



SAN ANTONIO CONSERVATION SOCIETY

December 6, 2017

STATEMENT:

TO: Michael Guarino, Chair, and Members
Historic and Design Review Commission, City of San Antonio
RE: Item No. 7 – HDRC Case No. 2017-590
506 S. Main Avenue/ 415 Dwyer Avenue/ Right of Way above Cesar E. Chavez Blvd

The San Antonio Conservation Society would like to urge HEB to activate the ground level of the proposed parking structure through leases to commercial businesses, community meeting space, or even displays regarding the H-E-B company itself. In May of this year, we urged the development just to the north of this site, the Heritage Plaza Apartments at 307 Dwyer and the east side of the 400 block of South Main Avenue, to do the same thing. This developing area of the city will become active and engaged at the street level as a series of surface parking lots are transformed into residential, office and multi-purpose parking structures.

While we do not object to the parking garage, the Society adopted a motion fourteen years ago opposing skybridges within the original 36-mile boundaries of San Antonio.

Nevertheless, we believe that the best neighborhoods foster pedestrian activity at all times of day and promote safety and vitality through interactive, engaged spaces at the street level.

Respectfully submitted,

Susan Beavin, President



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TO: Michael Guarino, Chair, and Members
Historic and Design Review Commission, City of San Antonio
RE: Item No. 24 – HDRC Case No. 2017-533 / 901 & 905 Nogalitos Street

The San Antonio Conservation Society began surveying San Antonio's historic gas stations in 1983. In 2016 the City of San Antonio proposed the most significant 30 of these resources for designation as landmarks, including 901 S. Nogalitos. This 1930s gas station has significance in terms of its style, integrity, and prominence within the survey of historic gas stations in San Antonio. 901 S. Nogalitos meets at least five of the criteria for landmark designation described in the Unified Development Code.

First, 901 S. Nogalitos meets Criterion 6 as a particularly fine example of a gas station. Second, the station meets Criterion 8 due to its architectural integrity of design and materials. Built in 1934 for the Pure Oil company, 901 S. Nogalitos later became a Bremer station in the 1940s and 50s, a Sinclair service station in the 1960s and then a tire repair facility. Its steeply pitched "rainsplitter" roof and applied half-timber details make it a rare example of Tudor Revival Style among San Antonio gas stations. The "house and canopy" form was detailed in brick with an integral chimney which is still prominent. The original house and canopy form survive intact, with additions to the rear and side of the main structure that do not obscure its historic form.

Third, the station meets Criterion 11 because its distinctive character strongly exemplifies the history of San Antonio. Pure Oil built stations within a comparatively small area of south Texas, according to *A Field Guide to Gas Stations in Texas* by Dwayne Jones. The unusual style was a hallmark of the smaller, regional Pure Oil company and is generally not found in the larger national chains.

Fourth, the station meets Criterion 12 as it is an important example of a particular architectural type or specimen, namely the house-and-canopy gas station, which appeared in San Antonio in a number of styles over time.

Finally, the station occupies a prominent site where Nogalitos Street angles near San Pedro Creek, giving it a distinctive presence in the streetscape. This fulfills Criterion 15 as a resource that greatly contributes to the character or image of a defined neighborhood or area in San Antonio. It is a local neighborhood landmark that hearkens to the area's early development.

Given its significance as defined by the original survey, its history and architectural integrity, the San Antonio Conservation Society believes that the structure at 901 S. Nogalitos should be preserved as a City of San Antonio landmark.

Respectfully submitted,

Susan Beavin, President

107 KING WILLIAM STREET + SAN ANTONIO, TEXAS 78204-1312 + 210/224-6163 + FAX: 210/224-6168

The Purpose of this Society is to preserve and to encourage the preservation of historic buildings, objects, places and customs, relating to the history of Texas, its natural beauty, and all that is admirably distinctive to our State; and by such physical and cultural preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow, with knowledge of our inherited regional values.



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STATEMENT:

TO: Michael Guarino, Chair, and Members
Historic and Design Review Commission, City of San Antonio

RE: Item No. 25 – HDRC Case No. 2017-541
819 Augusta (Landmark Name: Claudius King House)

The San Antonio Conservation Society urges the Historic and Design Review Commission to deny the request to move the house at 819 Augusta. This is a San Antonio landmark of great significance and its move poses threats to the integrity of the house and its historic context.

Alfred Giles is widely acknowledged as the most significant San Antonio architect of the late 19th century, designing many important homes, including the Steves Homestead, Groos House and Sartor House in King William. The 1880 design of the home and office for Dr. Claudius King at 819 Augusta was a major commission executed in the most expensive materials. Large limestone blocks, each neatly hand-dressed and detailed, compose the structure and exterior of this house. Paired windows and corner quoins evidence the popular Italianate style, while the L-shaped plan and porch were designed to provide comfort in the South Texas sun. Very few buildings of this quality of limestone survive in San Antonio.

Reorienting the structure on a new site across the street would detract from the original design of the house in terms of its orientation to the sun. More importantly, the unusually large and fine limestone blocks raise severe concerns regarding the ability to successfully relocate the structure without damaging it. Even then, the original limestone foundation will be lost; placement on a new foundation of incompatible materials will accelerate physical damage to the limestone blocks. If the structure is cut into smaller pieces to move it, much of the architectural integrity and original craftsmanship will be lost.

Finally, a move seems unnecessary. This structure can certainly be incorporated into a new development of the block it sits on, and there are many examples of such preservation throughout the city.

Respectfully submitted,

Susan Beavin, President

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STATEMENT:

TO: Michael Guarino, Chair, and Members
Historic and Design Review Commission, City of San Antonio

RE: Agenda Item 26 – 633 South St. Mary's (wall graphics at River Walk level)
HDRC Case No. 2017-565
RIO District: RIO-3

The San Antonio Conservation Society is a 93-year old non-profit membership organization dedicated to conserving the architectural, natural and cultural heritage of our region. We have 1700 members and we own several buildings in the King William Historic District. We urge the Historic and Design Review Commission not to approve the mural for the Agave Apartments.

The size of the sign exceeds what is allowed under the Unified Development Code, which limits any signage to 8 feet. Secondly, such murals are not allowed in the River Improvement Overlay District zones. There are no signs, murals or billboards of this nature detracting from the natural ambience of the River Walk anywhere in the King William district, nor should there be.

Respectfully submitted,

Susan Beavin, President

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