



City of San Antonio

Agenda Memorandum

File Number: 15-4143

Agenda Item Number: 23.

Agenda Date: 8/13/2015

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Resolution to proceed with landmark designation for 2202 Fredericksburg Rd.

SUMMARY:

This resolution requests direction from City Council to move forward with historic landmark designation for the property at 2202 Fredericksburg Rd. The Historic and Design Review Commission (HDRC) recommended a Finding of Historic Significance for this property on July 1, 2015.

BACKGROUND INFORMATION:

The building located at the 2202 Fredericksburg is an exceptional example of a ca. 1940s Moderne/Deco style gas station. The existing structure is located directly next to the Monticello Park Historic District, and contributes contextually to the historic fabric of the neighborhood. The building's architectural type, as an early service station structure, is distinctive in character and exemplifies the cultural, economic, and social trends that are distinctive to San Antonio's early automobile suburbs. The building is a significant historic resource with high architectural integrity. The Office of Historic Preservation (OHP) staff and members of the Designation and Demolition

Committee (DDC) of the Historic and Design Review Commission (HDRC) visited the property on February 25, 2015, for a site visit and recommended that the property was contributing to the neighborhood.

The service station features a Y-shaped floor plan with a central office/storefront. The building has a three bay service garage that extends from the rear façade and features doors made of steel and glass. Two canopies are attached to the main structure and extend out to Hildebrand and Fredericksburg Street. The building is steel

framed and metal clad. The central office space has a half decagon shape with the prominent glass walls facing the street corner. The roof of the structure is flat and level from the canopies to the back, with the exception of a prominent five tiered dome. Although the pumps themselves have been removed, the concrete islands and piers that support the canopies still exist. The building's split color scheme consists of a blue (at the lower portion of the building) and white (covering the upper half). There is a continuous red band that runs around the entirety of the structure. The structure is mostly fully intact.

The property at 2202 Fredericksburg Rd. meets the following criteria for local landmark designation:

- 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 [35-607 (b) 6];
- Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7];

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[35-607(b)11];

ISSUE:

The property at 2202 Fredericksburg Rd. meets the criteria and is eligible for landmark designation. If Council approves a resolution to proceed with landmark designation, then OHP would apply for a change in zoning to include a historic landmark overlay for the property. The change in zoning requires approval from both the Zoning Commission and City Council. If approved by Council, the property would become a local historic landmark. Rehabilitation work would qualify for local tax incentives. All future proposals would require HDRC review.

ALTERNATIVES:

Landmark designation would help protect and preserve this architecturally significant structure that played an important role in the architecture and history of San Antonio. If Council does not approve a resolution to proceed with landmark designation, the designation process would come to an end and the HDRC's recommendation would not be required for any demolition requests. New construction on the property would not require review by the HDRC.

FISCAL IMPACT:

Costs associated with this designation include application fees of \$770.00 and are funded in the Office of Historic Preservation FY 2015 budget.

RECOMMENDATION:

Staff recommends City Council approve the resolution to initiate historic landmark designation for this property.