

# HISTORIC AND DESIGN REVIEW COMMISSION

May 05, 2021

**HDRC CASE NO:** 2021-217  
**COMMON NAME:** Whitt Printing Co. Building  
**ADDRESS:** 821 W COMMERCE ST (816 W Houston)  
**LEGAL DESCRIPTION:** NCB 285 BLK 25 LOT 10, 13, W IRR 145.6 FT OF 9 (ARB 12A) & N IRR 107.60 FT OF 11  
**ZONING:** D, HS, H  
**CITY COUNCIL DIST.:** 5  
**DISTRICT:** Cattleman Square Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Patrick Christensen/Patrick Christensen, Attorney at Law  
**OWNER:** YUEN KING LIM FAMILY LLC  
**TYPE OF WORK:** Removal of historic landmark & district designation  
**APPLICATION RECEIVED:** April 29, 2021  
**60-DAY REVIEW:** Not applicable due to City Council emergency orders  
**CASE MANAGER:** Cory Edwards  
**REQUEST:**

The applicant seeks a recommendation from the Historic and Design Review Commission to remove historic designation from the property at 821 W Commerce / 816 W Houston (Golden Star Restaurant / Whitt Print Co. Building)

## APPLICABLE CITATIONS:

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.

...

g. Removal of Designation. Upon recommendation of the historic and design review commission based upon new and compelling evidence and negative evaluation according to the same criteria and following the same procedures set forth herein for designation, a designation made under subsection (a) of this section may be removed by city council following recommendation by the historic and design review commission.

## FINDINGS:

- a) The property at 821 W Commerce (816 W Houston) was designated an historic landmark by Ordinance 68210 on October 27, 1988. The property also falls within the Cattleman Square Historic District which was designated by Ordinance 60317 in 1985.
- b) The lot at 821 W Commerce currently features two structures: the Whitt Printing Company building, an individual historic landmark facing north on West Houston, and the Golden Star Café, a non-contributing structure at the southwest corner of the lot. The Whitt Printing Company building was constructed c. 1930 and features its original rectangular footprint as documented on the 1931 Sanborn Fire Insurance map, concrete frame of columns and roof beams with CMU masonry infill walls with cut window openings, a wood framed roof, and slab on grade foundation. The traditional enframed window wall storefront facing W Houston retains its a Mission Revival parapet, stucco texture, tiling, and canopy hooks. The two-story clay block masonry rear addition appears to have been constructed in the early 1950s per aerial photographs. The Whitt Printing Company was founded by Gilberto White after he fled the Mexican Revolution in 1914, and the business operated at this location from its date of construction through 1977. The use of this commercial



structure is consistent with other contemporary light industrial uses in the area. The landmark is particularly remarkable for its role printing Spanish language materials and publications; at this time, San Antonio had the most Spanish language publishing houses of any city in the US. The Whitt Printing Company building contributes to the Cattleman Square Historic District.

- c) The current property owner wishes to demolish all buildings on the property and has requested for removal of historic designation (demolition has also been requested in separate HDRC Case 2021-212). Consistent with the UDC Sec 35-606(g), the applicant must present new and compelling evidence that the property no longer meets the criteria for landmark designation. The applicant has provided no such evidence to warrant a reversal of the previous decisions to designate the property; the structure located on the site at the time of designation remains.
- d) Historic District Designation is not just a tool to provide careful decision making about demolition. It also provides an important design review process to ensure compatible infill development in historically sensitive areas. Other multifamily and commercial projects have had success with design review within the Cattleman Square Historic District including properties in very close proximity to the subject property.

### **RECOMMENDATION:**

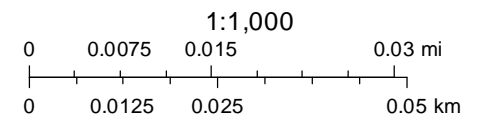
Staff finds there is no new and compelling evidence for removal of designation for the property based on findings b and c. Staff is further concerned that removal from the historic district will result in inappropriate and incompatible new construction on the site in the future. Staff recommends denial of the request for removal of historic designation.



# 821 W Commerce



April 27, 2021





548  
3255-16

COUNTY CITY QUAD BLOCK LOT BEX S. A. 2998-244

NAME: Whitt Printing Company  
ADDRESS: 818 W. Houston  
ARCHITECT/BUILDER:  
OWNER:  
COUNTY: Bexar  
CITY: San Antonio  
UTM:  
DATE: 1934 PERIOD: MT  
STYLE: Vernacular Commercial  
THEME: ICCE

DESCRIPTION: 1 story, brick commercial bldg. Rectangular plan, flat roof. Two entrances flanked by plateglass windows (all topped by transoms) in front. Stepped parapet w/central round arched panel, covered in multi-colored tile in a checker-board pattern. Parapet has brick cap. Small, rectangular side window have been made smaller. A long, narrow bldg.  
BUILDING MATERIAL: wall: Brick roof: Flat - probably built up  
PHYSICAL CONDITION: Good SITE: original ☒ or moved ☐ date  
ALTERATIONS: Brick has been painted. Side windows have been made smaller.  
SIGNIFICANCE: Good example of unpretentious warehouse/commercial bldg. Contextually important to area.

AREA OF SIGNIFICANCE: Contextual LEVEL OF SIGNIFICANCE: Local  
DESIGNATION: NR NIL RTHL HABS HAER HESI HSI OTHER:  
ORIGINAL USE: Warehouse PRESENT USE: Painting shop  
RELATIONSHIP TO SURROUNDINGS: Isolated in block  
ACREAGE/BOUNDARY DESCRIPTION:

BIBLIOGRAPHIC DATA:  
SEE INFO/CORRESPONDENCE FILES:  
RECORDED BY: J. S. Clark INFORMANT:  
DATE: 1981 - 82 PHOTO DATA:







WHITT  
PRINTING  
COMPANY

WHITT  
PRINTING  
COMPANY

WHITT  
PRINTING  
COMPANY

WHITT  
PRINTING  
COMPANY



Machine Co., Easyfield Manufacturing Co., R. G.  
Padilla (1987)

Architect/Builder: Unknown

Architecture: "The one-story long and narrow brick commercial building features two entrances flanked by plate glass windows, all with transoms. The design includes recessed rectangular brick panels and at the roofline a bracketed metal cove cornice. A stepped parapet with central round arched panel covered in miniature multi-colored glazed ceramic tile in a checkerboard pattern. A small, rectangular side window has been made smaller." (Recorded by S. Stepan, December 1987; Source: J. Dickman, 1983.)

History: "Gilbert B. Whitt was Secretary of the State of Monterey, Mexico, an author, printer and publisher. In 1914, during the Revolution he was taken as a political hostage and was to be hanged. He was able to escape to Texas and set up his news stand in San Antonio on the corner of Commerce and Santa Rosa Streets. He developed a mail order house with catalog that served the others who had fled the unrest in Mexico. Appropriate items from Spain and Mexico were provided through his business and a printing facility was maintained for the production of forms and catalogues.

"During the depression the mail order service faltered with the economy and Whitt solicited printing and delivered his orders which kept his employees working and printing machines in operation. He was able to build the present building in 1934 and expand his commercial printing for English and Spanish speaking clients.

"There were fourteen children and in 1939 Homer, Guillermo (William) and Ivan continued with the printing company as managers. In 1978, Homer and his children Homer and Rebecca became the owners and continued to carry on the family tradition." (Recorded by S. Stepan, December 1987; Source: J. Dickman, 1983.)

Significance:

Owner/Address: Whitt Properties, Inc.  
11803 Mill Pond  
San Antonio, TX 78230

(12/87)

Legal: NCB 285 Blk 25 Lot N Irr 107.60' of 11 - 0.192 Acres



Whitt Printing Co. Building (1934)  
818-820 W. Houston St.

Significant

Current Name: Whitt Building, Whitt Printing Company; Alamo Sewing



- COMMERCIAL ART
- LAYOUTS - PLANS - COPY
- LITHOGRAPHY
- COLOR AND LABEL WORK
- RULED FORMS
- OFFICE SUPPLIES



*Whitt*

# PRINTING COMPANY

*Established 1914*

P. O. BOX 4425 • 1120 W. HOUSTON ST. • SAN ANTONIO 7, TEXAS

May 22, 1950

PLEASE SEND 500 AKA C  
PLACARDS AS PER YOUR LETTER  
WITHOUT THE CORD. WOULD  
APPRECIATE Coiled. L.D.

Mr. John J. Herrera,  
710 Scanlan Bldg.  
Houston 2, Texas

Dear Mr. Herrera:

Please pardon the delay in answering your letter of May 9th. It came at a time when we were so "snowed under" that it was practically impossible to take care of our good customers. On top of that, we received some new equipment which necessitated moving other presses in our shop, thus creating additional havoc and delays.

There is still plenty of time to print the placards you want so that you may take them to the convention. We presume you will leave for El Paso on the 7th and the cards could be in Houston the 5th or 6th. Following are the prices for the placards, printed in three colors on 10 ply boards, coated one side, punched 2 holes, as per your specifications. The prices quoted do not include the cord which was sold to you separately last year and which you may still have some on hand. The tri-color cord is not available at present and if you do need cord we could furnish it to you in any color desired except black, gold, silver or tri-color. Please call us collect on the quantity you want.

|         |                                    |
|---------|------------------------------------|
| PRICES: | 100 - \$22.65                      |
|         | 200 - 26.55                        |
|         | 300 - 30.50                        |
|         | 400 - 34.35                        |
|         | 500 - 38.30 (delivered in Houston) |

We are not quoting on the gummed stickers for wind-shields because the design does not lend itself for a good job. The shield has too much ink coverage and thus covers the gumming. This will keep it from adhering to the glass. May we suggest a decalcomania? There are several firms in Houston that can produce these decals. A good firm to see would be the firm of Wetmore & Co., 1015 S. Shepherd St., Phone Lynchburg 9126.

Yours very truly,

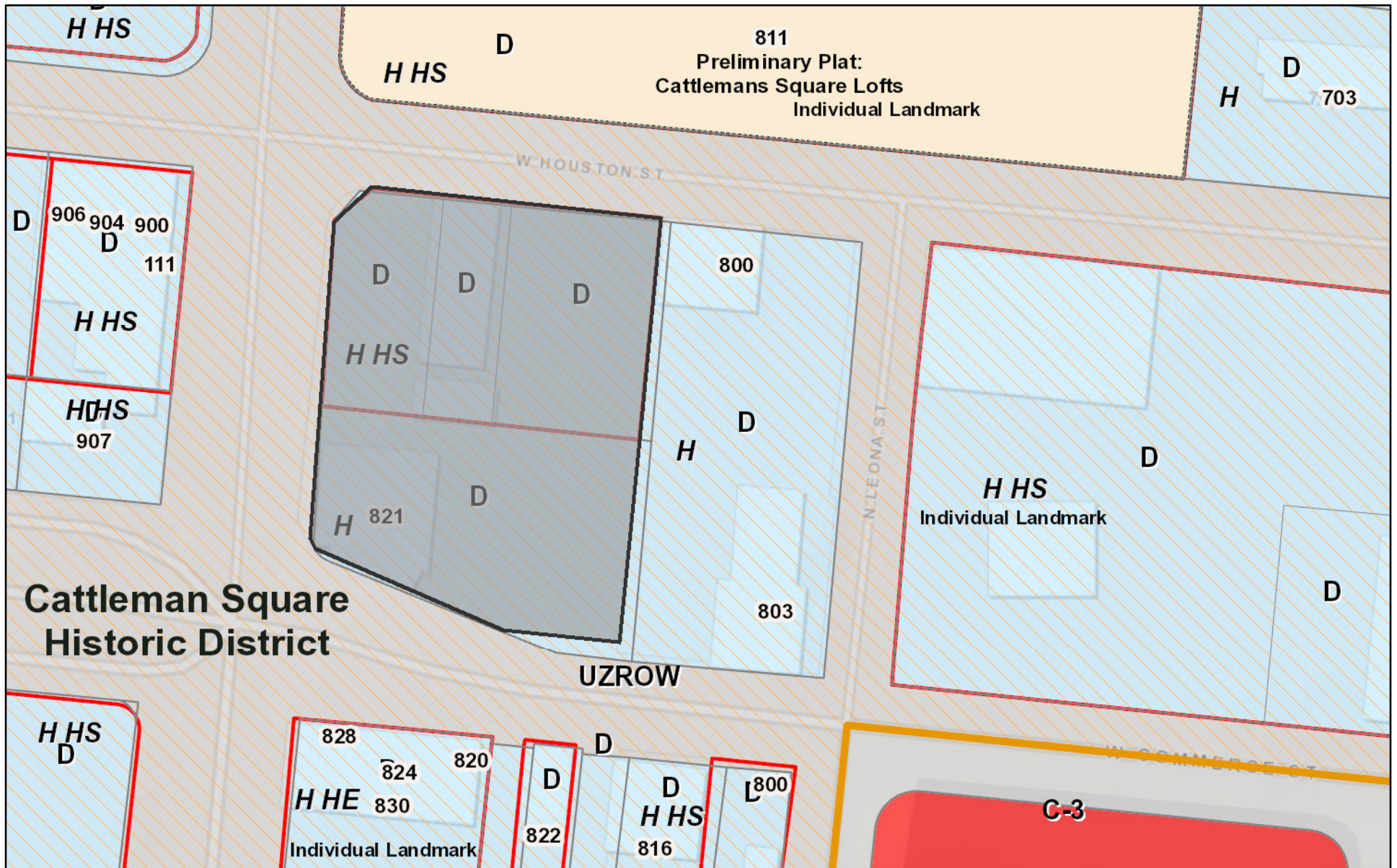
WHITT PRINTING CO.

