

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

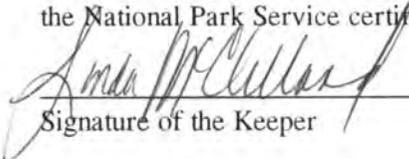
NRIS Reference Number: 79002917

Property Name: Southern Pacific Depot Historic District

County: Bexar State: Texas

none  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

October 23, 2002

Date of Action

=====  
Amended Items in Nomination:

**Section 7. Description**  
**Sketch Map**

The status of Building 6 located at 106 Heiman Street is, hereby, changed from "compatible" to "contributing" to recognize the c. 1900 commercial property's contribution to the significance of the Southern Pacific Depot Historic District under Criterion A and C as an intact, turn-of-the-century (c. 1900) brick commercial block associated with the rise of a transportation-related center of industry and commerce in San Antonio in conjunction with the activity of the Southern Pacific Depot.

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The Texas State Preservation Office was notified of this amendment.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Southern Pacific Depot Historic District

AND/OR COMMON

St. Paul Square Historic District

**2 LOCATION***Roughly bounded by Crockett, Chestnut, Galveston & Cherry Sts.*STREET & NUMBER Area bounded by IH 37, Galveston St., RR tracks,  
Cherry St., N. Center St., & Chestnut St.

— NOT FOR PUBLICATION

CITY, TOWN

San Antonio

— VICINITY OF

20

CONGRESSIONAL DISTRICT

STATE

Texas

CODE

048

COUNTY

Bexar

CODE

029

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input checked="" type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input checked="" type="checkbox"/> OTHER: Vacant

**4 OWNER OF PROPERTY**

NAME

See Continuation Sheet.

STREET &amp; NUMBER

CITY, TOWN

— VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Bexar County Courthouse

STREET &amp; NUMBER

CITY, TOWN

San Antonio

STATE

Texas

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic Sites Inventory

DATE

May 1978

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

Texas Historical Commission

CITY, TOWN

Austin

STATE

Texas

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located eight blocks east of the Alamo, the Southern Pacific Depot Historic District includes 25 contributing sites of mostly commercial buildings within an area of approximately 20 acres. The district centers around E. Commerce and is bounded by Interstate Highway 37 on the west, predominately light industrial mid-twentieth century warehouses to the north (N. Center Street) and south (Galveston and Montana Streets) and a residential neighborhood of small, dilapidated Victorian homes to the east (Cherry Street and the railroad tracks). The Southern Pacific Depot (National Register: 5-29-75) and the Old St. Paul Methodist Episcopal Church represent the most dominant buildings within the district. Less impressive in scale and style than the Church and Depot, the remaining contributing commercial buildings, especially those along E. Commerce, exhibit a unique interrelationship which when viewed as an entity present a cohesive group of early twentieth century structures. The majority of the contributing properties are two and three story brick commercial buildings constructed in the first two decades of this century. Three houses also contribute to the district's historical integrity.

An 1873 map of San Antonio indicates few structures within the area; however, by 1886 August Koch's "Bird's Eye View of San Antonio" depicts the results of the first period of construction during the thirteen year interval. The map revealed the coming of the railroad, a neighborhood of small residences clustered around St. Paul Church at 230 N. Center and several gable roof commercial buildings along E. Commerce.

With its tall steeple piercing the sky the Church served as the architectural focal point of the neighborhood for many years. The gable roofed church was built in the 1870's or 1880's and displays many features typical of Gothic Revival architecture. For example, buttresses, pointed arch decorations and openings and an asymmetrical, stuccoed front facade characterize this style. The rear or south wall exhibits a brick facade perforated with round and segmental arch openings. Located directly east of the Church, the small one-story frame house served as the parsonage until the church moved in the 1920 and remains as one of the few houses still standing within the district. Presently, a funeral home occupies the old Church.

The second phase of construction occurred just after the turn of the century. In 1902 the Southern Pacific Railroad erected a depot at the intersection of E. Commerce and the railroad tracks. The railroad had established a line through the area in 1877, but a depot had not been built until the 1902 structure. The train station created the impetus for renewed development within the area and became an important transportation center for all of San Antonio. The constant flow of incoming and outgoing travelers created increased demands for services, and entrepreneurs rushed to meet the needs of these people. Hotels, restaurants and saloons replaced the residences, especially along

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PROPERTY OWNERS (Numbers Represent map references)

1. Southern Pacific Depot Building  
Listed on the National Register 1975  
✓ Southern Pacific Transportation Company  
P. O. Box 1319  
Houston, Texas 77001
  
2. 125 Galveston  
Carmen Carmina  
✓ 135 Burke  
San Antonio, Texas 78225
  
3. 126 1/2 Gonzales  
J. and L. Glassberg  
c/o Joseph A. Shaw  
✓ 1017 Main Avenue N  
San Antonio, Texas 78212
  
4. 124 Gonzales  
Joseph and Lula Mae Shaw  
✓ 658 Ferris Street  
San Antonio, Texas 78220
  
5. Heimann Building - 122 Heiman  
Texas Home Imp. Inc.  
✓ 215 N. Flores  
San Antonio, Texas 78205  
(Recently bought by a Ms. Guajardo, no address available. Send notice to Texas Home Imp. Inc. for forwarding.)
  
- 6-7 106 and 102 Heiman  
James S. and Rosemary L. Kerr  
✓ 1117 Wilshire Drive  
San Antonio, Texas 78209
  
8. 119 Heiman  
San Antonio Development Agency  
✓ City of San Antonio  
San Antonio, Texas 78204

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9. 123 Heiman  
Linda Adams  
✓ (No address available, send notice to San Antonio Development Agency for forwarding.)
- 10-16. 1138-1172 E. Commerce  
✓ *n* San Antonio Development Agency
17. 1116 E. Commerce  
John Paganucci  
1120 E. Commerce  
✓ San Antonio, Texas 78203
18. 1103 E. Commerce  
Jack Kallison, et al  
✓ P. O. Box 9303  
San Antonio, Texas 78204
19. 1119 E. Commerce  
Raymond A. Zimmerman  
✓ 1119 E. Commerce  
San Antonio, Texas 78205
- 20-25. 1123-1167 E. Commerce  
*n* San Antonio Development Agency
- 26-27. 230-232 N. Center  
*n* San Antonio Development Agency
28. 243 N. Center  
*n* Southern Pacific Transportation Company  
Tax Department  
P. O. Box 1319  
Houston, Texas 77001
29. 300 N. Center and 1201 E. Commerce  
Neil Bolderick, Jr.  
✓ 1565 Frost Bank Tower  
San Antonio, Texas 78205
- 30/31. 301-325 N. Center  
✓ State of Texas  
Board of Control  
LBJ Building  
Austin, Texas 78711

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Vacant Lots:

200 N. Center - NCB 587 Blk 1 N 43.6' of A1  
Morris Kallison  
P. O. Box 9303  
San Antonio, Texas 78204

108 Chestnut - NCB 587 Blk 1 S 42.5' of A1  
Jack Kallison et al  
P. O. Box 9303  
San Antonio, Texas 78204

NCB 587 Blk 2 lot 1  
Raymond A. Zimmerman

Vacant lots on block bounded by Sycamore, Commerce, Hoefgen, and Heiman (northern portion of block 679) owned by San Antonio Development Agency.

118 Heiman - NCB 679 Blk 1 E 40.03' of 11 and W 17.47' of 12 ARB A18  
St. Mary's University of San Antonio  
2700 Cinninnati  
San Antonio, Texas 78228

120 Gonzales - NCB 681 Blk 2 Lot 5 ARB A24  
Alamo Iron Works, Inc.  
P. O. Box 231  
San Antonio, Texas 78291

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E. Commerce. In fact, the old St. Paul Church and parsonage remain as one of the few reminders of the neighborhood prior to the completion of the Southern Pacific train station.

The Mission Revival architecture of the Depot influenced the style of many of the structures within the district. The most obvious examples are those along the west side of Hoefgen Street, directly across the street from the train station. With its dominating four-story, red tile roofed tower at the NE corner, the Heimann Building at 122 Heiman Street reflects many details of the Depot. The decorative brick parapet, quoins, and hoodmoulds highlight the three-story stuccoed building. The three-story Lone Star Hotel at 126 1/2 Gonzales displays a highly decorative masonry parapet and segmental arches above the windows. Despite its lack of stucco, the building demonstrates inspiration from the Mission Revival architecture so popular along the street. The Alton Hotel at 123 Heimann and the Palace Hotel at 1172 E. Commerce exhibit similar scale and detailing as the other buildings along Hoefgen Street and were constructed in the first decade of the twentieth century. Both are three-story stuccoed brick structures with main entrances set at an angle to the street.

The commercial buildings along the 1100 block of E. Commerce represent a dense and cohesive group of structures within the district. E. Commerce has long been a major eastern thoroughfare in San Antonio since the Spanish built the road in 1805. San Antonio's first railroad arrived in 1877 and crossed E. Commerce within the proposed district. The railroad's impact on the area was minimal until the construction of the depot. Most of the present structures along the 600 block (now the 1100 block) were constructed during the first decade of the twentieth century. Saloons, hotels, restaurants, cafes, drug stores and dry goods stores predominated this section of the street. In most cases, the first floor was used for the various businesses while the upper floors were reserved for residences.

The south side of the 1100 block displays a continuous row of early twentieth century commercial buildings. Bounded by Hoefgen St. (Palace Hotel) on the east and Sycamore St. (Deluxe Hotel) to the west, the brick buildings range from 2 to 3 stories in height. Most are crowned with brick or pressed metal cornices and pierced with round or segmental arch upper floor openings. The street level of all of the structures has been significantly altered; however, the San Antonio Development Agency plans to restore the buildings.

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Several more recent structures scattered along E. Commerce show elements of Neo-Classical Revival. The Icke Brothers Building at 1103 E. Commerce, the W.P. Hotel at 1149 E. Commerce and the Monte-Howell Building at 1201 E. Commerce were built in the 1910's and exhibit the balance and classical proportions which characterize this style. All three structures are two stories in height and demonstrate prominent cornices and symmetrical front facades.

The eastern portion of the district includes the Collin-Gunther building at N. Center and the SAMSCO complex at 325 N. Center. Distinguished by its Mission-style parapet and angled entrance at the SE corner, the Collin-Gunther building is a one-story brick warehouse adjacent to the railroad tracks. The SAMSCO complex represents the sole industrial site within the district. Once the home of the San Antonio Machine and Supply Company, the complex originally encompassed an entire city block with the various structures associated with the firm. All but the two eastern buildings have been demolished. These two structures are adjoined with a brick arch which served as the entranceway to the complex.

The Southern Pacific Depot Historic District includes only one intrusive structure. The Alamo Belt and Equipment Company maintains offices in a one-story contemporary metal structure. The majority of the buildings within the district are owned by the San Antonio Development Agency and are included within a long-range plan to restore the buildings to help up-grade the surrounding neighborhood. Presently, most of the structures are vacant and in a sad state of disrepair; however, the one-story commercial building at 1155-1159 E. Commerce has recently been rehabilitated and indicates the type of activity planned for the district.

A Complete Inventory of Buildings within the District area include:  
(Numbers represent map references)

1. Southern Pacific Passenger & Freight Station, 1174 E. Commerce - contributing: National Register, 5-29-75.
2. Outbuildings, NW corner of Galveston & Hoefgen - compatible: small shed buildings.
3. Lone Star Hotel, 126 1/2 Gonzales - contributing: three-story brick Mission influence with parapet, decorative brick in cornice, parapet panel and hood moulds.
4. Residence, 124 Gonzales - contributing: one-story game house with two-story rear addition, hipped seam metal roof.
5. Heimann Building, 122 Heiman - contributing: three-story stuccoed brick, Mission Revival influence, tower at NE corner, decorative brick quoins and parapet.

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6. Celebrity Jewelry - 106 Heiman - compatible: one-story brick masonry commercial building.
7. Commercial Building, 102 Heiman - two-story brick with segmental arched 2nd floor openings.
8. Commercial Building, 119 Heiman - contributing: three-story brick with stuccoed 3 bay front facade, first level altered but still displays, original brick and casted-iron columns.
9. Alton Hotel, 123 Heiman - contributing: three-story stuccoed brick, segmental arch openings, main entrance chambered at street corner.
10. Palace Hotel, 1172 E. Commerce - contributing: three-story stuccoed brick, Mission Revival influence, very similar to Alton Hotel directly north.
11. Commercial Building, 1168 E. Commerce - contributing: three-story brick, 3 bay front facade capped with pressed metal cornice, arched 3rd upper floor opening.
12. Commercial Building, 1158 E. Commerce - contributing: two-story brick, segmental arch upper floor openings, polychromatic, brick detailing.
13. Commercial Building, 1156 E. Commerce - contributing: two-story brick, 5 bay front facade, pressed metal cornice.
14. Commercial Building, 1148 E. Commerce - contributing: two-story brick, corbelled brick cornice, segmental arched, 2nd floor openings with hood moulds.
15. Commercial Building, 1142 E. Commerce - contributing: two-story brick, pressed metal cornice, 1st floor altered, coupled windows crowned with round arches.
16. Deluxe Hotel, 1138 E. Commerce - contributing: two-story brick, metal cornice, projecting brick pilasters divide the numerous bays, arch 1st floor opening on Sycamore Street, angled corner entrance.
17. Commercial Building, 1116 E. Commerce - compatible: two-story brick, severely altered front facade but some original details remain, cast iron columns and original entrance enclosed in the alteration.
18. George Icke & Bros. Building, 1103 E. Commerce - contributing: two-story brick, stone lintels cap most openings, brick string course divides 1st and 2nd floors, upper floor highlighted with projecting central bay window.
19. Alamo Belt & Equipment, E. Commerce - intrusive one-story metal building, does not reflect scale, material or style of district.
20. Cameo Theater, 1123 E. Commerce - compatible: one-story masonry block, Art Moderne influence.
21. Zumbro Center, 1127-1131 E. Commerce - contributing: three-story brick, 4 pilasters divide front into 3 bays, cast stone cornice supported by heavy brackets.

