

HISTORIC AND DESIGN REVIEW COMMISSION
July 17, 2024

HDRC CASE NO: 2024-239
ADDRESS: 901 NOGALITOS ST
905 NOGALITOS ST
911 NOGALITOS ST
118 RALPH AVE
120 RALPH AVE
122 RALPH AVE
LEGAL DESCRIPTION: NCB 18 BLK LOT PT OF A6 EXC E IRR 13 FT TRI
ZONING: C-3 S I-1
CITY COUNCIL DIST.: 5
APPLICANT: Sona M. Jeffries
OWNER: Sona M. Jeffries & Hesam Adin Mesbah
TYPE OF WORK: Historic Landmark Designation
CASE MANAGER: Charles Gentry

REQUEST: The applicant is requesting a Historic Landmark Designation for 901 Nogalitos Street.

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 or by City Council. Such landmarks shall bear the words "historic, landmark" (HL) in their zoning designation. 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 hearing regarding the designation by the historic and design review commission or zoning commission. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. Additionally, requests for designation by a property owner 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. **Initiation.**
 1. Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a request for review of historic significance or evaluation for eligibility for historic landmark designation. Owner consent to initiate historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Requests for historic landmark designation may be requested by or with verified written consent of a property owner and shall be made on a form obtained from the city historic preservation officer. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. 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. Requests made by a person who does not represent the property owner may be made by submitting a Request for Review of Historic Significance. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Such request does not initiate the historic designation process or automatically result in interim controls. All applications shall be evaluated by the historic preservation officer and may be referred to the Historic and Design Review Commission for a Finding of Historic Significance in accordance with this section.

- g. **Decision.** A Finding of Historic Significance may be approved by the Historic Preservation Officer or by the historic and design review commission by a majority vote of members present. If approved, the Historic Preservation Officer will seek concurrence from the property owner. Property owners may verify or withdraw consent at any time during the designation process.
1. All requests for a change in zoning to include a historic zoning overlay having either written, verified owner consent or resolution by City Council to proceed with the historic landmark designation will be processed in accordance with 35-421.
 2. If the subject property owner does not consent to the proposed designation, the Historic Preservation Officer shall request City Council resolution to initiate historic landmark designation.
 3. To designate a historic landmark, the city shall obtain consent to the designation by the owner of the property or approval of designation by three-fourths ($\frac{3}{4}$) vote of the Historic and Design Review Commission recommending the designation and a three-fourths ($\frac{3}{4}$) vote by the City Council. If the property is owned by an organization that is a religious organization under Section 11.20, Tax Code, the property may be designated as a historic landmark only if the organization consents to the designation.
 4. Upon passage of any ordinance designating a historic landmark, or removing 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). 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;**
 12. **It is an important example of a particular architectural type or specimen.**

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **CASE HISTORY:** A Request for Review of Historic Significance for the gas station structure located at 905 Nogalitos was submitted to OHP by the San Antonio Conservation Society on October 13, 2017. This property was identified through a comprehensive survey of historic gas stations undertaken in 1983 by the San Antonio Conservation Society that was updated and expanded beginning in 2012. HDRC approved a finding of historic significance on August 17, 2016, as the property was included in the 2016 Office of Historic Preservation Gas Station initiative. Although the UDC does allow for designation without owner support, the property was removed from the list due to the property owner's objection to designation prior to the City Council resolution on January 19, 2017, to move the Gas Station initiative forward. The present owner, Hesam Adin Mesbah, was a former employee at this gas station; he owns and operates the sports bar located on this parcel and resides nearby in the Palm Heights neighborhood.
- c. **HISTORIC CONTEXT:** The gas station structure at 901 Nogalitos was built in 1935 for the Pure Oil Company. 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. Pure Oil Distributing Company out of Delaware operated four