*J. Whitt*

h/w



# City of San Antonio One Stop



March 16, 2021

drawGraphics\_poly

User drawn polygons  
CoSA Addresses



Community Service Centers



Pre-K Sites



CoSA Parcels

BCAD Parcels

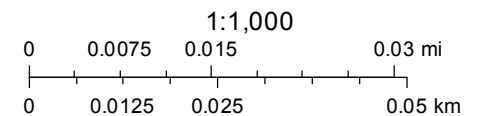


Recorded Plats

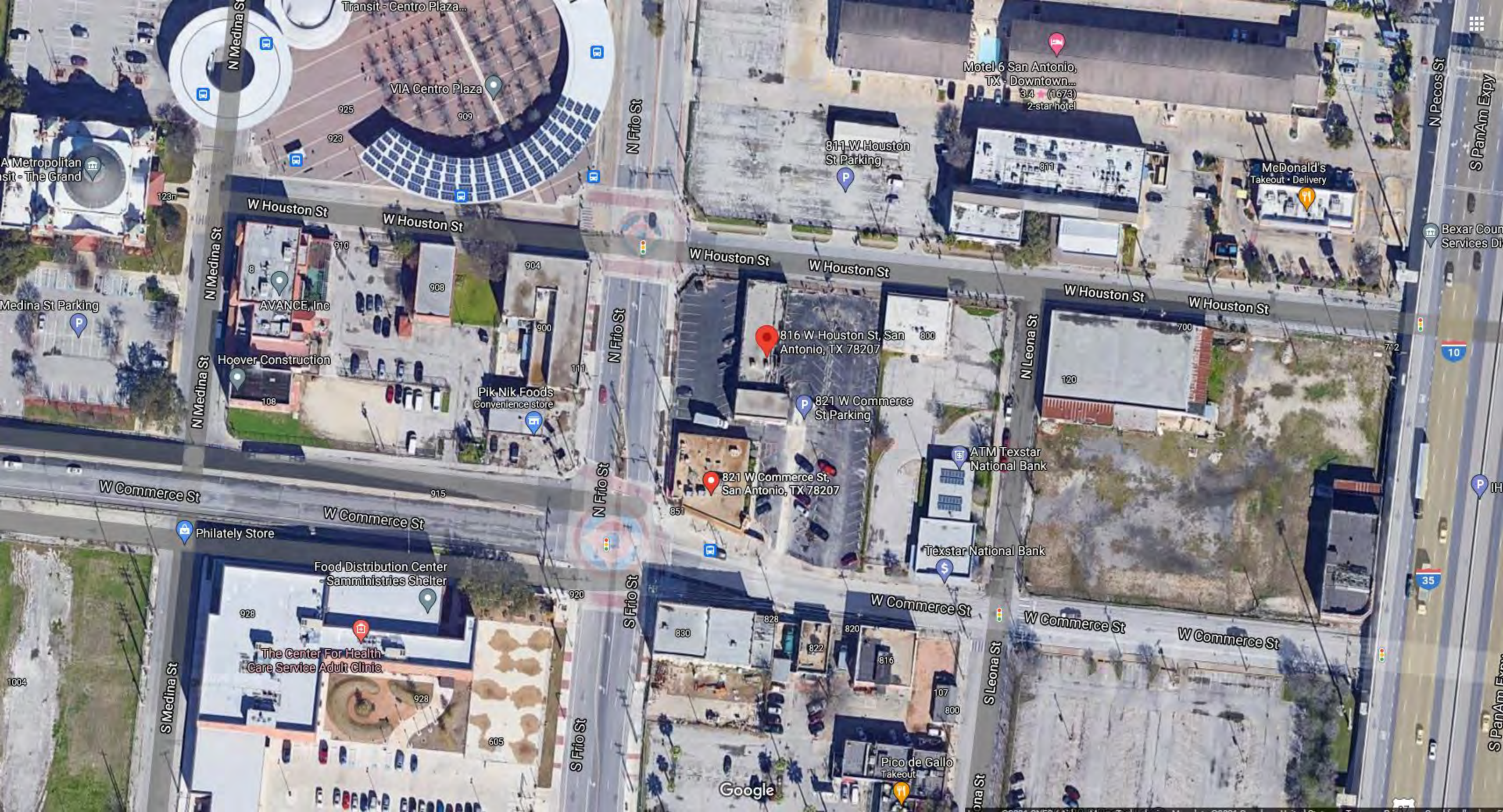


Preliminary Plats

CoSA















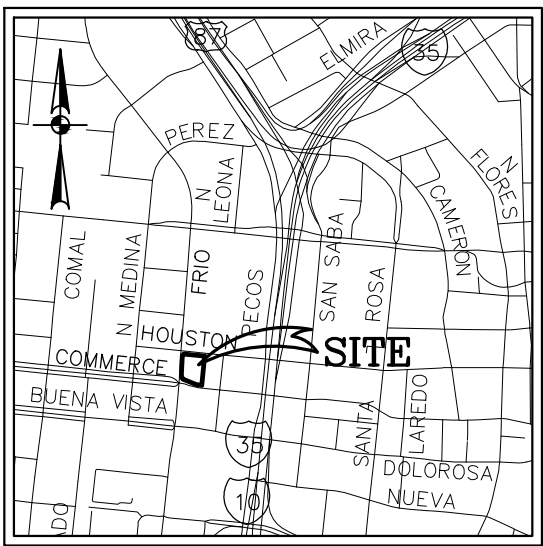












LOCATION MAP  
N.T.S.



SCALE: 1" = 30'

### ALTA/NSPS LAND TITLE SURVEY

BEING 1.129 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND CONSISTING OF THE FOLLOWING TRACTS OF LAND:

TRACT 1: BEING ALL OF LOT 13, BLOCK 25, NEW CITY BLOCK 285, GOLDEN STAR SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9500, PAGE 65, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2: BEING 0.615 ACRES OF LAND, CONSISTING OF ALL OF LOTS 10 AND A12, AND THE REMAINING PORTION OF LOT 11, BLOCK 25, NEW CITY BLOCK 285, VISTA VERDE NORTH TEX. R-109 SUBDIVISION, UNIT 12, SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9504, PAGE 45, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

#### LEGEND:

- = MAG NAIL WITH SHINER SET (UNLESS OTHERWISE NOTED)
- = (IPF) FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- // — // — = WOOD FENCE
- ⊙ = POWER POLE
- Y = GUY WIRE
- ⊗ = LIGHT POLE
- △ = TELEPHONE PEDESTAL
- ⊗ = WATER VALVE
- ⊗ = WATER METER
- ⊗ = SANITARY SEWER MANHOLE
- ⊗ = STORM SEWER MANHOLE
- = SIGN
- ⊙ = GUARD POST/ BOLLARD
- B.S.L. = BUILDING SETBACK LINE
- R.O.W. = RIGHT-OF-WAY
- ( ) = RECORD INFORMATION
- DPRBCT = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DRBCT = DEED RECORDS OF BEXAR COUNTY, TEXAS
- OHE = OVERHEAD ELECTRIC
- P.O.B. = POINT OF BEGINNING

#### NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 48029C0395G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2010, FOR COMMUNITY NUMBER 480045, IN BEXAR COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. THERE IS NO VISIBLE EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
4. ONLY OBSERVED EVIDENCE OF UTILITIES WERE LOCATED AT THE TIME OF THIS SURVEY. THE SURVEYOR DID NOT SUBMIT ANY UTILITY LOCATE REQUESTS TO TEXAS 811 NOR A PRIVATE UTILITY LOCATING COMPANY.
5. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TITLE COMMITMENT:  
CHICAGO TITLE INSURANCE COMPANY  
PROPOSED INSURED: GOLDEN STAR LOFTS, LLC  
OF# SCT-53-4300171900227-MB  
EFFECTIVE DATE: SEPTEMBER 15, 2019

#### REFERENCES:

1. RESTRICTIVE COVENANTS: VOLUME 8281, PAGE 452, AND VOLUME 4891, PAGE 1267, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
2. 10(g.) HISTORIC DESIGNATION VERIFIED CERTIFICATE, VOLUME 16817, PAGE 1967, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. (AFFECTS TRACTS 1 AND 2, NOT PLOTTABLE)

#### FIELD NOTE DESCRIPTION (TRACT 2):

BEING A 0.615 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 10 AND A12, AND ALL OF THE REMAINING PORTION OF LOT 11, BLOCK 25, NEW CITY BLOCK 285, VISTA VERDE NORTH TEX. R-109 SUBDIVISION, UNIT 12, SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9504, PAGE 45, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 0.615 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP COR." SET IN THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF WEST HOUSTON STREET (A VARIABLE WIDTH PUBLIC R.O.W.), BEING THE NORTHWEST CORNER A CALLED LOT A11 AND LOT A5, BLOCK 25, NEW CITY BLOCK 285, VISTA VERDE NORTH TEX. R-109 SUBDIVISION, UNIT 12, AND BEING THE NORTHEAST CORNER OF SAID LOT 10 AND THIS HEREIN DESCRIBED TRACT OF LAND;

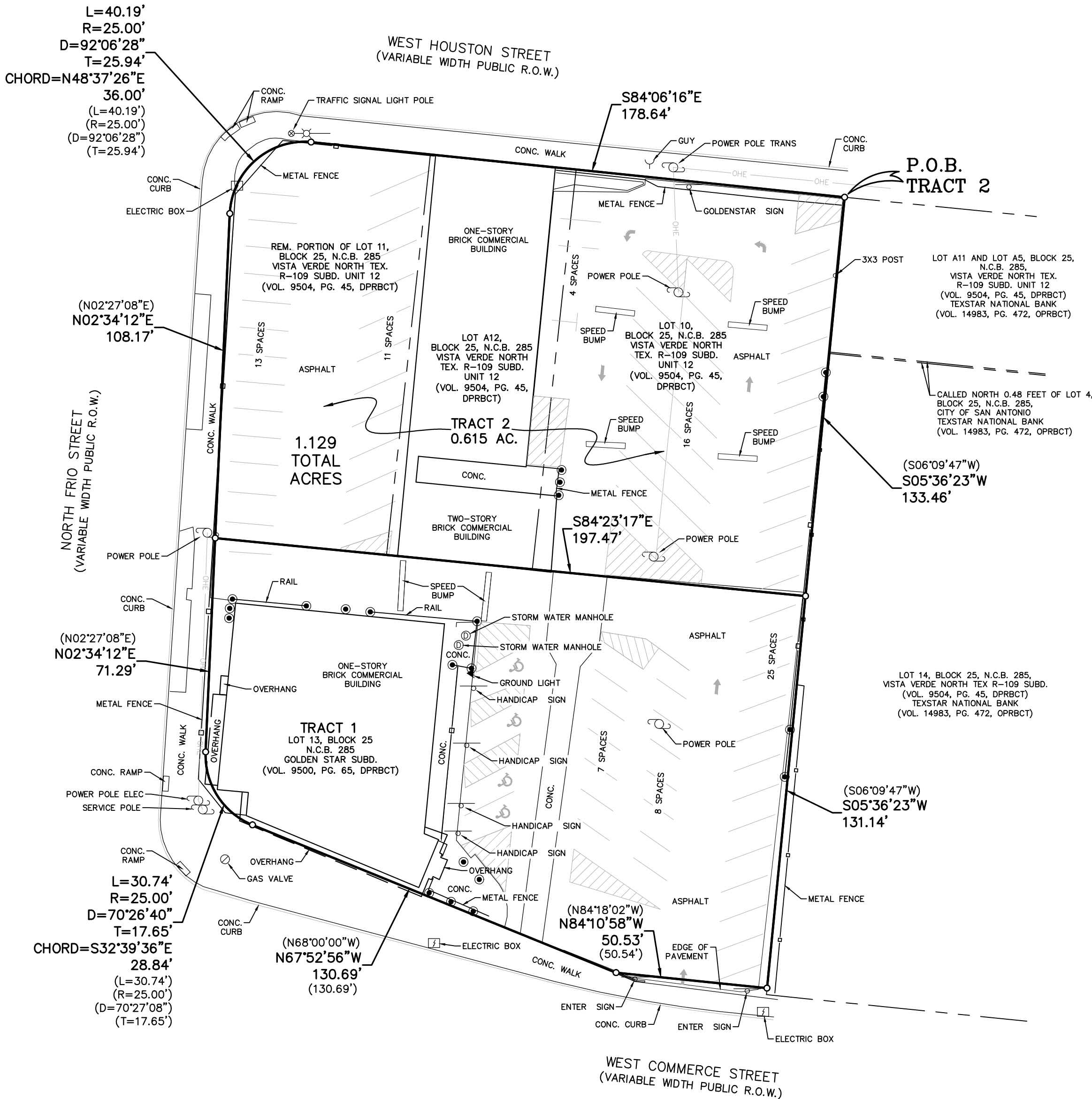
THENCE DEPARTING THE SOUTHERLY R.O.W. LINE OF SAID WEST HOUSTON STREET, WITH THE WESTERLY LINE OF SAID LOT A11 AND LOT A5, WITH THE WESTERLY LINE OF A CALLED NORTH 0.48 FEET OF LOT 4, BLOCK 25, NEW CITY BLOCK 285, CITY OF SAN ANTONIO, AS CONVEYED TO TEXSTAR NATIONAL BANK, AND RECORDED IN VOLUME 14983, PAGE 472, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, WITH THE WESTERLY LINE OF LOT 14, BLOCK 25, NEW CITY BLOCK 285, OF SAID VISTA VERDE NORTH TEX. R-109 SUBDIVISION, UNIT 12, AND WITH THE EASTERLY LINE OF SAID LOT 10, S 05° 36' 23" W, A DISTANCE OF 133.46 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP COR." SET IN THE WESTERLY LINE OF SAID LOT 14, BEING THE NORTHEAST CORNER OF LOT 13, BLOCK 25, NEW CITY BLOCK 285, GOLDEN STAR SUBDIVISION, AS RECORDED IN VOLUME 9500, PAGE 65, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF SAID LOT 10 AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTHERLY LINE OF SAID LOT 13, AND WITH THE SOUTHERLY LINES OF SAID LOTS 10 AND A12 AND THE REMAINING PORTION OF SAID LOT 11, N 84° 23' 17" W, A DISTANCE OF 197.47 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP COR." SET AT THE SOUTHWESTERLY END OF A CUTBACK LINE BETWEEN THE EASTERLY R.O.W. LINE OF SAID NORTH FRIO STREET AND THE SOUTHERLY R.O.W. LINE OF SAID WEST HOUSTON STREET, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE MOST WESTERLY NORTHWEST CORNER OF THE REMAINING PORTION OF SAID LOT 11 AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE EASTERLY R.O.W. LINE OF SAID NORTH FRIO STREET, AND WITH THE WESTERLY LINE OF THE REMAINING PORTION OF SAID LOT 11, N 02° 34' 12" E, A DISTANCE OF 108.17 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP COR." SET AT THE SOUTHWESTERLY END OF A CUTBACK LINE BETWEEN THE EASTERLY R.O.W. LINE OF SAID NORTH FRIO STREET AND THE SOUTHERLY R.O.W. LINE OF SAID WEST HOUSTON STREET, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE MOST WESTERLY NORTHWEST CORNER OF THE REMAINING PORTION OF SAID LOT 11 AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH SAID CUTBACK LINE, WITH THE NORTHWESTERLY LINE OF THE REMAINING PORTION OF SAID LOT 11, AND WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 40.19 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 92° 06' 28", A TANGENT LENGTH OF 25.94 FEET, AND A CHORD BEARING AND DISTANCE OF N 48° 37' 26" E, 36.00 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP COR." SET AT THE NORTHEASTERLY END OF SAID CUTBACK LINE, BEING IN THE SOUTHERLY R.O.W. LINE OF SAID WEST HOUSTON STREET, AND BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE REMAINING PORTION OF SAID LOT 11 AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE SOUTHERLY R.O.W. LINE OF SAID WEST HOUSTON STREET, AND WITH THE NORTHERLY LINES OF SAID LOTS 10 AND A12 AND THE REMAINING PORTION OF SAID LOT 11, S 84° 06' 16" E, A DISTANCE OF 178.64 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.615 ACRES OF LAND, MORE OR LESS.



