

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-498
ADDRESS: 326 SEGUIN ST
LEGAL DESCRIPTION: NCB A-42 BLK LOT A-2 & LOT TR A1 ITEM # 37 -LAND ONLY
ZONING: I-2
CITY COUNCIL DIST.: 2
APPLICANT: OFFICE OF HISTORIC PRESERVATION
OWNER: Weston Company LLC
TYPE OF WORK: Recommendation for Historic Landmark Designation
CASE MANAGER: Jessica Anderson

REQUEST:

The Office of Historic Preservation is requesting a recommendation from the Historic and Design Review Commission regarding designation of the property at 326 Seguin St.

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. 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 zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation 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. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. 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. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of

such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

FINDINGS:

- a. On May 5, 2021, a demolition application was submitted to the Office of Historic Preservation by Joseph Hopewell of JR Ramon Demolition, on behalf of the property owner of the stone-clad building at 326 Seguin Street, located in the Government Hill neighborhood of City Council District 2. OHP staff notified the Government Hill Community Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455. After completing the review, OHP staff's research did not indicate that the property met three criteria under UDC Sec. 35-607(b). Staff approved an administrative Certificate of Appropriateness for demolition on June 4, 2021. On June 10, 2021, Marlene Hawkins submitted a request for review of historic significance for the stone-clad building at 326 Seguin Street on behalf of the Government Hill Community Association. The Demolition & Designation Committee (DDC) attended a virtual site visit on July 20, 2021.
- b. On July 21, 2021, the Historic and Design Review Commission heard the request for review of historic significance. Staff's analysis found that the structure met criteria 3 and 5, which does not meet the threshold for landmark eligibility. The HDRC found the structure met additional criteria 6, 8, and 12, as outlined in the UDC and approved a Finding of Historic Significance for the property at 326 Seguin St.
- c. On September 16, 2021, City Council approved Resolution 2021-09-16-0045R initiating a change in zoning for the property to include a historic landmark overlay. As a step in the zoning process, a recommendation regarding the proposed designation is required from the HDRC.
- d. 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.
- e. City Council has the ultimate authority to approve the historic designation zoning overlay. A recommendation from HDRC will be forwarded to City Council.
- f. Per UDC Sec. 35-453, 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 did not find that the property meets the threshold for designation. The Historic and Design Review Commission may recommend approval of historic landmark designation of 326 Seguin St based on finding b.

City of San Antonio One Stop



July 16, 2021

● Community Service Centers

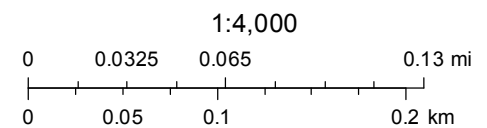
⌋ Pre-K Sites

BCAD Parcels

⌋ Historic Landmark Sites

⌋ Historic Districts

Zoning Overlay Label



CoSA

Bexar CAD

Property Search Results > 100669 WESTON COMPANY LLC for Year 2021

Tax Year: 2021

Property

Account

Property ID:	100669	Legal Description:	NCB A-42 BLK LOT A-2 & LOT TR A1 ITEM # 37 /LAND ONLY
Geographic ID:	00042-000-0020	Zoning:	I-2
Type:	Real	Agent Code:	2844946
Property Use Code:	393		
Property Use Description:	STORAGE YARD		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	326 SEGUIN ST SAN ANTONIO, TX 78208	Mapscot:	617D3
Neighborhood:	NBHD code11820	Map ID:	
Neighborhood CD:	11820	E-File Eligible	

Owner

Name:	WESTON COMPANY LLC	Owner ID:	2779671
Mailing Address:	PO BOX 129 COMFORT, TX 78013-0129	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,098,550	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$451,450	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,550,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$1,550,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$1,550,000	

Taxing Jurisdiction

Owner: WESTON COMPANY LLC
% Ownership: 100.000000000000%
Total Value: \$1,550,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$1,550,000	\$1,550,000	\$366.85		
08	SA RIVER AUTH	0.018580	\$1,550,000	\$1,550,000	\$287.99		
09	ALAMO COM COLLEGE	0.149150	\$1,550,000	\$1,550,000	\$2,311.83		
10	UNIV HEALTH SYSTEM	0.276235	\$1,550,000	\$1,550,000	\$4,281.64		
11	BEXAR COUNTY	0.277429	\$1,550,000	\$1,550,000	\$4,300.15		
21	CITY OF SAN ANTONIO	0.558270	\$1,550,000	\$1,550,000	\$8,653.19		
57	SAN ANTONIO ISD	1.502300	\$1,550,000	\$1,550,000	\$23,285.66		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,550,000	\$1,550,000	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$1,550,000	\$1,550,000	\$0.00		
Total Tax Rate:		2.805632					
					Taxes w/Current Exemptions:	\$43,487.31	
					Taxes w/o Exemptions:	\$43,487.31	

