

HISTORIC AND DESIGN REVIEW COMMISSION
May 19, 2021

HDRC CASE NO: 2021-220
ADDRESS: 311 3RD ST
LEGAL DESCRIPTION: NCB 425 (THREE ELEVEN THIRD), BLOCK 23 LOT 17
ZONING: D
CITY COUNCIL DIST.: 1
APPLICANT: Gregory Papay
OWNER: DCL LLC
TYPE OF WORK: Historic landmark designation
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant is requesting a Finding of Historic Significance for one building at 311 3rd 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.
 - 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;**
 - 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.**
 - 16. It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.**

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. The map included in the exhibits of this case shows the portion of the parcel to be designated, outlined in green. The blue outline denotes the boundaries of the parcel addressed 311 3rd St, which includes two other structures and surface parking.
- c. **HISTORIC CONTEXT:** The owner requests local landmark designation for the three-story Spanish Revival-style two-part commercial block at 311 3rd St, built in 1917 for the Standard Motor Sales Company. It is located in the Downtown Residents Association neighborhood of City Council District 1. DCL LLC currently owns the property. The subject structure was historically addressed 309-311 3rd St. By 1922, it was home to Sunset Drug & Sundries. Sunset Drug Co. was established in 1920 and first located on Commerce St. According to an article from a 1927 issue of the San Antonio Express, the company handled “a full line of drugs, pharmaceuticals, chemicals, biological, toilet articles, proprietary patent medicines, perfumes and so forth.” By 1927, the company had grown so much that “larger quarters were found necessary and it moved to...309-311 Third St.” Sunset Drug remained at 309-11 3rd St until c. 1929. The property is currently the San Antonio office of Lake Flato Architects. The subject structure contributes to the San Antonio Downtown and River Walk National Register Historic District, designated in 2018. It contributes to an understanding of the early 20th century commercial development of San Antonio and is an example of a Spanish Revival two-part commercial block.
- d. **SITE CONTEXT:** The building stretches northeast to southwest across a block bound by 3rd St, Avenue E, E Travis St, and N Alamo St. The westernmost portion of the block is dominated by a contemporary parking garage, but the subject structure also shares the block with a single-story Spanish Revival storefront adjacent to the northwest, a stand-alone single-story commercial building at the corner of E Travis and N Alamo streets, and the Henry Terrell Building, a local historic landmark at 212 N Alamo. Other nearby landmarks include 211 N Alamo, 219 N Alamo, 301 Avenue E (San Antonio *Express News* Building), 308 Avenue E (Scottish Rite Cathedral), and numerous individual landmarks within the Alamo Plaza local historic district, located just south of the subject structure.
- e. **ARCHITECTURAL DESCRIPTION:** The building is constructed of concrete, masonry units, and brick cladding, and features ganged metal-sash windows that are either fixed or casement. The 3rd St elevation is more highly ornamented than the E Travis St elevation; the 3rd St elevation has two colors of brick used to render belts and patterns at each floor of the façade. The E Travis St elevation has only one color of brick but features alternating courses of dark and light stone along the ground floor. Both elevations have barrel tile-capped parapets, but the

3rd St elevation has decorative brick elements that extend past the parapet. The E Travis elevation has metal awnings over all ganged fenestration, including the main entrance, which is recessed near the north corner of the elevation. The northwest and southeast elevations appear largely without fenestration, except for recessed windows centered on each elevation. Character-defining features of the three-story building at 311 3rd St include brick cladding on street-facing elevations, barrel tiled parapet with low-relief ornament rendered in brick, decorative brick elements that extend past the parapet on the 3rd St elevation, alternating courses of light and dark stone on the ground floor of the E Travis St elevation, metal fixed or casement windows (where present), and fixed divided lites over display windows at the ground level.

- 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):

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; it is an example of a Spanish Revival-style two-part commercial block.

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 is located in an area dense with local historic landmarks and historic districts, and contributes to an understanding of the commercial development of the city in the early 20th Century.

