

HISTORIC AND DESIGN REVIEW COMMISSION

March 19, 2025

HDRC CASE NO: 2023-020
ADDRESS: 3035 ROOSEVELT AVE
LEGAL DESCRIPTION: NCB 8619 BLK LOT 6A
ZONING: C-1, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Denise and Justin Andersen/JDAndersen Holding
OWNER: Denise and Justin Andersen/JDAndersen Holding
TYPE OF WORK: Determination of non-contributing status, PRIMARY
APPLICATION RECEIVED: February 25, 2025
60-DAY REVIEW: April 26, 2025
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a determination of non-contributing status for the primary structure at 3035 Roosevelt.

APPLICABLE CITATIONS:

UDC Sec. 35-619. - Non-Contributing Structures.

Requests for determination of whether an object, building, structure or sign are contributing or non-contributing to a historic landmark or historic district shall be made on an application obtained from the historic preservation officer through the office of historic preservation. The historic preservation officer shall review the application for completeness and shall make a determination whether the subject of the application is contributing or non-contributing within thirty (30) days of deeming the application complete. The historic preservation officer shall retain, for such period as required under applicable record retention law, a written statement summarizing the reasons for the determination. The historic preservation officer may, at his or her discretion, present the application to the historic and design review commission for their recommendation.

(Ord. No. 2010-06-24-0616, § 2, 6-24-10)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

FINDINGS:

- a. The primary structure at 3035 Roosevelt is a single-story Art Deco building built circa 1939. The Art Deco building features a symmetrical marquee-style, stucco-clad façade with elements that extend above the parapet of the flat roof. The property contributes to the Mission Historic District.
- b. CASE HISTORY – The applicant requested a historic assessment of the property at 3035 Roosevelt on May 20, 2022. The historic assessment determined that the Art Deco building was contributing to the Mission Historic District, while the rear additions and accessory structures were determined to be noncontributing. The applicant subsequently received an administrative Certificate of Appropriateness for the demolition of three (3) non-contributing accessory structures, an administrative Certificate of Appropriateness for the repair of the contributing Art Deco primary structure and the demolition of the non-contributing rear addition, HDRC approval for Historic Tax Certification, and HDRC conceptual approval for new construction that involved the incorporation of the existing Art Deco primary structure and the installation of 12 shipping containers.
- c. PROPERTY RESEARCH - The property does not appear on the Sanborn Fire Insurance maps, but can be traced in public records, city directories and newspapers. The structure first appears on the 1939 Historic Aerial Map. In 1946, City Council approved gas pumps at this location. Between 1954 and 1960 Bear Oil and Distributing Co., Station No. 5 operated on site. In 1965, the property became the McDonald Service Station (Humble Oil) and in 1976, the Campos Station Center (Texaco). Between 1961 and 1971 there is a record of used cars and equipment being sold at 3035 Roosevelt. Aerial photographs show the service station and residence extant in 1955. Activity to the east and southeast of the service station, possibly the addition of gas pumps, is visible in aerial photographs in 1963. Aerial photos from 1973 show the addition of the service center which appears to

have been extended with an awning circa 1983 extending towards Roosevelt. The tire shop is unclear on aerial photos due to tree cover with a build date post 1963.

- d. ELIGIBILITY CRITERIA – In 2022, OHP staff concluded that the service station contributes to the Mission Historic District through its embodiment of distinguishing characteristics of the Art Deco style and its important and significant relationship to other distinctive structures, sites or areas by contributing to the overall character of the area based on architectural, historic and cultural motifs. The original service station building along with its proximity to the Mission Marquee (Drive-In) tells the story of post-WWII automotive and entertainment culture in San Antonio and the economic development of the Roosevelt corridor.
- e. REVIEW OF CONTRIBUTING STATUS – The applicant is requesting a review of contributing status for the primary structure to appeal OHP staff's 2022 determination that the structure is contributing to the Mission Historic District. Based on the 2022 Historic Assessment, staff finds the primary structure to be contributing to the Mission Historic District. Should the HDRC determine that the remaining building is non-contributing, a demolition permit may be issued in accordance with the UDC.


