AZJ
01/16/2014
Item No. 12

A RESOLUTION 2014-01-16-0001R

DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A ZONING DISTRICT BOUNDARY CHANGE TO DESIGNATE 24 PROPERTIES GENERALLY WITHIN THE BOUNDARY OF WOODLAWN AVENUE TO THE NORTH, GENERAL MCMULLEN DRIVE TO THE WEST, HIGHWAY 90 TO THE SOUTH AND IH 37 TO THE EAST AS HISTORIC LANDMARKS (DISTRICTS 1, 5 AND 7).

* * * * *

WHEREAS, the Historic and Design Review Commission approved a finding of Historic Significance and the Office of Historic Preservation is requesting concurrence from City Council to move forward with the historic designation of 24 properties; and

WHEREAS, City Council desires to initiate a change in the zoning boundary of property to a zoning compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE,**

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

SECTION 1. Based on the history and criteria presented in Exhibit A, the City Council hereby directs city staff to initiate a change in the zoning boundary of the properties listed on Exhibit B for Historic Landmark designation.

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

PASSED AND APPROVED this **16th** day of **January, 2014**.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	**12 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12)**
Date:	01/16/2014
Time:	09:19:38 AM
Vote Type:	Motion to Approve
Description:	Resolution to initiate a zoning change to Historic Landmark for 25 properties generally within the boundary of Woodlawn Avenue to the north, General McMullen Drive to the west, Highway 90 to the south and IH 37 to the east. [Carlos Contreras, Assistant City Manager; Shanon Miller, Director, Office of Historic Preservation].
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x			x	
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Carlton Soules	District 10		x				

EXHIBIT A

Westside Proposed Landmarks
Phase II

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Guadalupe Community Center
1801 W Cesar Chavez

History

The Guadalupe Community Center has long been a provider of services to the Westside community. The center first appears in City directories in 1951 (through at least 1956) at 417 S. Pinto. There was a connection between the Alazan courts and Guadalupe Center. Throughout the mid-20th century the Guadalupe Center sponsored a Civic Club (*San Antonio Light* November 11, 1941, pg 13, prepared Christmas dinners for the needy during the holiday season (*San Antonio Express* December 14, 1941), and in 1950 had a basketball team that competed in the "International Loop" games (*San Antonio Light* January 2, 1950). Bob Hope once did a benefit concert for the center in 1958 (*San Antonio Express And News* May 18, 1958). The center offered classes in many activities including basketball, ballet, boxing, sewing, etc. (*San Antonio Express* And News July 5, 1959).

A new building was constructed in 1955 to replace an earlier one next door at 428 S. Pinto. The new building included a health clinics, offices, sewing room, social hall, and nursery (*San Antonio Light* June 14, 1955). At that time, the older main building and workshop were demolished for outdoor play space. The 1956 director of the center was Sister Margaret Mary (*San Antonio Light* June 13, 1956). Ground breaking for a $165,000 addition to the center occurred in 1965 (*San Antonio Light* June 11, 1965), made possible through a federal grant. The concrete and brick addition was to provide clinical and day-care services. The center received a Public Health Service grant in spring 1965 (*SA Express*, March 31 1969, 6-D).

Today, the Guadalupe Community Center continues to provide social services to Westside families through after-school and summer youth programs, youth leadership training, ten alcohol and drug abuse prevention education, cultural enrichment programs, food and clothing distribution, and wellness and fitness training (www.mc-sa.org/partners/neighborhood/guadalupe.asp). The mural is of Our Lady of Guadalupe (*Nuestra Señora de Guadalupe*), Patroness of All the Americas in the Catholic Church.

Public Comments

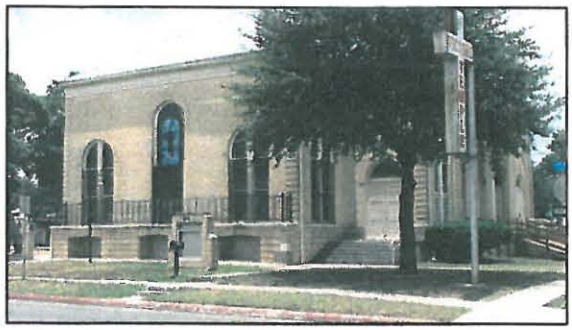
None

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant social service organization for San Antonio's Westside community since the 1950s.