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22. Residence, 1145 E. Commerce - contributing: one-story frame house, "T" plan with intersecting gable roof.
23. S. P. Hotel, 1149 E. Commerce - contributing: two-story brick, separated into two masses at second level, stone lintels cap 2nd floor windows, brackets support the stone cornice, raised parapet
24. Commercial Building, 1153-1159 E. Commerce - contributing: one-story brick commercial building, corbelled brick cornice, cast iron columns recently restored.
25. Commercial Building, 1165-1167 E. Commerce - contributing: one-story brick commercial building, corbelled brick cornice, 2 bays with transom windows similar to adjacent building.
26. St. Paul's Methodist Episcopal Church, 230 N. Center - contributing: stuccoed brick, tower with steeple at NE corner, Gothic Revival influence.
27. Parsonage, 232 N. Center - contributing: one-story frame, one of few residences remaining in district, standing seam metal roof.
28. Collin-Gunther Building, 243 N. Center - contributing: one-story brick warehouse, Mission style, parapet, classical pedimented, entrance at angle to street corner.
29. Monte Howell Leather Co. Building, 1201 E. Commerce - contributing: two-story brick commercial warehouse, with compatible addition at the rear, brick pilasters divide the facade into 3 bays.
30. SAMSCO Building, 325 N. Center - contributing: two-story brick masonry, industrial building, gable roof, hood moldings over south facade openings.
31. SAMSCO Building II, 325 N. Center - contributing: two-story brick masonry industrial building, raised basement, 3 bay front facade with two-story arched openings, connected with original SAMSCO Building with a brick arched gateway, six-story concrete addition at rear.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Southern Pacific Depot Historic District is significant as an architecturally cohesive group of primarily commercial buildings in an area that became prominent as a result of transportation related activities being established there. However, historic usage of the region began in the early 18th century, when Mission San Antonio de Valero (the Alamo) farmed the land. (The SAMSCO Building occupies part of this farmland.) The second location of the Mission may even have been in the general area.

East Commerce Street, which roughly bisects the district from east to west, is a part of a roadway originally laid out by the Spanish in 1805. Initially, it was called the Alameda in reference to the groves of cottonwood trees through which it passed. On July 4, 1846, these cottonwoods shaded a barbecue celebrating Texas' first Independence Day as a state of the Union. Later, the name "La Garita", or Powderhouse Road, was commonly used because the avenue led to the site of the Old Powderhouse where Spanish and later, Civil War gun powder was manufactured. Finally in the 1880's the street was officially designated as "East Commerce". By whatever name, this street has served from the beginning as a major entranceway bringing travelers from all points east into the city and generating activity, business and prosperity.

During the early nineteenth century, development progressed slowly. A drawing dated 1873 shows only a few scattered dwellings, but a similar 1886 rendering depicts increased settlement with the addition of railroad tracks and some business establishments. The railroad had arrived in San Antonio in 1877 and no doubt had a positive influence on growth although no depot facilities had been constructed on the Eastside.

By this time, the area was already rapidly assuming the character of a hearty, growing district with all the elements of an emerging middle-class urban neighborhood of its day. As always, the major focus was trade. Lumber yards, building supply outlets, boarding houses and retail shops were among the most common enterprises and were interspersed with residences throughout the area. During this period, several wagon yards were operated along Commerce Street. Freight haulers carrying merchandise and supplies to San Antonio markets camped in these areas while completing their business transactions.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Pearson, Newcomb, The Alamo City, San Antonio, Texas: Standard Printing Company Press, 1926.

"Saint Paul Square" brochure prepared by the architectural firms of Haywood Jordan McCowan and Ford Powell & Carson. November 1977, filed at Texas Historical Commission.

(See Continuation Sheet)

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 20 acres

UTM REFERENCES

<u>CA</u> 1, 4	55, 04, 9, 0	32, 15, 42, 8, 0	<u>D</u> 1, 4	55, 50, 4, 9, 0	3, 25, 4, <sup>850</sup> <del>89, 5</del>
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
<u>AD</u> 1, 4	55, 08, <sup>840</sup> <del>8, 5</del>	32, 15, 48, <sup>850</sup> <del>9, 5</del>	<u>B</u> 1, 4	55, 50, <sup>850</sup> <del>8, 95</del>	3, 25, 4, 28, 0
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of Chesnut and N. Center, the boundary extends east along N. Center then moves north to include the property line of the Collin Gunther Building and returns to N. Center. The boundary then moves north again to include the eastern half of block 581 (SAMSCO Complex) then turns west and retraces the N. Center boundary for 3/4 block. From there it turns south and follows the east and south property (see continuation sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE	Lissa Anderson, Historian David Moore, Research Assistant	Danny Hardy, Research Assistant
ORGANIZATION	Texas Historical Commission	DATE August 7, 1978
STREET & NUMBER	P. O. Box 12276	TELEPHONE (512) 475-3094
CITY OR TOWN	Austin	STATE Texas

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL \_\_\_ STATE \_\_\_ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

\_\_\_\_\_  
SIGNATURE

TITLE

SHPO

DATE

8-27-78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
ATTEST: William Blouch  
KEEPER OF THE NATIONAL REGISTER

DATE

11/1/79

MEMBER OF THE NATIONAL REGISTER

DATE

1/29/79

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Even though the area was predominantly white, it attracted people of all races and backgrounds. Early records indicate that Germans, Mexican Americans, and blacks were among the first property owners and businessmen. St. Paul Methodist Episcopal Church, established during the 1860's, and Second Baptist Church, congregations now relocated outside of the district, were focal points of cultural and religious life for black residents until the late 1920's.

In 1890-91 an important bit of "modern" progress came to the area with the installation of electric street car service down E. Commerce Street. The route was labeled the "Cemetery Line" because it connected the downtown area with the City Cemeteries located on the Eastside. This development further increased activity and trade.

One of the most important businesses in the area, the San Antonio Machine and Supply Company, had its beginnings during the 1890's. Originally established further west by Maximilian Amadeus Krueger and Harry L. Gunther, SAMSCO was a prominent producer of windmills and other agricultural equipment. After a temporary move to property at 1207 and 1211 E. Commerce, the business built permanent quarters on N. Center Street. The original building was the complex's westernmost two story brick structure. Additions included the massive 1912 three-bay building, two smaller buildings between the larger ones, and a brick gabled arch connecting the elements. A six-story addition extends behind the main block to Crockett Street. Together, they constitute an excellent example of an early twentieth century industrial complex.

In 1902, the Southern Pacific Depot (entered on the National Register in 1975) was constructed at E. Commerce and Walnut Streets to service the heavily traveled transcontinental Sunset Line. The opening of the station greatly increased commercial activities of all kinds and generated an intense period of physical development. During this time most of the existing structures along E. Commerce that form the core of the proposed district were built. The Depot provided architectural as well as economic stimulation: the Collin-Gunther Building (1903-1905) was erected adjacent to the tracks as a direct result of the Depot's construction in a similar Mission Revival style. The parapets of the Heimann Building and 126 1/2 Gonzales (both c. 1910) are also reminiscent of the Depot. All sorts of businesses sprang up, catering to the increasing numbers of tourists, railroad men, and residents. Restaurants, hotels and boarding houses, saloons, drygood stores, groceries, hardware stores, barber shops, and doctors offices were established. Records show that although some

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

businesses remained for several years running, such as the Colonial Hotel at 1138 E. Commerce, other commercial renters changed rapidly to accomodate expanding needs and tastes.

The station was also responsible for increased residential activity as new businesses and jobs attracted newcomers. Even with heightened commercial emphasis, the neighborhood flavor of the area was maintained. Storekeepers and employees lived above storefronts or in rooming houses along Commerce and on nearby streets such as N. Center and Heiman.

All this activity served to transform the area into a bustling, multifaceted urban neighborhood. Churches and commercial businesses, residences and saloons, growing families and "ladies of the evening" coexisted in a harmony typical of the turn of the century city in its heyday.

The First World War had a healthy effect on the economy by increasing transient trade and profits. East Commerce Street benefitted particularly, and the area became popular with San Antonio's military "population" as it was transferred in and out of the city through the Southern Pacific Depot. This trend continued throughout the 1920's and 1930's.

From World War I through the post-World War II period, the character of the Depot District was generally consistent. The over-riding influences of Commerce Street as a major transportation artery and Southern Pacific Station as a primary passenger and freight terminal continued.

The importance of the black community in the district attracted famous black entertainers such as "Pigmeat" Markham, Count Basie and Louis Armstrong. These performers played to racially mixed, city-wide audiences but stayed in area hotels - the only decent accommodations available to blacks during the pre-Civil Rights period.

World War II and the Korean War brought the area to its peak of prosperity with intense passenger and freight traffic. In the 1950's however, a number of changes began which ultimately resulted in the present decline of the area. Increased use of the automobile and decreasing railway passenger service drastically shifted transportation patterns. Increased interest in suburban areas attracted businesses and residents to other sections of the city.

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Integration successes of the 1960's affected the quality of entertainment in the district by eliminating the area as the major outlet for top black performers. Ironically, the opening of HemisFair Plaza immediately to the west also had a negative effect on the already marginal commercial and retail businesses. To augment traffic loads created by HemisFair, on-street parking was eliminated and a median was placed down E. Commerce. As a result, business declined further.

Construction of IH 37 and the pairing of E. Commerce and Montana Streets in a one-way street system magnified the already existing access problems. With the stimulus from transportation systems gone, the neighborhood continued its transition from a once thriving urban district to a deteriorating, semi-abandoned area.

The proposed district is enclosed by a larger area destined for restoration funded by the U.S. Department of Housing and Urban Development and administered by the San Antonio Development Agency. Over two and a half million dollars are scheduled to be spent in the first year activity area, bounded by IH 37, N. Center, Walnut, E. Commerce, Hoefgen, and Heiman. Plans include landscaping, a pedestrian mall, and a pedestrian bridge over E. Commerce, in addition to repair and restoration of existing structures. No additional structures are planned. Re-directing some major arteries and construction of another freeway exit should improve access to the district. Eventually, upgrading of approximately 14 blocks is contemplated.

Justification of Boundaries:

The nominated district is a concentration of mainly early twentieth century commercial structures. The Collin-Gunther Building is the only structure on its block in keeping with the theme of the district. Otherwise, the block contains large parking areas and a few undistinguished residences. Demolition of approximately half of the SAMSCO buildings on the north and western sides of the block leave the significant buildings and their connecting arch alone on the block but they constitute the last important commercial structure west of Cherry Street, on the east side of which is a residential area marked by severely altered houses and intrusions. The building at 1201 E. Commerce can be seen as

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an extension of the Commercial row into the next block. East and south of it are modern commercial and industrial buildings. The southern boundary of the district is also determined by the presence of modern intrusions. Interstate Highway 37 forms the western boundary.

Definition of categories:

Contributing: Most contributing structures are early twentieth century commercial or industrial buildings similar in materials, style, and scale. Several are distinguished by use of a localized Mission Revival style. St. Paul's Church is included as the only remnant of an earlier phase of the district's development and as an example of vernacular Gothic Revival. The three contributing residences represent typical late nineteenth and early twentieth century dwellings for the workingclass businesspeople and travelers attracted to the district. Contributing structures have undergone minor alterations that have not diminished their architectural integrity, although many are in disrepair.

Compatible: Buildings classified as compatible fall into three groups. Those at 106 Heiman and 1116 E. Commerce date from the same period as the contributing buildings but have undergone extensive front facade alterations. Removal of the alterations would return these two buildings to their early twentieth century appearance. The Cameo Theater and the Bolderick Building date from later periods than the significant commercial structures but are sympathetic in scale and materials. They also depict the last phase of economic growth stimulated by the railroad. On Hoefgen Avenue are two deteriorating outbuildings that most likely date from the early twentieth century. Since they are small and screened by vegetation, they are unobtrusive.

Intrusions: The only intrusive building is the Alamo Belt and Equipment Company, a modern one-story structure. Other intrusive areas are unlandscaped parking and vacant lots. Vandalism and neglect have made these open areas unsightly.

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ITEM NUMBER 9 PAGE 1

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lines of the Monte Howell Building and travels west along E. Commerce across the railroad tracks. Following south along the tracks, the boundary extends to Montana Street and turns north to include all of the depot's passenger platform. At Galveston Street, the boundary turns west and follows Galveston Street until the boundary reaches the Right of Way of Interstate 37. From there it extends along IH 37 to Sycamore Street and moves west and north to include the NE corner of block 684. The boundary then crosses E. Commerce and runs west along E. Commerce and turns north on Chesnut Street and back to N. Center.