stations in San Antonio. This Tudor revival structure had a twin on Buena Vista that was demolished some time before 1984. It is the only remaining Pure Oil Station structure still standing in San Antonio. Nogalitos was part of the Meridian Highway, also called US 81, a historic route connecting San Antonio to Saltillo via Laredo. The Meridian Highway, established in 1911, saw a number of improvements in the 1930s as part of the New Deal, including a nearby railroad underpass, which was completed c. 1936. The gas station's steep pitched roof, gabled ends and twin chimney reflect the standard residential appearance of Pure Oil Stations. Pure Oil architect Carl August Peterson created several variations of an English Cottage style prototype. This particular station appears to be one of the southern style filling stations featuring a gabled port cochere. Six Pure Oil Stations have been listed on the National Register of Historic Places in Georgia, Illinois, New York, Tennessee, and Wisconsin. These properties house successful businesses, including cafés and restaurants. While these structures are representative of the development of the property over time, they are determined to be non-contributing to the historic significance of the property.

- d. **SITE CONTEXT:** The parcel is located at the southwest corner of Nogalitos and Ralph Streets, a prominent corner on the Nogalitos corridor along San Pedro Creek. Prior to the construction of the gas station, the property was owned by the companies operating the slaughterhouses near the stockyards on the opposite side of San Pedro Creek. Nogalitos Street is part of the historic Meridian Highway which connected San Antonio to Laredo and Saltillo. The site would have been a prime location for roadside establishments capitalizing on auto travel. The corner of Nogalitos and Ralph is located at a bend in the road which makes the gas station structure a highly visible resource in the community, contributing to the overall character of the streetscape of Nogalitos Street. Outside of the site context, the gas station is a unique example of roadside architecture and is contributing to the historic use and period.

There are 4 principal non-residential structures on the parcel including the gas station with the dates of construction ranging from 1935 through 2000. These are noted in the exhibits as buildings 1 through 4. The first structures built on the parcel were several small residences facing Ralph, which were built in the early 1930s. The westernmost house was demolished in 2012 and the remaining two residences were approved for demolition in 2017. After the filling station (building 1) was built in 1935, a restaurant, barber shop and package store were constructed c. 1940 to the south on Nogalitos Street. The package store appears to have been demolished between 1955 and 1960. The restaurant and barber shop have been connected and are in use as a sports bar (building 2). Modifications to these two structures include a change in building footprint and façade arrangement. A tourist court was built c. 1946 in the center of the parcel. It remained in operation through the 1960s and was demolished between 1986 and 1995. An auto repair and welding shop (building 3) was also built c. 1946 addressed as 114 Ralph and has been modified by several additions made over the years. This structure is simple in form and material and does not reflect the character or architectural style of the gas station.

Existing today and in use is a Quonset hut (building 4) housing an auto repair garage that was built c. 1948. It is addressed as 110 Ralph and appears to be of original building form, material and footprint. There are no additional character elements on the structure that demonstrate a relationship with the gas station, and it is not a unique or rare example of this building type. Two small utility buildings were constructed between 1995 and 2002 on the western side of the property near San Pedro Creek and are determined to be non-contributing structures. Accessory to the gas station (building 1) and these two small utility buildings, three other structures (buildings 2-4) remain on the parcel. While these structures are representative of the development of the property over time, they are determined to be non-contributing to the historic significance of the property.

- e. **ARCHITECTURAL DESCRIPTION:** Based on the historic significance of the site, the gas station structure is the most significant of the existing buildings and staff finds it to be the only contributing structure on the parcel. The gas station structure was built circa 1936 for the Pure Oil Company. It is designed in the Tudor architectural style with a steeply pitched cross-gabled composition shingle roof on the office structure, faux half-timbering on the front gable of the canopy, and two brick chimneys flanking the north and south elevations with simple chimney pots. The main office features one large

storefront window topped with a projecting hipped metal roof and one pedestrian door. A two-car service bay is attached to the south elevation of the main office and features a side-gabled composition shingle roof that is lower than the roofline of the office structure. Both the office and the service bay feature a painted brick exterior finish. The canopy roof is supported by two sets of square posts atop concrete pillars. The original office and canopy form is prominent and intact.