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent corner location on Cesar Chavez and the distinctive Lady of Guadalupe mural on the façade;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing social service institution serving San Antonio's Westside community;



Victory Temple
2101 Buena Vista

PASTOR SUPPORTS DESIGNATION

History

According to the cornerstone, the former Prospect Hill Methodist Church was constructed in 1910. It was rebuilt on the site of the former church (that was identified in the 1904 Sanborn map) and whose congregation was established in 1894. The cornerstone names W.N. Hagy as the architect. According to a 1909 news article, "a meeting of the building committee of the Prospect Hill Methodist church held Tuesday evening at the parsonage resulted in the definite decision to erect a $25,000 church on the site of the old church...an architect has been employed...the church will have a seating capacity of 750...the Sunday school room will be located on the main floor, and a kitchen and several classrooms will be located in the basement" (*SA Light & Gazette*, 12/8/1909). A 1910 newspaper article further stated that, "the corner stone of the Prospect Hill Methodist church will be laid on Monday, August 29, and appropriate ceremonies will be held at the new building site on Buena Vista and Cibolo streets" (*SA Light & Gazette*, 8/21/1910). Deed records indicate that the church acquired property in 1905 from C.A. Steiren for a parsonage (which was located next door at 2105 Buena Vista per City directory research). An additional lot was acquired by the church in 1909 presumably for the existing church building. The listing in the 1910-11 City Directory is Prospect Hill Methodist Church, Corner Buena Vista, Cobolo [sic]. Rev. Zebulon V. Liles, pastor [who lived next door at 2105 Buena Vista]. Services Sunday 11 a.m., 8 p.m. Sunday school 9:30 a.m.

By 1915, city directories no longer list the church at this address, and the parsonage appears to be rental property. The1927-28 through 1950 City directories list 2101 Buena Vista as the Prospect Hill ME Church (South). According to research, the Prospect Hill Methodist Church relocated in the 1920s to a location on W. Woodlawn (per letter dated November 24, 1991 to Mr. Ronald L.M. Ramsay from Jody Williams working in the S.A. Conservation Society Library). By 1955, the building on Buena Vista is listed as the El Devino Salvador Methodist Church. Reportedly, the El Devino Methodist Church moved to the building formerly occupied by the Prospect Hill congregation on West Woodlawn [in the 1980s?], and the building at 2101 Buena Vista was taken over by Victory Temple. It appears from aerial photographs that the parsonage formerly next door at 2105 Buena Vista was standing as late as 2004. Today the original parsonage house is gone, and the site is a playground on the church property.

Public Comments

- Beautiful windows, very influential in the community
- Beautiful stained glass windows and architecture – reflects an important Methodist/Protestant history. I love passing by!
- Long history and now social service.
- Vital public service during early decades of societal turmoil from rampant drug use.
- Has touched many hearts and saved so much people – lots-n-lots of sentimental value
- Was an important part of my family's spiritual life when it was a Methodist church
- Great old building

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant religious institution for San Antonio's Westside community and its early association with the Prospect Hill community;

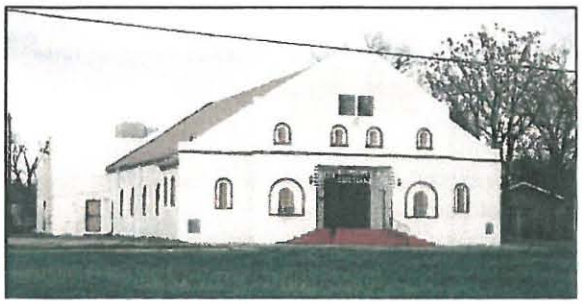
Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of early 20th century minimal Romanesque style ecclesiastical architecture;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large lot along the busy corridor of Buena Vista Street;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing religious institution serving San Antonio's Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] an important example of an early 20th century Romanesque style church.



Templo Cristiano
2304 El Paso

History

Designed by architect Walter R. Faught and constructed in 1950. The full name of the building's plaque reads, "El Templo Cristiano de las Asambleas de Dios." The building is designed with minimal mission revival style influences and features arched windows that have been infilled with stucco and decorative tile. A two-story church hall is located at the rear of the church. (Andrew Perez Associates Architects. *Villa de Guadalupe Historic Resources Assessment*. Prepared for City of San Antonio. July 9, 1986. Office of Historic Preservation files)

Listed on the 1951 Sanborn map as 2302 El Paso, Christian Temple Assembly of God (Mexican).