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Southern Pacific Depot (#1), 1174 E. Commerce  
Southwest Oblique

Photo #1a  
Duncan Muckelroy, Texas Historical Commission  
November 1974

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Southern Pacific Depot (#1), 1174 E. Commerce  
Northwest Oblique of Passenger Platform

Photo #1b

Duncan Muckelroy, Texas Historical Commission  
November 1974

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Heimann Building (#5), 122 Heiman  
Northeast Oblique

Photo #2  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Commercial Building (#7), 102 Heiman  
Northwest Oblique

Photo #3

Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Lone Star Hotel (#3), 126 1/2 Gonzales  
Northeast Oblique

Photo # 4  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Alton Hotel (#9) 123 Heiman and Commercial  
Building (#8) 119 Heiman  
Southeast Oblique

Photo #5  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

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Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

view of the south side of the 1100 block  
of E. Commerce from the intersection of  
Hoefgen and E. Commerce

Photo #6

Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Deluxe Hotel (#16) 1138 E. Commerce  
Northwest Oblique

Photo #7  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Commercial Building (#17) 1116 E. Commerce  
Northwest Oblique

Photo #8

Danny Hardy, Texas Historical Commission  
May 1978

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FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

George Icke & Bro. Building (#18) 1103 E.  
Commerce  
Southwest Oblique

Photo #9  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Zumbro Center (#21) and Cameo Theater (#20)  
1123-1131 E. Commerce  
Southwest Oblique

Photo #10  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

S.P. Hotel (#23) 1149 E. Commerce and  
residence (#22) 1145 E. Commerce  
Southwest Oblique

Photo #11  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

view of the north side of the 1100 block of  
E. Commerce from the intersection of E. Commerce  
and Hoefgen

Photo #12  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Old St. Paul Methodist Episcopal Church  
(#26) 230 N. Center  
Southeast Oblique

Photo # 13  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Old St. Paul Methodist Episcopal Church (#26)  
230 N. Center and residence (#27) 232 N. Center  
Northwest Oblique

Photo #14  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Collin-Gunther Building (#28) 243 N. Center  
Southeast Oblique

Photo #15  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

Monte Howell Building (#29) 1201 E. Commerce  
Southwest Oblique

Photo #16  
Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



Southern Pacific Depot Historic District  
San Antonio, Bexar County, Texas

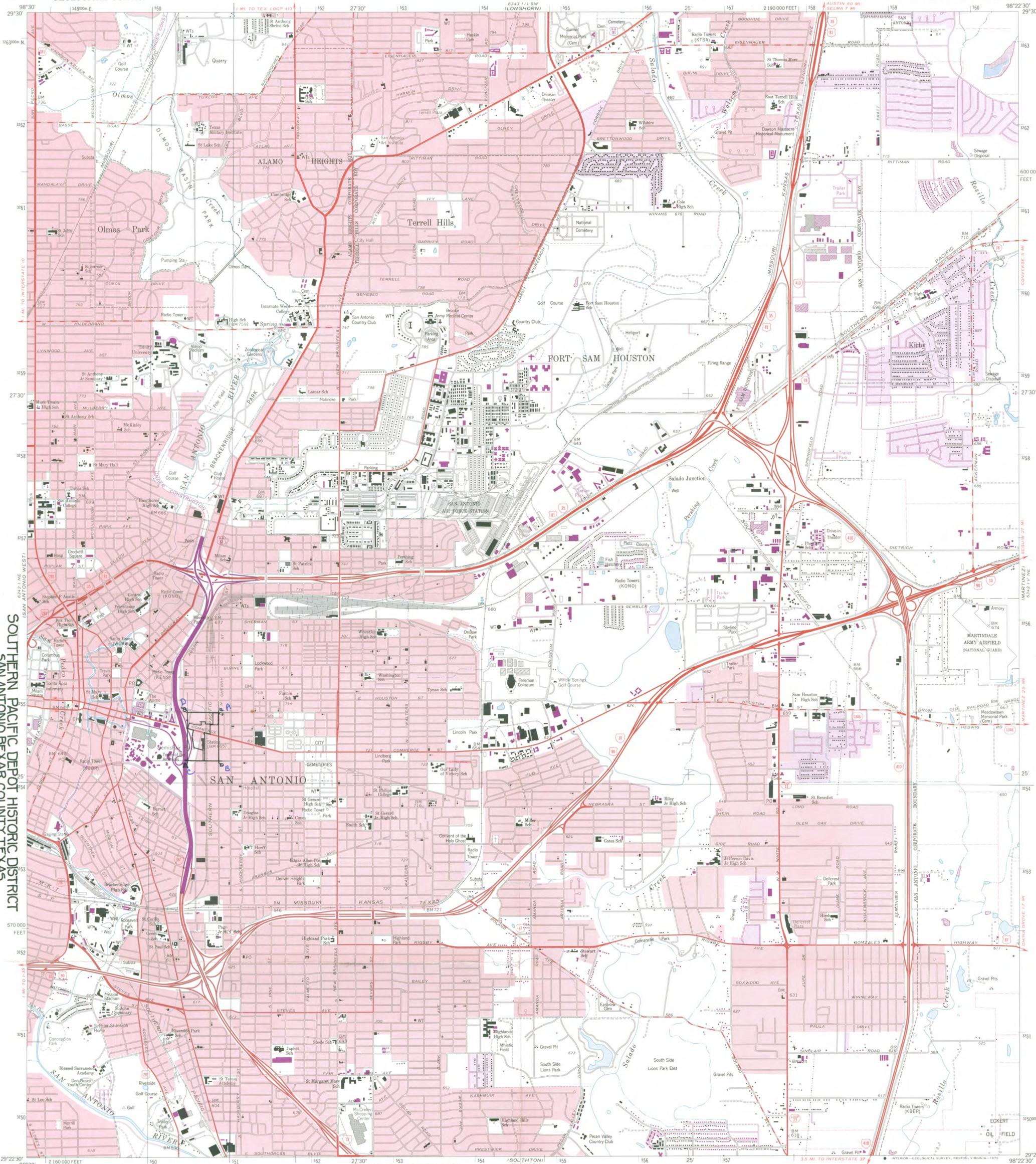
SAMSCO Complex (#30 & #31) 325 N. Center  
Southeast Oblique

Photo #17

Danny Hardy, Texas Historical Commission  
May 1978

AUG 30 1978

FEB 1 1979



SOUTHERN PACIFIC DEPOT HISTORIC DISTRICT  
SAN ANTONIO, BEXAR COUNTY, TEXAS  
UTM REFERENCES:  
Easting: 14550490, 14550500, 14550510, 14550520, 14550530, 14550540, 14550550, 14550560, 14550570, 14550580, 14550590, 14550600, 14550610, 14550620, 14550630, 14550640, 14550650, 14550660, 14550670, 14550680, 14550690, 14550700, 14550710, 14550720, 14550730, 14550740, 14550750, 14550760, 14550770, 14550780, 14550790, 14550800, 14550810, 14550820, 14550830, 14550840, 14550850, 14550860, 14550870, 14550880, 14550890, 14550900, 14550910, 14550920, 14550930, 14550940, 14550950, 14550960, 14550970, 14550980, 14550990, 14551000  
Northing: 3254895, 3254905, 3254915, 3254925, 3254935, 3254945, 3254955, 3254965, 3254975, 3254985, 3254995, 3255005, 3255015, 3255025, 3255035, 3255045, 3255055, 3255065, 3255075, 3255085, 3255095, 3255105, 3255115, 3255125, 3255135, 3255145, 3255155, 3255165, 3255175, 3255185, 3255195, 3255205, 3255215, 3255225, 3255235, 3255245, 3255255, 3255265, 3255275, 3255285, 3255295, 3255305, 3255315, 3255325, 3255335, 3255345, 3255355, 3255365, 3255375, 3255385, 3255395, 3255405, 3255415, 3255425, 3255435, 3255445, 3255455, 3255465, 3255475, 3255485, 3255495, 3255505, 3255515, 3255525, 3255535, 3255545, 3255555, 3255565, 3255575, 3255585, 3255595, 3255605, 3255615, 3255625, 3255635, 3255645, 3255655, 3255665, 3255675, 3255685, 3255695, 3255705, 3255715, 3255725, 3255735, 3255745, 3255755, 3255765, 3255775, 3255785, 3255795, 3255805, 3255815, 3255825, 3255835, 3255845, 3255855, 3255865, 3255875, 3255885, 3255895, 3255905, 3255915, 3255925, 3255935, 3255945, 3255955, 3255965, 3255975, 3255985, 3255995, 3256005

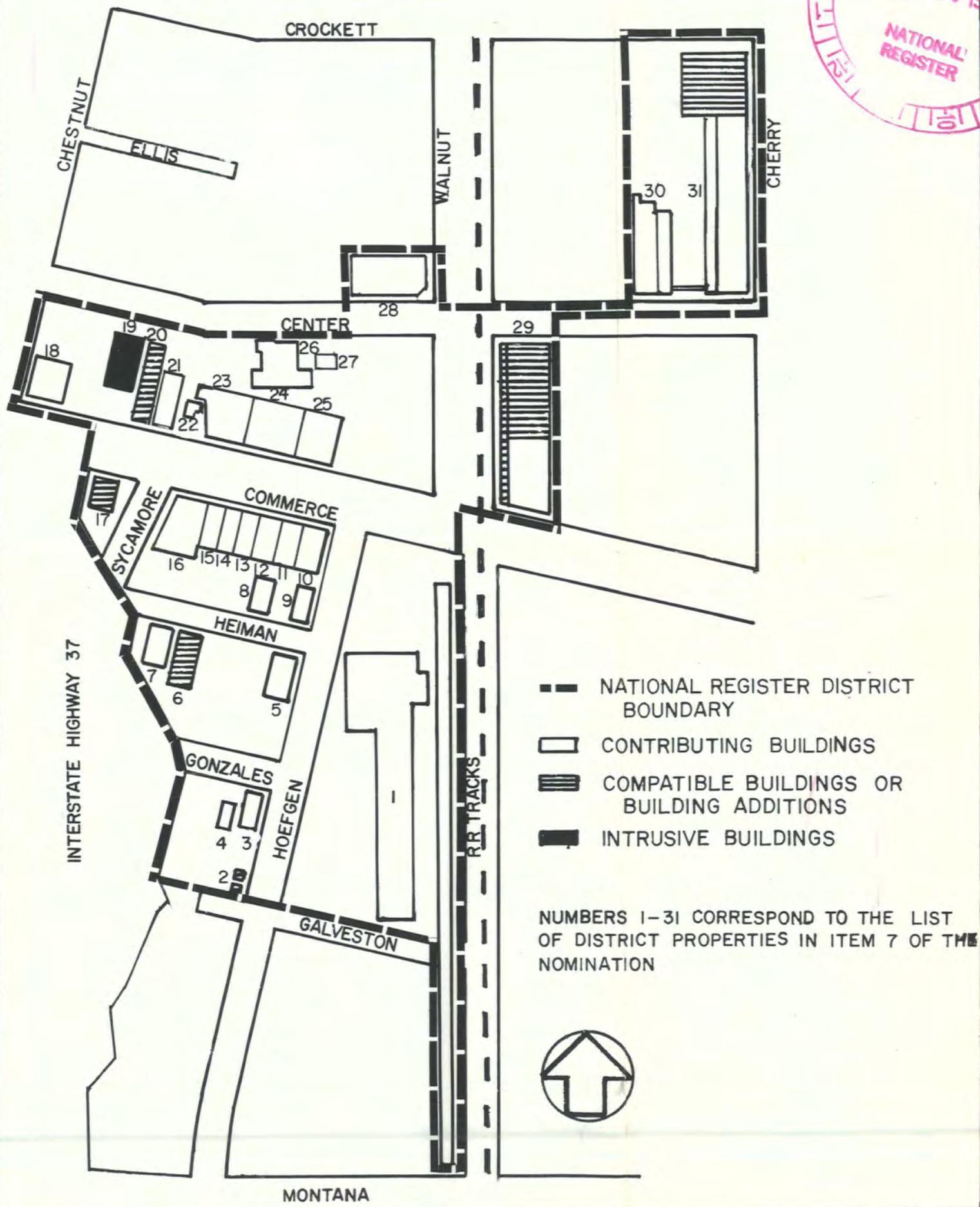
Mapped by the Army Map Service  
Edited and published by the Geological Survey  
Control by USGS, NOS/NOAA, and USCE  
Topography by photogrammetric methods from aerial photographs taken 1952. Field annotated 1953. Revised by Geological Survey from aerial photographs taken 1966. Field checked 1967.  
Polyconic projection. 1927 North American datum. 10,000-foot grid based on Texas coordinate system, south central zone.  
1000-metre Universal Transverse Mercator grid ticks, zone 14, shown in blue.  
Red tint indicates areas in which only landmark buildings are shown.  
Fine red dashed lines indicate selected fence lines.  
Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1973. This information not field checked.