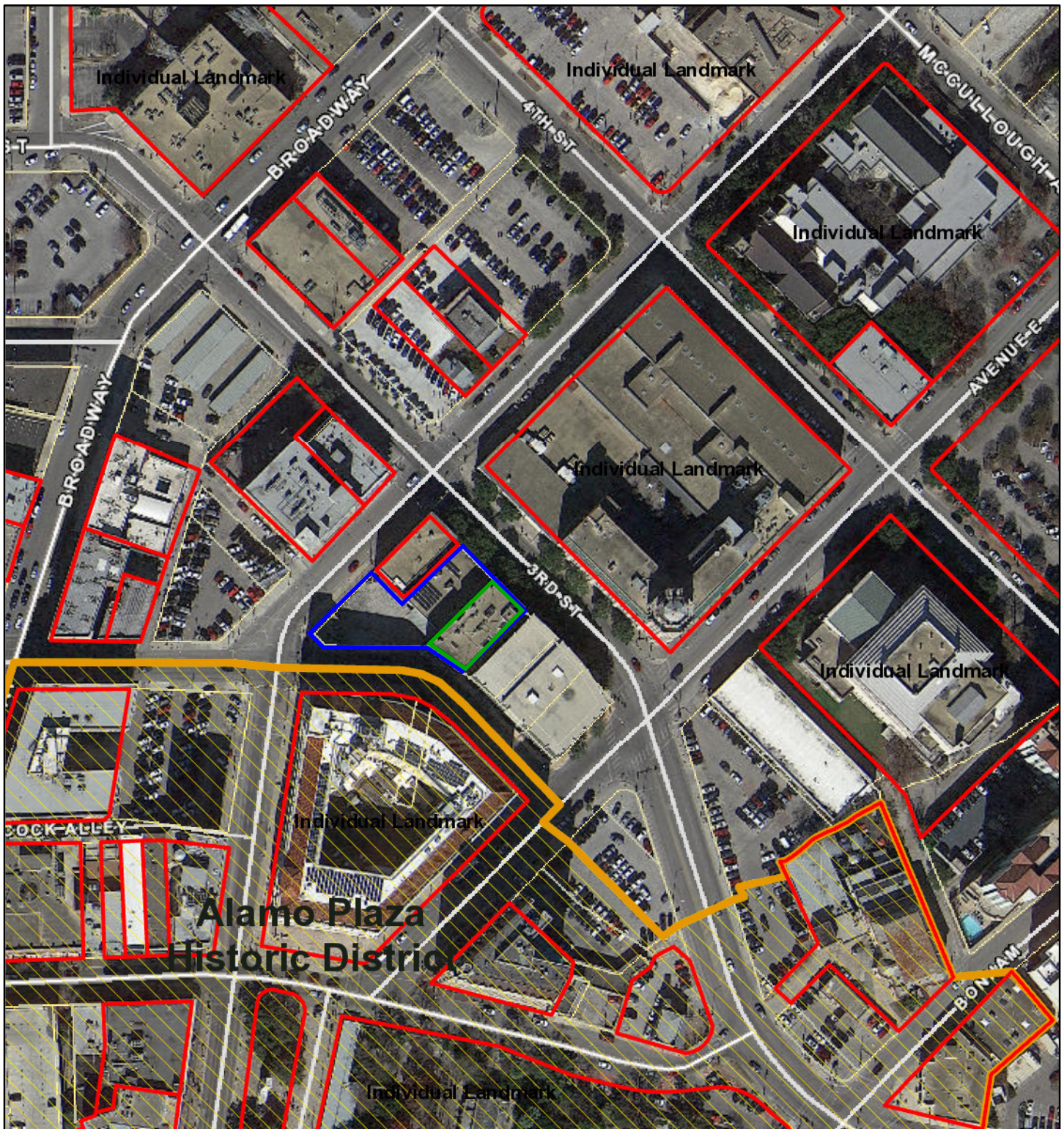
16. It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places; the property contributes to the San Antonio Downtown and River Walk National Register Historic District, listed in the National Register of Historic Places in 2018.

- 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 311 3rd St to the Zoning Commission and to the City Council based on findings a through f.

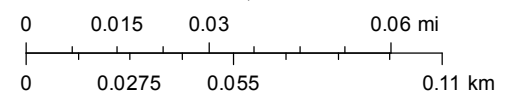
City of San Antonio One Stop



May 12, 2021

1:2,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- BCAD Parcels
- Historic Landmark Sites
- Historic Districts



CoSA

Bexar CAD

Property Search Results > 899285 LAKE & FLATO ARCH for Year 2021

Tax Year: 2021

Property

Account

Property ID:	899285	Legal Description:	LAKE & FLATO ARCH 000311 00 3RD ST INV FURN FIXT EQPT
Geographic ID:	91202-198-2500	Zoning:	
Type:	Personal	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	311 3RD ST 200 SAN ANTONIO, TX 78205	Mapsc0:	616F4
Neighborhood:		Map ID:	616F4
Neighborhood CD:			

Owner

Name:	LAKE & FLATO ARCH	Owner ID:	1368628
Mailing Address:	311 3RD ST STE 200 SAN ANTONIO, TX 78205-2395	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: LAKE & FLATO ARCH

% Ownership: 100.000000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$0	0	340,950	\$0	\$340,950
2019	\$0	\$0	0	340,950	\$0	\$340,950
2018	\$0	\$0	0	340,950	\$0	\$340,950
2017	\$0	\$0	0	340,950	\$0	\$340,950

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2021 data current as of May 10 2021 1:23AM.

2020 and prior year data current as of May 7 2021 6:50AM

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

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

Bexar CAD

Property Search Results > 1187563 DCL LLC & ECFLATO LLC for Year 2021

Tax Year: 2021

Property

Account

Property ID:	1187563	Legal Description:	DCL LLC & ECFLATO LLC SOLAR PANELS 311 3RD ST SOLAR PANEL EQPT
Geographic ID:	00000-118-7563	Zoning:	
Type:	Personal	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	311 3RD ST SAN ANTONIO, TX 78205	Mapsc0:	616F4
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	DCL LLC & ECFLATO LLC	Owner ID:	2839299
Mailing Address:	ATTN PROPERTY TAX DEPT 311 3RD ST SAN ANTONIO, TX 78205-1907	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value: = N/A

Taxing Jurisdiction

Owner: DCL LLC & ECFLATO LLC

% Ownership: 100.000000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$0	0	20,800	\$0	\$20,800
2019	\$0	\$0	0	20,800	\$0	\$20,800
2018	\$0	\$0	0	19,970	\$0	\$19,970
2017	\$0	\$0	0	19,970	\$0	\$19,970

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2021 data current as of May 10 2021 1:23AM.