Public Comments

- A lovely, culturally important building.
- Religion was a vital part of every community.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant religious institution for San Antonio's Westside community

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of mid-20th century minimal Mission Revival style ecclesiastical architecture;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot within a residential neighborhood;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing religious institution serving San Antonio's Westside community;

Templo Espiritual Church
2011 Vera Cruz

History

City directory research first indicates the building as Iglesia Angelica Luterana Church in 1929-30. In 1955, the property (listed as 2009 Vera Cruz) is identified as Our Savior Evangelical Lutheran Mission. Services here were mentioned in newspapers as early as 1935 (*San Antonio Light* December 14, 1935). There was a fire in 1939 while school was in session in the rear school building, but the children got out safely (*San Antonio Express*, March 9, 1939). Meetings for the 1940 Latin American Health Week were held here (*San Antonio Express* June 25, 1940). In 1947, Pastor Hartman was stationed here to manage the Spanish newspaper "El Mansejero Luterano" (*San Antonio Express* June 4, 1947). The church is significant as one of few remaining wooden religious structures within the area. It features a unique square steeple with a delicate cross at the entrance and arched door and window openings on the façade.

Public Comments

- Great example of a Span.-influence wood church
- Strong architectural statement.
- UNIQUE and architecturally significant!
- Great wooden structure
- A wooden frame structure with a wonderful design. Don't see too many wooden structures like this anymore.
- By design, fits into neighborhood/period. Unusual to see so well preserved.
- Few if any examples of wooden religious structure still stand in SA.
- Grew up 2 blocks from this building. Never walked in but always "my neighborhood."
- One of only a handful of wooden churches left in neighborhood

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a longstanding religious organization for San Antonio's Westside community and association with the Lutheran Church;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of early 20th century vernacular Spanish/Mission influence applied to ecclesiastical structure;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing religious institution associated with the Lutheran Church and serving San Antonio's Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] an important example of an early 20th century wooden vernacular style church structure and one of few remaining within community.

St. James AME Church **CHURCH SUPPORTS DESIGNATION**
410 (404) N. Richter

History

From cornerstone: St. James AME Temple, founded 1878, erected 1928, Bishop Wm D. Johnson, site purchased by Rev. Dr. S.J. Johnson, M.L. Pendegraff P.E., Rev. Dr. W.O. Boyd Pastor. St. James Temple 2nd Unit – erected 1935, laid by Masons SA Lodge No.1. Per article (1925-2-21, *San Antonio Express*), the current church at that time (2nd to be built at the site) was located at W. Travis and N. Concho in the African-American community and had been worshipped in for "over 30 years ago." Article mentioned an injunction had been granted against the plan of the current pastor, W.O. Boyd, who wanted to sell the church and build a new one at another location. The suit had been filed by members of the congregation who felt that the motion to sell the old church and build a new one was done by a "steam-roller" method and that many congregation members were not allowed to vote.

Public Comments

- One of the few black churches on Westside.
- Please preserve this church which reflects African American culture, heritage, and religion
- Indicative of the ethic/racial mix of the Westside
- Important African American church in the Westside.
- One of few African-American churches in the Westside.
- For both Masonic and race integration history – a large part of city's culture.
- The historical significance of this AME church needs to be preserved w/in this sector of the city.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant religious organization for San Antonio's Westside community historically serving an African American congregation;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of an early 20th century vernacular church with Gothic Revival style influences;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing religious institution serving San Antonio's Westside community and African-American congregation;

It represents a resource, whether natural or manmade, which greatly contributes to the character or image of a defined neighborhood, community or area [35-60(b)15] a significant religious institution historically serving an African American congregation within a largely Hispanic community.

Church
2124 Colima

History

According to the 1951 Sanborn map, the property at that time was known as Antioguia Baptist Church (Mexican), with an address of 2122 or 2120 Colima (1911-1952vol.6, 1924, sheet 656). In 1939, the church was mentioned in "Sunday Sermon Topics" (*San Antonio Express* November 18, 1939). In 1946, the church was referred to as "Westside Baptist" in an article about taxation exemption (*San Antonio Light* October 25, 1946). The church remains active as Capilla Bautista El Buen Pastor.

Public Comments

- A very important – and beautiful – structure!
- Religious sites were one of the things that bound community.
- Another example of all the churches that were/are in my neighborhood. All of the ones showcased in this booklet (Phase II Potential Landmarks) are blocks away from each other.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a longstanding religious organization for San Antonio's Westside community and association with the Baptist Church;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing religious institution associated with the Baptist Church and serving San Antonio's Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] an important example of an early 20th century vernacular style church structure that continues to play an active role in the community.

Church
1624 (1614) Buena Vista

History

City directories place a residence at 1624 Buena Vista through 1951. The 1911, 1924-25, and 1940 city directories indicate a William J. Edgar living there, and the 1951 city directory lists Geo O Seabury. A 1911 Sanborn map identifies a 2-story home on the property. A 1949 newspaper article describes the house at 1624 Buena Vista as a "large, old, 2-story home, 8 lrg rms, & garages, dble, cor lot, ideal location, needs repairs...Mario Elizondo." *(San Antonio Light,* February 2, 1949).