#### ALTA/NSPS CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY; YUEN KING LIM FAMILY, LLC, A TEXAS LIMITED LIABILITY COMPANY; GOLDEN STAR CAFE, INC., A TEXAS CORPORATION; GOLDEN STAR LOFTS, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 13, 16, 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

DREW A. MAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



LAND SURVEYING  
5151 W. SH 46  
NEW BRAUNFELS, TX 78132  
PH: 830.730.4449  
drewm@dam-llc.com  
FIRM #0191500

ADDRESS:  
821 WEST COMMERCE STREET  
SAN ANTONIO, TX 78207

DATE: MAY 2020 JOB: BRD359





816





AUTHORIZED PARKING ONLY  
TOWING ENFORCED AT ALL TIMES  
UNAUTHORIZED VEHICLES WILL BE TOWED AT OWNER'S EXPENSE  
GOLDEN STAR CUSTOMER PARKING WHILE DINING IN ONLY  
ALL TEX TOWING  
210-337-4483

GOLDEN STAR  
PARKING FOR  
LARGE TRUCKS  
& VEHICLES  
↑















**GOLDEN STAR**  
**PARKING FOR**  
**LARGE TRUCKS**  
**& VEHICLES**  
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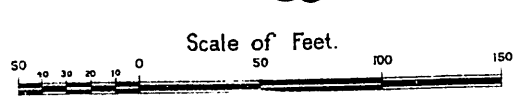
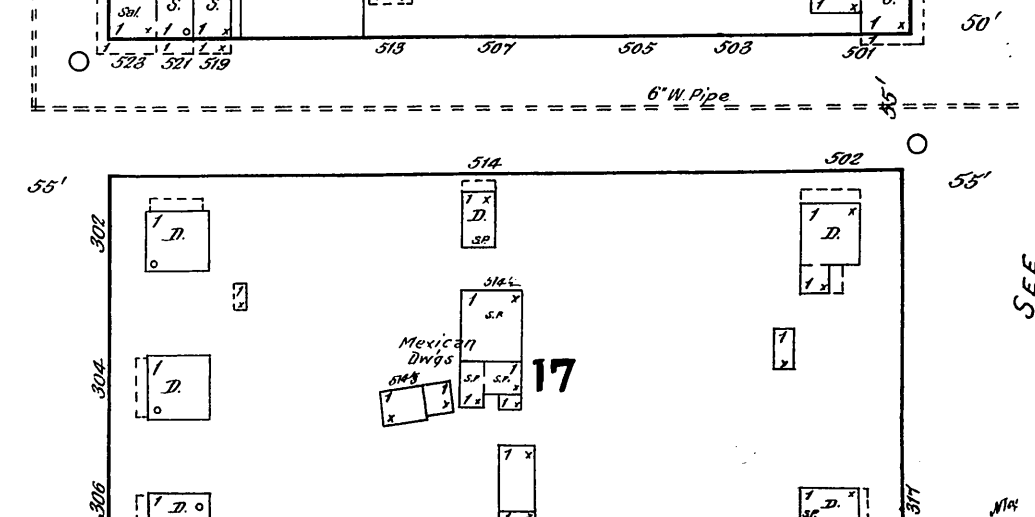
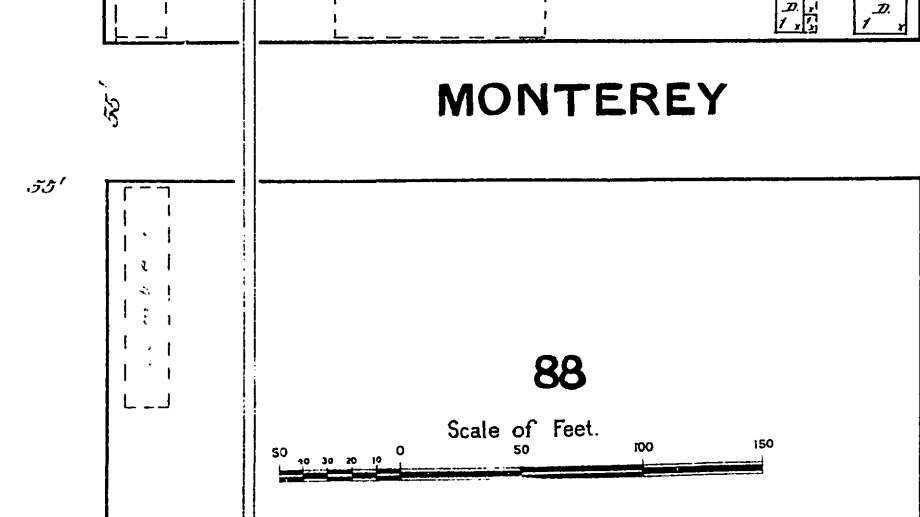
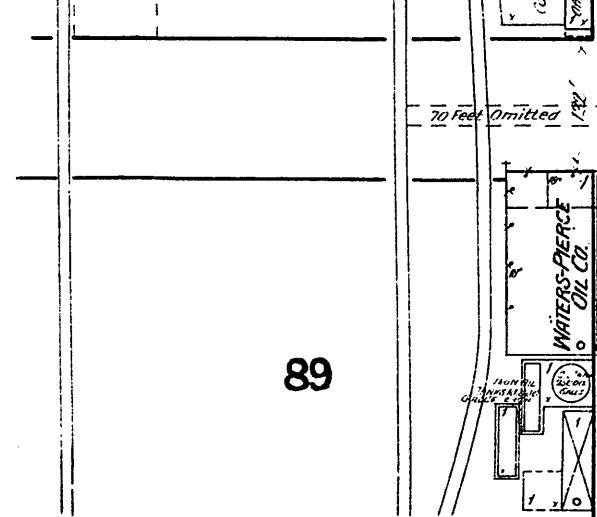
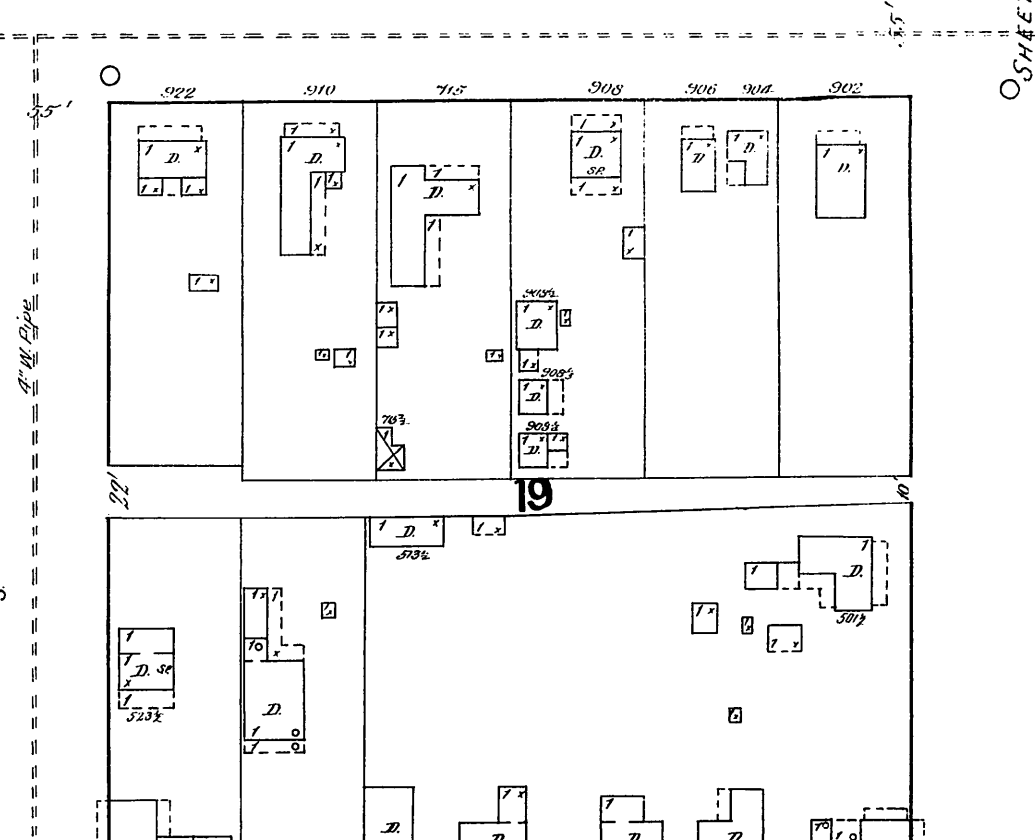
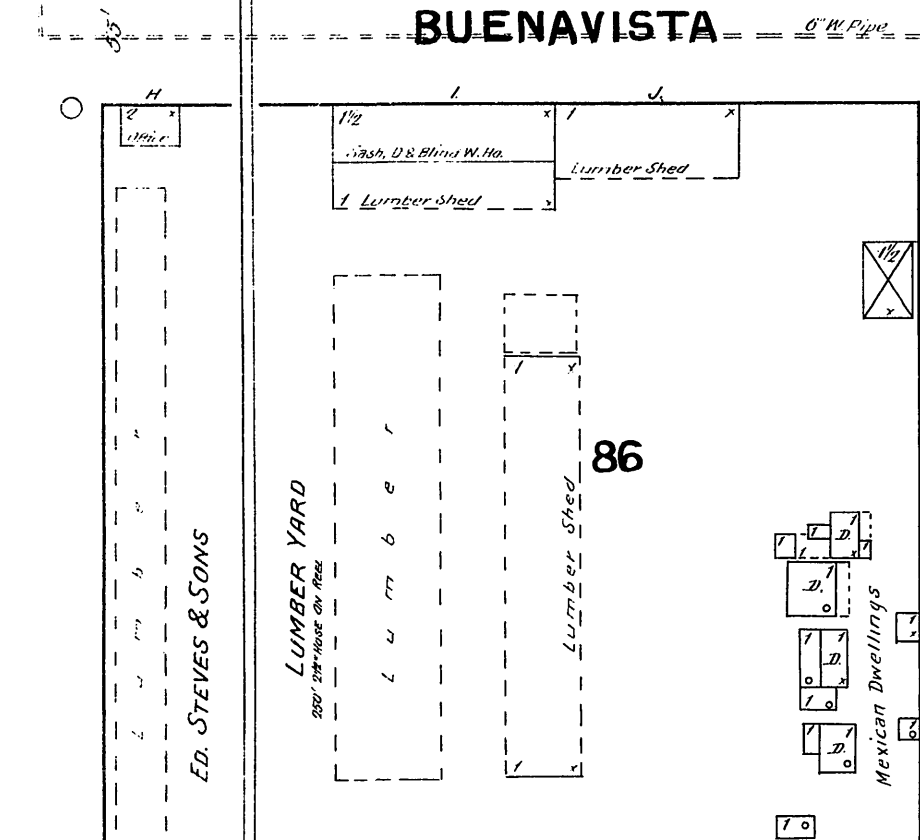
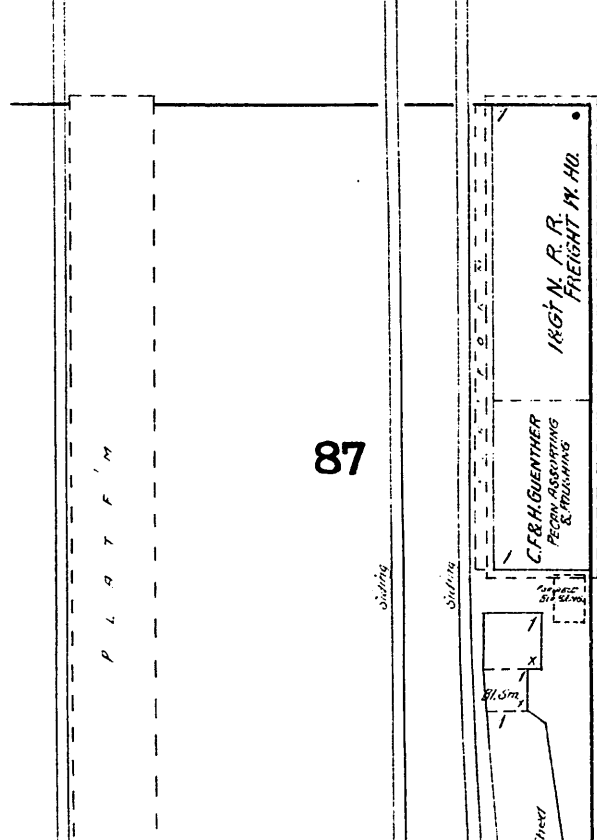
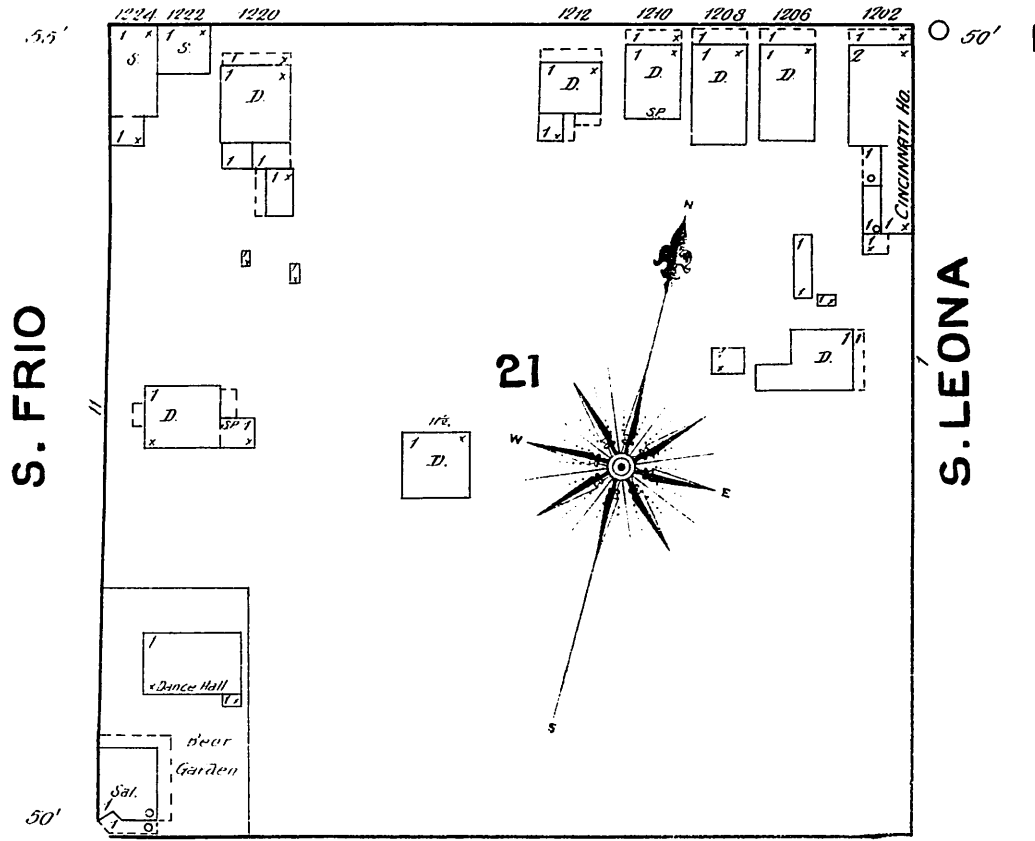
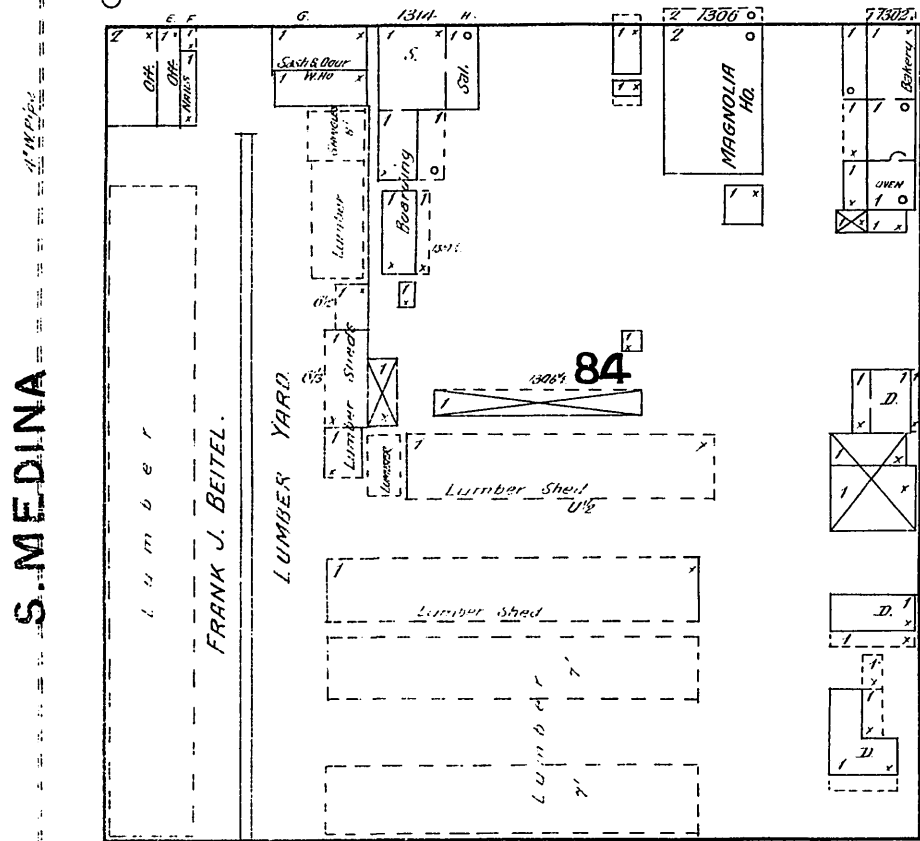
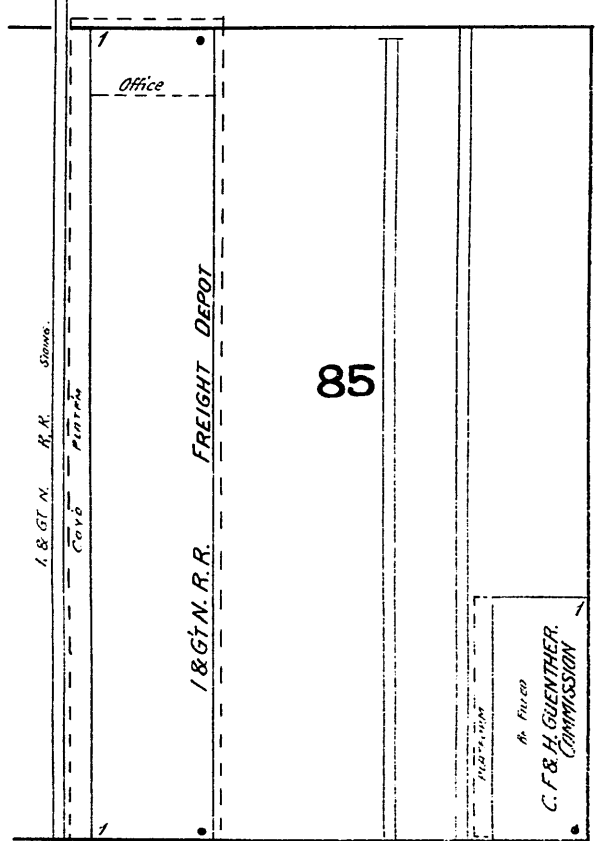
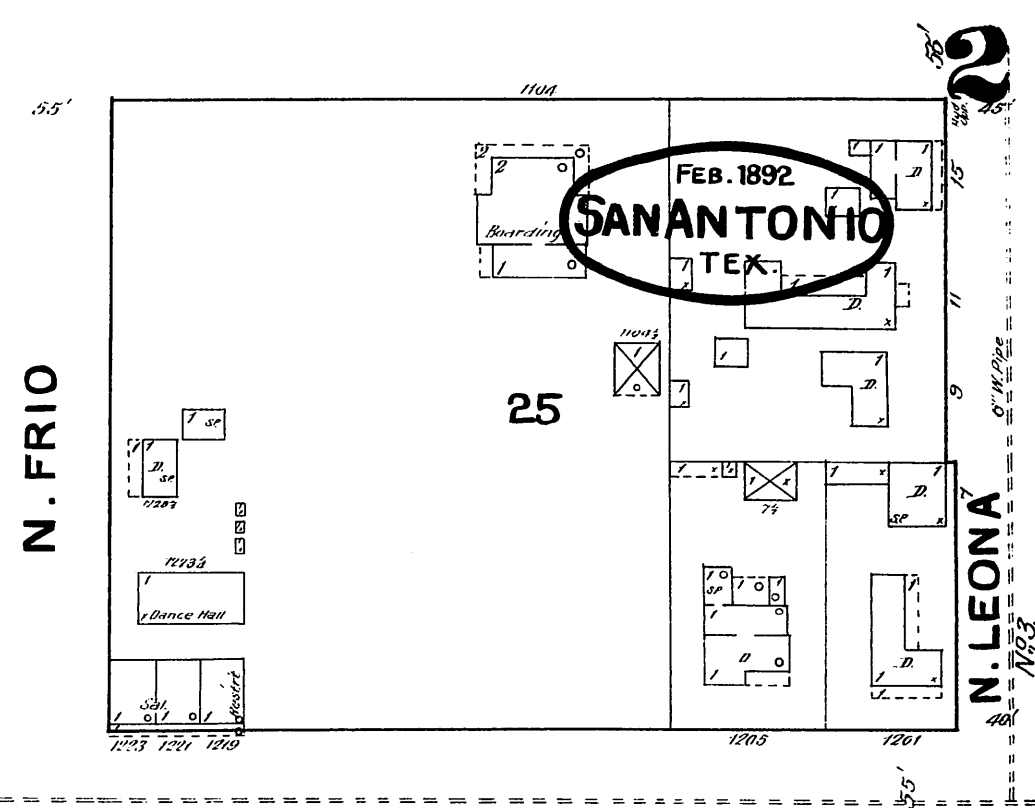
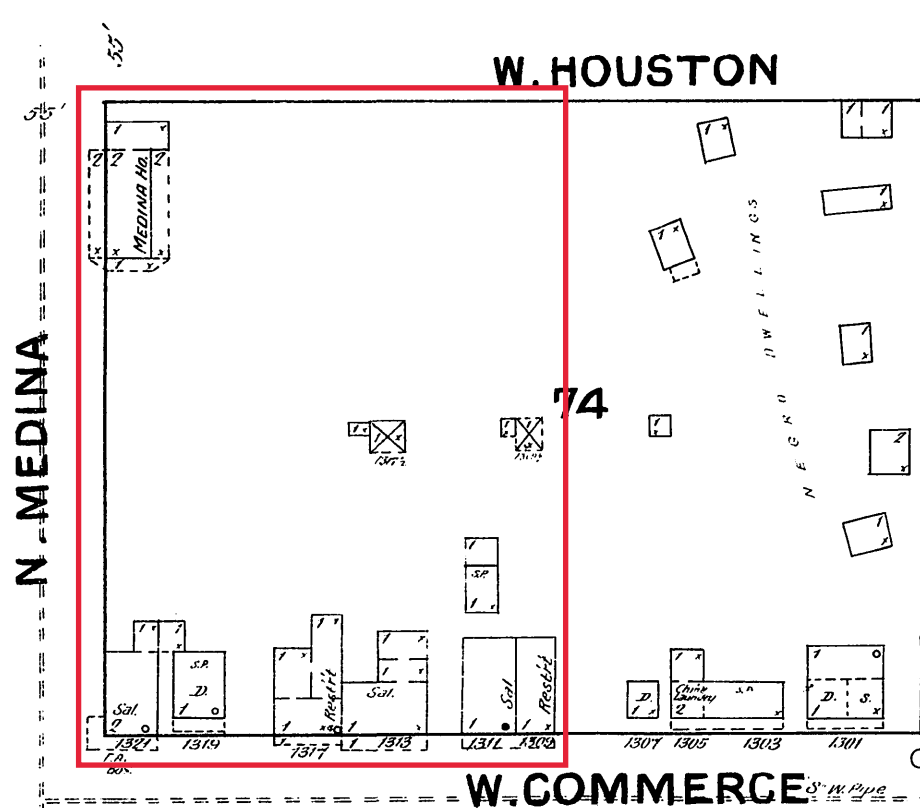
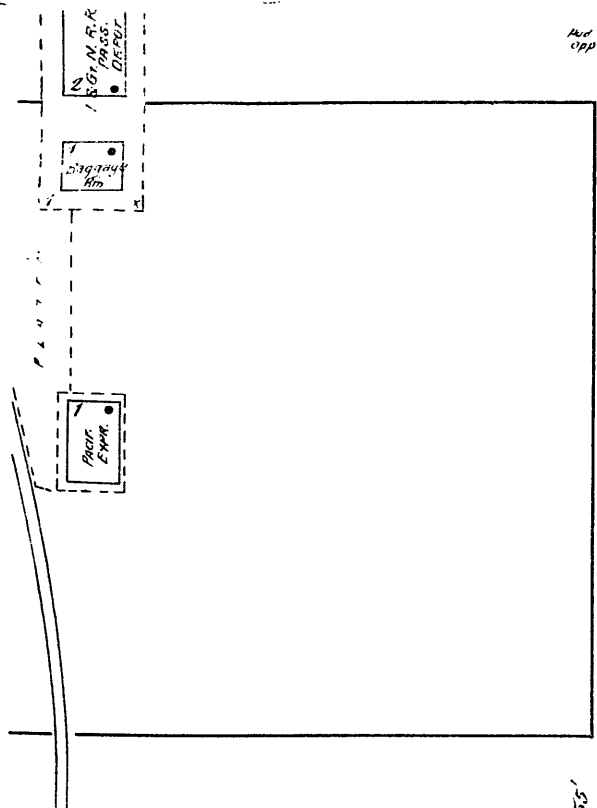
030381