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	6656.0 sqft	Value:	\$811,998
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	C - G	SN	1955	3200.0
CPT	Detached Carport	* - A		1960	2262.0
CNP	Canopy	* - A		1960	2430.0
350	SERVICE GARAGE - AUTOMOTIVE	S - G	ME	1960	3456.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$2,001
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
EQS	Equipment Shed	D - F		0	380.0

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$15,751
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - F		0	15000.0

Improvement #4:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$10,372
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	1500.0

Improvement #5:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$44,846
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
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ASP Asphalt * - F 2012 17475.0

Improvement #6:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$1,227
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1990	270.0

Improvement #7:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$435
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1990	96.0

Improvement #8:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$126,271
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - F		1990	800.0
CON	Concrete	* - F		2018	24000.0

Improvement #9:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$3,859
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LDK	Loading Dock	* - F		0	920.0

Improvement #10:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$13,079
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PST	PETROLEUM STORAGE TANK > 30,000	* - F		0	8000.0
PST	PETROLEUM STORAGE TANK > 30,000	* - F		0	8000.0

Improvement #11:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$7,370
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - G		0	660.0

Improvement #12:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$61,341
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MDV	Misc Det Value	* - AB		1990	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IND	Industrial	5.0310	219150.36	0.00	0.00	\$451,450	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$1,098,550	\$451,450	0	1,550,000	\$0	\$1,550,000

2020	\$1,048,550	\$451,450	0	1,500,000	\$0	\$1,500,000
2019	\$775,507	\$442,680	0	1,218,187	\$0	\$1,218,187
2018	\$651,450	\$264,220	0	915,670	\$0	\$915,670
2017	\$797,720	\$230,970	0	1,028,690	\$0	\$1,028,690

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/11/2018	SWD	Special Warranty Deed	HARGIS LESLIE	WESTON COMPANY LLC			20180139131
2	8/30/2007	SWD	Special Warranty Deed	KUENTZ IRVING C	HARGIS LESLIE	13095	0703	20070209797
3		Deed	Deed		KUENTZ, IRVING C	5316	1932	0

2021 data current as of Jul 16 2021 1:22AM.

2020 and prior year data current as of Jul 2 2021 6:19AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

RESOLUTION **2021-09-16-0045R**

TO INITIATE HISTORIC LANDMARK DESIGNATION FOR 326 SEGUIN STREET, LOCATED IN CITY COUNCIL DISTRICT 2, AND TO WAIVE APPLICATION FEES TOTALING \$3,372.92.

* * * * *

WHEREAS, the City's historic preservation program is designed to preserve, protect, and enhance historically, culturally, architecturally, and archaeologically significant sites and structures which impart a distinct aspect to the city and serve as visible reminders of the city's culture and heritage; and

WHEREAS, on July 21, 2021, the Historic and Design Review Commission approved the finding of Historic Significance and recommended approval to initiate the Historic Landmark designation for 326 Seguin Street, located in the located in the Government Hill neighborhood of City Council District 2; and

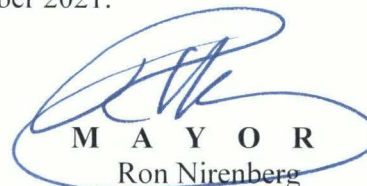
WHEREAS, City Council seeks to initiate historic landmark designation of 326 Seguin Street, San Antonio Texas in accordance with Texas Government Code Chapter 211 and City Code of San Antonio, Texas, Chapter 35, Unified Development Code; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:


SECTION 1. City Council hereby directs city staff to initiate historic landmark designation of the property located at 326 Seguin Street, San Antonio Texas 78208, and waive all related application fees, totaling \$3,372.92.

SECTION 2. This Resolution shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

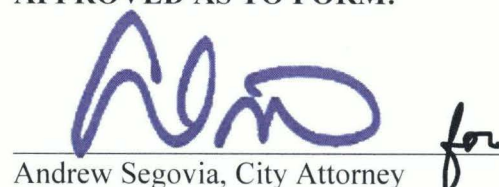
PASSED AND APPROVED this 16th day of September 2021.


M A Y O R
Ron Nirenberg

ATTEST:


City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting September 16, 2021

26.

2021-09-16-0045R

Resolution to initiate historic landmark designation for 326 Seguin Street located in City Council District 2 and waive application fees. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember Sandoval moved to Approve on the Consent Agenda. Councilmember CabelloHavrda seconded the motion. The motion prevailed by the following vote:

AYE: Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda,
Sandoval, Pelaez, Courage, Perry

No: Bravo



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

July 21, 2021

HDRC CASE NO: 2021-291

ADDRESS: 326 SEGUIN ST

LEGAL DESCRIPTION: NCB A-42 BLK LOT A-2 & LOT TR A1 ITEM # 37 -LAND ONLY

APPLICANT: Marlene Hawkins/Government Hill Community Association - 601 E Carson

OWNER: Hugh Jons/Weston Company LLC - 129 PO Box

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 326 Seguin for landmark designation.