RECOMMENDATION:

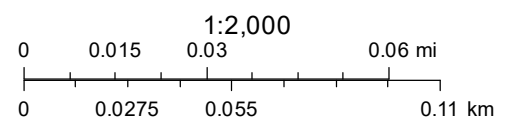
Staff recommends a determination of contributing status for the primary structure at 3035 Roosevelt based on findings a through e.

City of San Antonio One Stop



March 14, 2025

 User drawn lines





+ 3035 Roosevelt San Antonio TX

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← purchase image and/or print

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aerials

2022

1939

2020

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atlases

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1963

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20 m

50 ft

29.36705 : -98.48012

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+ 3035 Roosevelt San Antonio TX

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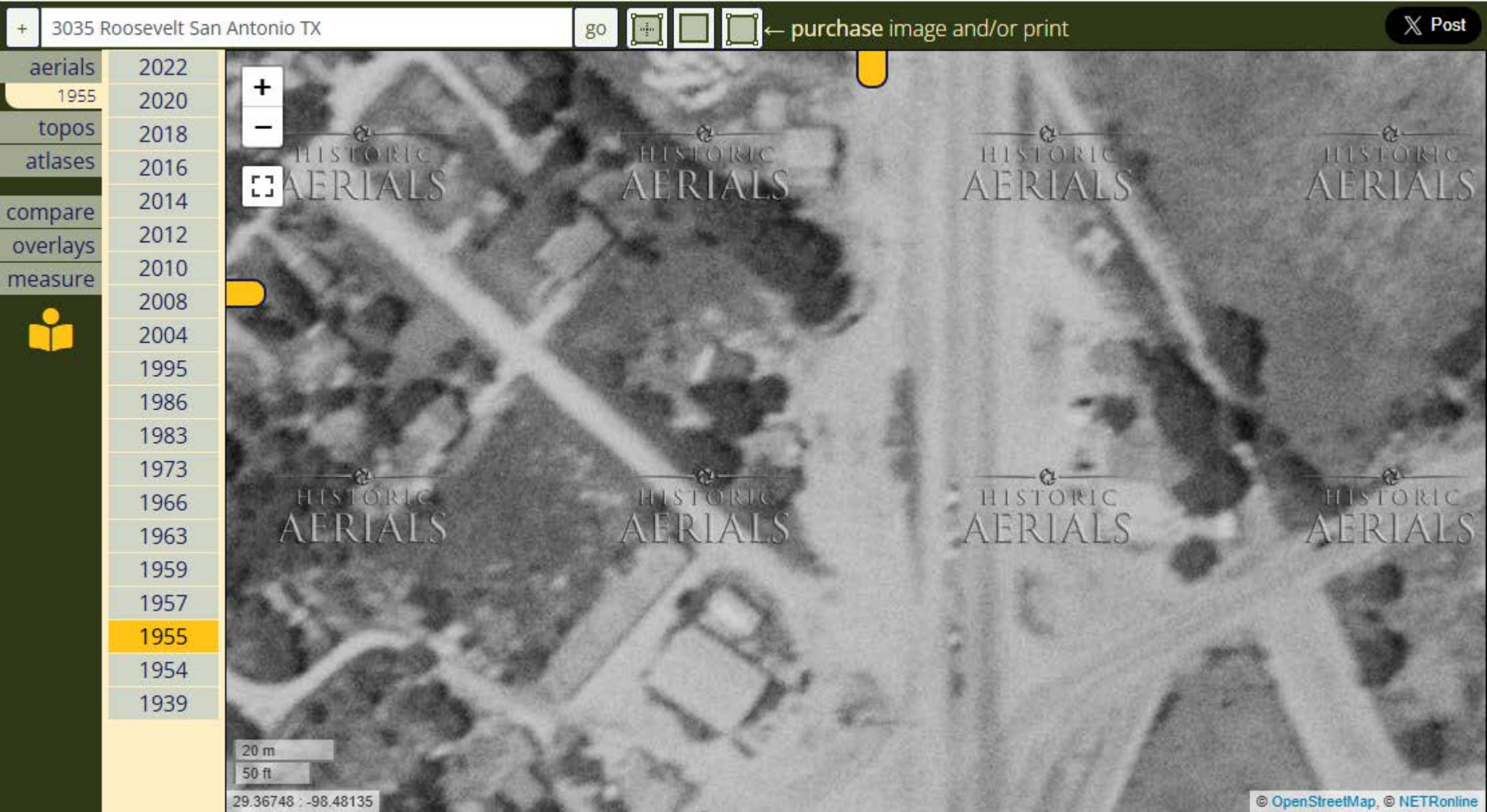