2020 and prior year data current as of May 7 2021 6:50AM

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

Statement of Significance

Property Address: 311 3rd St

1. Application Details

Applicant: Gregory Papay
Type: Application for Historic Landmark Designation
Date Received: 30 April 2021

2. Findings

The owner requests local landmark designation for the three-story Spanish Revival-style two-part commercial block at 311 3rd St, built in 1917¹ for the Standard Motor Sales Company.² It is located in the Downtown Residents Association neighborhood of City Council District 1. DCL LLC currently owns the property.

See the map below for the portion of the parcel to be designated, outlined in red. The yellow outline denotes the boundaries of the parcel addressed 311 3rd St, which includes two other structures and surface parking. The subject structure includes two street-facing elevations addressed 311 3rd St and 608 E Travis St.



Image via Google satellite, accessed 11 May 2021.

¹ Sanborn Fire Insurance Map: San Antonio, Texas, 1911-March 1951, vol. 2, 1912-January 1951, sheet 121.

² "Hupmobile..." (ad). San Antonio *Light*, Sunday, 9 September 1917, p. 22. San Antonio City Directory, 1918, p. 179.

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The subject structure was historically addressed 309-311 3rd St, and was built in 1917 for the Standard Motor Sales Company.³ In 1920-21, the buildings housed the Walthall Motor Company,⁴ and then Sunset Drug & Sundries by 1922.⁵ Sunset Drug Co. was established in 1920 and first located on Commerce St. According to an article from a 1927 issue of the *San Antonio Express*, the company handled “a full line of drugs, pharmaceuticals, chemicals, biological, toilet articles, proprietary patent medicines, perfumes and so forth.” By 1927, the company had grown so much that “larger quarters were found necessary and it moved to...309-311 Third St.” There, the company occupied all three floors as well as a basement, for “about 30,000 square feet of floor space.”⁶

Sunset Drug remained at 309-11 3rd St until c. 1929.⁷ Later occupants of 311 3rd St include several auto repair garages, a paint and artist’s supply company, the Works Progress Administration, and a curtain manufacturing company.⁸ The property is currently the San Antonio office of Lake Flato Architects.

The subject structure contributes to the San Antonio Downtown and River Walk National Register Historic District, designated in 2018. It is located at the eastern edge of the district, “on a block containing low- and mid-rise commercial buildings, including the landmark *San Antonio Express-News* Building.”⁹

The building contributes to an understanding of the early 20th century commercial development of San Antonio and is an example of a Spanish Revival two-part commercial block. Two-part commercial blocks are typically two to four stories tall, with display windows at the ground floor separated from upper stories by a belt course. The ground floor is a public zone; in the case of 311 3rd St, this floor was intended for commerce, drawing in shoppers using large display windows along the sidewalk. Upper stories were inaccessible to the public.¹⁰ In addition to these characteristics, the subject structure features details typical of the Spanish Revival style, namely a barrel tiled parapet with low-relief ornament rendered in brick and, on the 3rd St elevation, decorative elements that extend past the parapet which are reminiscent of the elaborated chimney tops found on residential examples of the style. Spanish Eclectic design was popular in the United states from 1915-40.¹¹

3. Architectural Description

The three-story Spanish Revival brick commercial block at 311 3rd St was built in 1917. It is located in the Downtown Residents Association neighborhood of City Council District 1. It is listed as contributing to the San Antonio Downtown and River Walk National Register Historic District. The building stretches northeast to southwest across a block bound by 3rd St, Avenue E, E Travis St, and N Alamo St. The westernmost portion of the block is dominated by a contemporary parking garage, but the subject structure also shares the

³ “Hupmobile...” (ad). *San Antonio Light*, Sunday, 9 September 1917, p. 22. *San Antonio City Directory*, 1918, p. 179.

⁴ “We have several rebuilt autos...” (ad). *San Antonio Light*, Friday, 7 May 1920, p. 21.

⁵ *San Antonio City Directory*, 1922, p. 209.

⁶ “Sunset Drug Company: ‘The Appreciative House.’” *San Antonio Express*

⁷ *San Antonio City Directory*, 1929, p. 1536.

⁸ *San Antonio City Directory*, 1931, p. 1326; 1934, p. 1404; 1940, p. 1330; 1946, p. 1461; 1948, p. 1587; 1954, p. 941.

⁹ “San Antonio Downtown and River Walk Historic District.” National Register of Historic Places. Listed 23 February 2018. Reference #100002128.

¹⁰ Texas Historical Commission: Commercial and Civic Architecture (PDF). Accessed 11 May 2021.