FINDINGS:

- a. On May 5, 2021, a demolition application was submitted to the Office of Historic Preservation by Joseph Hopewell of JR Ramon Demolition, on behalf of the property owner of the stone-clad building at 326 Seguin St, located in the Government Hill neighborhood of City Council District 2. OHP staff notified the Government Hill Community Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455. After completing the review, OHP staff's research did not indicate that the property met three criteria under UDC Sec. 35-607(b). Staff approved an administrative Certificate of Appropriateness for demolition on June 4, 2021.
- b. On June 10, 2021, Marlene Hawkins submitted a request for review of historic significance for the stone-clad building at 326 Seguin St on behalf of the Government Hill Community Association.
- c. DEMOLITION AND DESIGNATIONS COMMITTEE: The Demolition & Designation Committee (DDC) attended a virtual site visit on July 20, 2021. OHP staff will provide virtual site visit notes to commissioners before the July 21 hearing.
- d. HISTORIC CONTEXT: The property at 326 Seguin Street includes a two-story stone-clad Prairie Style commercial structure built c. 1930 for Colglazier & Hoff. It is located in the Government Hill neighborhood of City Council District 2. Weston Company, LLC. currently owns the property. The applicant posits that the building is the location of a national event, the Old Spanish Trail Auto Expedition of 1929, and that "the distinguishing characteristics architecturally of this building are the very careful selection and placement of natural stones." The Colglazier family owned the construction company that was located at 326 Seguin, and R. W. Colglazier, who served as president during the life of the company, was a decorated Army Lieutenant General. As a member of the armed forces, he played a key role in the planning and organization for the construction of the Pentagon.
- e. SITE CONTEXT: The property is located on a block bound to the north by Seguin St, the west by N New Braunfels Ave, the south by the Union Pacific railroad tracks, and the east by Frank St and Dignowity Ave. The parcel is primarily covered in gravel or concrete, with some vegetation near the subject structure. The two-story, stone-clad building shares the property with a stucco-clad commercial structure with attached metal canopy, located just north of the subject structure. The property is located northeast of the Dignowity Hill local historic district and southeast of the Government Hill local historic district. The surrounding neighborhoods have a number of individual local historic landmarks, both within and outside the aforementioned districts.
- f. ARCHITECTURAL DESCRIPTION: The property at 326 Seguin Street includes a two-story stone-clad Prairie Style commercial structure built c. 1930. It has a side-gabled standing-seam metal roof, with either ganged or single one-over-one windows tucked directly below the eaves on the second floor. Windows sit on stone or concrete sills.

The primary entrance is on the north elevation, marked by a protruding first-floor end-gabled mass under a standing seam metal roof. The south elevation has a large garage door and rear entrance near the center, with two one-over-one windows near the west edge.

g. 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):

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event; as a one-of-a-kind building, method of construction, and materials, and as part of the Old Spanish Trail initial expedition of 1929.
2. Its location as a site of a significant local, county, state, or national event; as part of the Old Spanish Trail initial expedition of 1929.
3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; the structure was built for the Colglazier family and was at one time headed by R. W. Colglazier, a lieutenant general in the U.S. Army who worked as a director for the WPA in Texas and had a key role in planning for the construction of the Pentagon.
5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as an example of a stone-clad Prairie Style commercial structure.

RECOMMENDATION:

A property must meet three of 16 criteria under UDC Sec. 35-607(b) in order to be eligible for local historic landmark designation. Staff finds that 326 Seguin St meets two criteria. Therefore, staff finds that the property is not eligible based on findings a through g and does not recommend a Finding of Historic Significance to the Historic and Design Review Commission.

COMMISSION ACTION:

Approved with stipulations: Staff finds the property eligible under criteria 3 and 5 under UDC Sec. 35-607(b). The Historic and Design Review Commission finds the property eligible under UDC Sec. 35-607(b) criteria 3, 5, 6, 8, and 12, for a finding of historic significance and recommends City Council consider a resolution to initiate designation of 326 Seguin St.