- f. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, 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; this utilitarian structure maintains its historic, architectural, and cultural character as the only example of a Tudor Style Gas Station and the only extant Pure Oil Station remaining in San Antonio.

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; this gas station exemplifies the economic heritage of the oil industry that played an important role in the economic growth of the state and the city in the early twentieth century. It also represents a societal shift from older transportation methods to a reliance on personal automobiles.

12. It is an important example of a particular architectural type or specimen; as an important example of a Tudor Style gas station featuring a residential appearance with typical Tudor stylistic characteristics including steeply pitched, side gable roof and half timbering on the gabled ends of the building and canopy with few intrusions or modifications.

- 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 Historic Landmark Designation, 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. 35-608, 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 Historic Landmark Designation of 901 Nogalitos Street based on findings a through f.

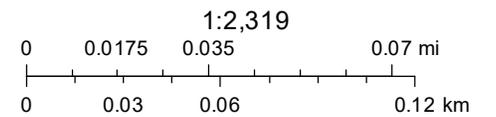
City of San Antonio One Stop



July 10, 2024

`drawGraphics_poly`

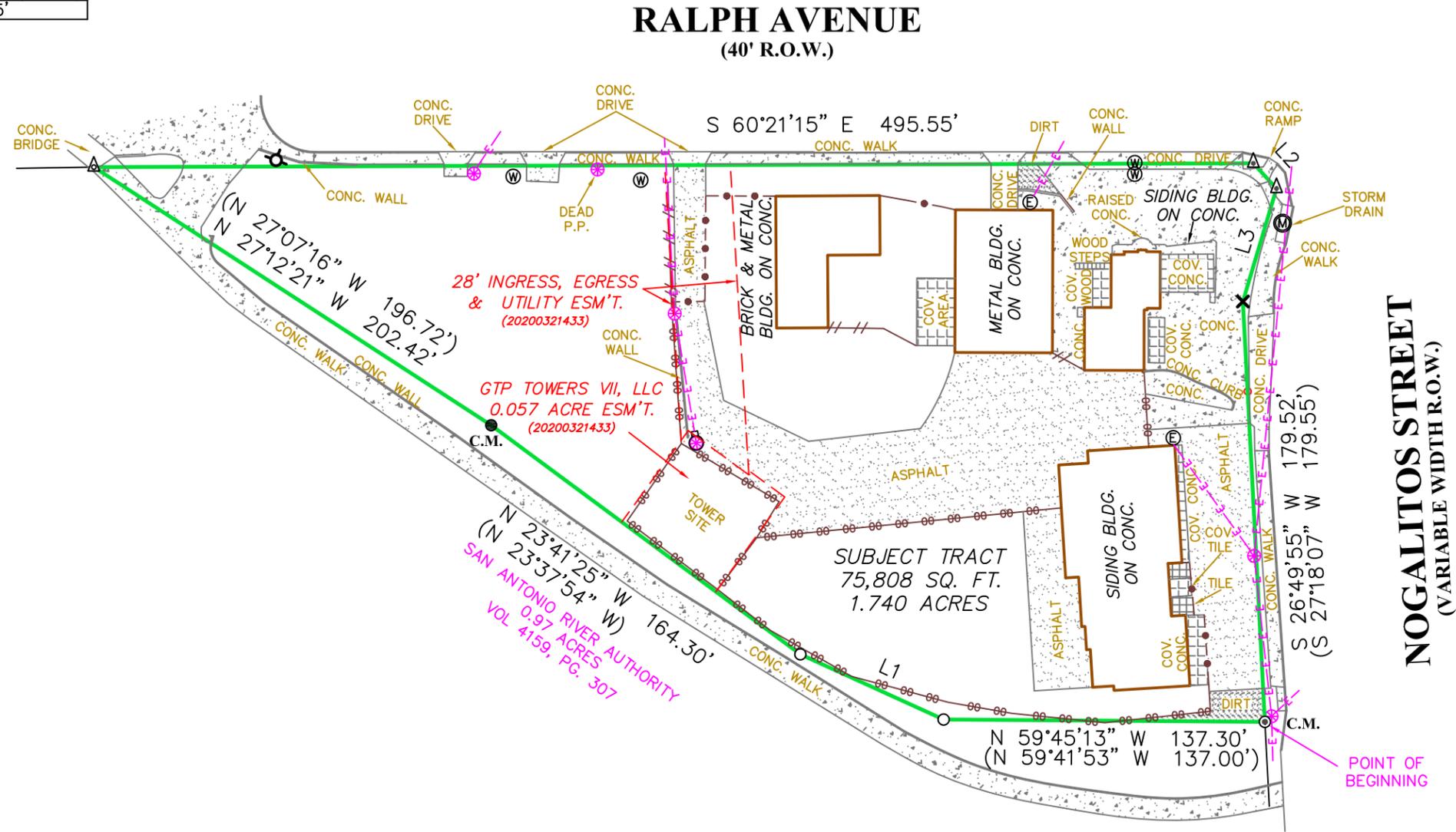
 User drawn polygons



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0395 G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X&AE. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

LINE	BEARING	DISTANCE
L1	N 35°43'54" W (N 35°40'23" W)	67.25'