UTM GRID AND 1973 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET  
FEB 76

SCALE 1:24,000  
CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION  
Primary highway, hard surface  
Secondary highway, hard surface  
Interstate Route  
U.S. Route  
State Route  
Light-duty road, hard or improved surface  
Unimproved road  
State Route  
RECEIVED AUG 30 1978 NATIONAL REGISTER  
2998-133  
FEB 1 1979  
SAN ANTONIO EAST, TEX.  
N2922.5-W9822.5/7.5  
1967  
PHOTOREVISED 1973  
AMS 6342 IV NW-SERIES V882

SOUTHERN PACIFIC DEPOT HISTORIC DISTRICT  
 SAN ANTONIO, BEXAR CO., TEXAS



# National Register of Historic Places

## Note to the record

Additional Documentation: 2015

United States Department of the Interior  
National Park Service

National Register of Historic Places Registration Form

79002917  
OMB No. 1024-0018

RECEIVED 2280

AUG - 7 2015

Nat. Register of Historic Places  
National Park Service

1. Name of Property

Historic Name: Southern Pacific Depot Historic District (amendment to reclassify properties)  
Other name/site number: NA  
Name of related multiple property listing: NA

2. Location

Street & number: Roughly Bounded by I-37, Crockett, Cherry, and Galveston streets  
City or town: San Antonio State: Texas County: Bexar  
Not for publication:  Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:  
 national  statewide  local

Applicable National Register Criteria:  A  B  C  D

Mark Wolfe State Historic Preservation Officer Date 7/30/15  
Signature of certifying official / Title  
Texas Historical Commission  
State or Federal agency / bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting or other official Date  
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:  
 entered in the National Register  
 determined eligible for the National Register  
 determined not eligible for the National Register  
 removed from the National Register  
 other, explain: \_\_\_\_\_

Signature of the Keeper Date of Action

Southern Pacific Depot Historic District (amendment to reclassify properties), San Antonio, Bexar County, Texas

**5. Classification**

**Number of Resources within Property**

Contributing	Noncontributing	
28	5	buildings
-	-	sites
1	-	structures
-	-	objects
29	5	total

Number of contributing resources previously listed in the National Register: 26 contributing properties in original boundaries; 2 buildings previously noted as “compatible” are now contributing.

**7. Description** (see continuation sheets 4 and 5)

**8. Statement of Significance** (see continuation sheets 6 and 7)

Period of Significance: c.1900-1929 (unchanged from original nomination)

**10. Geographical Data** (same as in original nomination)

**11. Form Prepared By**

Name/title: Anna Hudson, Preservation Consultant, and Gregory Smith, National Register Coordinator  
Organization: Yndo Urban  
Street & number: 935 S. Alamo  
City or Town: San Antonio State: TX Zip Code: 78205  
Email: anna@yndoco  
Telephone: 210-860-1341  
Date: April 2015

**Additional Documentation**

**Maps** (see continuation sheets 8)

**Photographs** (see continuation sheets 3)

Southern Pacific Depot Historic District (amendment to reclassify properties), San Antonio, Bexar County, Texas

Photograph Log

Southern Pacific Depot Historic District (amendment to reclassify proeprties)  
San Antonio, Bexar County, Texas  
Photographed by Anna Hudson  
May 2015

Photo 1  
1116-1120 E. Commerce (Property 17)  
North elevation  
Camer facing south

Photo 2  
1116-1120 E. Commerce (Property 17)  
Northeast oblique  
Camer facing southwest

Photo 3  
Heiman Street, south side, facing east  
Left to right: Properties 32, 6, 7

Photo 4  
1174 E. Commerce (rear building at depot, Property 1a)  
Camera facing northeast

Photo 5  
E. Commerce Street  
Streetscape, south side, camera facing southwest

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**Southern Pacific Depot Historic District (amendment to reclassify properties), San Antonio, Bexar County, Texas**

**Description**

The purpose of this amendment of the Southern Pacific Depot Historic District nomination is to reclassify the status of the Hammond Building (1116-1120 E. Commerce) from *noncontributing* to *contributing*, in light of the removal of a nonhistoric slipcover. All properties in the district have also been reexamined to determine if any previously contributing buildings have undergone changes that adversely affect their contributing status.

Located eight blocks east of the Alamo, the Southern Pacific Depot Historic District includes mostly commercial buildings within an area of approximately 20 acres. The district centers around E. Commerce and is bounded by Interstate Highway 37 on the west, predominately light industrial mid-twentieth century warehouses to the north (N. Center Street) and south (Galveston and Montana Streets) and a residential neighborhood of small, dilapidated Victorian homes to the east (Cherry Street and the railroad tracks) The Southern Pacific Depot (NR 1975) and the Old St. Paul Methodist Episcopal Church represent the most dominant buildings within the district. The remaining contributing commercial buildings, especially those along E. Commerce, exhibit a unique interrelationship which, when viewed as an entity present a cohesive group of early twentieth century structures. The majority of the contributing properties are two- and three-story brick commercial buildings constructed in the first two decades of this century. Three houses also contribute to the district's historical integrity.

**Table Two – Revised District Property Inventory**

Map ID#	Address	1979 Status	2003 Status
1	1174 E. Commerce	Contributing	Contributing
1a	1174 E. Commerce (rear building)	NA	Contributing (counted as part of building #1 in original nomination)
2	NW corner Galveston & Hoefgen	Compatable	Demolished
3	126½ Gonzales	Contributing	Contributing
4	124 Gonzales	Contributing	Demolished
5	122 Heiman	Contributing	Contributing
6	106 Heiman	Compatable	Contributing (SLR, 2002)
7	102 Heiman	Contributing	Contributing
8	119 Heiman	Contributing	Contributing
9	123 Heiman	Contributing	Contributing
10	1172 E. Commerce	Contributing	Contributing
11	1168 E. Commerce	Contributing	Contributing
12	1158 E. Commerce	Contributing	Contributing
13	1156 E. Commerce	Contributing	Contributing
14	1148 E. Commerce	Contributing	Contributing
15	1142 E. Commerce	Contributing	Contributing
16	1138 E. Commerce	Contributing	Contributing
17	1116-1120 E. Commerce	Compatable	Contributing (slipcover removed)

**Southern Pacific Depot Historic District (amendment to reclassify properties), San Antonio, Bexar County, Texas**

<b>18</b>	1103 E. Commerce	Contributing	Contributing, with addition
<b>19</b>	E. Commerce (Alamo Belt & Equipment)	Noncontributing	Demolished; replaced with addition to building #18
<b>20</b>	1123 E. Commerce	Compatible	Contributing
<b>21</b>	1127-31 E. Commerce	Contributing	Contributing
<b>22</b>	1145 E. Commerce	Contributing	Contributing
<b>23</b>	1149 E. Commerce	Contributing	Contributing
<b>24</b>	1153-59 E. Commerce	Contributing	Contributing
<b>25</b>	1165-67 E. Commerce	Contributing	Contributing
<b>26</b>	230 N. Center	Contributing	Contributing
<b>27</b>	232 N. Center	Contributing	Demolished
<b>28</b>	243 N. Center	Contributing	Contributing
<b>29</b>	1201 E. Commerce	Contributing (with compatible addition)	Contributing
<b>30</b>	325 N. Center	Contributing	Contributing
<b>31</b>	325 N. Center	Contributing (with compatible addition)	Contributing
<b>32</b>	Staybridge Suites (2007), 123 Hoefgen	NA	Noncontributing; designed to be compatible with district at street level
<b>33</b>	Gate	NA	Noncontributing
<b>34</b>	Open pavillion	NA	Noncontributing
<b>35</b>	Kitchen	NA	Noncontributing
<b>36</b>	Building east of depot	NA	Noncontributing
<b>37</b>	Southern Pacific locomotive	NA	Contributing

Southern Pacific Depot Historic District (amendment to reclassify properties), San Antonio, Bexar County, Texas

## Statement of Significance

The Southern Pacific Depot Historic District was listed in the National Register in 1979 as an architecturally cohesive group of primarily commercial buildings in an area that became prominent as a result of transportation-related activities being established there. Most of the buildings are brick 1- and 2-part commercial buildings typical in material and form to those found in other Texas communities of the period. The boundary of the Southern Pacific Depot Historic District is unchanged. The period of significance (not specified in the original nomination) spans from c.1900 through 1929.

## Historic District Overview<sup>1</sup>

The construction of 1902 Southern Pacific Railroad station created the impetus for development within the area east of downtown San Antonio, which became an important transportation center for the city and region. The constant flow of travelers created increased demands for services, leading many entrepreneurs to establish businesses in the area. Hotels, restaurants and saloons replaced residences. The old St. Paul Church and parsonage remain as one of the few reminders of the neighborhood prior to the completion of the Southern Pacific train station. The Mission Revival architecture of the depot influenced the style of many of the structures within the district.

The First World War had a healthy effect on the local economy, owing to a number of military installations in San Antonio, including Fort Sam Houston, Kelly Field, and Brooks Field. East Commerce Street benefited particularly, and the area became popular with San Antonio's military population, as troops and personnel were transferred in and out of the city through the Southern Pacific Depot. This trend continued throughout the 1920s and 1930s. From World War I through the post-World War II period, the character of the district remained consistent. The overriding influences of Commerce Street as a major transportation artery and Southern Pacific Station as a primary passenger and freight terminal continued. The neighborhood underwent many changes with the 1972 completion of the Southeast Expressway (Interstate 37/Highway 281), which essentially separated the area from the central business district. Many of the buildings have been rehabilitated in recent years, and the district now benefits from its proximity to downtown, despite the imposition of the interstate highway.

### **Building at 106 Heiman Building #6 on Map, page 8**

The building at 106 Heiman, originally classified as “compatible” was reclassified as “contributing through a supplemental listing record (SLR) in 2002.

### **Hammond Building 1116-1120 East Commerce Street Building #17 on Map, page 8**

1116-1120 East Commerce is part of a cohesive group of commercial buildings in close proximity to the Southern Pacific train station. It is two story brick structure, typical of commercial buildings that once lined the streets between downtown San Antonio and the train stations. Such buildings had commercial enterprises on the ground floors and rooms for rent above. It, like many of the other structures on the block, was constructed in the first decade of the twentieth century after the Southern Pacific Depot was built in 1902.

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<sup>1</sup> Adapted from Southern Pacific Depot Historic District National Register nomination, 1979.

Southern Pacific Depot Historic District (amendment to reclassify properties), San Antonio, Bexar County, Texas

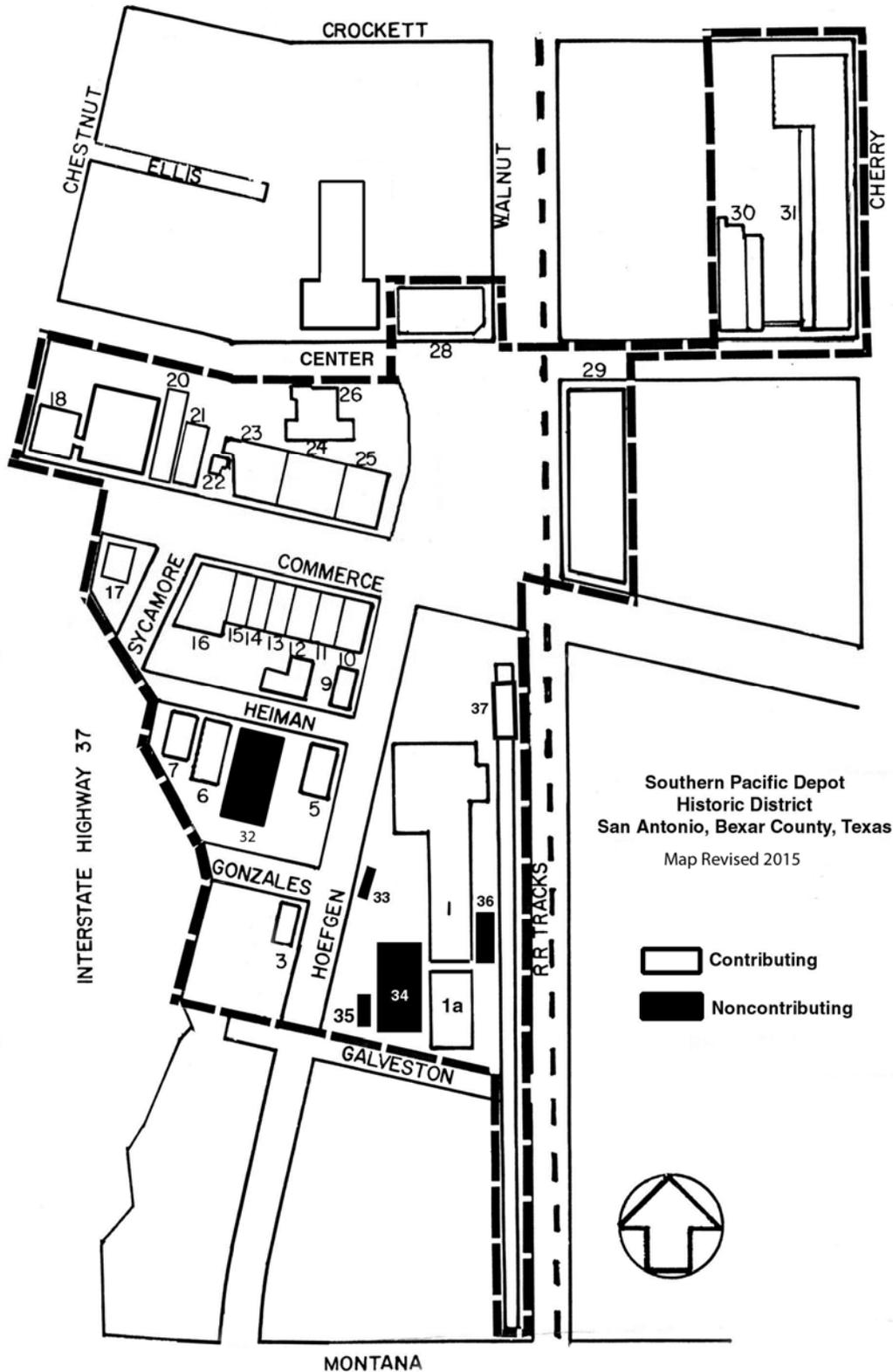
The building first appears in Sanborn maps in the 1904 volume 2 as 612-614 E. Commerce. In 1905 it was referred to as the Hammond Building in a *San Antonio Light* advertisement by the San Antonio Auction Commission announcing their relocation to 614 E. Commerce. It also appears as the Hammond Apartments in the 1905-1906 city directory. In the 1930s the Hammond Hotel often ran ads in the Want Ads section of the *San Antonio Express* and *San Antonio Light*. In 1934 it's listed as a rooming house with fourteen furnished rooms at 620 ½ E. Commerce. The address numbering of East Commerce Street changed between 1969 and 1970 according to city directories of both years. According to the 1971 city directory, 1116 E. Commerce was vacant as was 1122. Sterling Printing was still listed as occupying 1120 E. Commerce. As with other commercial buildings in the district, it appears that commercial renters changed frequently.