Shanon Shea Miller
Historic Preservation Officer

City of San Antonio One Stop



July 16, 2021

● Community Service Centers

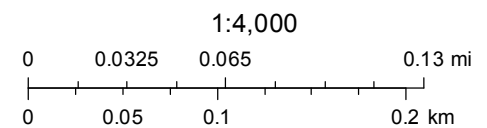
⌋ Pre-K Sites

BCAD Parcels

⌋ Historic Landmark Sites

⌋ Historic Districts

Zoning Overlay Label



CoSA

Bexar CAD

Property Search Results > 100669 WESTON COMPANY LLC for Year 2021

Tax Year: 2021

Property

Account

Property ID:	100669	Legal Description:	NCB A-42 BLK LOT A-2 & LOT TR A1 ITEM # 37 /LAND ONLY
Geographic ID:	00042-000-0020	Zoning:	I-2
Type:	Real	Agent Code:	2844946
Property Use Code:	393		
Property Use Description:	STORAGE YARD		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	326 SEGUIN ST SAN ANTONIO, TX 78208	Mapscot:	617D3
Neighborhood:	NBHD code11820	Map ID:	
Neighborhood CD:	11820	E-File Eligible	

Owner

Name:	WESTON COMPANY LLC	Owner ID:	2779671
Mailing Address:	PO BOX 129 COMFORT, TX 78013-0129	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,098,550	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$451,450	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,550,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$1,550,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$1,550,000	

Taxing Jurisdiction

Owner: WESTON COMPANY LLC
% Ownership: 100.000000000000%
Total Value: \$1,550,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
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08	SA RIVER AUTH	0.018580	\$1,550,000	\$1,550,000	\$287.99		
09	ALAMO COM COLLEGE	0.149150	\$1,550,000	\$1,550,000	\$2,311.83		
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11	BEXAR COUNTY	0.277429	\$1,550,000	\$1,550,000	\$4,300.15		
21	CITY OF SAN ANTONIO	0.558270	\$1,550,000	\$1,550,000	\$8,653.19		
57	SAN ANTONIO ISD	1.502300	\$1,550,000	\$1,550,000	\$23,285.66		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,550,000	\$1,550,000	\$0.00		
SA011	San Antonio TIF #11 Inner City	0.000000	\$1,550,000	\$1,550,000	\$0.00		
Total Tax Rate:		2.805632					
					Taxes w/Current Exemptions:	\$43,487.31	
					Taxes w/o Exemptions:	\$43,487.31	

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	6656.0 sqft	Value:	\$811,998
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	C - G	SN	1955	3200.0
CPT	Detached Carport	* - A		1960	2262.0
CNP	Canopy	* - A		1960	2430.0
350	SERVICE GARAGE - AUTOMOTIVE	S - G	ME	1960	3456.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$2,001
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
EQS	Equipment Shed	D - F		0	380.0

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$15,751
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - F		0	15000.0

Improvement #4:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$10,372
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - A		0	1500.0

Improvement #5:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$44,846
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
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ASP Asphalt * - F 2012 17475.0

Improvement #6:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$1,227
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1990	270.0

Improvement #7:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$435
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1990	96.0

Improvement #8:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$126,271
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - F		1990	800.0
CON	Concrete	* - F		2018	24000.0

Improvement #9:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$3,859
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LDK	Loading Dock	* - F		0	920.0

Improvement #10:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$13,079
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PST	PETROLEUM STORAGE TANK > 30,000	* - F		0	8000.0
PST	PETROLEUM STORAGE TANK > 30,000	* - F		0	8000.0

Improvement #11:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$7,370
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - G		0	660.0

Improvement #12:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$61,341
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MDV	Misc Det Value	* - AB		1990	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IND	Industrial	5.0310	219150.36	0.00	0.00	\$451,450	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$1,098,550	\$451,450	0	1,550,000	\$0	\$1,550,000

2020	\$1,048,550	\$451,450	0	1,500,000	\$0	\$1,500,000
2019	\$775,507	\$442,680	0	1,218,187	\$0	\$1,218,187
2018	\$651,450	\$264,220	0	915,670	\$0	\$915,670
2017	\$797,720	\$230,970	0	1,028,690	\$0	\$1,028,690

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/11/2018	SWD	Special Warranty Deed	HARGIS LESLIE	WESTON COMPANY LLC			20180139131
2	8/30/2007	SWD	Special Warranty Deed	KUENTZ IRVING C	HARGIS LESLIE	13095	0703	20070209797
3		Deed	Deed		KUENTZ, IRVING C	5316	1932	0

2021 data current as of Jul 16 2021 1:22AM.

2020 and prior year data current as of Jul 2 2021 6:19AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Materials Submitted by Applicant

STATEMENT OF SIGNIFICANCE

The stone structure located at 326 Seguin Street, San Antonio, Texas 78208, fits the designation criteria in its uniqueness, being associated with a person who contributed to our community and nation and the location being part of a national event, the Old Spanish Trail initial expedition in 1929.

This structure is eligible for designation based on its age, 70 years old. It is eligible as a one of a kind building and its method of construction, as well as, materials used for the facade. (1, 2)

The building is at the location of a national event. The Old Spanish Trail Auto Expedition of 1929 when many people traveled the Trail from Florida to California. The 100th anniversary of that event is coming in 2029 when many people will again travel the route to reenact the first expedition. The expedition is not just the pavement, but the neighborhoods and towns along the way. (2)

The distinguishing characteristics architecturally of this building are the very careful selection and placement of natural stones. The stones are used to make tight corners and frame the windows show unique construction methods. This would be a good study of unique use of materials and the choice and method of placement of the stones. (5)

The building was developed to be a commercial structure. It was built as a utilitarian structure to be used as an office for the Colglazier Construction Company. The upper floor was for offices and the lower floor was large open space for storage. You can see windows fit the utilitarian model of large windows for the offices and small windows in the lower front and fewer windows on the back side but with a door and a cargo door for unloading.

