Preservation
c/o Jessica L. Anderson
jessica.anderson@sanantonio.gov

January 14, 2021

SUBJECT: Owner-initiated request for landmark designation, 2602 N Flores (D1, Alta Vista Neighborhood)

Dear Ms. Anderson,

The Alta Vista Neighborhood Association fully supports the owner-initiated request for landmark designation of 2602 N Flores. The neighborhood has hoped for a long time that this property would be cared for and its history honored. We provided information about the request to the neighborhood, community wide distribution list, and discussed the property among the Board of Directors. All responses have been supportive of the request and we have not heard one word of opposition.

The property has been a favorite topic of conversation among those who enjoy the history of Alta Vista. It might have been the first filling station in the area in the mid-1920s. Most people affectionately call it "Patsy's" following a time that was "Alice's Ice House". This always makes for a fun conversation when neighbors recall how they know the location. It was also a little corner store for a while. People remember all of the owners as the property changed hands throughout the years and their special times there buying goods or listening to live music. Although the property fell to neglect the past many years, no one has ever lost it in their hearts.

The Alta Vista Neighborhood Association requests that the Office of Historic Preservation approve the owner-initiated request for landmark designation. This is the type of care that we want for our neighborhood, and in the spirit of preservation for our buildings, our community, and our community culture. Thank you for your consideration.

All the best,
Christina Wright
President
Alta Vista Neighborhood Association