**TEXAS**  
Waste Systems, Inc.  
(210) 337-1111

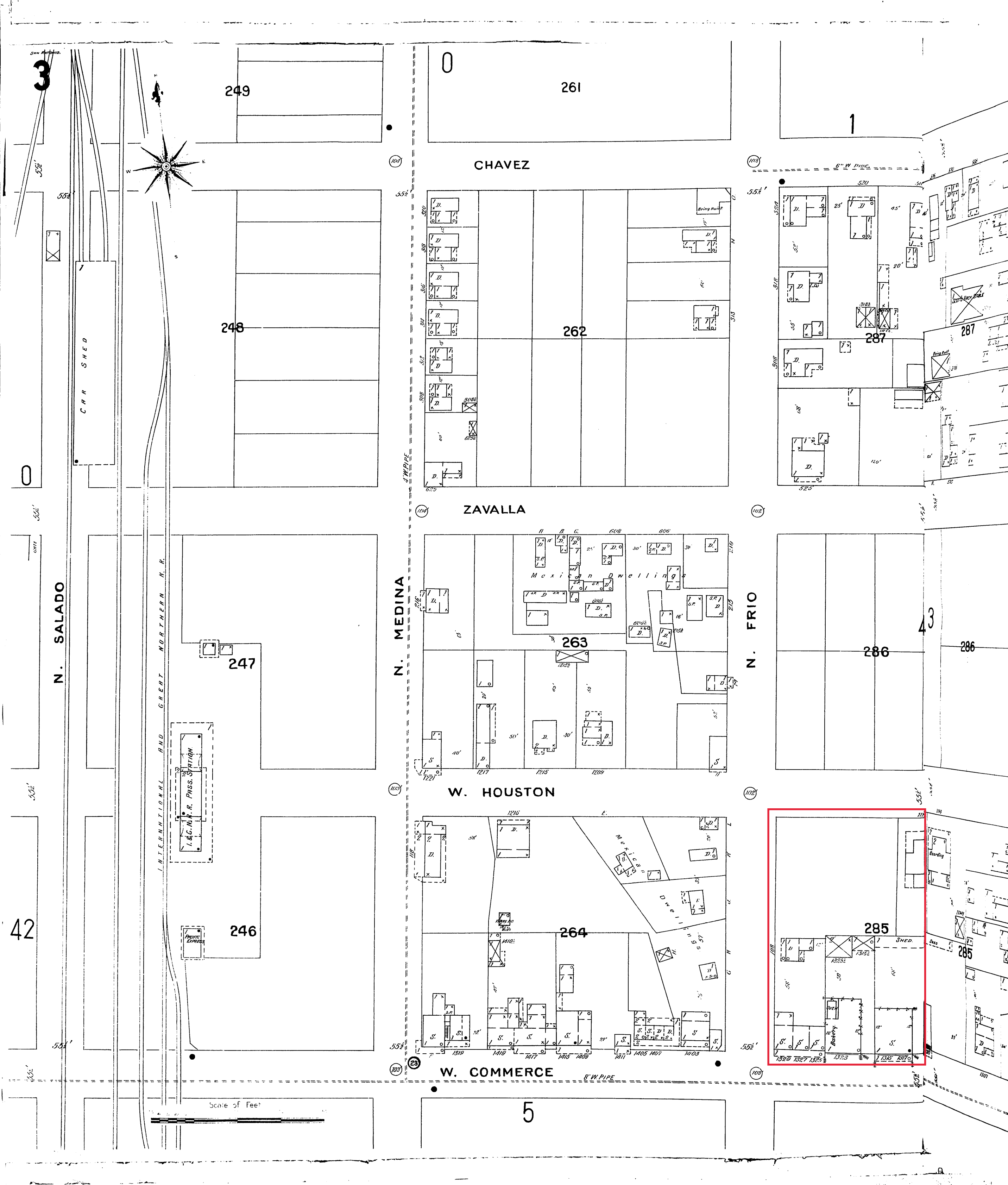






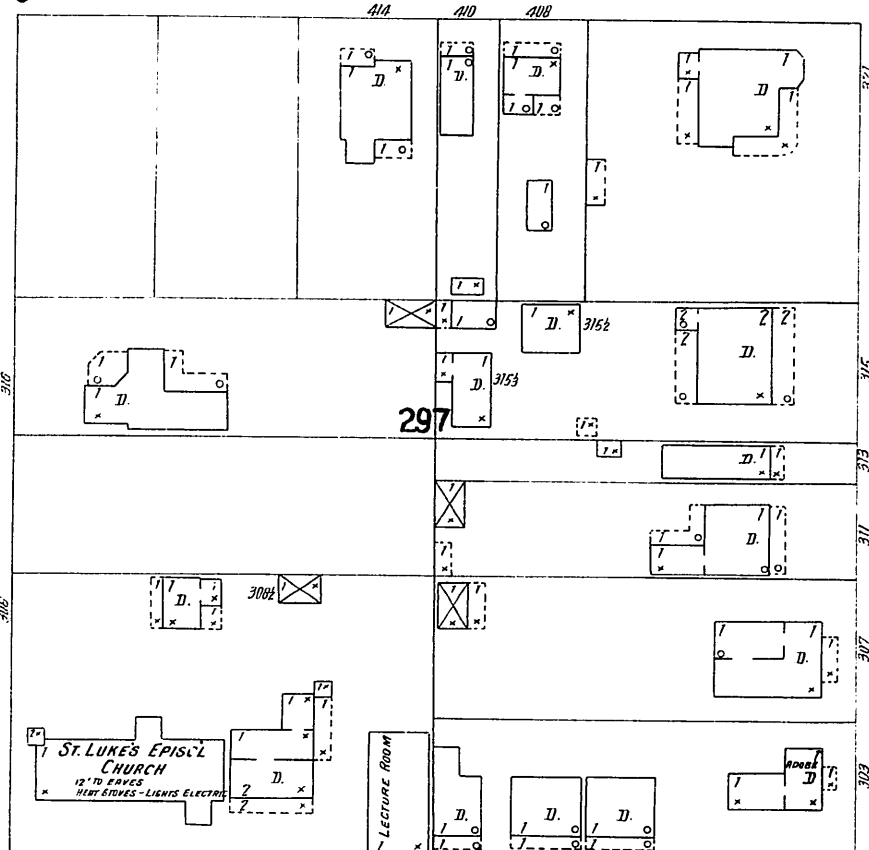
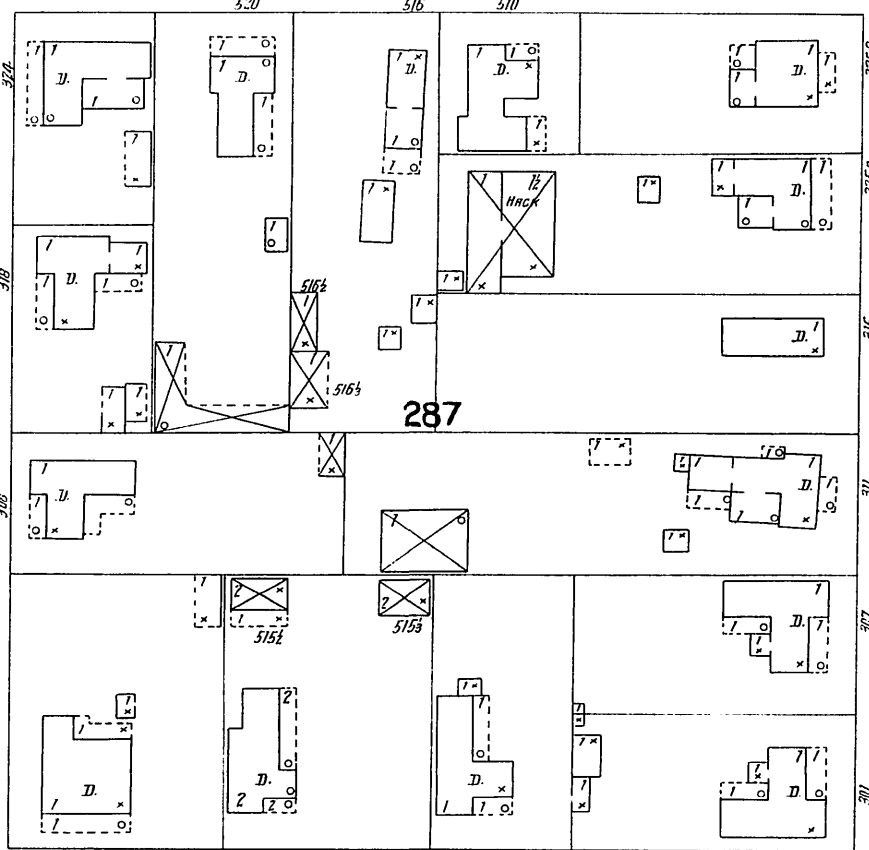
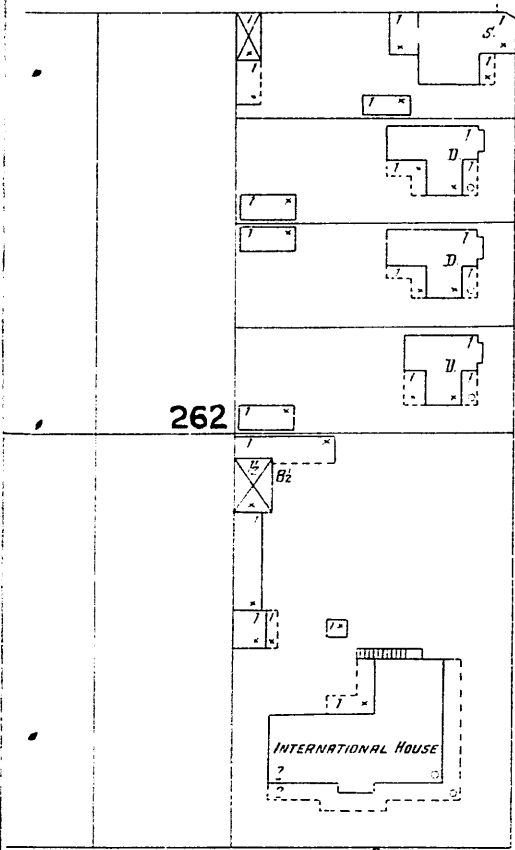




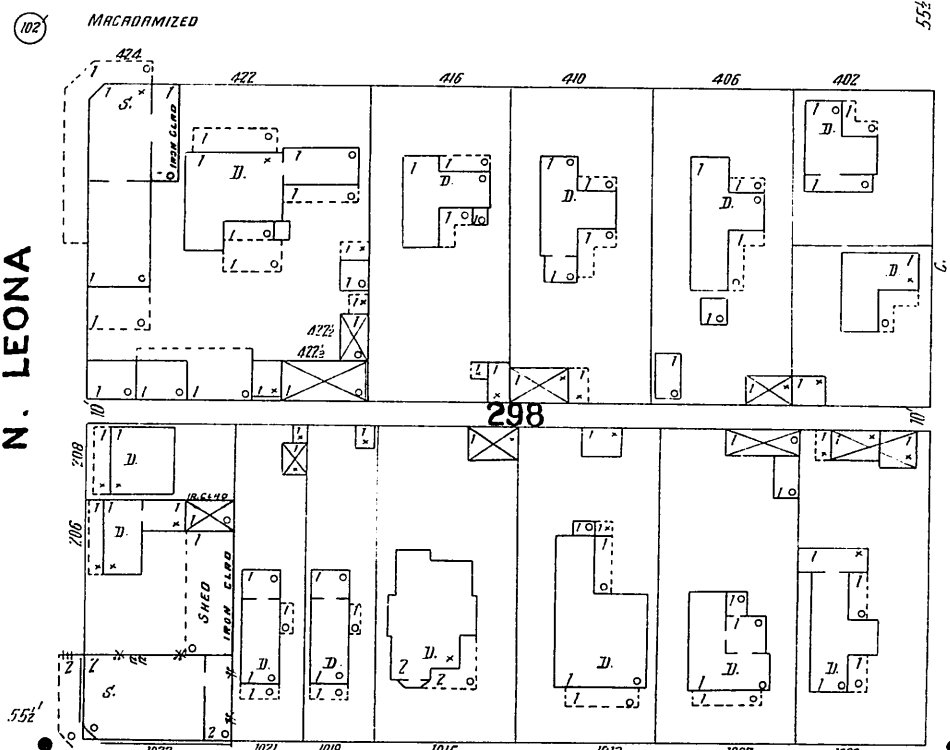
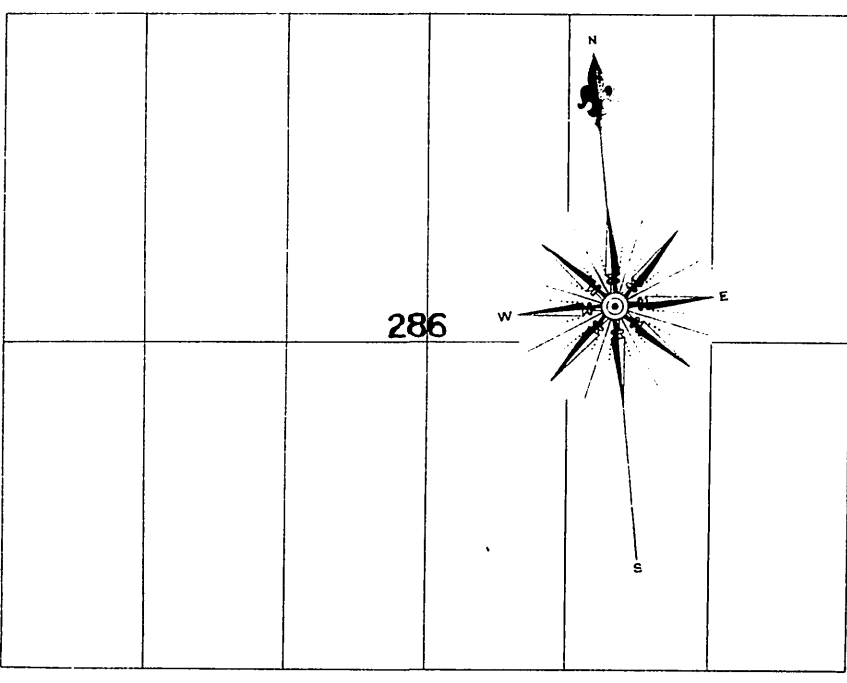
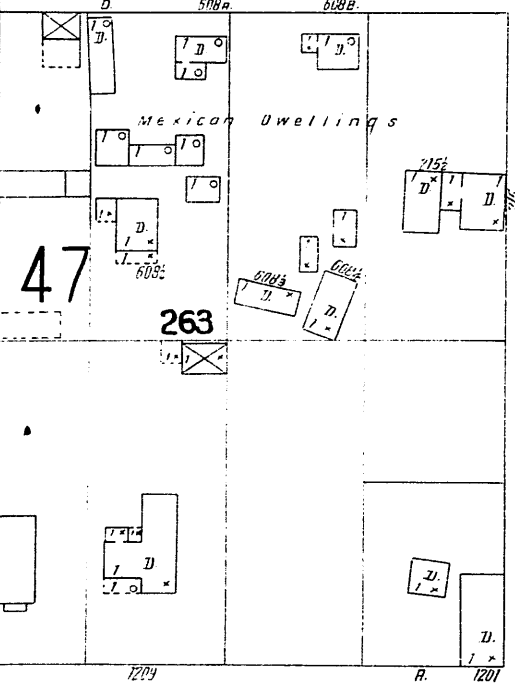