In 2015 new owners removed a metal slip cover that had been added to the front façade (north elevation) of the building after 1954 and before 1964. The removal of the slipcover revealed the original façade, with limited damage to the brick where the cover was attached. In the 1979 National Register nomination, the building was listed as "compatible" and it was noted that the removal of the alterations would return the building to its early twentieth century appearance. The building will once again have commercial uses on the ground floor and residences on the second floor. The current owners plan to create three apartments in the upstairs and commercial spaces on first floor as part of a historic tax credit rehabilitation project.

The front façade has red brick with segmented stone arches over sets of two windows creating five bays with a center arch above a wooden door with sidelights that would have led out to a balcony as found on similar buildings in the district. The façade also has a double row corbelled brick cornice. The original eight wood one-over-one windows are still intact on the front façade paired under segmented stone arches. All other windows have been removed. The ground level storefront was likely altered at the time the slip cover was installed. Three entrances coincide with three address found in city directories over the history of the building. The addition of aluminum doors and display windows occurred outside the period of the significance of the district. Painting of the other three facades likely took place at the same time. The roof is flat and covered with bituminous material.

The first floor interior has been completely stripped, exposing the brick walls and wood beams of the ceiling. Structural metal posts run along the center of the building that would have been a wall dividing the first floor into two separate commercial spaces. A wooden staircase along the left wall provides access to the second floor. The second floor shows signs of both water and fire damage with sagging wood floors and charred exposed wood beams. The upstairs retains physical evidence that the 2<sup>nd</sup> floor was used for housing. Plaster has been removed from the brick walls in where walls once divided the space. Two rows of structural posts mark off what would have been a central hallway. Circular holes in the walls mark where stove piping would have been located, assuming individual rooms had stoves.

Southern Pacific Depot Historic District (amendment to reclassify properties), San Antonio, Bexar County, Texas





ING  
BLE  
PER

Blue street sign

1842

White sign on sidewalk

Yellow sign in window

White sign in window

Red stop sign



**KW For Lease**  
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313.222.2222  
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REAL ESTATE  
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REATAREALTY.COM

PAUL  
SMITH

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Southern Pacific Depot Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: TEXAS, Bexar

DATE RECEIVED: 8/07/15 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/22/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 79002917

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

     ACCEPT      RETURN      REJECT                      DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA Accept  
REVIEWER Edna Beall DISCIPLINE History  
TELEPHONE \_\_\_\_\_ DATE 9.17.15

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

Property Southern Pacific Depot Historic District

State WV.

Working Number 8.30.78.4007

Ref. # 79002917

**TECHNICAL**

Photos 18  
Maps 1 sketch

**CONTROL**

OK. pl  
8.31.78

As depicted in photos and described in #8, this ~~is~~ appears to be a good ~~at the~~ small district in context of ~~the~~ early 20th century transportation-related commerce and living. Although it is unified architecturally, that ~~unifies~~ relates ~~obvious to~~ obviously to the relatively short time and similar purposes within which it was created and used.

**HISTORIAN**

shy  
1-18-79  
accept

Although there is a jagged edge ✓

**ARCHITECTURAL HISTORIAN**

The building styles include Neo-Classical, Gothic Revival, Mission Revival, and some Romanesque Revival elements. Where alterations appear extensive explanation usually informs that original structure is still present behind additions. Bessie accept 1/19/79

**ARCHEOLOGIST**

to the district, form is accompanied by an apparently accurate boundary justification.

**OTHER**

**HAER**

Inventory \_\_\_\_\_  
Review \_\_\_\_\_

See notes + photo slips inside.  
A good district - with one unusual edge + questions raised.

shy 1-23-79

**REVIEW UNIT CHIEF**

Accept 1/29/79  
LOSOVILL

I don't understand - 1/26/79

Despite parking lot, open spaces, there is the sense of time + place of late 19th C commercial developing in response to a station plaza

e.g. boundary justifications

**BRANCH CHIEF**

**KEEPER**

National Register Write-up

Federal Register Entry

3-6-79

Send-back \_\_\_\_\_

Re-submit \_\_\_\_\_

Entered

FEB 1 1979

INT:2106-74

---

# TELEPHONE REPORT

---

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

---

PROJECT: *S. P. Depot HD*

---

To/FROM: *Bernard Lipschutz*

DATE: *1-19-78*

---

ADDRESS:

PHONE:

---

STAFF MEMBER:

*Sheff*

DIVISION:

---

REPORT:

Mr. Lifshutz first wanted to make sure that the decision had not been reached. I told him 2 reviewers had looked at it, but had not signed off in ~~the~~ preparation ~~of~~ for Dr. Murtagh's review.

He first wanted to call to our attention, the pure fiction in the descriptions and significance. He does not think that Mission style or revival is an architectural school. He believes it to be simply bad copies of missions.

He queried me on whether I found particular buildings significant.

I described districts - as resources where not every structures is individually eligible, but contributes to total quality - of history or architecture.

He stated that if a district exists, it could and should be drawn leaving out his property and everything below Heiman Street. He doesn't see that that would harm the district quality.

f  
He is concerned that laying the application "historic district" over this entire area is a degrading - or missapplication of Register concept - to recognize the significant resources of the nation.

He thinks that district application/designation depends largely on how something get written up - and could apply to every space that people lived in.

This is a "total construct."

---

(over)

1941 August 9.2

He thinks that no one really perceives this as historic, but the city wanted to use Register listing to accomplish "some things" that they could have done with zoning, but chose not to.

I ask him whether there were properties outside the boundary similar to those included. He said only that workers housing from the 20's lies east of the SAMSCO building - but that that is an immense area of such housing.

I told him I would relay to Murtggh and talk at greater length with the State.



P. O. BOX 12276  
AUSTIN TEXAS 78711

**TEXAS HISTORICAL COMMISSION**

TRUETT LATIMER  
EXECUTIVE DIRECTOR

August 28, 1978



Dear Dr. Murtagh:

Enclosed you will find a photo which my secretary failed to enclose with the Southern Pacific Depot Historic District nomination which was mailed to you this morning.

I hope this does not cause any problem.

Sincerely,

Joe R. Williams  
Director  
National Register Program for Texas

JRW/cm

Enclosure

Dr. William J. Murtagh  
Keeper of the National Register  
Office of Archeology and Historic Preservation  
United States Department of the Interior  
Washington, D. C. 20240

Put w/  
nom.

# TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: South Pacific His Dist Bexar county  
Lon Antonio

To/FROM: David Moore DATE: 9-6-78

ADDRESS: PHONE:

STAFF MEMBER: Sheffy DIVISION:

## REPORT:

Informed comment that this nomination prepared in 1 week - under pressure, very muddled boundaries - real question of what should be included.

If we perceive some problems they will be glad to get back.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D. C. 20240

OFFICIAL BUSINESS  
PENALTY FOR PRIVATE USE, \$300

POSTAGE AND FEES PAID  
U. S. DEPARTMENT OF THE INTERIOR  
INT 419



San Antonio Development Agency  
City of San Antonio  
San Antonio, Texas 78204

Re: Southern Pacific Depot Hist. Dist.  
119 Heiman

*not city Hall*



# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D. C. 20240

IN REPLY REFER TO:

H32-NR

NOV 29 1978

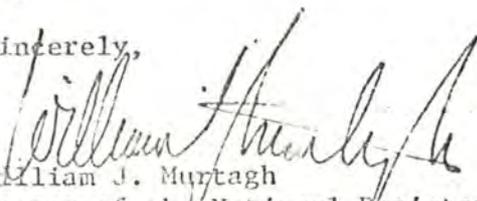
Dear Property Owner:

The property you own is located in a historic district that has been nominated for listing in the National Register of Historic Places. The National Register is the government's official list of historic buildings and other cultural resources worthy of being preserved. This nomination is pending in our office.

If your property is listed in the National Register, there are certain benefits and provisions of the Tax Reform Act of 1976 that may apply to you. We are enclosing information about this law. Soon we will be considering whether your property should be listed, using as our guidelines the "Criteria for Evaluation" shown in the enclosed leaflet. If you wish to comment on whether your property should be listed, we would be pleased to hear from you. Send your comments within 30 days of the date of this letter to me, Dr. William J. Murtagh, Keeper of the National Register, Heritage Conservation and Recreation Service, Department of the Interior, Washington, D.C. 20240. If you have questions about the National Register program or the enclosed material, you should also address them to me. Please include the name of the district (as shown on the address label on this letter) and property address.

In the enclosed material you will note references to standards for rehabilitating old buildings. These standards are a list of dos and don'ts for people who are fixing up old buildings. If the owner of a building listed in the National Register, either individually or as part of a district, wishes to take advantage of the Tax Reform Act benefits, these standards must be followed. A copy of these standards is available from Technical Preservation Services, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, Department of the Interior, Washington, D.C. 20240. Questions about the standards should also be addressed to that same office.

Sincerely,

  
William J. Murtagh  
Keeper of the National Register

Enclosures

RE: Southern Pacific Depot  
Hist Dist (119 Heiman)

INT 4819-78  
NOV 29 1978

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

OFFICIAL BUSINESS  
PENALTY FOR PRIVATE USE, \$300



~~NAME CARRIER ENDORSE~~

RETURNED  
TO  
SENDER  
ADDRESSEE UNKNOWN  
78204

*Box - 04*

Linda Adams  
c/o San Antonio Development Agency  
City of San Antonio  
San Antonio, Texas 78204

Re: Southern Pacific Depot Hist. Dist.

*not city Hall*

*Box Clerk*  
~~NAME CARRIER ENDORSE~~



# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D. C. 20240

IN REPLY REFER TO:

H32-NR

NOV 29 1978

Dear Property Owner:

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Sincerely,

  
William J. Murtagh  
Keeper of the National Register

Enclosures

RE: Southern Pacific Depot  
Hist. list.

INT 4819-78  
NOV 29 1978

BERNARD LEE LIFSHUTZ

CONSTRUCTION • INVESTMENTS

215 N. FLORES ST. SAN ANTONIO, TEXAS 78205

512-  
226-6221

December 21, 1978

Dr. William J. Murtagh  
Keeper of the National Register  
Heritage Conservation and Recreation  
Services  
Department of the Interior  
Washington, D. C.

Dear Dr. Murtagh:

Re: Southern Pacific Depot Historic District  
Heimann Building, 122 Heimann

Your form letter of November 29 notifies me that my property is "located in a historic district that has been nominated for listing in the National Register of Historic Places". The letter thereafter explains the National Register and what you believe to be the advantages of my property's being listed thereon; and does not again refer to the historic district that has been nominated for listing. Is it the district or my property that has been nominated?

Whichever the case, I am surprised and shocked by the news. While I do not know the provenance or history of other buildings in the area, I have sought, vainly, for some characteristic that would bring the attention of the National Register to this particular property.

It is not the age of the building. Its vintage is about the same as any number of buildings in San Antonio that do not reflect the architecture or requirements of a particular period. This building is probably not more than sixty years old.

It is certainly not its design or construction, neither of which is unique or even noteworthy. Its appearance would not attract attention for its form or its type of construction or its decorative detailing; nor, on the other hand, does it possess any classic character because of its simplicity.

It is not distinguished by its original or subsequent use or function, by the illustriousness of its ownership or of its clientele, by any known incident that occurred on the property, by the quality or nature of the products or services offered there, or by the current condition of the premises.

Dr. William J. Murtagh  
Page -2-  
December 21, 1978

There does not appear to be any single characteristic or combination of characteristics that would qualify this property for consideration for the National Register.