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29.36642 : -98.48127

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+ 3035 Roosevelt San Antonio TX

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29.36748 : -98.48135

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Roosevelt Ave

Dagley St

VFW Blvd

3023

114

202

206

198

3031

115

J&W Body Shop

3035

Car Wash

601

611

Fruteria La Mission

549

111

547

543

Mar 12, 2025 at 3:20:16 PM
3035 Roosevelt Ave
San Antonio TX 78214
United States



Mar 12, 2025 at 3:20:24 PM
3035 Roosevelt Ave
San Antonio TX 78214
United States



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Mar 12, 2025 at 3:21:56 PM
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Mar 12, 2025 at 3:35:33 PM
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San Antonio TX 78214
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Mar 12, 2025 at 3:35:37 PM
3035 Roosevelt Ave
San Antonio TX 78214
United States





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Historic Assessment

3035 Roosevelt Ave

1. Application Details

Applicant: DENISE ANDERSON

Type: HISTORIC ASSESSMENT

Date: 05/20/2022

2. Findings

The property at 3035 Roosevelt, NCB 8619 BLK LOT SE 120 Feet of 2 and NCB 8619 BLK LOT 6A, consists of four buildings: a single-story Art Deco building c. 1945, service center c. 1970, a single-story residence c. 1950, and a single-story tire shop c. 1965. The property is located in the Mission Historic District, designated in 1977 (Ordinance #47699)⁽¹⁾ in City Council District 3. Jose Salinas currently owns the property, and the applicant is Denise Anderson is in the process of acquiring the property.

The property does not appear on the Sanborn Fire Insurance maps, but can be traced in public records, city directories and newspapers. In 1946, City Council approved gas pumps at this location. Between 1954 and 1960 Bear Oil and Distributing Co., Station No. 5 operated on site.¹ In 1965, it became the McDonald Service Station (Humble Oil)² and in 1976, the Campos Station Center (Texaco)³. Between 1961 and 1971 there is a record of used cars and equipment being sold at 3035 Roosevelt.

Aerial photographs show the gas station and residence extant in 1955⁴. Activity to the east and southeast of the gas station, possibly the addition of gas pumps, is visible in aerial photographs in 1963⁵. Aerial photos from 1973⁶ show the addition of the service center which appears to have been extended with an awning c. 1983⁷ extending towards Roosevelt. The tire shop is unclear on aerial photos due to tree cover with a build date post 1963.

¹ San Antonio City Directory, 1954, p. 1241

² San Antonio City Directory, 1954, p. 799

³ San Antonio City Directory, 1976

⁴ HistoricAerials.com, 1955

⁵ HistoricAerials.com, 1963

⁶ HistoricAerials.com, 1973

⁷ HistoricAerials.com, 1983



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

City Directories and newspaper accounts identify tenants in the residence. Pedro Enriquez is listed as a resident of 3035 Roosevelt between 1964⁸ and 1967⁹. In 1976, Severo Campos is listed as resident in the rear of 3035 Roosevelt¹⁰. According to the applicant the property owner's mother and sister lived there until recently.