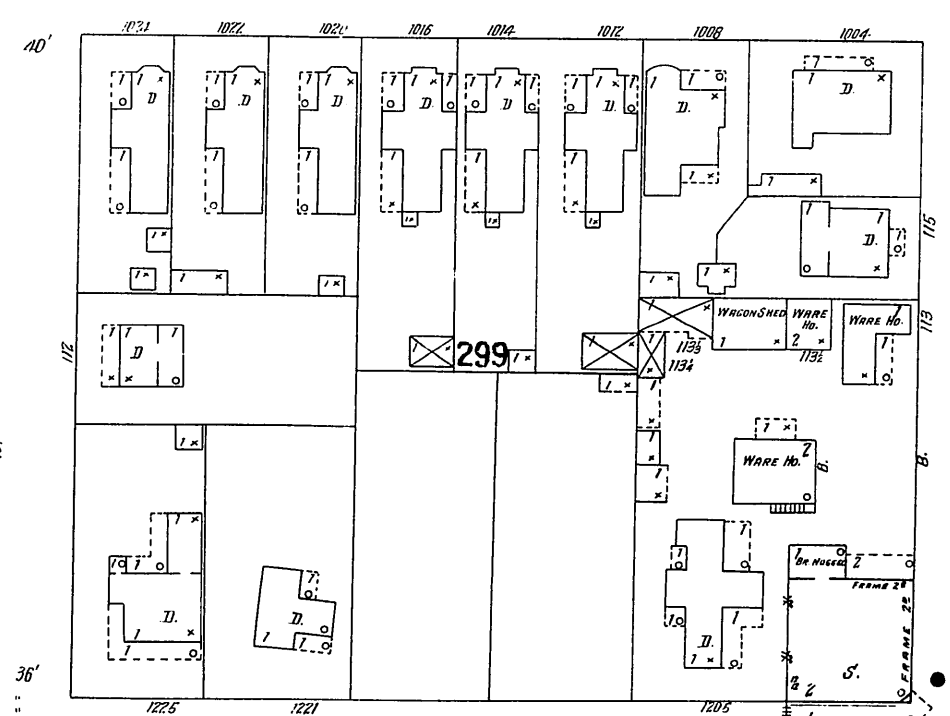
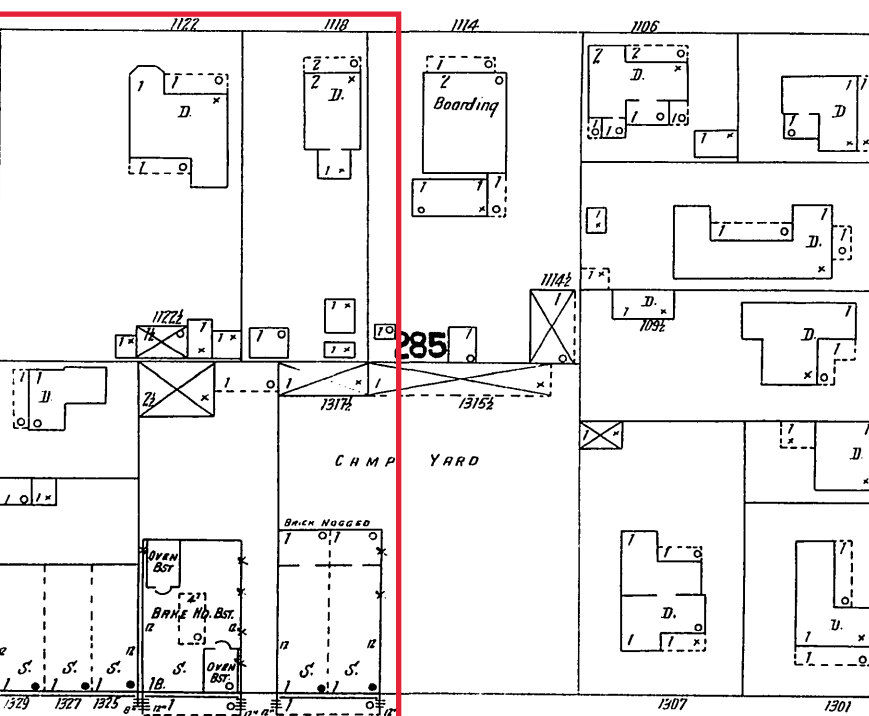
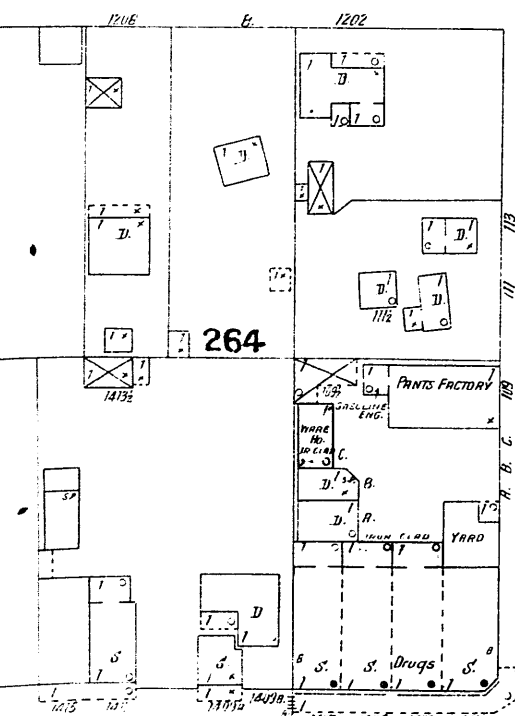
CHAVEZ



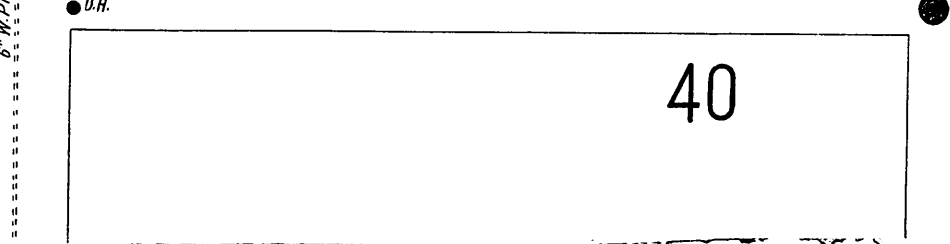
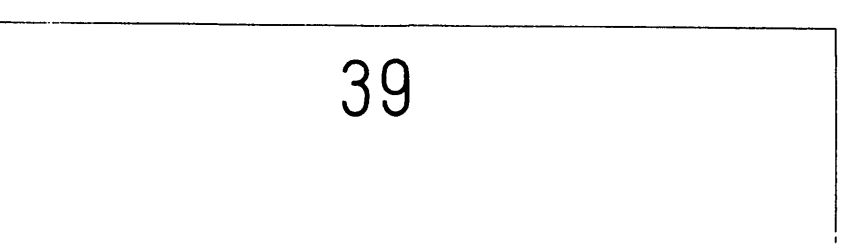
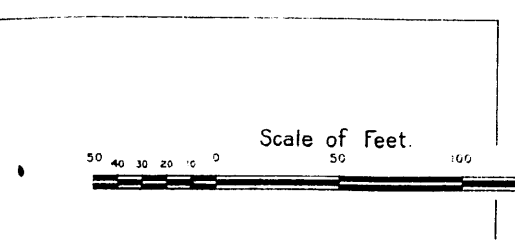
ZAVALLA



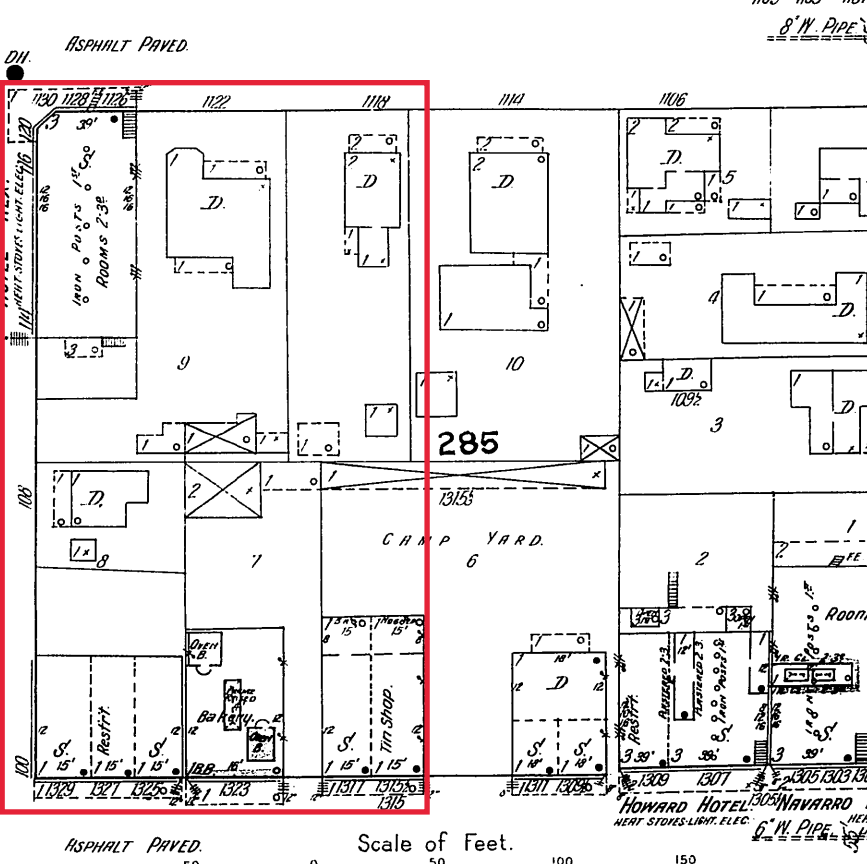
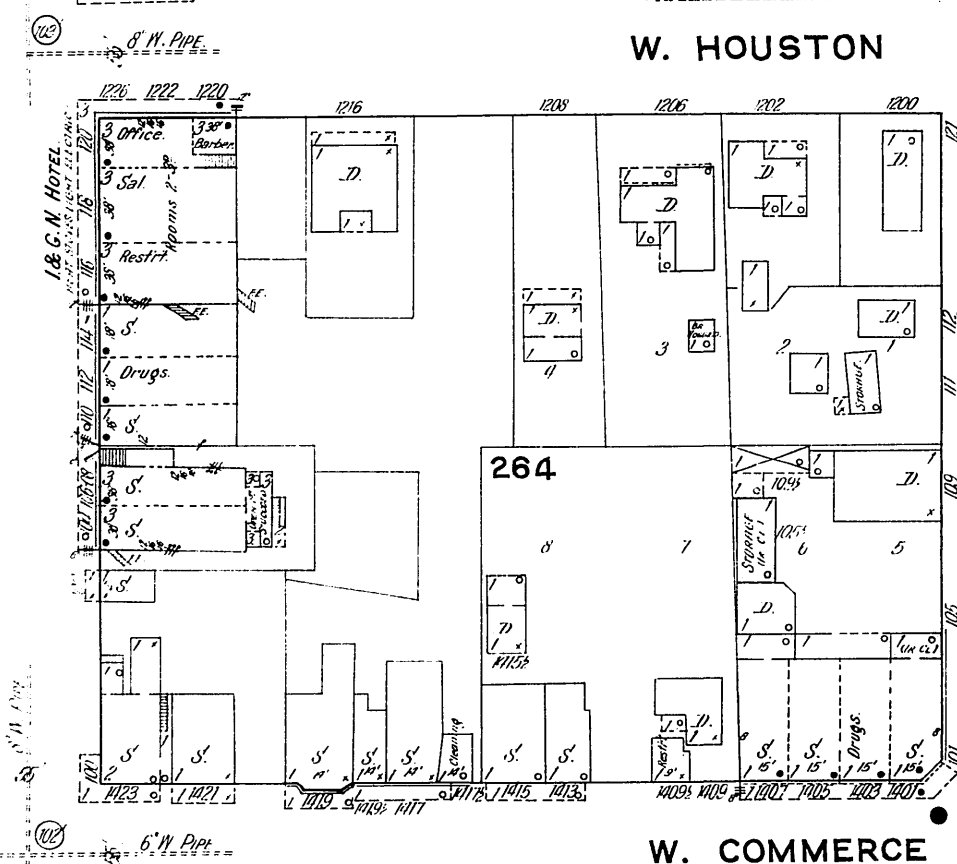
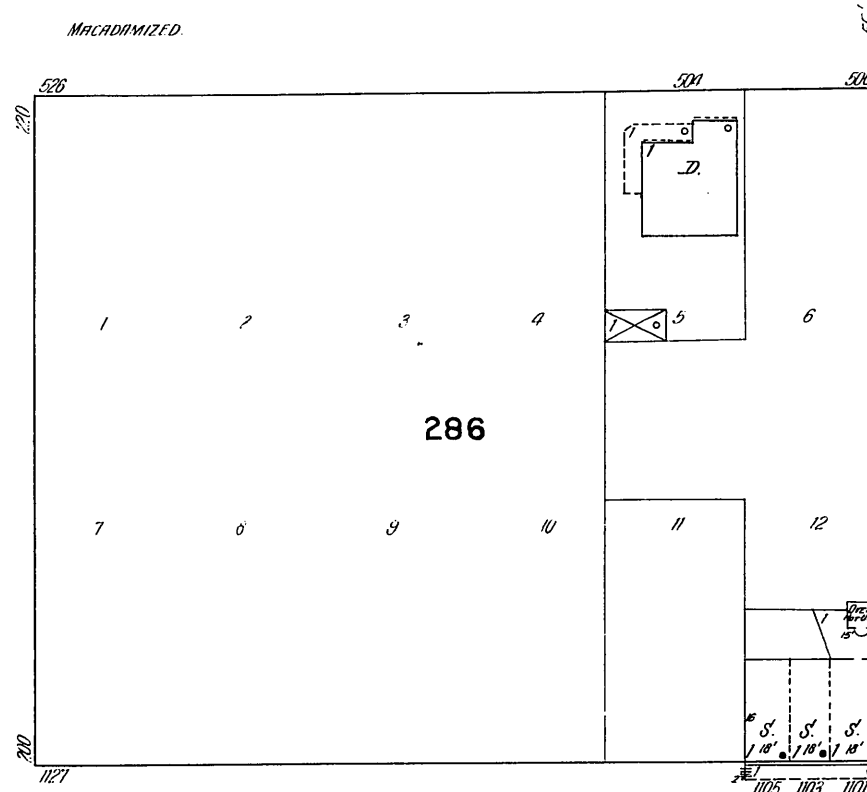
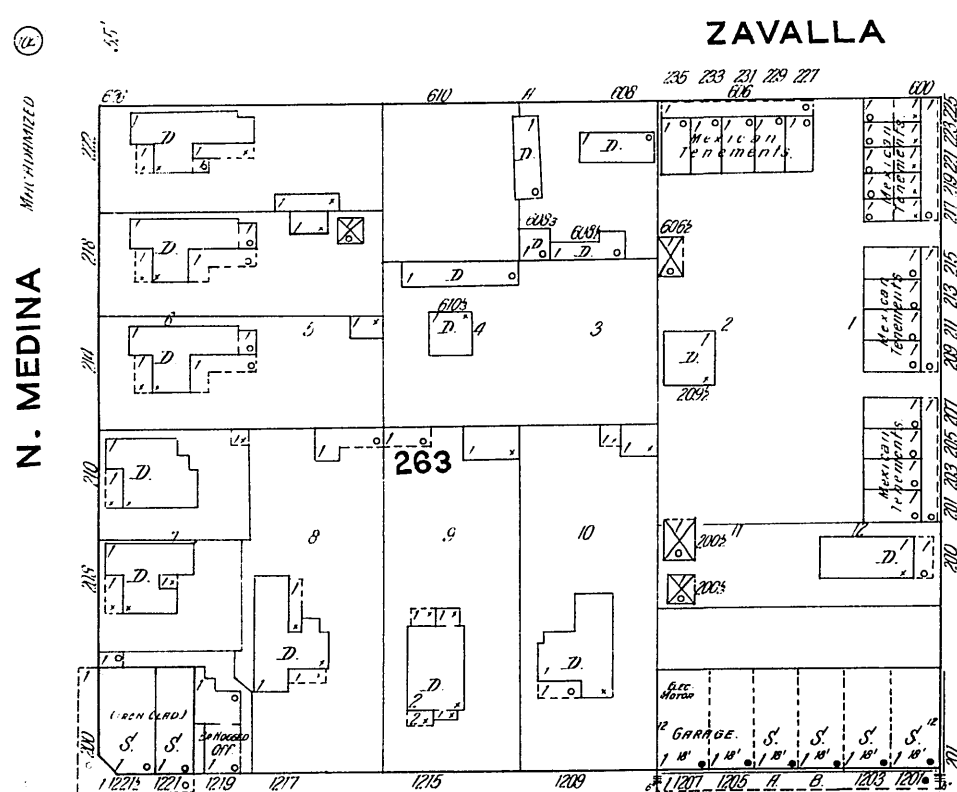
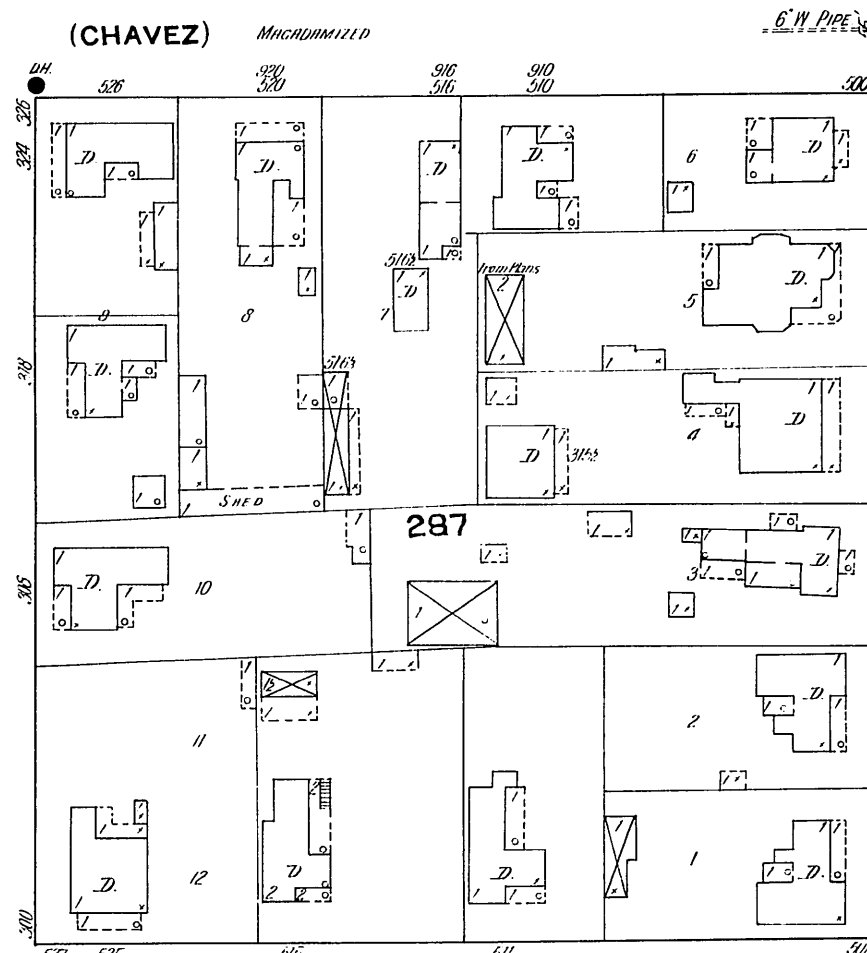
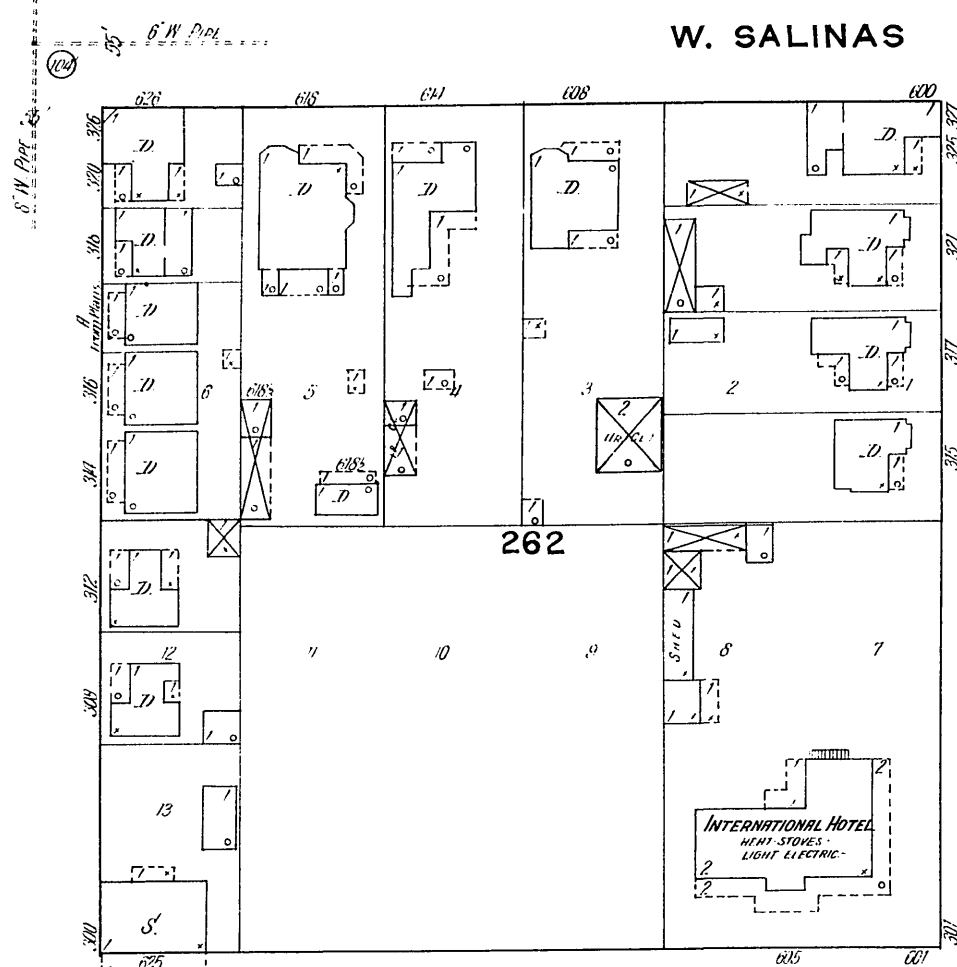
W. HOUSTON