The Colglazier family owned the construction company that was located at 326 Seguin for many years. The son of the owner was a decorated Army Lieutenant General. He also was president of the company for a time in between the times he was called back to service. He did paving work on Broadway and in Alamo Heights.

R. W. Colglazier graduated from A&M in 1925 with a degree in civil engineering. He joined the Army Reserves and returned to San Antonio to work in the family business. During the Great Depression he worked as a director for the WPA in Texas. In 1941, Colglazier was called to active duty. He played a key role in the planning and organization for the construction of the Pentagon. He served until 1943. He then returned to San Antonio to head the family business.

In 1951 he was again called to active duty in the Korean War and the Vietnam War. In 1964-1966 he commanded the Fourth Army in San Antonio. He retired in 1966 and returned to San Antonio to live and work. His name may not be well known to us, but there is a street on the East side named for him. He had many of the highest level awards given by the military. He is buried in Fort Sam Houston National Cemetery. (3)

Robert Wesley Colglazier Jr.

Robert Wesley Colglazier Jr. (October 18, 1904 – January 23, 1993) was a United States Army lieutenant general. He was prominent as the highest-ranking member of the Army Reserve on duty with the Regular Army in the 1960s, and as commander of the Fourth United States Army. In the 1950s and 1960s, Colglazier was recognized as one of the military's foremost experts on logistics management.^[1]

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Early life

Colglazier graduated from Texas A&M University in 1925 with a degree in civil engineering, and began employment with his family's construction company, San Antonio's Colglazier Construction Company.^{[2][3]}

During the Great Depression Colglazier worked as director of the operations division for the Works Progress Administration in Texas.^[4]

Start of military career

Colglazier received a commission as a second lieutenant upon graduating from college, and began a career in the Army Reserve.^{[5][6]}

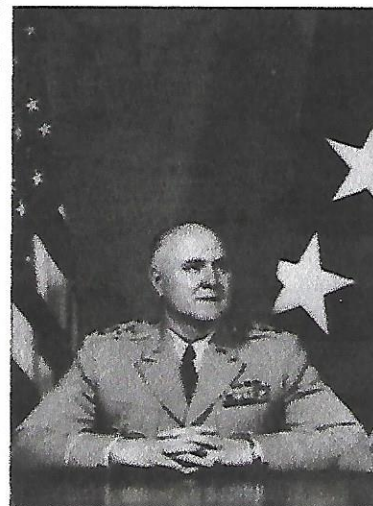
World War II

In 1941 Colglazier was called to active duty for World War II. After returning to active duty as a captain, he played a key role in the planning and organization for the construction of the Pentagon.^{[7][8]}

He attained the rank of colonel while carrying out engineer staff officer assignments in Northern Ireland, England, North Africa Italy and France. From 1942 to 1943, Colglazier was an engineer plans officer for the Mediterranean Base Section.^[9]

Post-World War II

Robert Wesley Colglazier Jr.



Colglazier as a Lieutenant General in 1960.

Born	<u>October 18, 1904</u> <u>St. Louis, Missouri</u>
Died	<u>January 23, 1993</u> (aged 88) <u>San Antonio, Texas</u>
Place of burial	<u>Fort Sam Houston National Cemetery</u>
Allegiance	<u>United States of America</u>
Service/branch	<u>United States Army</u>
Years of service	1925-1966
Rank	☆☆☆ <u>Lieutenant General</u>
Commands held	<u>U.S. Army Europe</u> <u>Communications Zone</u> <u>Fourth United States Army</u>
Battles/wars	<u>World War II</u> <u>Korean War</u> <u>Vietnam War</u>
Awards	<u>Distinguished Service Medal</u> <u>Legion of Merit</u> <u>Bronze Star Medal</u> <u>Army</u>

After the war, Colglazier returned to San Antonio and was the president of the family business, now reorganized as Colglazier McKennon Construction, while also continuing to serve with the Army Reserve.^[10]

Korean War

In 1951, Colglazier was recalled to active duty for the Korean War. His assignments included several positions in the office of the Army's Deputy Chief of Staff for Logistics, G4, where he coordinated the flow of supplies and equipment into South Korea and was recognized for his expertise in the field of military logistics management.^{[11][12][13]}

Post-Korean War

After the Korean War, Colgaizer was assigned as commander of U.S. Army Europe's Communications Zone, serving from 1956 to 1957.^{[14][15]}