By 1951-52, Sanborn maps identify the property as Trinidad Lutheran Church (Mexican) with what appears to be its current configuration. The church first appears in the 1955-56 City directory as Trinidad Lutheran Church. This same entry is listed in the 1960 directory. It is possible that a portion of the original 2-story home on the lot was converted into the existing church building ca. 1951-52, or the original house may have been razed prior to construction of the church. The building may have served as an office space in 1962, based on a newspaper article stating, "Dr. Ricardo G. Montano...announces the removal of his office to 1624 Buena Vista" (*San Antonio Express* March 9, 1962). The façade is unusual with mid-20th century Art Moderne and International stylistic influences. Today, the property appears to serve a residential function.

Public Comments

- Obviously a church at one time
- Interesting façade – need more info.
- I've always been fascinated by this building. Please save!
- I think it's a residence now. Very interesting building.
- I think this is a residence now. Obviously a church at one time.
- Westside churches hold the stories of the development of the area, not just in records but in family histories
- Seems worthy of more research.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] as a former religious institution serving San Antonio's Westside community and its association with the Lutheran Church;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] unusual façade reflecting mid-20th century Art Moderne and International stylistic influences;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot along the busy corridor of Buena Vista;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a former religious institution associated with the Lutheran Church and serving San Antonio's Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] an unusual example of mid-20th century Art Moderne and International stylistic influences.

La Chiquita Bakery
1225 El Paso

OWNER SUPPORTS DESIGNATION

History

La Chiquita (formerly *La Poblana*) is one of the many family-owned *panaderias* found on the Westside. The bakery has been located in the neighborhood for more than 40 years and specializes in homemade *pan dulce* and the "Big Donut!" Originally known as La Poblana Bakery, it was owned by Tules Eguia and later Jacinto Eguia. The bakery has since been rented for the last 30 years by baker Seferino Martinez Balmez. At 66 years old, he still woke up at 3:30 AM to work the dough. His pan dulce alligators were edible works of art. (*Express News* 6-9-1999). Balmez came to the US from Mexico alone as a boy to create a better life. He passed away in August 2012 at the age of 78. His parents had been bakers, and he also worked with other Westside bakers at Fiesta, Superior, and Cinderella bakeries (SA Express News, Aug. 18, 2012).

Per City directory research, the address of 1227 El Paso appears in 1924-25 as La Estrello Bakery. This name continues to be listed through at least 1929-30. From 1940-41 through at least 1960, the directory lists the property as La Mexicana Bakery. The 1912 Sanborn map identifies a one-story dwelling on the parcel (1911-24, vol. 4, 1912, sheet 417). By 1951, the Sanborn map identifies the property as a store with a bake house and oven in the rear part of the building. A dwelling with a full front porch is attached to the bakery/store and may be the same house as indicated in the 1912 Sanborn although the footprint appears smaller. A 1921 newspaper ad for "New-Way Flour" identifies 1227 El Paso as being grocer V. Valdez (*SA Light*, Dec. 8, 1921). Another ad, this time for root beer, in 1925 identifies V. Valdez at 1227 El Paso as a location to purchase the beverage (*SA Light*, June 22, 1925). Later newspaper articles identify John Eguia, an employee at La Mexicana Bakery (*SA Light*, Mar. 15, 1938), Antonio Eguia at 1227 El Paso (*SA Express*, Aug. 10, 1940), Jacinto Eguia at 1227 El Paso (*SA Light*, Dec. 17, 1942), Joe S. Eguia at 1227 El Paso (*SA Light*, Jan. 8, 1951), and Lupe Eguia, daughter of Mrs. Esther Eguia (*SA Express*, Jan. 23, 1952). No references were found to La Poblana Bakery in City directory research through 1960, so it must have changed to the present name after this time.

Public Comments

- Good bread. I used to buy the alligator semitas.
- Panaderias are an important part of our community. Glad it continues to be one. Those alligator breads were delicious.
- Despite links to obesity and diabetes, panaderias are integral to the community and for their history of assistance to Jewish victims of inquisition.
- Nice example of Mexican bakery – good corner building
- My father's dream was to see La Chiquita a part of AGA (Avenida Guadalupe Assn.) Renovation

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history as a local bakery serving the Westside community;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its long time service as a local bakery to the Westside neighborhood;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflection of the type of local bakery that has historically served the Westside community;

Aguilar Grocery
900 Leal

History

The 1924-25 City directory lists "E C Sanchez, grocer, meat mkt, 900 Leal, r 826 Leal" at this address. By 1929-1930, the directory lists Frank Cattarusa as the property owner. Under the last name Cattaruse, in the same directory, are listed Carolina, Frank grocer, and Frank Jr. as residing at this address. The 1940-41 directory lists Silvestra and Jose Saenz as grocers at this address. In 1951, the listing in under A. Geo and Alberto Aguilar, the same last name that remains on the exterior building signage today. In 2008, Ruth Aguilar Hardin granted the Alberto Aguilar, Jr. estate property on 900 Leal Street to Debra Jewel Hardin. So it appears that the property remained within the Aguilar family from at least 1951 through 2008. The structure remains an intact example of an early 20th century corner store that would have served the local community.