L2	S 12°35'27" E	14.63' (14.26')
L3	S 46°24'40" W	50.25'

SCALE: 1"=60'



NOTE:
AMENDED 11-21-2023 TO ADD TITLE COMMITMENT INFORMATION.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

LEGEND

- = WOOD FENCE
- = FIRE HYDRANT

NOTE:
THIS PROPERTY IS NOT SUBJECT TO AN ELECTRIC EASEMENT RECORDED IN VOLUME 2989, PAGE 27, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO A FILL EASEMENT RECORDED IN VOLUME 1535, PAGE 531, DEED RECORDS OF BEXAR COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

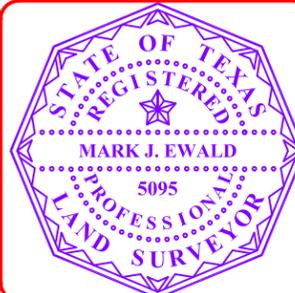
FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = SET 1/2" IRON ROD CAPPED WALS
 - = SET MAG NAIL W/WASHER STAMPED WALS
 - = FOUND 5/8" IRON ROD
 - = FOUND 1" IRON PIPE
 - = FOUND MAG NAIL
 - = RECORD INFORMATION
 - = CONTROLLING MONUMENT
 - = POWER POLE
 - = ELECTRIC METER
 - = OVERHEAD ELECTRIC
 - = MANHOLE
 - = WATER METER
 - = CHAIN LINK FENCE
- DWG: CJ RVD: MJE

Property Address: 905 NOGALITOS STREET
Property Description:
Being 1.740 acres of land, more or less, being the remainder of Lot A-6, New City Block A-18, Bexar County, Texas, and being that same property conveyed to Michael N. Galanos by Deed filed March 24, 1938, recorded in Volume 1623, Page 520, Deed Records, Bexar County, Texas, SAVE AND EXCEPT 0.97 acres conveyed to the San Antonio River Authority by Deed filed June 23, 1958, recorded in Volume 4159, Page 307, Deed Records, Bexar County, Texas, and SAVE AND EXCEPT 0.0016 acres conveyed to the City of San Antonio by Warranty Deed filed April 25, 1989, recorded in Volume 4552, Page 840, Real Property Records, Bexar County, Texas, said 1.740 acres being more particularly described by metes and bounds attached hereto.