From 1957 to 1959, Colgaizer was the Army's Assistant Deputy Chief of Staff for Logistics.^[16]

In 1959, he was named Deputy Chief of Staff for Logistics, receiving a promotion to lieutenant general and serving until 1964. At the time of his promotion, Colgaizer was the highest-ranking reservist serving on active duty. During this assignment, Colglazier oversaw modernization of weapons and vehicles and an increase in procurement as the Army's effort in Vietnam increased.^{[17][18][19][20][21]}

Vietnam War

From 1964 to 1966, Colglazier commanded the Fourth Army in San Antonio.^{[22][23][24]} During his command, he was dispatched to Louisiana by President Lyndon Johnson to coordinate disaster relief efforts following Hurricane Betsy.^{[25][26]}

During his command, Colgaizer also generated headlines when he reduced the sentence of Private First Class Winstel R. Belton, who had gone on a hunger strike to protest orders to report to Vietnam. Belton was originally sentenced to five years imprisonment, but Colglazier reduced the penalty to a one-year suspended sentence, provided that Belton report to Vietnam, which he did.^{[27][28][29][30]}

Awards

His personal decorations included the Distinguished Service Medal, Legion of Merit, Bronze Star Medal, Army Commendation Medal, Order of the British Empire, French Legion of Honor and French Croix de Guerre.^{[31][32][33]}

Military retirement and later career

Colglazier retired from the Army in 1966. In retirement he remained active with Texas A&M, serving as councilman-at-large for the Association of Former Students. He was named a Texas A&M Distinguished Alumnus in 1971.^[34] In 1997 he was inducted to the Texas A&M Corps of Cadets Hall of Honor.^[35]

Death and burial

Colglazier resided in San Antonio and died there on January 23, 1993.^{[36][37]} He was buried at Fort Sam Houston National Cemetery, Section AI, Plot 644.^[38]

References

- Newspaper article, Leaves Army (https://news.google.com/newspapers?id=5QUrAAAAIBAJ&sjid=GJgFAAAAIBAJ&pg=6152,7280432&dq=colglazier+army&hl=en), Reading Eagle, January 15, 1966

Commendation Medal
Order of the British Empire
French Legion of Honor
French Croix de Guerre

Other work

President, Colglazier Construction Company, Councilman-At-Large, Texas A&M University Association of Former Students







NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: July 11, 2018

Grantor: Leslie Hargis a/k/a Les Hargis

Grantor's Mailing Address: 603 W. 3rd St.
Borger, Texas 79007-4007

Grantee: Weston Company, LLC, a Texas limited liability company

Grantee's Mailing Address: P.O. Box 129
Comfort, Texas 78013

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and the amount of **One Million Four Hundred Thirty-two Thousand Two Hundred Fifty and 00/100 Dollars (\$1,432,250.00)** advanced to Grantee by Security Bank ("Lender"), whose address is 2526 North Loop 1604 W., San Antonio, Texas 78248, which funds Grantee has agreed to repay in accordance with the terms of that certain Promissory Note ("Note") of even date herewith in the stated principal sum of \$1,432,250.00 executed by Grantee and payable to the order of Lender. The Note is secured by a vendor's lien against, and superior title to the Property retained in this Deed in favor of Lender and also secured by a Deed of Trust (the "Deed of Trust") dated of even date herewith from Grantee to Lance McDougall, Trustee.

Property (including any improvements):

TRACT 1:

A 4.028 ACRE (175,477 SQUARE FEET) TRACT OF LAND BEING LOTS A-2 AND A-3, NEW CITY BLOCK A-42, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 13095, PAGE 703, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 4.028 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD IRON ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEGUIN STREET, A 50 FOOT PUBLIC RIGHT OF WAY, AND BEING THE NORTHWESTERLY CORNER OF A CALLED 1.014 ACRE TRACT DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 11130,

CHICAGO TITLE GF# 430011801531-DB (5)

PAGE 1310, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS;

THENCE S 00° 11' 47" E A DISTANCE OF 461.19 FEET DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEGUIN STREET, ALONG THE WESTERLY BOUNDARY LINE OF SAID 1.014 ACRE TRACT, TO A 1/2-INCH IRON ROD;

THENCE N 85° 08' 54" W A DISTANCE OF 467.26 FEET, TO A 1/2-INCH IRON ROD FOUND;

THENCE N 04° 46' 41" E A DISTANCE OF 318.98 FEET, TO A 1/2-INCH IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEGUIN STREET;

THENCE N 76° 39' 04" E A DISTANCE OF 449.59 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEGUIN STREET, TO THE POINT OF BEGINNING AND CONTAINING 4.028 ACRES MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

TRACT 2:

A 1.014 ACRE (44,164 SQUARE FEET) TRACT OF LAND OUT OF TRACT A-1, NEW CITY BLOCK A-42, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 11130, PAGE 1310, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 1.014 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD IRON ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEGUIN STREET, A 50 FOOT PUBLIC RIGHT OF WAY, AND BEING THE NORTHEASTERLY CORNER OF A CALLED 4.0148 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 13095, PAGE 703, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS;

THENCE N 77° 36' 12" E A DISTANCE OF 98.66 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEGUIN STREET, TO A 1/2-INCH IRON ROD, MARKING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, NEW CITY BLOCK 1199, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS DESCRIBED WARRANTY DEED RECORDED IN VOLUME 18306, PAGE 535, OFFICIAL PUBLIC RECORDS; BEXAR COUNTY, TEXAS;

THENCE S 00° 43' 23" W A DISTANCE OF 378.49 FEET, DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEGUIN STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET MARKING THE NORTHWESTERLY CORNER OF LOT 9, BLOCK 7, NEW CITY BLOCK 1200, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN DEED FROM THE STATE OF TEXAS, RECORDED IN VOLUME 14721, PAGE 2167; OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS;

THENCE S 00° 43' 23" W A DISTANCE OF 86.00 FEET, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 9, BLOCK 7, TO A 1/2-INCH IRON ROD MARKING

THE SOUTHWESTERLY CORNER OF SAID LOT 9, BLOCK 7;

THENCE S 00° 43' 23" W A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE N 82° 13' 51" W A DISTANCE OF 89.36 FEET TO A 1/2-INCH IRON ROD FOUND, MARKING THE SOUTHEASTERLY CORNER OF SAID 4.0148 ACRE TRACT;

THENCE N 00° 11' 47" W A DISTANCE OF 461.19 ALONG THE EASTERLY CORNER OF SAID 4.0148 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 1.014 ACRES MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

TRACT 3:

A 1.300 ACRE (56,635 SQUARE FEET) TRACT OF CONSISTING OF LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16 BLOCK 7, NEW CITY BLOCK 1200, GOVERNMENT HEIGHTS ADDITION ACCORDING TO PLAT RECORDED IN VOLUME 65, PAGE 1, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 1.300 ACRE TRACT OF LAND BEING MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET MARKING THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF FRANK STREET, A 50 FOOT PUBLIC RIGHT OF WAY, AND THE SOUTHERLY RIGHT OF WAY LINE OF DIGNOWITY AVENUE, A 50 FOOT PUBLIC RIGHT OF WAY, AND BEING THE NORTHEASTERLY CORNER OF LOT 8;

THENCE S 00° 26' 48" E A DISTANCE OF 282.00 FEET, ALONG THE WESTERLY BOUNDARY LINE OF SAID FRANK STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET, MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 16;

THENCE N 85° 42' 48" W A DISTANCE OF 352.83 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE EASTERLY BOUNDARY LINE OF A 1.014 ACRE TRACT OF LAND DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 1130, PAGE 1310, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND MARKING THE SOUTHWESTERLY CORNER OF LOT 9;

THENCE N 00° 43' 23" E A DISTANCE OF 86.00 FEET, ALONG THE EASTERLY BOUNDARY LINE OF SAID 1.014 ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET MARKING THE NORTHWESTERLY CORNER OF SAID LOT 9;

THENCE N 85° 19' 07" E A DISTANCE OF 221.83 FEET, DEPARTING THE EASTERLY BOUNDARY LINE OF SAID 1.014 ACRE TRACT, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 9, LOT 10, LOT 11, LOT 12 AND LOT 13; TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET

MARKING THE NORTHEASTERLY CORNER OF SAID LOT 13;

THENCE N 00° 26' 48" W A DISTANCE OF 120.62 FEET, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID DIGNOWITY AVENUE, AND MARKING THE NORTHWESTERLY CORNER OF SAID LOT 6;

THENCE N 76° 27' 58" E A DISTANCE OF 44.06 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID DIGNOWITY AVENUE, TO A 1/2-INCH IRON ROD FOUND, MARKING THE NORTHEASTERLY CORNER OF SAID LOT 6;

THENCE N 76° 27' 58" E A DISTANCE OF 88.01 FEET, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID DIGNOWITY AVENUE TO THE POINT OF BEGINNING AND CONTAINING 1.300 ACRES MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

Reservations from Conveyance and Warranty: None

Exceptions to Conveyance and Warranty:

1. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated December 9, 2004, recorded on December 15, 2004, recorded in Volume 11130, Page 1310, Real Property Records, Bexar County, Texas. (Tract 2)
2. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated November 9, 2010, recorded in Volume 14721, Page 2167, Real Property Records, Bexar County, Texas. (Tract 3 Lot 9)
3. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated November 16, 2010 recorded in Volume 14774, Page 1646, Real Property Records, Bexar County, Texas. (Tract 3 Lots 10 through 16)