Public Comments

- Still needs TLC and a new purpose
- Typical tienditas. Once there was one on every block.
- Important example of community staple.
- It reminds of the past and keeps the hopes for the future within us.
- Nice storefront of the past – need research.
- This grocery store is right on the corner where I live on Leal St. I knew Albert Aguilar for many years; my father, my family would buy groceries there. He would give credit if you didn't have money. You pay later. He graduated from Trinity University, had a Master's Degree in Education. He researched the neighborhood history. He once told me the house I was in was 100 years old back then. Now it's moved.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history serving as a market/grocery store within the Westside community;

Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian or commercial structure [35-5607(b)6] an intact example of an early 20th century wooden corner grocery building;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its long time service as a corner grocer/market servicing the Westside community;

Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8

]It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflection of the type of small local commercial structure that has historically served the Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] one of the few remaining examples of an early 20th century corner market building on San Antonio's near Westside.

Commercial Building **OWNER SUPPORTS DESIGNATION**
1425 El Paso

History

This structure first appeared in the 1921 directory as a curio shop and residence under Pedro & Rosa Martinez. It was listed as La Mexican Grocery from 1922 through 1934. The directory stated that "they have staple & fancy groceries" and that there is a No. 2 shop located at 725 El Paso. In 1934 it became La Argentina Grocery & Market, listed under Napoleon & Sara Manguel/Manzel. It also listed two others living there: Alfredo Garcia & Sons groceries, and Esteban & Anitta Villarreal, both of whom were listed as homeowners. From approximately 1961 to 1966, it became San Fernando Groceries under Albert & Dora Guerrero, who lived at 601 S Pinto. Also located here was the Creamy Way Novelties ice cream shop under Manuel & Eva Gonzalez, whose home was at 2615 Saunders. After 1966, only the SF grocery store was listed here under Israel Garcia. It remained this way until 1983 when it became Casa Puente groceries under Santonia Sandoval. Again in 1988 it changed to Super Mercado Tipico under Juan Nunez and remained so until 1992 when it became vacant.

Public Comments

- Too cute to let go
- Ice cream factory
- Many different businesses throughout the years. Remember ice cream. Would see it almost every day walking to school. Also next door, few doors from Guadalupe Church.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history serving as a corner grocery store within the Westside community;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its long time service as a corner grocer/market servicing the Westside community;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflection of the type of local commercial structure that has historically served the Westside community;

Tiendita/store

1501 W. Cesar Chavez (423 S. Brazos) **OWNER SUPPORTS DESIGNATION**

History

Based on research, the property appears to have been constructed ca. 1928-29. The property appears in the city directories in 1929-30 under Carlos Amaya Grocer (no listing in 1927-28 directory). This name continues through at least 1940-41. In 1951 it is listed as Durango Drug Store. In 1955-56 the property is listed as vacant. In 1960 the property is listed as Trevino Ambulance Service. The property does not show up on the 1911-24 Sanborn (parcel is empty). The tiendita is identified on the 1951 Sanborn (1911-1951, vol. 4, 1912-1951, sheet 408) as a store and on the revised 1952 Sanborn map as a restaurant (1911-1952, vol. 4, 1912, sheet 408) with two dwellings and an auto paints building fronting Brazos St. (the cross street). A 1950 newspaper classified ad identifies the property as "Place of business in operation, corner, across school. Fully equipped for café." (*SA Express*, Nov. 2, 1950). In 1969, a newspaper article identifies the property as the Guadalupe Community Center (*SA Express and News*, Sept. 6, 1969).

Public Comments

- The "cube" looks old and interesting – needs more investigation. It is "unique."
- Looks interesting – history?
- This was a store that served many Lanier students
- Another tiendita that was typical of every neighborhood.
- It was reported as Centeno Store back in 1940s. – Joe Centeno
- Stores like this dotted the "Westside landscape." I delivered Bear Ice Cream (Mellorine) to all of these stores with my father John B. Martinez who worked for the old Bear Ice Cream Company.
- Would be nice to have a little "tiendita" open.
- Should be restored and put back into service.
- Typical little tiendita
- Stores or commercial buildings have survived urban renewal. Across from Lanier High School, saw it almost every day because our family went to school here. Have photos of uncles playing baseball across the street from building.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant example of a tiendita, or small corner store, historically serving local Westside neighborhoods;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a remaining example of a small, local early 20th century masonry commercial structure (tiendita);

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its corner location at Brazos and Cesar Chavez within a residential neighborhood that it once would have served;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an early 20th century vernacular tiendita or small corner store that was once a common feature in every Westside neighborhood;

It is an important example of a particular architectural type or specimen [35-607(b)12] an example of an early 20th century tiendita.