<https://www.thc.texas.gov/public/upload/preserve/survey/survey/Commercial%20Architecture.pdf>

¹¹ McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Knopf, 2015, p. 520-34.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

block with a single-story Spanish Revival storefront adjacent to the northwest, a stand-alone single-story commercial building at the corner of E Travis and N Alamo streets, and the Henry Terrell Building, a local historic landmark at 212 N Alamo. Other nearby landmarks include 211 N Alamo, 219 N Alamo, 301 Avenue E (San Antonio *Express News* Building), 308 Avenue E (Scottish Rite Cathedral), and numerous individual landmarks within the Alamo Plaza local historic district, located just south of the subject structure. Roughly a quarter of the west end of the parcel is surface parking enclosed by a metal fence and metal gates. There is a wide sidewalk between the building and the right of way, with two old-growth trees near the curb. The building is directly adjacent to the single-story building to the north, and separated from the contemporary parking garage by a gated alley.

The subject structure has primary elevations facing both 3rd St (northeast elevation) and E Travis St (southwest elevation). The building is constructed of concrete, masonry units, and brick cladding, and features ganged metal-sash windows that are either fixed or casement. The 3rd St elevation is more highly ornamented than the E Travis St elevation; the 3rd St elevation has two colors of brick used to render belts and patterns at each floor of the façade. The E Travis St elevation has only one color of brick but features alternating courses of dark and light stone along the ground floor. Both elevations have barrel tile-capped parapets, but the 3rd St elevation has decorative brick elements that extend past the parapet. The 3rd St entrance is a modern design rendered in wood and metal with a fixed-lite surround, recessed near the southern corner of the façade and has a red fabric awning that extends over the sidewalk. The E Travis elevation has metal awnings over all ganged fenestration, including the main entrance, which is recessed near the north corner of the elevation. The doors are three-lite wood, with fixed display windows between and fixed divided-lite transoms above. The lighter stone continues along the floor of this entrance and below the fixed display windows between the doors. The northwest and southeast elevations appear largely without fenestration, except for recessed windows centered on each elevation.

Character-defining features of the three-story building at 311 3rd St include:

- Brick cladding on street-facing elevations
- Barrel tiled parapet with low-relief ornament rendered in brick
- Decorative brick elements that extend past the parapet on the 3rd St elevation
- Alternating courses of light and dark stone on the ground floor of the E Travis St elevation
- Metal fixed or casement windows, where present
- Fixed divided lites over display windows at the ground level

4. Landmark Criteria

The three-story building at 311 3rd St meets the following criterion under UDC 35-607(b):

- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** it is an example of a Spanish Revival-style two-part commercial block.
- **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 is located in an area dense with local historic landmarks and historic districts, and contributes to an understanding of the commercial development of the city in the early 20th Century.
- **16: It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places;** the property contributes to the San

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Antonio Downtown and River Walk National Register Historic District, listed in the National Register of Historic Places in 2018.

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 311 3rd St meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 311 3rd St. 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.



3rd St elevation (northeast) with southeast elevation largely obscured by adjacent parking garage.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



E Travis St elevation (southwest) with southeast elevation largely obscured by adjacent parking garage.



Northwest elevation.

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C. 1923 photo of the 3rd St elevation, submitted by applicant.

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Materials Submitted by Applicant



LAKE|FLATO OFFICE RENOVATION
311 3RD STREET

EXISTING EXTERIOR PHOTOS -311 3RD STREET OFFICE BUILDING



311 BUILDING - PRIMARY FACADE (NORTH)



311 BUILDING - TERTIARY (WEST) AND SECONDARY (SOUTH) FACADES



311 BUILDING - SECONDARY (SOUTH) AND TERTIARY (EAST) FACADES

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1/A – EVALUATION OF SIGNIFICANCE
CONTINUATION SHEET

Property Name: Sunset Drug Company

City: San Antonio

County: Bexar

State: TX

Description of Physical Appearance

The Sunset Drug Company is a three-story brick masonry commercial block building located at 311 3rd Street in downtown San Antonio, within the boundaries of the San Antonio Downtown and River Walk Historic District (NRHP 2018¹). Constructed in 1917, it exemplifies the twentieth-century commercial development of San Antonio. The building is located at the eastern edge of the District, on a block containing low- and mid-rise commercial buildings, including the landmark *San Antonio Express-News* Building.

The building is situated on the southwest side of 3rd Street (which runs at a diagonal in this section of the District) between cross streets N Alamo St and Avenue E to the northwest and southeast respectively. The primary elevation faces northeast to 3rd Street with a sidewalk with trees lining the street. There is a contemporary parking garage to the southeast of the building (separated by an alley), and a one-story commercial building sharing a party wall with the subject building, to the northwest.

The Sunset Drug Company is characteristic of late nineteenth- and early twentieth-century commercial block buildings. The building retains original features on its primary elevation such as its fenestration, shaped parapet, decorative masonry, and overall Spanish Eclectic appearance. The interior is primarily open space with some modern partitions. Storefront fills historic ground floor openings on the primary elevation. Storefront is not historic but is compatible with the character of the building, comprised of aluminum framing with multi-light transoms. Despite some changes to the interior and exterior, the building retains integrity as is noted in the 2016 National Register nomination (NRHP 2018).