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

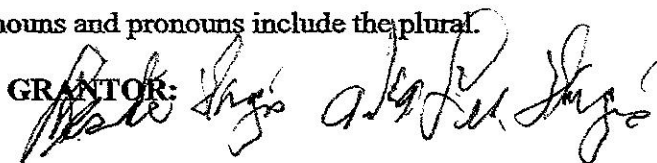
But it is expressly agreed and stipulated that Grantor expressly reserves and retains for itself, its successors and assigns, a vendor's lien as well as superior title in and to the Property until the Note and the indebtedness evidenced thereby are fully paid in accordance with the terms of the Note, whereupon this Special Warranty Deed with Vendor's Lien will become absolute. The Note represents the purchase price hereof and is payable directly to Lender, who has advanced to the Grantor at the request of the Grantee, and in consideration thereof, the Grantor does hereby SELL, TRANSFER, and ASSIGN, unto Lender, its successors and assigns, the vendor's lien and superior title herein retained against the Property to secure payment of the

Note, hereby fully and completely subrogating Lender, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantor and assigned to Lender without recourse.

Ad valorem taxes and assessments attributable to the year 2018 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed with Vendor's Lien and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:



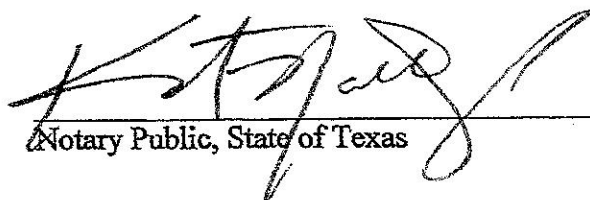
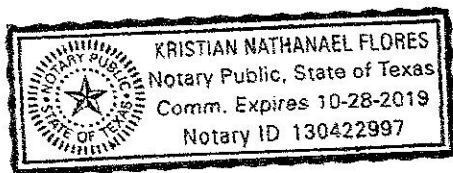
Leslie Hargis a/k/a Les Hargis

THE STATE OF TEXAS

COUNTY OF Potter

§
§
§

The foregoing instrument was acknowledged before me this 11th day of July, 2018 by **Leslie Hargis a/k/a Les Hargis**, in his individual capacity.


Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Chicago Title of Texas, LLC
Attn: Doug Becker
15727 Anthem Parkway, Suite 210
San Antonio, Texas 78249

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
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**** THIS PAGE IS PART OF THE DOCUMENT ****

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 7/17/2018 4:01 PM




Gerard C. Rickhoff
Bexar County Clerk

Jessica L. Anderson (OHP)

From: John Colglazier, Jr <john.colglazier@naipartners.com>
Sent: Wednesday, July 21, 2021 11:25 AM
To: Jessica L. Anderson (OHP)
Cc: hugh@j3co.com
Subject: [EXTERNAL] FILE # 21-4892 (326 Seguin Street)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Ms. Anderson,

I am the great nephew of Lt. General Robert W. Colglazier, Jr. The above referenced case file was recently brought to my attention. I would like to make a few clarifications of misstatements made by the applicant.

1. My uncle Robert, though the article cited incorrectly says otherwise, had little or no involvement in the operation of Colglazier & Hoff. His very extensive military career occupied his entire working life through retirement. Robert's two younger brothers Bill (my grandfather) and Jim ran the company through its sale in the 1980s.
2. This building was a simple industrial laydown yard used by my family's construction company through the late 1970s. The company was moved to Bracken, Texas for various reasons, one of which was complaints from the neighborhood of its continued operations as such. Many neighbors considered it a blight on the neighborhood...the office structure included.
3. The office was a structure quickly thrown together by yard workers between jobs using road grade asphaltic rock...basically waste from the mining of the rock used to do road paving, the company's core business. My family thought nothing of the building when they moved from the offices, as noted above. It had served its purpose and they moved on.

My family has no issue with its demolition – especially for the re-development of the property for the good of our city. Please feel free to contact me directly.

John A. Colglazier, Jr - SIOR
Partner
john.colglazier@naipartners.com

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July 21, 2021

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Item 16: 326 Seguin Street

HDRC Case No.: 2021-291

City Council District 2

The Conservation Society of San Antonio supports the finding of significance for the building at 326 Seguin St. We concur that the building meets Criterion 3 due to its association with the historically significant Colglazier Company and family, and Criterion 5 due to its distinctive architectural expression. By combining the irregular stone facing popular in residential architecture in the early 20th century with a Prairie Style banding of second floor windows, this building creates an expression unique enough that it also fulfills Criterion 12. We also find that the building meets Criterion 8 due to its historic and architectural integrity of location, design, materials and workmanship. Located on a railroad, the building was the source of new road construction for San Antonio and thus visually describes the transition from railroad culture to automobile culture. For these four reasons, we urge the Historic and Design Review Commission to issue a finding of significance.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Kathy Rhoads, President