Former Gas Station
323 Fredericksburg Road

OWNER SUPPORTS DESIGNATION

History

City Directory Research:
The property is first listed in the 1931-32 City directory as Magnolia Petroleum Company Station #1058. It continued to function as a service stations through at least 1958. In 1934-35, the station was listed under D.A. Thaxton. In 1941 the station was listed under Fred L. Miller. In 1948 it was listed as a service station under Vaughan & Patteson. It was identified as Nolan's Service Station in 1951-53, H.P. Noack Service Station in 1954, Hunt Eldon Service Station in 1955-57, and Lovelace's Conoco Service Station in 1958.

The *Magnolia* petroleum company was organized in organized in 1898 in Corsicana, TX, and was headquartered in Dallas by 1911. The company's major products were "Magnolia Gasoline" and "Magnolene Motor Oils." Magnolia was acquired by Standard Oil Co. of New York in 1918 but retained the Magnolia name. By 1930, the company had extended from coast to coast.

Architecturally, it reflects elements of Spanish Eclectic/Mission styles with tile coping on canopy roof and the stucco siding. It represents a typical Box with Canopy type gas station (commonly found ca. 1920-1940). It is also significant for its location along Fredericksburg Road, an early commercial corridor and part of the Old Spanish Trail Auto Highway of the 1920s. Its presence along this busy roadway is reflective of the dramatic rise in automobiles in the early 20th century. It remains a largely intact early 20th century gas station, which is a rapidly disappearing building type across San Antonio.

Public Comments

- When gas stations were simple, service oriented, and beautiful.
- Usable gas station drive thru – well preserved carrying on tradition of ice house.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] an intact example of an early 20th century service station;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an example of the box with canopy design of early 20th century filling stations;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of Fredericksburg Road (and part of the Old Spanish Trail Auto Highway of the1920s), where it would have once serviced passing motorists;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an intact example of an early 20th century service station that would once have serviced the local community;

It is an important example of a particular architectural type or specimen [35-607(b)12] an intact example of an early 20th century service station, a resource type that is rapidly disappearing.

Former Pig Stand No. 17

321 Fredericksburg **OWNER SUPPORTS DESIGNATION**

History

Building resembles a published 1928 design by architectural firm of F. J. Woerner & Co. for a Pig Stand being constructed at Zang's Blvd. and Colorado in Dallas. According to article, at that time, Pig Stands Company, a Dallas institution, had started less than five years prior (ca. 1925) and were operating in 39 cities in 12 states. The article stated, the "ornamental building has been adopted as the standard design for the many future stores." Article further described the design as faced with brick, highly colored tile, ornamental stone trimmings, and a distinctive, sloping clay tile roof and noted that the cornice and ornaments would be decorated with electric lights in "varied contrasting colors." A 1932 SA Light article noted five Pig Stands in San Antonio (one being at 332 Fredericksburg Road?). The motto for the company was, "a tasty meal served at your wheel." (*SA Light,* 7/2/1932). The original corner light posts that extended above the roofline are still visible.

Public Comments

- One of very few "standard" Pig Stand designs left in whole U.S.
- "French" mansard roof in interesting.
- Please save this early Pig Stand. Pig Stands are a cherished SA institution.
- San Antonio icon – although this historic form is disappearing.
- Gotta keep her – too cute.
- Cultural significance of drive-ins

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a largely intact example of an early 20th century Pig Stand restaurant;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an example of the "standard design for the many future stores" of the Pig Stand Restaurant chain in the 1920s;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of Fredericksburg Road (and part of the Old Spanish Trail Auto Highway of the1920s), where it would have once serviced passing motorists;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an intact example of an early 20th Pig Stand restaurant;

It is an important example of a particular architectural type or specimen [35-607(b)12] an intact example of an early 20th century Pig Stand restaurant.

Asian Bungalow
218 and 214 S. Zarzamora

History

The Asian-inspired bungalow was constructed ca. 1920. It appears in City Directories in 1924-25 under the ownership of David and Bessie Lehr. Lehr is listed as a contractor. By 1929, the property is listed as vacant. In 1940-41, the property was the home of Albert W. Bennett, an accountant with Mo Pac Lines. It was under the ownership of Carlos J. Contreras, who dealt in real estate, by 1950. It remained under the Contreras ownership through at least 1960. According to deed research, owners Carlos and Mary Contreras handed a deed of trust to Travis Savings & Lon Association in 1979. Carlos J. Contreras executed a warranty deed with Domingo B. Guerrero in 1995, and Domingo B. Guerrero issued a deed to Laredo National Bank in 1999.