Statement of Significance

Summary

The Sunset Drug Company at 311 3rd Street is a contributing resource in the San Antonio Downtown and River Walk Historic District (NRHP 2018). Built in 1917, the building originally housed the Standard Motor Sales Company, followed by the Sunset Drug Company in 1920. The Fred Hummert Paint Company and a clothing factory shared the building starting in 1930. By the 1980s, the building functioned as office space for various companies, including Lake Flato Architects, the building's current owner and sole occupant. The building is a contributing resource to the District, which is significant under Criterion A for Commerce and Criterion C for Architecture. The Period of Significance for the District is 1854-1970. Thus, the period of significance for the Sunset Drug Company Building is 1917 (the year of its completion) to 1970.

CRITERION A: Commerce

The San Antonio Downtown and River Walk Historic District contains 172 contributing buildings which represent decades of growth in downtown San Antonio up to 1970. Thus, multiple building types and styles are present. The District is the largest of the downtown National Register Historic Districts encompassing over 30 city blocks. As a part of this district, the Sunset Drug Company exemplifies the early 20th century commercial development of San Antonio, and is an intact example of a Spanish Eclectic style commercial block.

¹ Sunset Drug Company is listed erroneously in the District Inventory as 311 4th Street. The correct address (which is reflected on the District map) is 311 3rd Street.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1/A – EVALUATION OF SIGNIFICANCE
CONTINUATION SHEET

Property Name: Sunset Drug Company

City: San Antonio

County: Bexar

State: TX

WORKS CITED

“San Antonio Downtown and River Walk Historic District” *National Register of Historic Places*. Listed 23 February, 2018. Reference #100002128.

Sanborn Fire Insurance Company Maps, San Antonio: 1922, 1935.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1/A – EVALUATION OF SIGNIFICANCE
CONTINUATION SHEET