W. COMMERCE

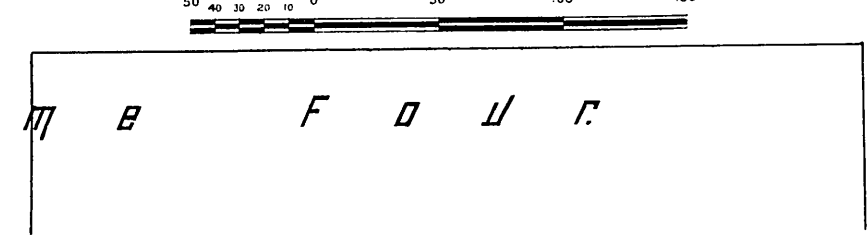
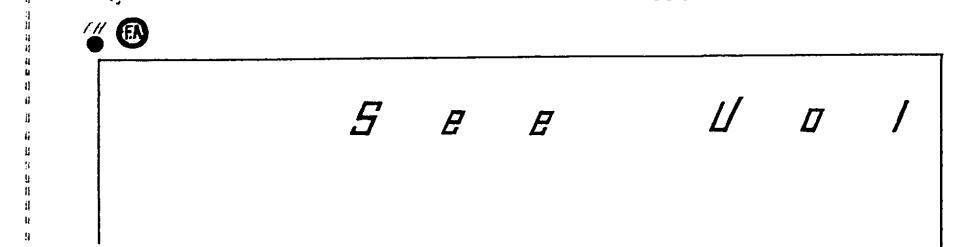




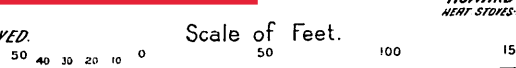
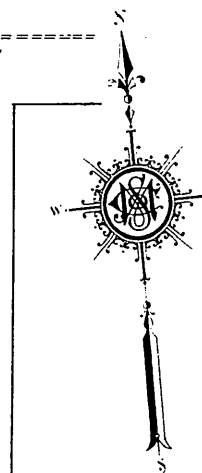


N. LEONA

N. FRIO



8' W. P.



S E E U O I U M E F O U R



W. SALINAS

(CHAVEZ)

MACADAMIZED.

W. TRAVIS (ZAVALLA)

MACADAMIZED.

W. HOUSTON

W. COMMERCE

N. MEDINA

N. FRIO

N. LEONA

I. & G. N. HOTEL

O. K. HOTEL

AMERICAN HOTEL 2nd

REX HOTEL

HOTEL MEXICO 2nd



Scale of Feet

S E E U O I U M B F O U C



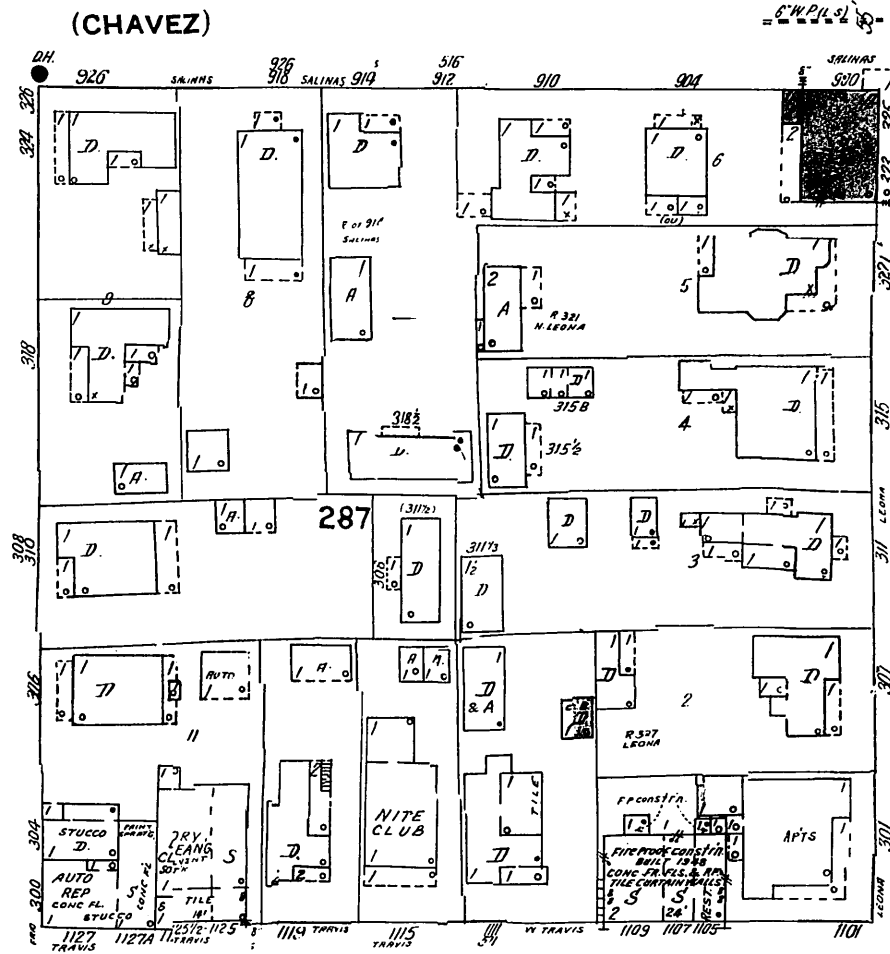
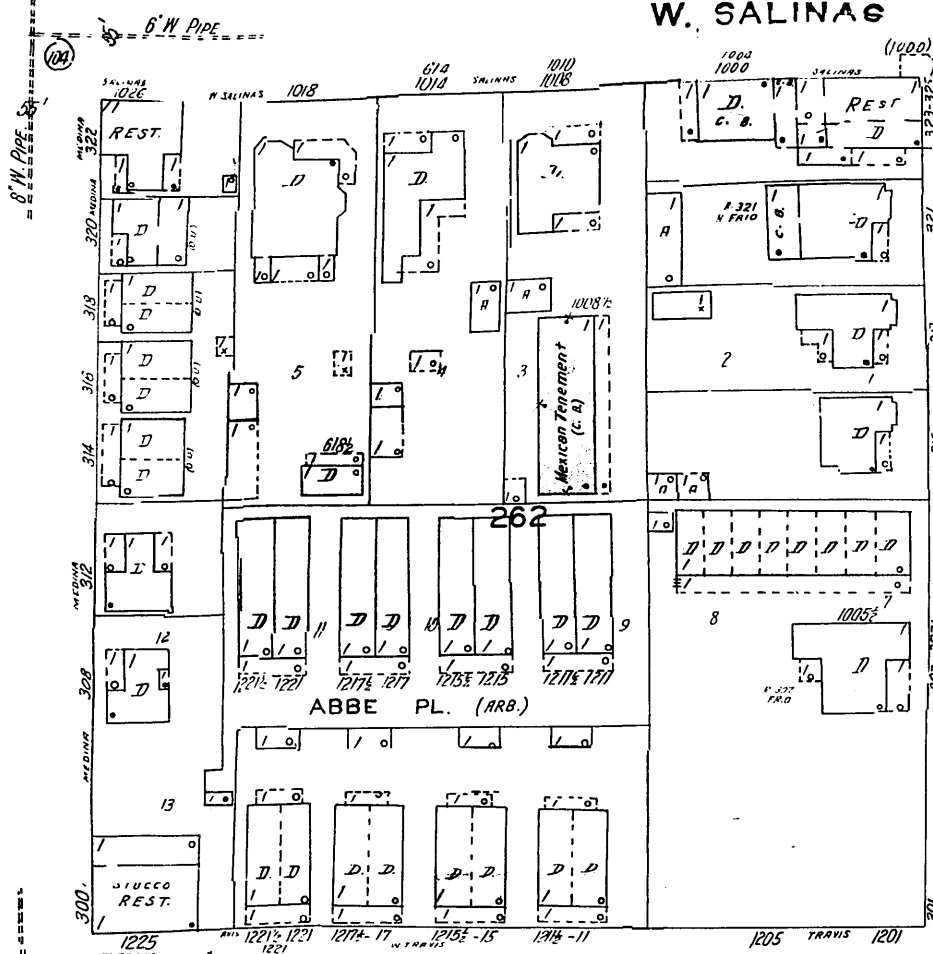