The 1983 San Antonio Conservation Gas Station Survey and the 2016 OHP survey of the area found the property potentially significant. The gas station building along with its proximity to the Mission Marquee (Drive-In) tells the story of post-WWII automotive and entertainment culture in San Antonio and the economic development of the Roosevelt corridor.

3. Architectural Description

Many of the gas station's character-defining features of the symmetrical Art Deco original building geometric patterns and smooth stucco exterior remain. A non-contributing rear addition constructed with wood plank siding and a sloped roof with composite shingles was added c. 1950.

The residence is a single-story rectangular vernacular building with slab foundation, panel board siding, gabled roof with composite shingles, built c. 1950. There is a concrete driveway leading to the front of the structure.

The tire shop is a single-story vernacular building with panel board siding, irregular roof with composite shingles, and corrugated metal skirting, built c. 1965. There is a concrete driveway leading to the front of the structure.

The service center is a single-story vernacular building with panel board and plywood siding and shed roof, built c. 1970. An awning extending the roofline to the front of the building was added c. 1980.

4. Eligibility Criteria

3035 Roosevelt is within the Mission Historic District. Staff concludes that the gas station contributes to the Mission Historic District through its embodiment of distinguishing characteristics of the Art Deco style and its important and significant relationship to other distinctive structures, sites or areas by contributing to the overall character of the area based on architectural, historic and cultural motifs. The original gas station building along with its proximity to the Mission Marquee (Drive-In) tells the story of post-WWII automotive and entertainment culture in San Antonio and the economic development of the Roosevelt corridor.

⁸ "Shooting Planned as 'Hoax' Fatal, *San Antonio Express*, p. 16-A

⁹ San Antonio City Directory, 1967

¹⁰ San Antonio City Directory, 1976



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5. Outcome of Review

The Art Deco gas station located at 3035 Roosevelt in the Mission Historic District is a contributing structure. As noted above, an addition was made to the Art Deco gas station c. 1950. This addition is non-contributing as are the residence, tire shop and service center. It is the integrity of the gas station and its relationship to other structures in the Mission Historic District that have significance.





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Photo 1 - Gas Station c. 1945



Photo 2 - Gas station showing addition c. 1950



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Photo 3 - Service Center c. 1970



Photo 4 - View under the awning of the service center



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Photo 5 - Residence c. 1955



Photo 6 - Tire Shop c. 1960



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Historic Design and Review Commission
Demolition and Designation Committee

DATE: 12 March 2025 HDRC Case #: 2025-064
ADDRESS: 3035 Roosevelt Meeting Location: On site

APPLICANT: Denise and Justin Andersen

DDC Members present: Jeff Fetzer, Monica Savino
Staff present: Cory Edwards, Kathy Rodriguez, Rachel Rettaliat
Others present: Chris Villa (City Council District 3), Rebecca Boysen (World Heritage Office)

REQUEST: Determination of non-contributing status - PRIMARY

COMMENTS/CONCERNS:

Justin Andersen described the current issues with rehabilitating the primary structure and the plans for the future use of the property.

- Contractors have stated that keeping the facade would not be structurally sound.
- Rehab would cost approximately \$200-250k for the original structure
- Issue with qualifying for a loan for the land & rehab throwing off the valuations and improvements of the land
- Engineers and architects did not see the rehab as feasible
Request for demo in order to rebuild the lot
- The final plan would be a development featuring shipping containers

Staff reviewed the purpose of the site visit and provided a summary of the research on the property to date and the case history. The 2022 Historic Assessment identified the property as contributing to the Mission Historic District.

Staff & Commissioners asked about the structural material of the façade and the feasibility of salvaging the building or the façade and incorporating the structure into a new project or reconstructing the structure or façade after demolition.

Commissioners found that the structure was contributing to the District, that it speaks to the context of the Mission Marquee (Drive-In), is in keeping with the automotive culture in this area and in San Antonio more generally, relating to the Mission Marquee, the car wash across Roosevelt, and in the proximity of the Old Spanish Trail #2.