Property Name: Sunset Drug Company

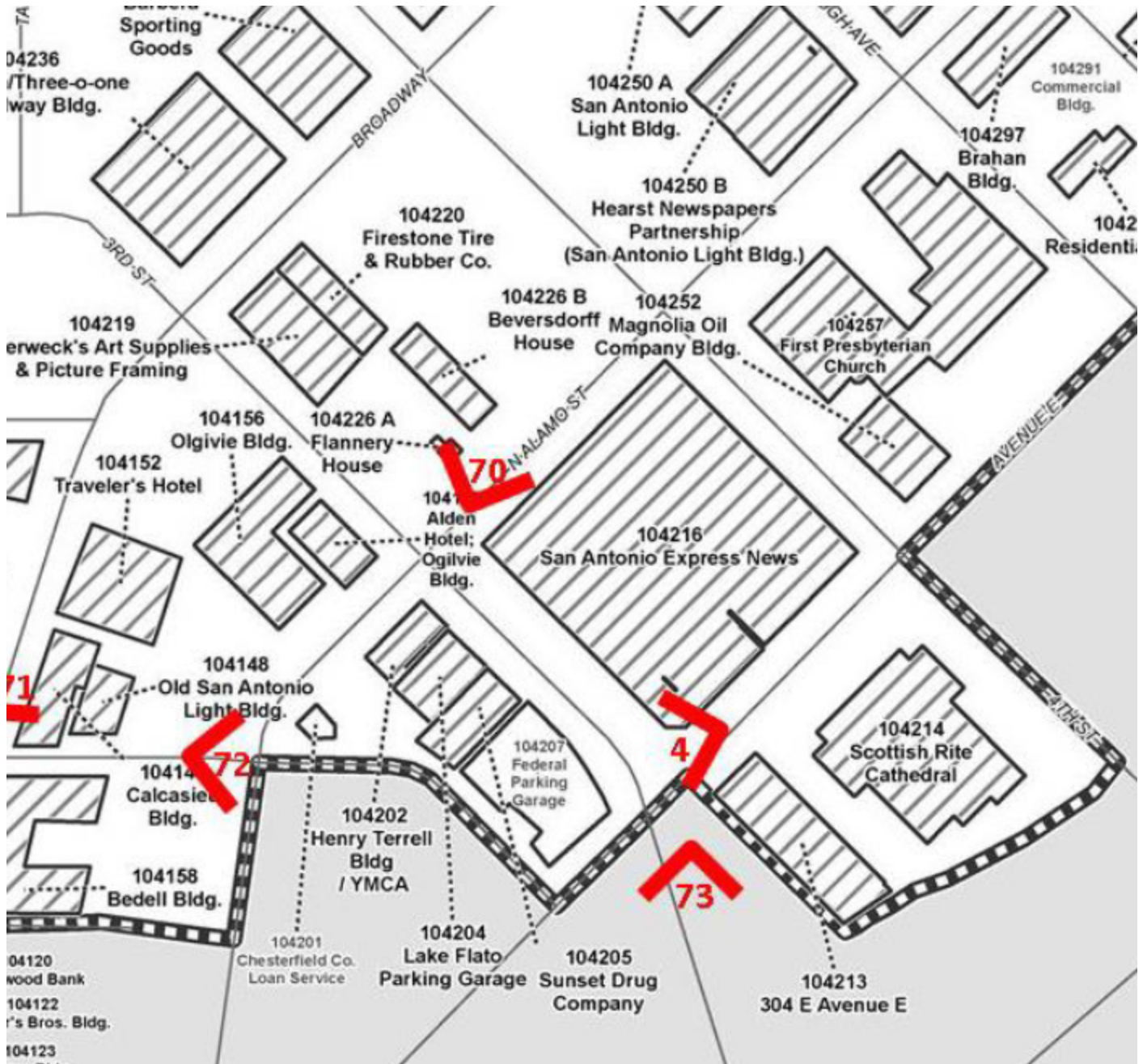
City: San Antonio

County: Bexar

State: TX

Appendix:

Map 1:



San Antonio Downtown and River Walk Historic District Map (detail)

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1/A – EVALUATION OF SIGNIFICANCE
CONTINUATION SHEET

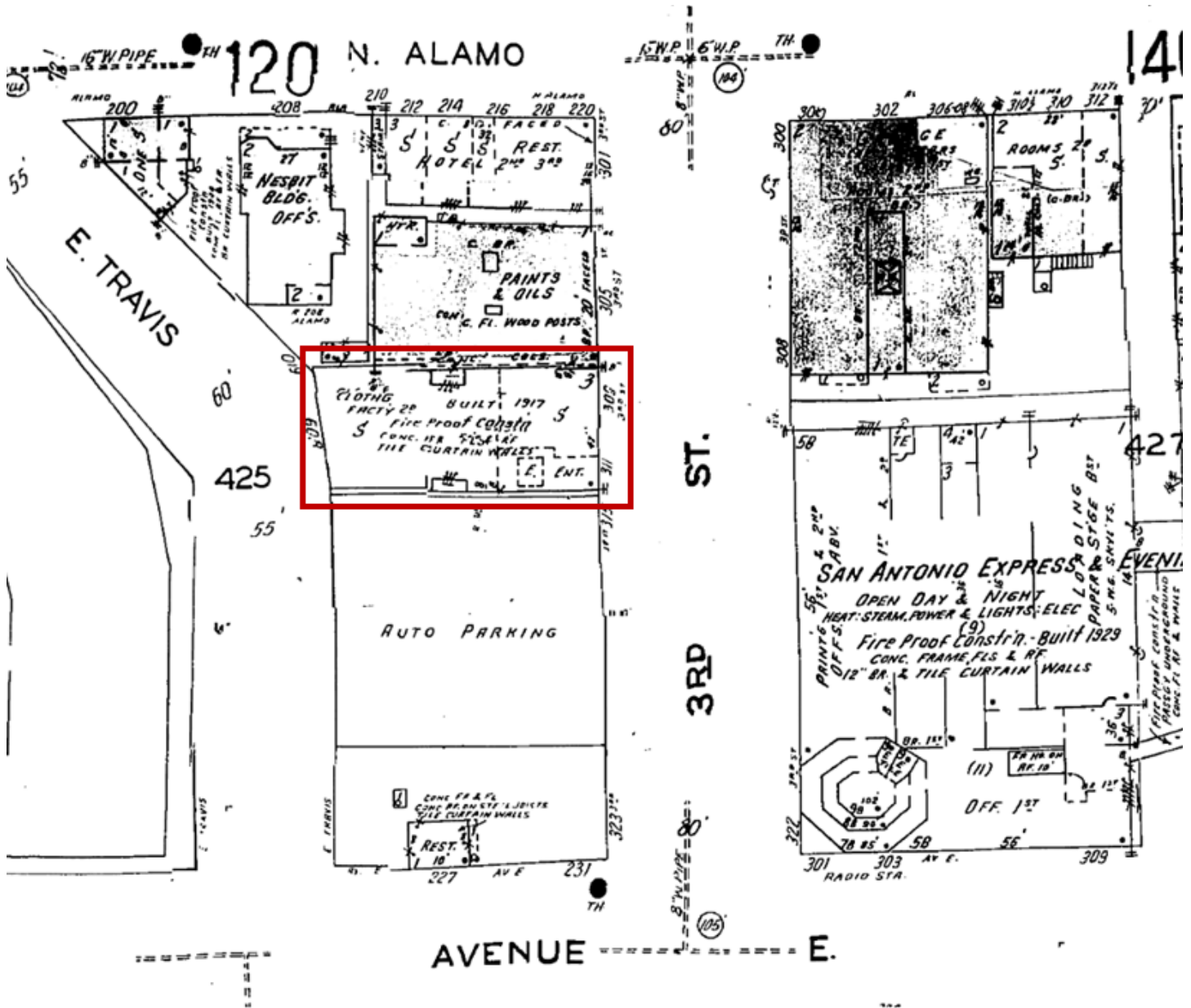
Property Name: Sunset Drug Company

City: San Antonio

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Map 2:



1922 Sanborn Fire Insurance Map, Subject Building Outlined in Red. Courtesy of Austin Public Library.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1/A – EVALUATION OF SIGNIFICANCE
CONTINUATION SHEET