The Asian-inspired details of the Craftsman bungalow reflect America's interest in the "Oriental" that began in the mid-19th century with Admiral Perry's "opening" of Japan to the Western World. Japanese exhibits were very popular in international exhibitions during the late 19th century such as the Columbian Exposition in Chicago in 1893, San Francisco's California Midwinter International Exposition in 1894, and the Louisiana Purchase Exposition in St. Louis in 1904. On the front cover of the January 1910 issue, "Bungalow Magazine" featured the pagoda-inspired bungalow built for trapeze performer Blanche Sloan, in Long Island New York. These exotic "Oriental" elements were incorporated into the Arts and Crafts style of bungalows that were one of the most prominent residential building types in the United States in the first few decades of the 20th century. Via magazines and plan books, bungalow design spread throughout the United States and beyond. Most notable in California architecture, San Antonio none the less has a handful of examples of Asian-inspired bungalows. It's possible that the design for this Asian bungalow on S. Zarzamora came from a plan book. Asian-inspired features include the "lattice" work in the gable end over the porches and the rounded rafter tails. *(Excerpted from narrative by Ricki Kushner, SACS, available in OHP office files).*

Public Comments

- It was the home of Carlos Contreras family – brother of Lucille Briseno – Alex's and Rolando's mother. Carlos' son is Jose Contreras – United Way – and his daughter is artist Rita Avery Contreras – Mr. Contreras was a successful businessman who ran the "Trading Post" real estate company.
- Distinctive architecture

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] one of only a few identified Asian-inspired bungalows in San Antonio;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its unusual Asian-influenced design and its prominent location at the edge of a residential neighborhood along the busy commercial corridor of S. Zarzamora;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; A unique Asian-influenced mid-20th century bungalow that has been successfully adapted into a modern banking facility;

It is an important example of a particular architectural type or specimen [35-607(b)12] one of few Asian-influenced bungalows yet identified in San Antonio or within the Westside.

Carol Burnett Childhood Home
2006 W. Commerce

History

Carol Burnett lived in this house when it was located at 2803 W. Commerce with her grandmother and great-grandmother from her birth in 1933 until she was about seven years old. According to her 1986 memoir, *One More Time,* Burnett recalls roller skating on the house's wood floors, shelling peas on the front porch, and bathing in the kitchen sink. Burnett came back to San Antonio in 1978 and was taken by her former home during her visit.

The home was constructed ca. 1903 in the Queen Anne style with a wrap-around porch, decorative turned porch supports and balustrade, and a multi-gabled roof. The former residential neighborhood had turned largely commercial by the 21st century, and in 2007, Bill Miller Bar-B-Q purchased the house in its former location and agreed to donate the home to American Sunrise, a non-profit organization established by Henry and Mary Alice Cisneros. The house was cut into pieces and moved approximately 8 blocks to its current location. Carol Burnett returned to San Antonio in 2012 to dedicate her childhood home as part of American Sunrise, a resource center for underprivileged children and families, in partnership with Teaching and Mentoring Communities (TMC). It has recently undergone extensive renovation by American Sunrise and will offer a Head Start program. (Excerpted from Urban Spotlight San Antonio website: http://urbanspotlight.wordpress.com/2010/02/11/carol-burnetts-childhood-home/ and *SA Express News*. "New Role for Burnett House." June 20, 2011).

Public Comments

- An important landmark!
- Notable for its former resident, Carol Burnett. The fact that a celebrity lived here.
- I'm glad it was preserved for its architecture.
- It's a beautiful design and worthy for the architecture even if Carol Burnett didn't live there.
- Cultural significance
- Wonderful rambling house – rare – w/ great history

Eligibility Criteria

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3] the childhood home of nationally recognized comedienne and actress Carol Burnett;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact example of a turn-of-the-century Queen Anne style home

Its historical and architectural integrity of design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflective of the type of homes that once lined W. Commerce Street and its association with actress Carol Burnett;

It is an important example of a particular architectural type or specimen [35-607(b)12] an intact example of a Queen Anne style residence.