I have had a serious interest in preservation and conservation during the thirty years of my experience in real estate in San Antonio. I serve as a Trustee and on the Executive Committee of the San Antonio Museum Association, which is currently restoring the original Lone Star Brewery buildings for adaptive use as an art museum. I am also a partner in the ownership of the Menger Soap Works property, the first industrial building in South Texas, which we are restoring under the direction of the Texas Historical Commission. Yet my sensitivities do not respond in any way to the subject property.

I will appreciate your prompt and responsive reply, giving me some insight into the reasons this singularly undistinguished property has attracted the attention of your office.

Sincerely,

  
Bernard L. Lifshutz

THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE REC'D	DEC 28 1978
<input type="checkbox"/>	INDIVIDUAL RESPONSE (ATTACHED)
<input type="checkbox"/>	INFORMATIVE MATERIAL SENT
<input checked="" type="checkbox"/>	TELEPHONE CALL (ATTACHED)
DATE ACTION TAKEN	1-10-79
INITIALS	SL

I called & told him we would consider his comments during review. He asked who originated now. - I told him SXAPO. I also explained our procedures. He asked for a copy of all the info. we have - now & photos, etc. -

Sent 1-10-79.

1/18/79 Sherfy

Note telephone report with David Moore. Whatever the possible problems here, they do not appear that obvious in the material--even in the photos. I can identify only 1 structure that appears to lie outside the district that ~~should-be-in-~~ could be inside. Unless we question veracity, I, at least, am not sure where we start questioning.

---

# TELEPHONE REPORT

---

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

---

PROJECT: Southern Pacific Depot Historic District

---

To/FROM: David Moore

DATE: 1.19.79

---

ADDRESS:

PHONE:

---

STAFF MEMBER: Sherfy

DIVISION:

---

## REPORT:

After the conversation with Mr. Lifshutz, I wanted to talk with David again about what concerned him on the nomination -- the quality of the paperwork or the quality of the district itself.

He indicated that his primary concern was indeed the quality of the paperwork. He said that he and staff found the district to be exceptionally good. Only real problems are not with intrusions, but with open ~~sp~~ spaces.

He said that when ~~it~~ written, they had not expected SHPO to sign - given the fact that State owned SAMSCO and wanted to tear entire complex down. Some was torn down ( northern edge, where district is such an odd ~~shp~~ shape), but the rest was allowed to stay - with some expectation of preservation.

He said his principal concern in paperwork, had to do with the fact that they hadn't precisely dated all the buildings - and that names were not consistent throughout the nomination form.

---



ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered FEB 1 1979

Name

Location

Hotel Blessing

Blessing  
Matagorda County

Southern Pacific Depot Historic District

San Antonio  
Bexar County

Also Notified

Honorable Lloyd M. Bentsen

Honorable John G. Tower

Honorable Joe Wyatt

Honorable Henry B. Gonzalez

State Historic Preservation Officer  
Mr. Truett Latimer  
Executive Director  
Texas State Historical Commission  
P.O. Box 12276, Capitol Station  
Austin, Texas 78711

NR Byers/bjr 2/12/79

For further information, please call the National Register at (202)343-6401.



# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

H30(2255)

October 8, 2002

Memorandum

To: Keeper, National Register of Historic Places

From: Gary Sachau,  
Technical Preservation Services Branch, Heritage Preservation Services Division

Subject: Request for National Register Review of Historic Preservation Certification Application

A Historic Preservation Certification Application--Part 1 for 106 Heiman Street, San Antonio, TX, in the Southern Pacific Depot Historic District was recently submitted to this office through the TX State Historic Preservation Office. The owner requested certification of the building. However, the National Register documentation contains a different evaluation of this property (classified as "compatible" in the 1979 nomination, a category that is separate from "contributing").

We believe this building contributes to the significance of the Southern Pacific Depot Historic District Historic District. It retains its integrity and dates from the early 20<sup>th</sup> century, which is within the district's period of significance (late 19<sup>th</sup> century to circa 1930). Since the SHPO has no plans at the present time to revise the National Register documentation, our office requests a Supplementary Listing Record be issued, revising the National Register nomination and listing this building as a contributing structure. On October 8, 2002, we acted on the owner's application for certification of significance, as recommended by the SHPO.

Enclosed please find copies of the Part 1 application, State Review Sheet, and all photographic documentation. Thank you.

Attachments

cc: TX SHPO

Confirmation Report - Memory Send

Time : Oct-23-02 10:40am  
Tel line : +2023431244  
Name : N P S PARK HISTORY

Job number : 145  
Date : Oct-23 10:39am  
To : 915124753122  
Document pages : 02  
Start time : Oct-23 10:39am  
End time : Oct-23 10:40am  
Pages sent : 02  
Status : OK

Job number : 145

\*\*\* SEND SUCCESSFUL \*\*\*

*FAX*

*TO: GREG SMITH  
Texas Historical Commission  
512-475-3122*

*From: L. McJelland  
NRHP - NPS*

*Subject: str subsequent to part-1  
certification of Building 6 (106  
Heiman St) in So. Pacific Depot A.P.*

*FYI: Please fill in your records.*

*10/23/02*

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

10203

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of Property: \_\_\_\_\_  
Address of Property: Street 106 Heiman Street  
City San Antonio County Bexar State Texas Zip 78205  
Name of historic district: Southern Pacific Depot Historic District

- National Register district     certified state or local district     potential district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.  
 certification that the structure or building, and where appropriate, the land area on which such structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes  
 certification that the building does not contribute to the significance of the above-named historic district.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Jeffrey C. Fetzer  
Street 1138 E. Commerce Street City San Antonio  
State Texas Zip 78205 Daytime Telephone Number 210-226-1246

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Jeffrey A. Rochelle Signature [Signature] Date 8/29/02  
Organization Sunset Station Group, L.L.C.  
Social Security or Taxpayer Identification Number 74-2716482  
Street 310 South St. Mary's Street, Suite 2100 City San Antonio  
State Texas Zip 78205 Daytime Telephone Number 210-227-5115

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.  
 does not contribute to the significance of the above-named district.

Preliminary determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
 appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.  
 does not appear to qualify as a certified historic structure.

Date 10-8-02 National Park Service Authorized Signature [Signature] National Park Service Office/Telephone No. 202-354-2044

See Attachments

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**Historic Preservation Certification Application**  
**State Historic Preservation Office Review & Recommendation Sheet**  
**Significance - Part 1**

Project Number: THC-1015-02-045 **10203**

Number  
**1**

Property: 106 Heiman Street  
San Antonio, Texas 78205

Historic District: Southern Pacific Depot Historic District

NR district  Certified state or local district

Date initial application received by State: 8-31-02

Date(s) additional information requested by State \_\_\_\_\_

Date complete information received by State \_\_\_\_\_

Date transmitted to NPS: 9-18-02

Property visited by State staff? \_\_\_\_\_

**PROJECT REVIEW SUMMARY**

- Fully reviewed by SHPO
- No outstanding concerns
- Owner informed of SHPO recommendation
- In-depth NPS review requested
- Recommendation different from applicant's request

Number  
**2**

**STATE RECOMMENDATION:**

**Gregory Smith**, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purposes of rehabilitation.

The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.

The property does not contribute to the significance of the above-named district.

Insufficient documentation has been provided to evaluate the structure.

This application is being forwarded without recommendation.

**Preliminary determinations:**

The property appears to meet the National Register Criteria for Evaluation and will be nominated individually.

The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

The property appears to contribute to the significance of a:

potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.

registered historic district but is outside the period(s) or area(s) of significance documented in the National Register

nomination or district documentation on file with the NPS., and nomination will be amended.

The property is located within a proposed historic district

The property does not appear to the significance of the proposed historic district

The proposed historic district does not appear to meet the NR criteria for Evaluation and will not be nominated

Date

State Official Signature

Number  
3

ISSUES

- Extensive loss or deterioration of historic fabric
- Moved property
- Substantial alterations over time
- State recommendation inconsistent with NR documentation
- Significance less than 50 years old
- Functionally related complex or multiple buildings within an individual nomination
- Obscured or covered elevation(s)
- Other

Number  
4

Complete items below as appropriate:

- (1) late 19th century - c.1930 is the period(s) of significance for the district
- (2) The property is mentioned in the NR or state or local district documentation Section 7 Page 3
- (3) For preliminary determinations, the status of the nomination for the property/historic district:
  - Nomination has already been submitted to the State Review Board, and will be forwarded to the NPS within \_\_\_\_\_ months. Draft nomination is enclosed.
  - Nomination was submitted to the NPS on \_\_\_\_\_
  - Nomination process will likely be completed within thirty months.
  - Other, explain: \_\_\_\_\_
- (4)  The property is located in a registered district, but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

Number  
5

Describe problematic issues or other concerns.

The building at 106 Heiman is noted in the 1979 National Register nomination as a "compatible" property in the district. The 1-part commercial block was built during the period of significance, retains a good degree of integrity, and is recognizable to the historic period and should now be considered as a contributing property in the district.

See attachments:  photographs  maps  other:

NPS COMMENTS:

*Concur w/ State -- property contributes to HD.*

*10-8-02*  
Date NPS Reviewer *Jerry Backer*

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION –  
PART 1

NPS Office Use Only

Project Number:

Property Name

106 Heiman Street, San Antonio, Texas 78205

Property Address

**5. Description of physical appearance:** One story brick building, rectangular plan, five-bay front, flat roof. Brick has been painted. Front has center, wood paneled entry door and wood storefront with fixed glass and bead board panels below glass. Fixed glass transom windows in wood frames above door and storefront. Horizontal stucco band above transoms define a paneled brick parapet. Parapet is capped by painted stone or cast stone. Cast-iron canopy hooks still exist on several of the pilasters. Side and rear facades have been stuccoed. West facade has no openings. East facade has two wood windows, 2 over 2 wood sash, and two doors with transoms, one hollow metal and one wood paneled. Rear has metal overhead coiling door. Front has metal downspouts and cast-iron downspout boots. Downspout boots are anchored to wood plugs set in brick. Building interior has gypsum board on the exterior walls. Non-historic gypsum board walls have been constructed throughout the interior. Ceilings are lay-in acoustical tile and floors are generally vinyl tile. All of this work had been done prior to the Owner taking possession of the building.

Date of Construction: c. 1900 Source of Date: Texas Historical Commission Archives

Date(s) of Alteration(s): c. 1980 neighborhood revitalization (San Antonio - St. Paul Square Historic District)

Has building been moved?  yes  no If so, when? \_\_\_\_\_

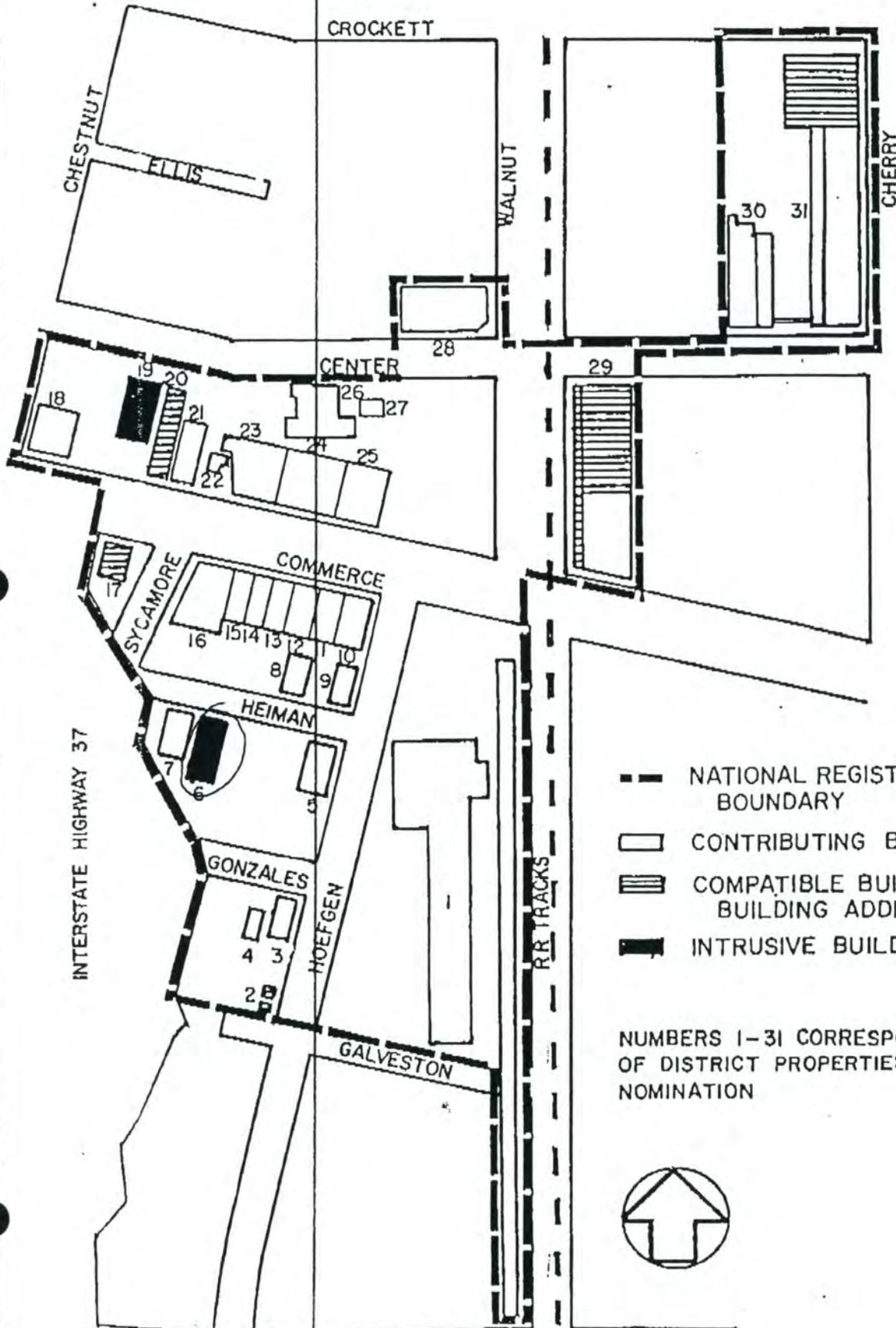
**6. Statement of significance:** The building is within a registered national and local historic district. The district is an intact grouping of architecturally significant commercial buildings constructed c. 1900 as part of the development adjacent to the Southern Pacific Depot. The district displays a variety of styles and types of architectural ornamentation popular during this era. The building is important as part of a row of turn of the century commercial buildings similar in design, scale and materials. The district was revitalized c. 1980 and many of the existing buildings were renovated as offices. Since then, this building has housed a variety of offices.