Property Name: Sunset Drug Company

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Image 1:



1923 Photo of Sunset Drug Company. Image courtesy of owner.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1/A – EVALUATION OF SIGNIFICANCE
CONTINUATION SHEET

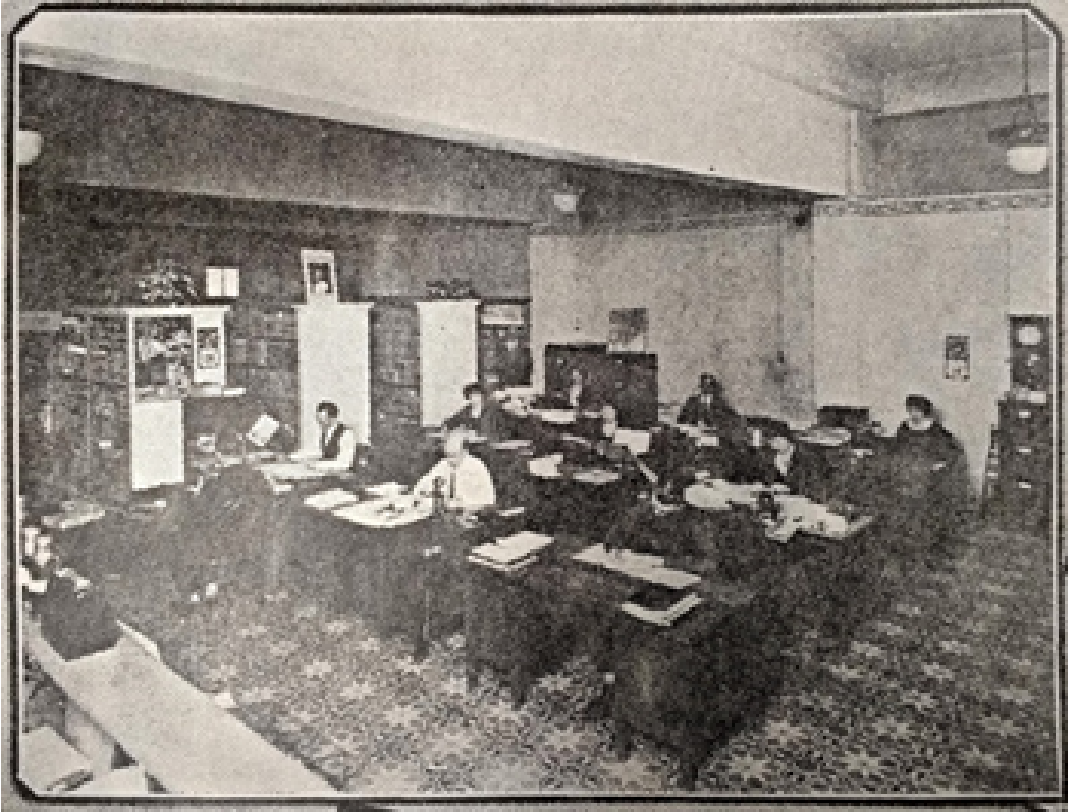
Property Name: Sunset Drug Company

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Image 2:



1923 Interior Photo of Sunset Drug Company. Image Courtesy of owner.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1/A – EVALUATION OF SIGNIFICANCE
CONTINUATION SHEET

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Image 3:



C. 1980s photo of subject building. Image Courtesy of owner.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1/A – EVALUATION OF SIGNIFICANCE
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Property Name: Sunset Drug Company

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1927 Newspaper Article, *San Antonio Express*.

SUNSET DRUG COMPANY

"THE APPRECIATIVE HOUSE"

ALTHOUGH only a little more than six years old, the Sunset Drug Company has taken its place among the real service jobbers of Texas. The company, established in 1920, was first located on Commerce Street, but it was not long before larger quarters were found necessary and it moved to its present location at 309-311 Third Street. It occupies the entire three floors of this and basement of this building, representing about 30,000 square feet of floor space.

Seven trained, experienced salesmen cover Southwest Texas, keeping in close personal touch with the trade at all times and carefully looking after their interests. It is this personal service, as much as anything else, that has contributed to the growth of the business.

A. C. Wiggins, president of the Sunset Drug Company is a native Texan and was in the wholesale drug business for more than thirty years in Arkansas, Texas and Louisiana before coming to San Antonio from Fort Worth, where he was secretary-treasurer of Maxwell-Clark Drug Company, wholesale druggists of that city.

S. A. Dickson, vice president of the company, is a native of Louisiana and makes his home in Shreveport. He was formerly president of Morris & Dickson Co., Ltd., wholesale druggists at Shreveport, and has had many years' experience in the wholesale drug business.