Owner: HESAM ADIN MESBAH & SONA MARIE JEFFRIES



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. SCT-48-4300112307844-RJ

JOB NO. 122866

TITLE COMPANY: CHICAGO TITLE

DATE: 11/7/2023



HISTORIC PRESERVATION

Historic Assessment

Property Address(es): 901 Nogalitos St, 905 Nogalitos St, 911 Nogalitos St, 118 Ralph Ave, 120 Ralph Ave, 122 Ralph Ave

1. Application Details

Applicant: Sona M. Jeffries
Type: Historic Landmark Designation
Date Received: 20 June 2024

2. Findings

A Request for Review of Historic Significance for the gas station structure located at 905 Nogalitos was submitted to OHP by the San Antonio Conservation Society on October 13, 2017. This property was identified through a comprehensive survey of historic gas stations undertaken in 1983 by the San Antonio Conservation Society that was updated and expanded beginning in 2012. HDRC approved a finding of historic significance on August 17, 2016, as the property was included in the 2016 Office of Historic Preservation Gas Station initiative. Although the UDC does allow for designation without owner support, the property was removed from the list due to the property owner's objection to designation prior to the City Council resolution on January 19, 2017, to move the Gas Station initiative forward. The present owner, Hesam Adin Mesbah, was a former employee at this gas station; he owns and operates the sports bar located on this parcel and resides nearby in the Palm Heights neighborhood.

The gas station structure at 901 Nogalitos was built in 1935 for the Pure Oil Company. 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. Pure Oil Distributing Company out of Delaware operated four stations in San Antonio. This Tudor revival structure had a twin on Buena Vista that was demolished some time before 1984. It is the only remaining Pure Oil Station structure still standing in San Antonio. Nogalitos was part of the Meridian Highway, also called US 81, a historic route connecting San Antonio to Saltillo via Laredo. The Meridian Highway, established in 1911, saw a number of improvements in the 1930s as part of the New Deal, including a nearby railroad underpass, which was completed c. 1936. The gas station's steep pitched roof, gabled ends and twin chimney reflect the standard residential appearance of Pure Oil Stations. Pure Oil architect Carl August Peterson created several variations of an English Cottage style prototype. This particular station appears to be one of the southern style filling stations featuring a gabled port cochere. Six Pure Oil Stations have been listed on the National Register of Historic Places in Georgia, Illinois, New York, Tennessee, and Wisconsin. These properties house successful businesses, including cafés and restaurants. While these structures are representative of the development of the property over time, they are determined to be non-contributing to the historic significance of the property.

The parcel is located at the southwest corner of Nogalitos and Ralph Streets, a prominent corner on the Nogalitos corridor along San Pedro Creek. Prior to the construction of the gas station, the property was owned by the companies operating the slaughterhouses near the stockyards on the opposite side of San Pedro Creek. Nogalitos Street is part of the historic Meridian Highway which connected San Antonio to Laredo and Saltillo. The site would have been a prime location for roadside establishments capitalizing

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HISTORIC PRESERVATION

on auto travel. The corner of Nogalitos and Ralph is located at a bend in the road which makes the gas station structure a highly visible resource in the community, contributing to the overall character of the streetscape of Nogalitos Street. Outside of the site context, the gas station is a unique example of roadside architecture and is contributing to the historic use and period.

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3. Architectural Description

Based on the historic significance of the site, the gas station structure is the most significant of the existing buildings and staff finds it to be the only contributing structure on the parcel. The gas station structure was built circa 1936 for the Pure Oil Company. It is designed in the Tudor architectural style with a steeply pitched cross-gabled composition shingle roof on the office structure, faux half-timbering on the front gable of the canopy, and two brick chimneys flanking the north and south elevations with simple chimney pots. The main office features one large storefront window topped with a projecting hipped metal roof and one pedestrian door. A two-car service bay is attached to the south elevation of the main office and features a side-gabled composition shingle roof that is lower than the roofline of the office structure. Both the office and the service bay feature a painted brick exterior finish. The canopy roof is supported by two sets of square posts atop concrete pillars. The original office and canopy form is prominent and intact.

Character-defining features of 901 Nogalitos Street include:

- Tudor Style Gas Station
- Quonset hut garage

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HISTORIC PRESERVATION

4. Landmark Criteria

The property meets six 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, 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;**
- **12. It is an important example of a particular architectural type or specimen;**

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 901 Nogalitos Street meets this threshold. Further research may reveal additional significance associated with this property.