**7. Photographs and maps.**

Attach photographs and maps to application

Continuation sheets attached:  yes  no

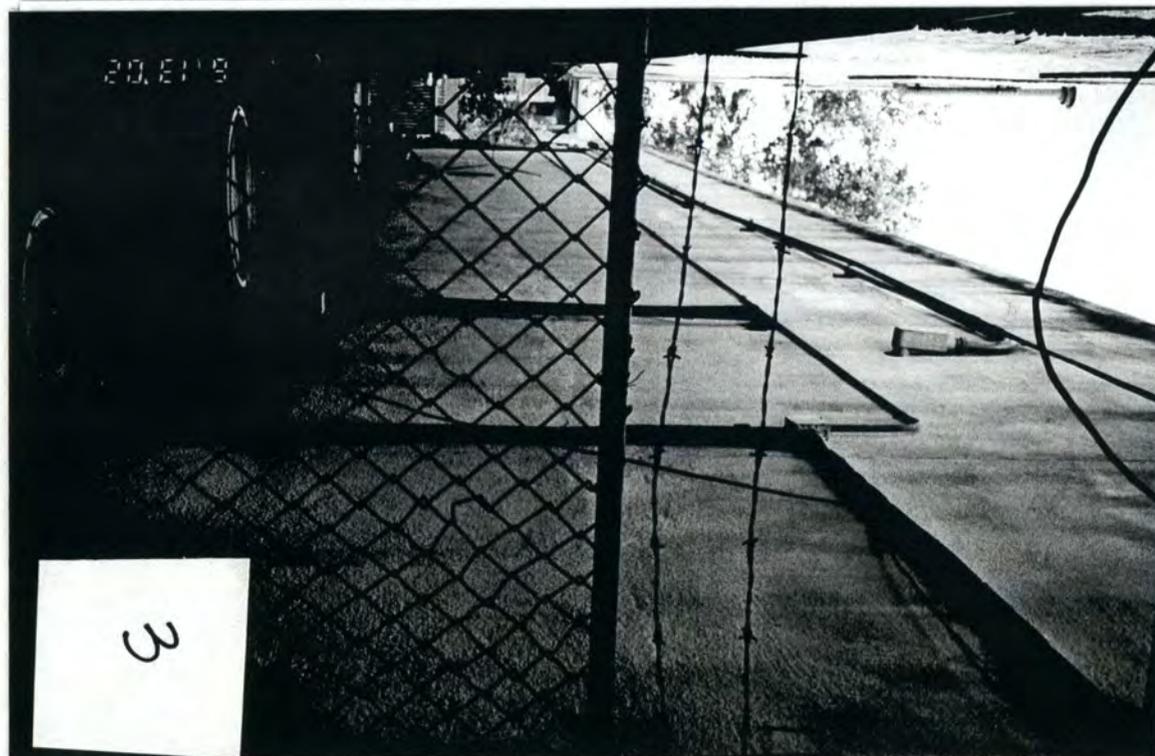
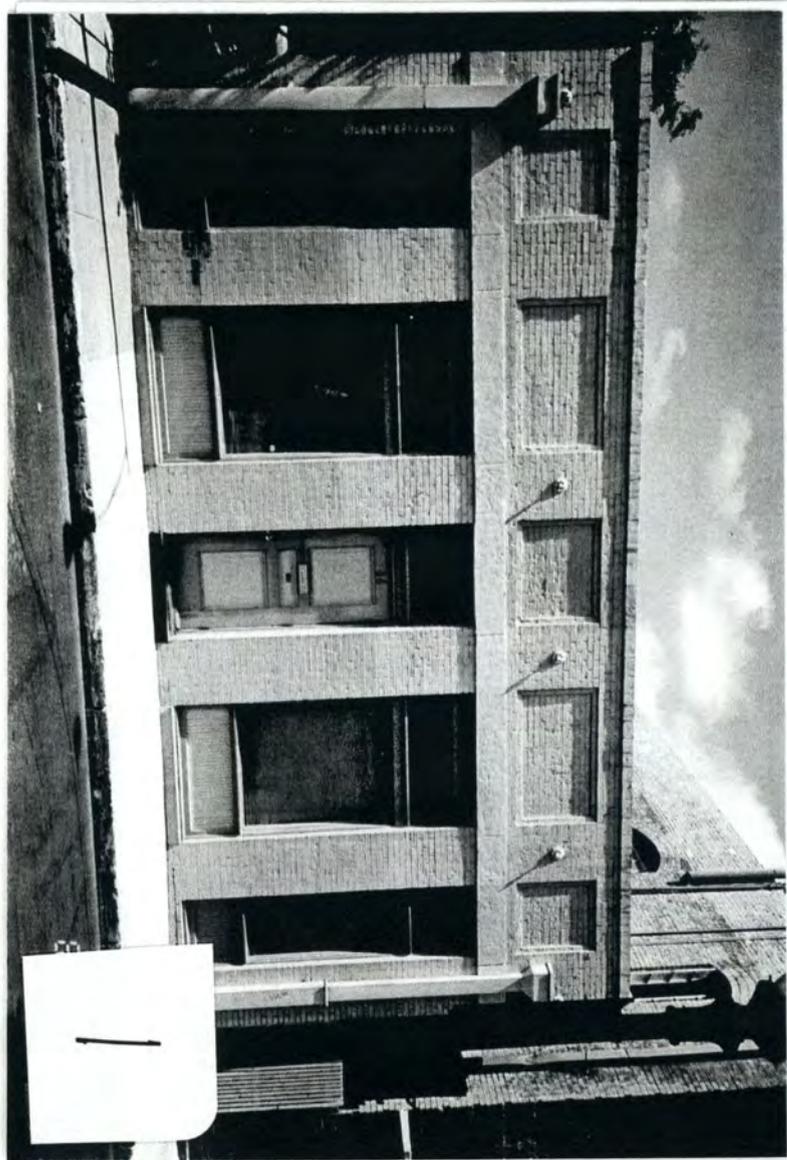
SOUTHERN PACIFIC DEPOT HISTORIC DISTRICT  
SAN ANTONIO, BEXAR CO., TEXAS



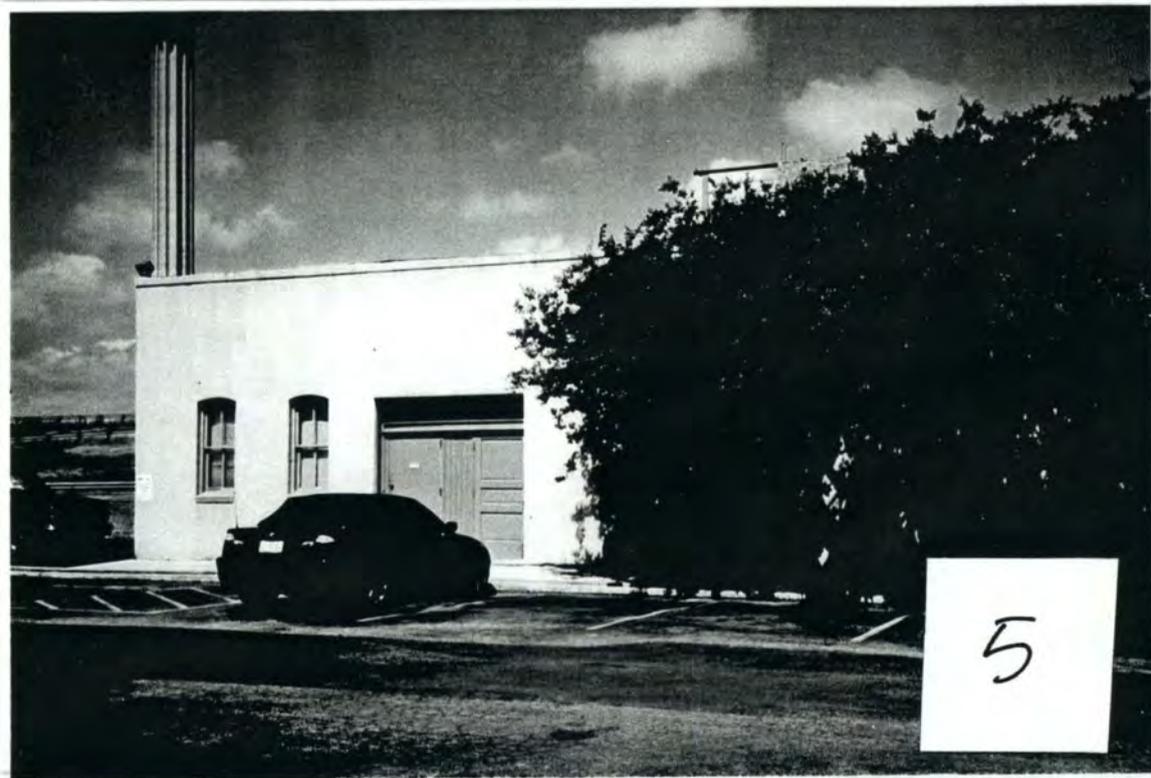
-  NATIONAL REGISTER DISTRICT BOUNDARY
-  CONTRIBUTING BUILDINGS
-  COMPATIBLE BUILDINGS OR BUILDING ADDITIONS
-  INTRUSIVE BUILDINGS