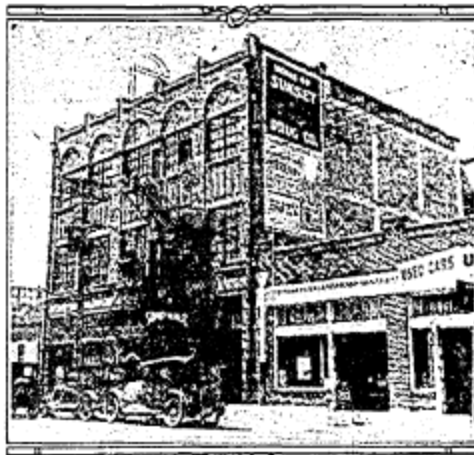
Miss A. M. Franz, secretary-treasurer, is a woman of keen business judgment and has contributed much to the growth of the

firm and the high standing it has throughout Southwest Texas.

The Sunset Drug Company handles a full line of drugs, pharmaceuticals, chemicals, biologicals, toilet articles, proprietary patent medicines, perfumes and so forth, and makes it a rule to ship all orders the same day they are received.

The employees of the company are carefully trained men and women and always have the interest of the customers at heart. They take pride in handling the orders rapidly and efficiently, getting the goods to the customers at the earliest moment possible after the order is received.

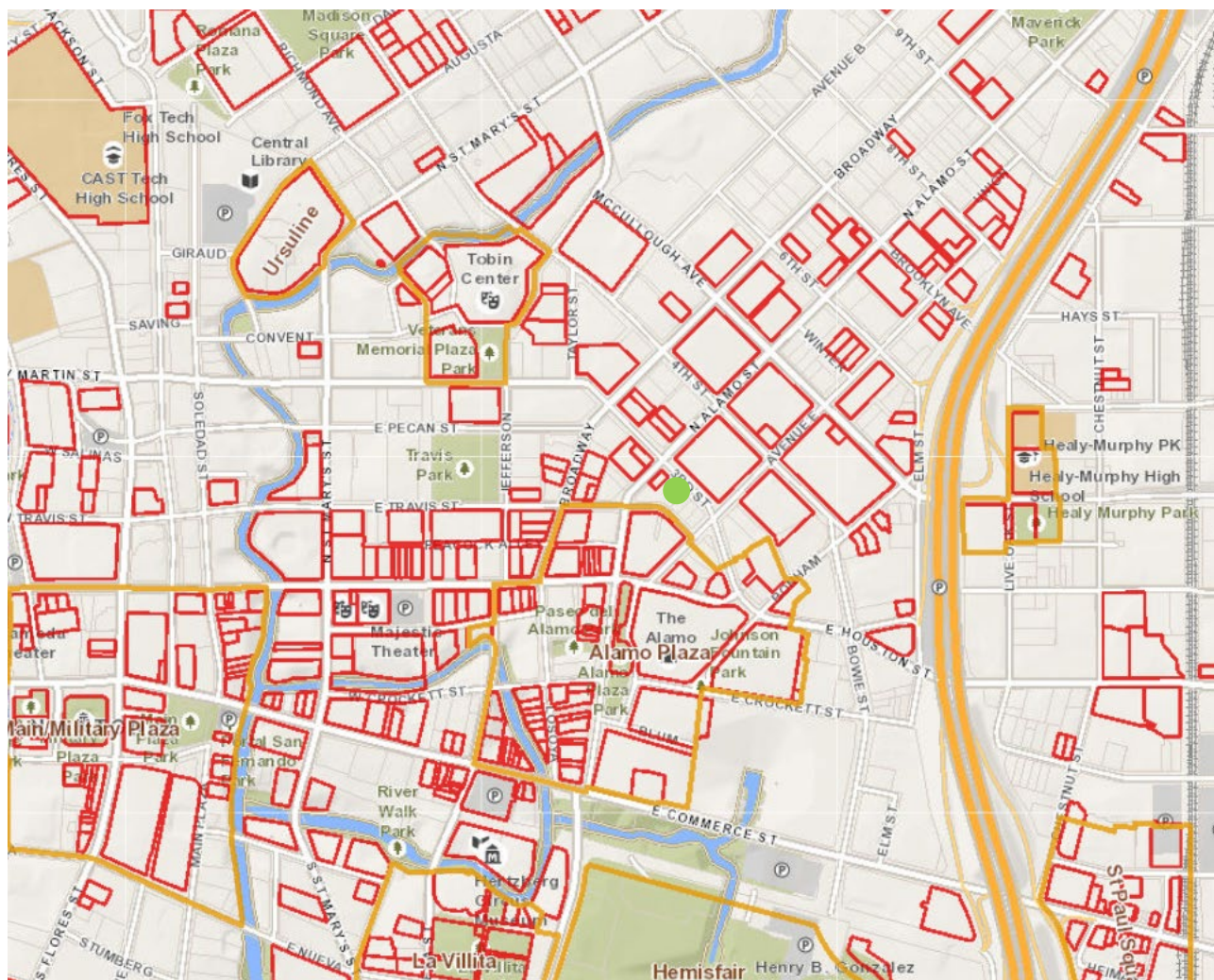
The company believes that service is the most important thing any drug jobber has to offer this day and time and nothing is left undone to make this service satisfactory to its patrons.



Sunset Drug Company



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION



311 3rd St is marked with a green dot. Parcels outlined in red are local historic landmarks; blocks outlined in yellow are local historic districts.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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