HISTORIC PRESERVATION



1. 901 Nogalitos Street – Front façade

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HISTORIC PRESERVATION



2. 901 Nogalitos Street – Right side (Northeast)

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HISTORIC PRESERVATION



3. 901 Nogalitos Street – Left side (Southwest oblique)



HISTORIC PRESERVATION



4. 901 Nogalitos Street – Rear (West)

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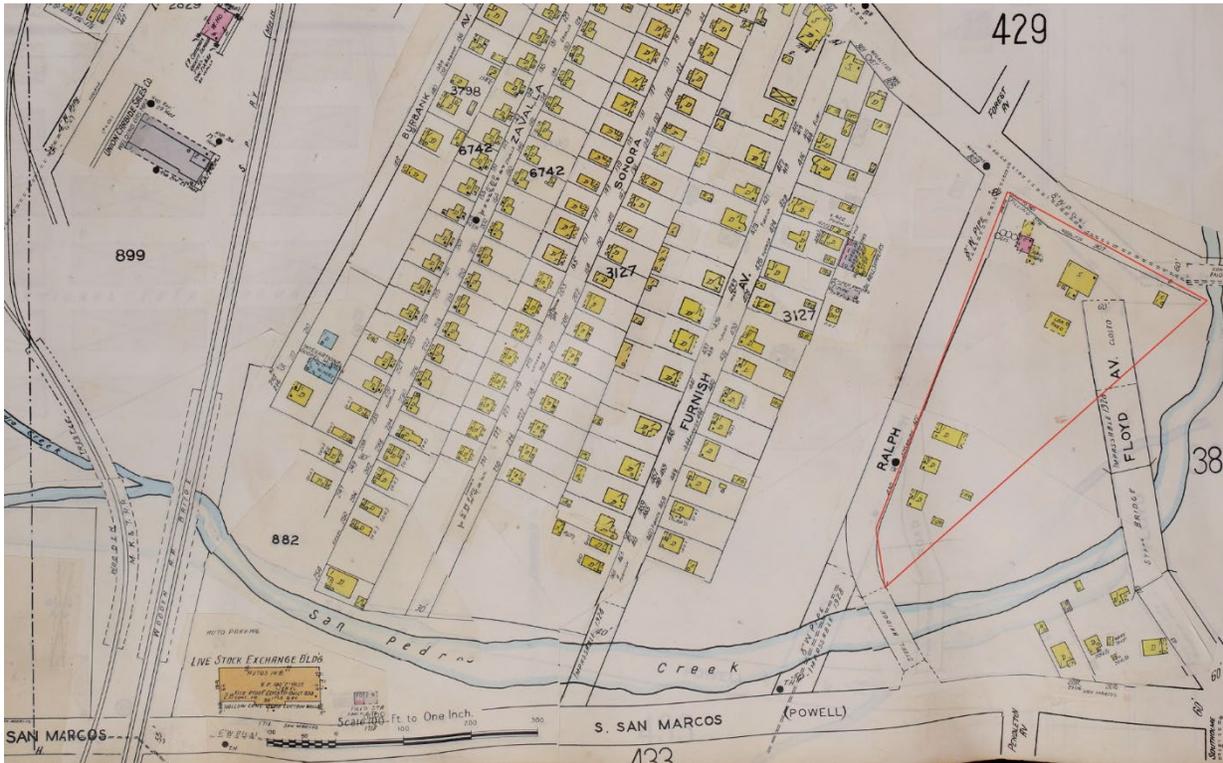


5. 901 Nogalitos Street (East)

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HISTORIC PRESERVATION



6. Sanborn Map (1938), Vol.4, Sheet 431

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Identifier: e_bb_4305
Title: Service station, no. 2154; Gas stations, Pure Oil
Description: Front exterior of service station
City: Houston
State: Texas
Country: United States
Date: undated
Creator: Bailey Studios, Bob
Source: Bailey (Bob) Studios Photographic Archive
Publisher: Dolph Briscoe Center for American History
Box: 3E336 - Restricted
Folder: 9
Format: Film negative
Size: 8 in X 10 in
Subject: [Buildings](#)

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