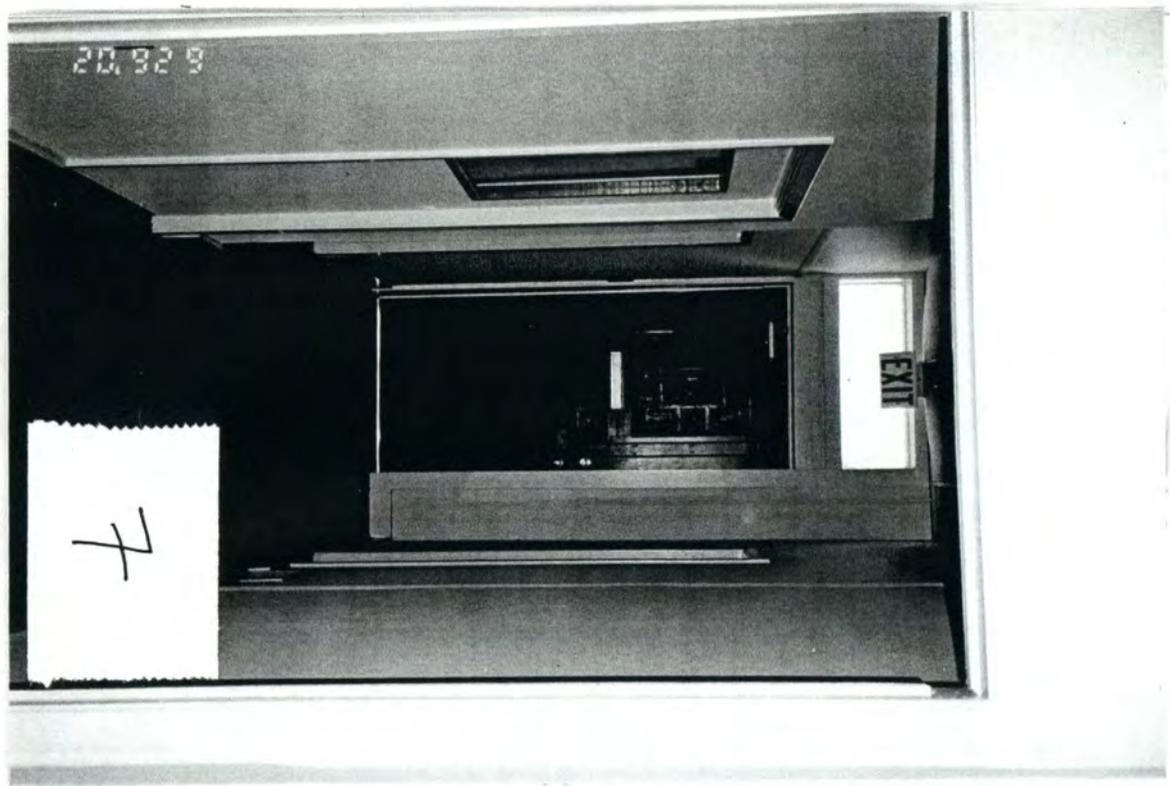
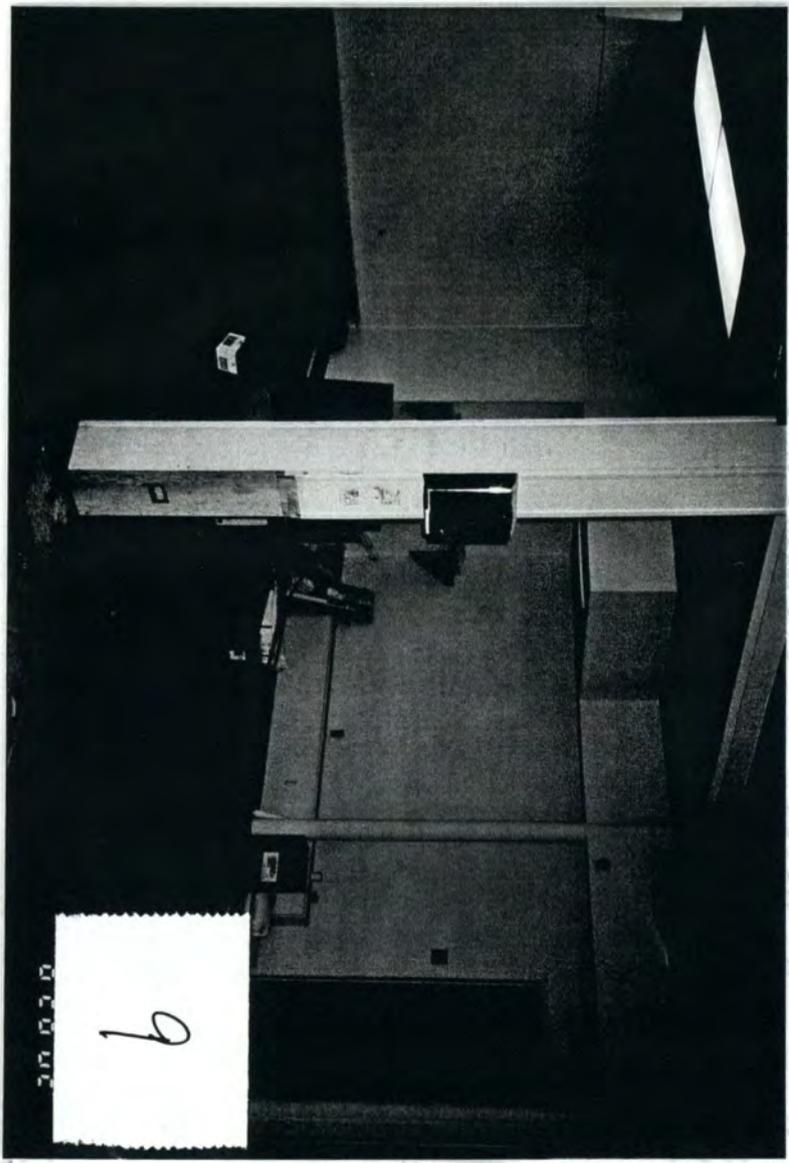
NUMBERS 1-31 CORRESPOND TO THE LIST OF DISTRICT PROPERTIES IN ITEM 7 OF THE NOMINATION



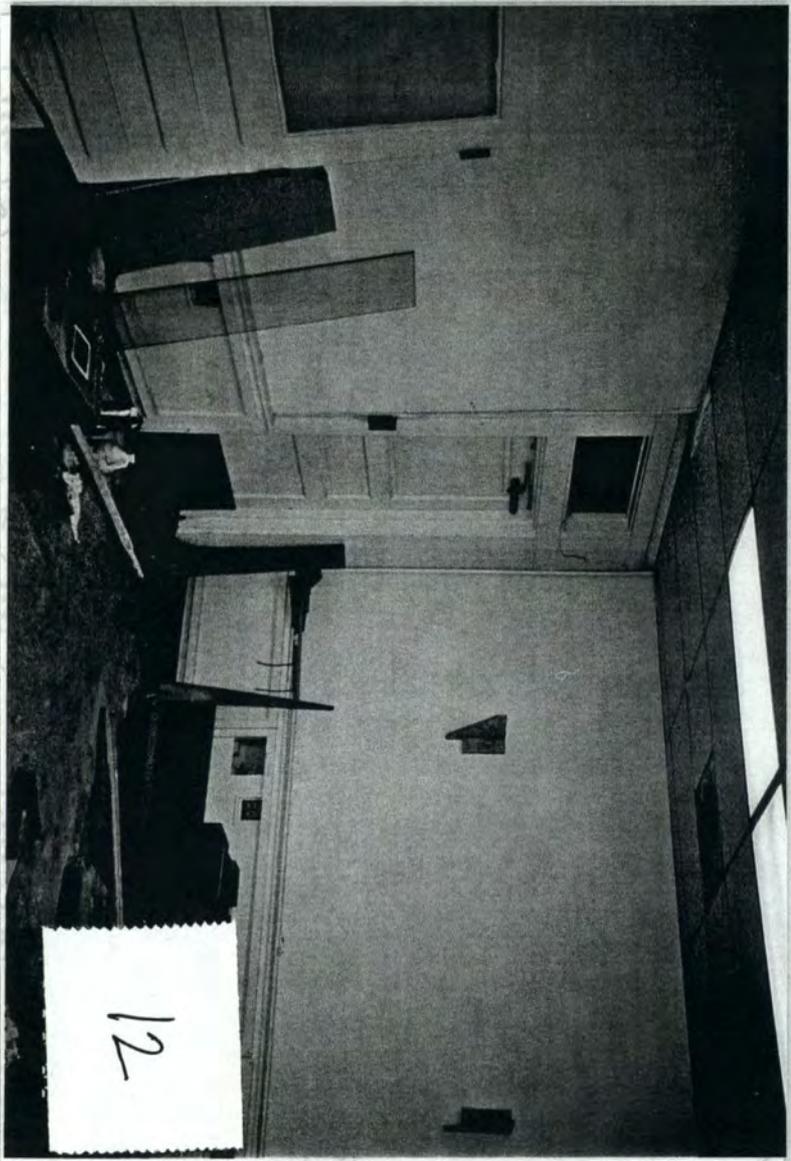


106 Heiman Street  
San Antonio, Texas 78205  
Part 1, photographs, 8/31/02





106 Heiman Street  
San Antonio, Texas 78205  
Part 1, photographs, 8/31/02



**The Deluxe Hotel Building**

**104 Sycamore St.**

**San Antonio**

NAME AND ADDRESS OF PROPERTY

DATE OF REQUEST **12/3/79**

HISTORIC DISTRICT

**Southern Pacific Depot Historic District**

SHPO OPINION:

STATUTE

STATE

**Texas**

COUNTY

**Bexar**

CONTRIBUTING

NON-CONTRIBUTING

NO COMMENT

NAME OF OWNER

**The Alameda Properties**

REHABILITATION CERTIFICATION

ADDRESS OF OWNER

**528 King William St.  
San Antonio, TX 78204**

DATE CERTIFIED AS:

**JAN 3 1980**

CONTRIBUTING

NON-CONTRIBUTING

REMARKS:

USDI -- NATIONAL PARK SERVICE

# NATIONAL REGISTER DATA SHEET

① NAME as it appears on federal register: Southern Pacific Depot Historic District  
 ② OTHER NAMES: St. Paul Square Historic District  
 ③ date of entry: FEB 1 1979  
 ④ county code: 029

⑤ LOCATION street & number: Roughly bounded by Crockett, Chestnut, Galveston and Cherry Sts.  
 city / town: A San Antonio  
 vicinity of: TX  
 state: TX  
 county: Bexar  
 NPS REGION: SW

⑦ OWNER  PRIVATE  STATE  MUNICIPAL  COUNTY  MULTIPLE  FEDERAL (agency name): public private.  
 ⑧ ADMINISTRATOR: \_\_\_\_\_

⑨ EXISTING SURVEYS  HABS  HAER  NHL  ⑩ FUNDED?  YES  NO ⑪ CONGRESS. DISTRICT 20  
 ⑫ SOURCE of NOMINATION  STATE  FEDERAL if state who prepared form?  
 ⑬ WITHIN NATIONAL REGISTERED HISTORIC DISTRICT?  YES, NAME \_\_\_\_\_  NO  
 ⑭ WITHIN NATIONAL HISTORIC LANDMARK?  YES, NAME \_\_\_\_\_  NO  
 ⑮ ACREAGE \_\_\_\_\_  
 LOCAL  PRIVATE ORGANIZATION

⑯ CONDITION  deteriorated  altered  original site  
 excellent  ruins  unaltered  moved  
 good  unexposed  reconstructed  unknown  
 fair  unexcavated  excavated  
 ⑰ features: INTERIOR  SUBSTANTIALLY INTACT-1  SUBSTANTIALLY INTACT-2  SUBSTANTIALLY INTACT-3  
 NOT INTACT-0  NOT INTACT-0  NOT INTACT-0  
 UNKNOWN-4  UNKNOWN-5  UNKNOWN-6  
 NOT APPLICABLE-7  NOT APPLICABLE-8  NOT APPLICABLE-9  
 EXTERIOR  SUBSTANTIALLY INTACT-1  SUBSTANTIALLY INTACT-2  SUBSTANTIALLY INTACT-3  
 NOT INTACT-0  NOT INTACT-0  NOT INTACT-0  
 UNKNOWN-4  UNKNOWN-5  UNKNOWN-6  
 NOT APPLICABLE-7  NOT APPLICABLE-8  NOT APPLICABLE-9  
 ENVIRONS  SUBSTANTIALLY INTACT-1  SUBSTANTIALLY INTACT-2  SUBSTANTIALLY INTACT-3  
 NOT INTACT-0  NOT INTACT-0  NOT INTACT-0  
 UNKNOWN-4  UNKNOWN-5  UNKNOWN-6  
 NOT APPLICABLE-7  NOT APPLICABLE-8  NOT APPLICABLE-9

⑱ ACCESS  YES - Restricted  YES - Unrestricted  No Access  Unknown ⑲ ADAPTIVE USE  YES  NO ⑳ SAVED?  YES  NO  
 IS PROPERTY A HISTORIC DISTRICT?  yes  no

㉑ AREAS OF SIGNIFICANCE:  ENGINEERING-11  LANDSCAPE ARCH.-15  POLITICS / GOVT.-21  RECREATION-28  
 ARCHEOLOGY-prehistoric-2  COMMERCE-6  ENTERTAINMENT-26  LAW-16  RELIGION-22  SETTLEMENT-29  
 ARCHEOLOGY-historic-1  COMMUNICATIONS-7  EXPLORATION-12  LITERATURE-17  SCIENCE-23  URBAN PLANNING-31  
 AGRICULTURE-3  CONSERVATION-8  HEALTH-27  MILITARY-18  SOCIAL / HUMANITARIAN-24  OTHER (SPECIFY) \_\_\_\_\_  
 ARCHITECTURE-4  ECONOMICS-9  INDUSTRY-13  MUSIC-19  SOCIAL / CULTURAL-30  
 ART-5  EDUCATION-10  INVENTION-14  PHILOSOPHY-20  TRANSPORTATION-25  
 ㉒ CLAIMS: explain  
 'first'   
 'oldest'   
 'only'

㉓ functions WHEN HISTORICALLY SIGNIFICANT: \_\_\_\_\_ CURRENTLY: \_\_\_\_\_  
 ㉔ dates of initial construction: \_\_\_\_\_ major alterations: \_\_\_\_\_ historic events: \_\_\_\_\_  
 ㉕ ETHNIC GROUP ASSOCIATION \_\_\_\_\_

㉖ architectural style(s): \_\_\_\_\_ ㉗ architect: \_\_\_\_\_ ㉘ master builder: \_\_\_\_\_ ㉙ engineer: \_\_\_\_\_

㉚ landscape architect / garden designer: \_\_\_\_\_ ㉛ interior decorator: \_\_\_\_\_ ㉜ artist: \_\_\_\_\_ ㉝ artisan: \_\_\_\_\_ ㉞ builder / contractor: \_\_\_\_\_

㉟ NAMES give role & date  
 PERSONAL:  
 EVENTS:  
 INSTITUTIONAL:

㊱ NATIONAL REGISTER WRITE-UP

**TEXAS HISTORICAL COMMISSION**

*real places telling real stories*

**RECEIVED 2280**

**AUG - 7 2015**

**Nat. Register of Historic Places  
National Park Service**

TO: Edson Beall  
National Park Service  
National Register of Historic Places  
1201 Eye Street, NW (2280)  
Washington , DC 20005

FROM: Gregory Smith  
National Register Coordinator  
Texas Historical Commission

RE: Southern Pacific Depot Historic District (amendment), San Antonio, Bexar County, Texas

DATE: August 3, 2015

The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for Southern Pacific Depot Historic District (amendment), San Antonio, Bexar County, Texas.
	Resubmitted nomination.
	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
<input checked="" type="checkbox"/>	CD with TIFF photograph files and nomination PDF
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do\_\_\_) (do not\_\_\_) constitute a majority of property owners
- Other:.