24

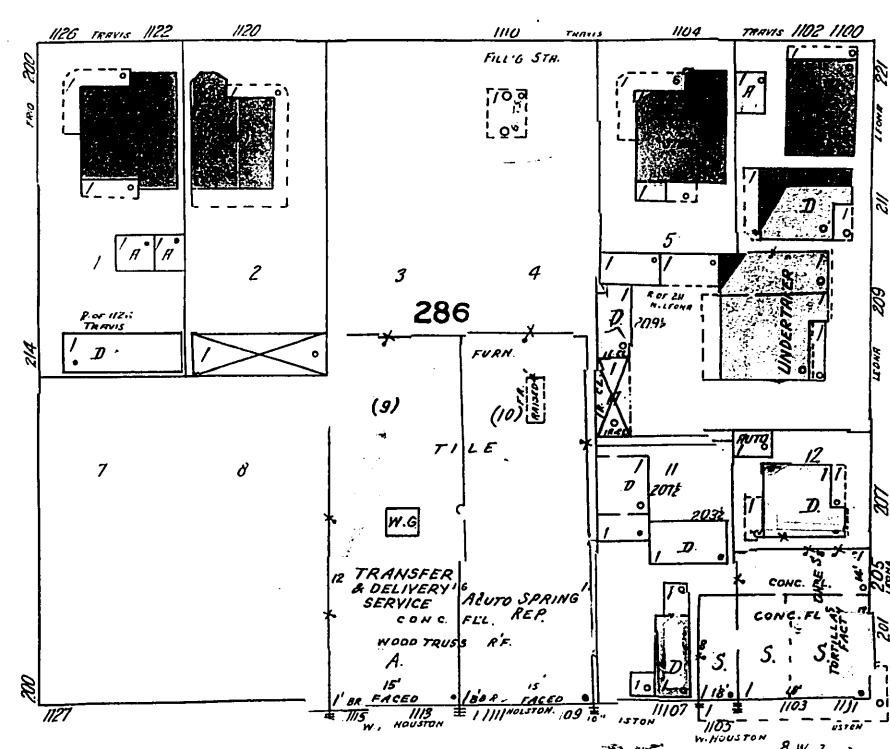
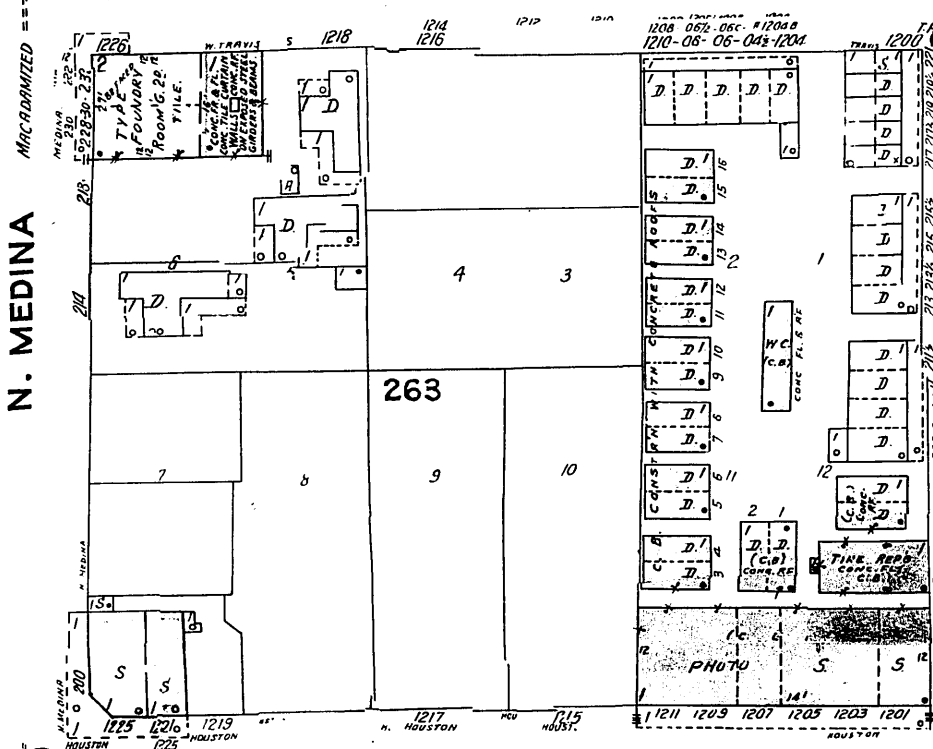
W. SALINAS

(CHAVEZ)



W. TRAVIS (ZAVALLA)

(103)



15

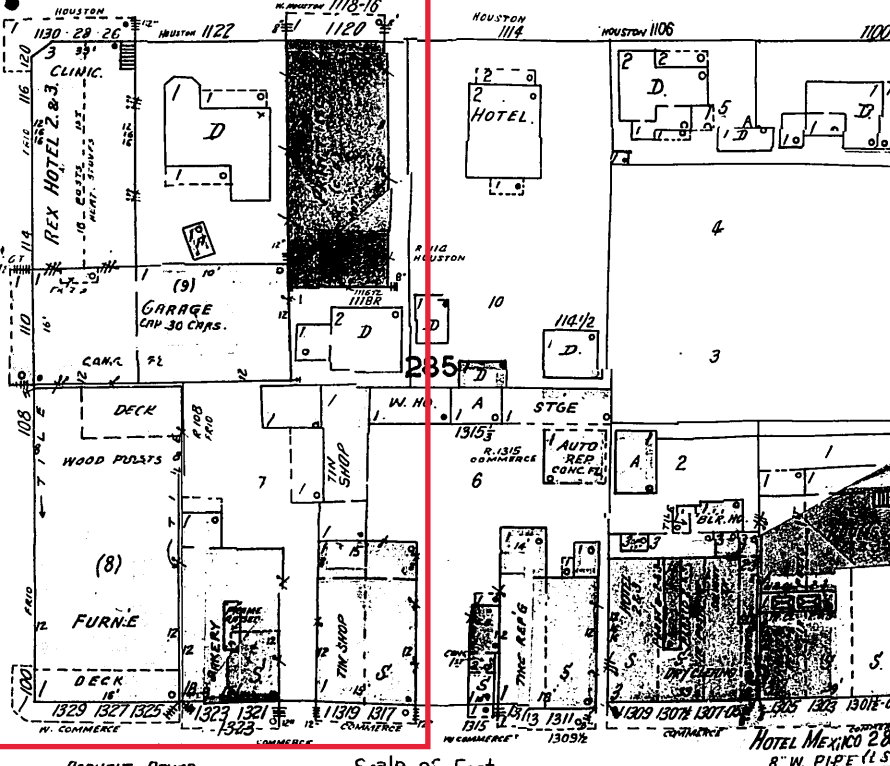
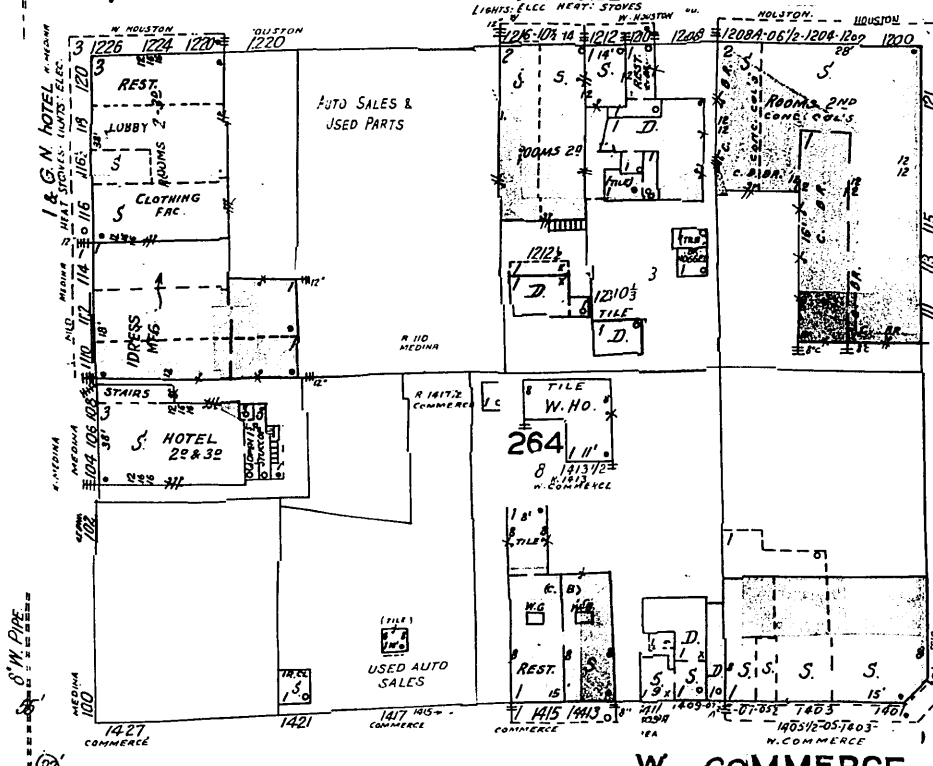
N. MEDINA

N. FRIO

N. LEONA

17

W. HOUSTON

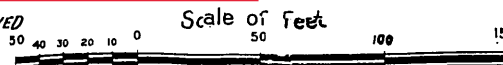
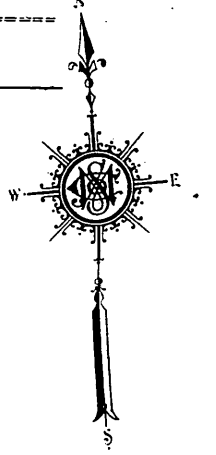


W. COMMERCE

(103)

W. P.

S B E U O I U M B F O U R





+ 821 w commerce, san antonio tx

go



← purchase image and/or print

Tweet

aerials 2016

1955 2014

topos 2012

atlases 2010

compare 2008

overlays 2004

measure 1995



1986

1973

1966

1963

1955





+ 821 w commerce, san antonio tx

go



← purchase image and/or print

Tweet

aerials 2016

1963 2014

topos 2012

atlases 2010

compare 2008

overlays 2004

measure 1995



1986

1973

1966

1963

1955







821 w commerce, san antonio tx

go



← purchase image and/or print

Tweet

aerials

2016

1986

2014

topos

2012

atlases

2010

compare

2008

overlays

2004

measure

1995

1986



1973

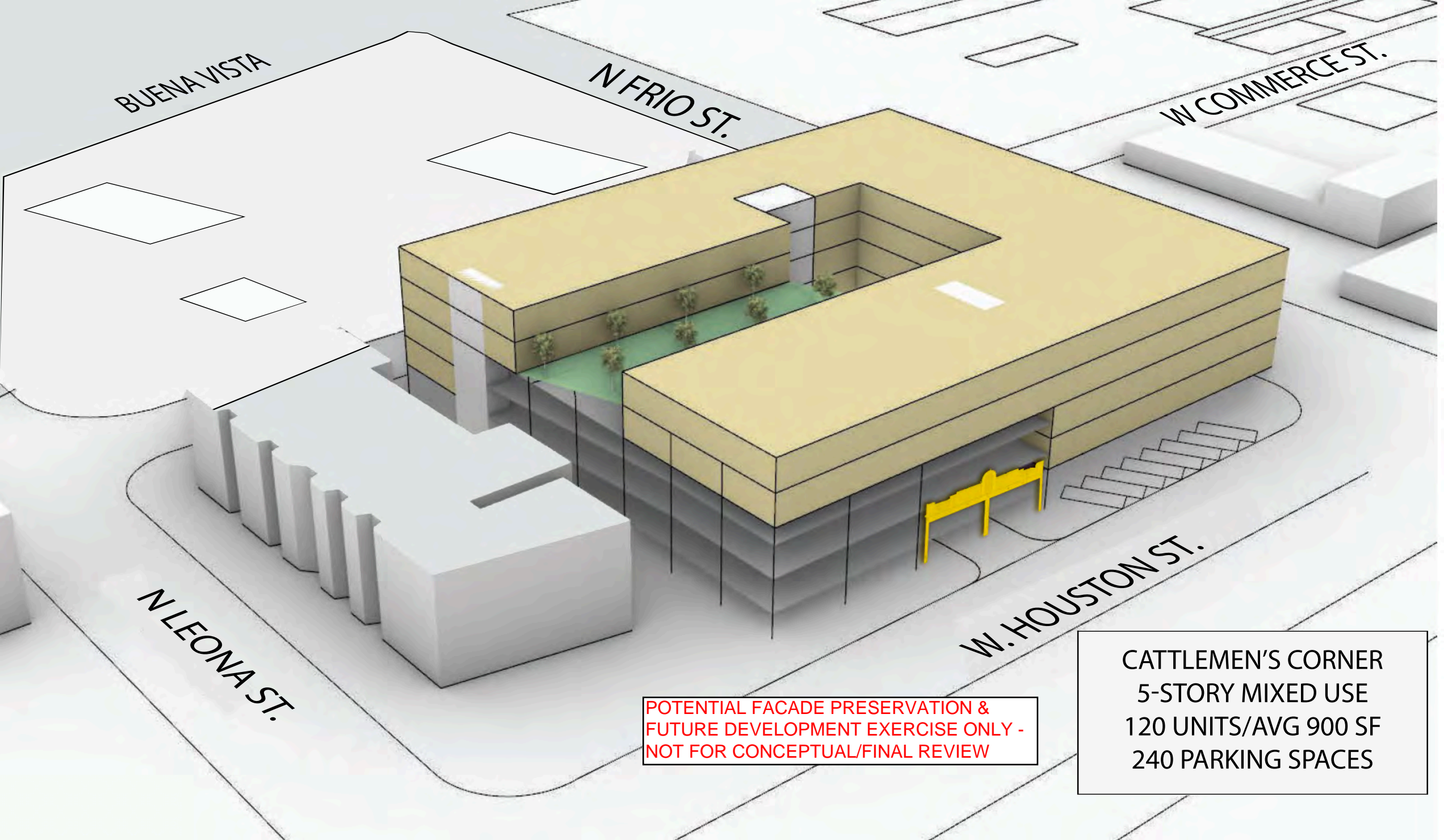
1966

1963

1955







BUENA VISTA

N FRIO ST.

W COMMERCE ST.

N LEONA ST.

W. HOUSTON ST.

POTENTIAL FACADE PRESERVATION &  
FUTURE DEVELOPMENT EXERCISE ONLY -  
NOT FOR CONCEPTUAL/FINAL REVIEW

CATTLEMEN'S CORNER  
5-STORY MIXED USE  
120 UNITS/AVG 900 SF  
240 PARKING SPACES