House
2303 Monterrey (at Chupaderas)

History

The house at 2303 Monterey at the corner of Chupaderas was built in 1884 by Charles H. and Annie Wagner. In November of 1883 Charles purchased lots # 11 & 12 on which the house stands as well as the two lots # 1 & 2 which run from the alley behind lots 11 & 12 to Buena Vista St. Charles and his wife Annie pledged the 4 lots for a loan to build the house in February,1884. The document between the Bexar Building and Loan Association indicates plans for a 1 ½ story frame house are on file and that Charles Wagner himself was to be the builder/contractor. In November 1890 Charles acquires lots #9 & 10 immediately west of the house lots from J.M. Taylor for $800 cash.

Between 1889 and 1908 Annie must have died because the City Directory of 1908 lists a "Mrs. B" living at 2303 Monterey along with Charles Wagner. Mrs. B has to be Bertha Baer Wagner, a second wife. Charles Wagner died June 6, 1928, about 2 weeks short of what would have been his 76th birthday. His death certificate indicates he was born in Milwaukee, Wisconsin, and that his father, William Wagner and his mother were both born in Germany. His occupation was given as a freight agent for the G.C. and Sante Fe Railway. Other information in the certificate indicates he would have been about 28 years old when he came to San Antonio and lived here about 48 years. He would have lived in the house on Monterey for approximately 44 years, from the time he was 32.

In June of 1949 Bertha Wagner and other executors of Charles Wagner's estate sell to Lucy Mae H. Matthews, a widow, lots 9, 10, 11 12 - the four lots totaling 200 feet along Monterey St. from the corner of Chupaderas. These four lots are described as Tract I and there is also a sale of land described in tract II which is difficult to follow but is most probably lots #1 & 2 facing Buena Vista. This document states that Charles Wagner had stipulated in his will that the homestead could not be sold during Bertha's lifetime without her consent. In this document Bertha expressly consents to the sale. Other information gleaned from this document is that Bertha has been blind for many years and for that reason is signing with an X.

An affidavit filed in February of 1953 states that Bertha Baer Wagner died on or about February 7, 1950, (less than a year after the sale of the homestead) and that the only child of Charles and Bertha Baer Wagner was Erna Wagner, who married Winchester Kelso. From the above it appears that the property was sold outside of the Wagner family by the sale to Mrs. Matthews in 1949.

In 1953 the former Wagner holdings became divided. In February of 1953 Mrs. Matthews sold the corner lot (#12) and the east 27 feet of lot # 11 (this footage from the two lots being the site of the house) and tract 2 to Eduardo Enriquez and his wife Albina R. Enriquez. In March of 1953 Mrs. Matthews sold Lot 9, 10, and the west 23 ft of lot 11 to Oswald and Armando Rodriguez.

Public Comments

- One of the last owners was Mr. Benito Romo, father of current UTSA President, Dr. Ricardo Romo.
- Important relic of German community.
- Nice home in Westside – w/ presence
- There lived a Japanese doctor about 1938

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th National style home with double balconies, rare example of a style not commonly found within the Westside community or San Antonio;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot within a residential neighborhood largely composed of more modest early 20th century homes;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; very distinctive style of early 20th century residential architecture (National Style) not at all common or remaining within the Westside community.

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant and rare example of an early 20th century National style home with double balconies.

Two Story House
4527 W. Martin

History

Research indicates that the house at 4527 W. Martin (formerly Lake View) was probably built as the home of James Dover Stephenson and his wife, Julia Perrin Stephenson. No architect or builder has been identified and there are no known early photographs of the house. The Stephenson house was the center of a large dairy farm that operated from c. 1905 until at least the early to mid-1920s.

Members of the Stephenson family continued to occupy the house after the dairy operation closed. The property remained in the Stephenson family until 1970 when it was sold to Juan and Lillian Contreras. Though not completely researched, it is thought that after their death, the house passed to their heirs and that the current owner, Melissa Ybarra is a member of the Contreras family.

James Dover Stephenson was born in England in 1849. The date of his arrival in the United States has not been established, but census records indicate that Stephenson was naturalized in either 1872 or 1875. He married Julia Perrin c. 1880, and the couple and their first child Daisy, then less than one year old, were enumerated on the 1880 census in Kendall County, Texas. Stephenson was engaged in farming.[1]

James and Julia Stephenson moved to San Antonio about 1900 and established a dairy. They were enumerated on the 1900 census living with their six children on Buena Vista Street. Their address in 1903 was 2523 Buena Vista Street between Rosillo and Zarmora. The location of the dairy is not clear. Stephenson purchased a large tract of land from Mrs. Henry Elmendorf in the Rosedale subdivision in 1905. The land included 108 lots "in the west part of the city" and another ten acre tract "adjacent to the western limits of the city." H.E. Elmendorf had purchased land west of the city in the late 1800s and the property was subdivided and platted for at least two developments including Lakeview and Rosedale Park.[2]

James Stephenson lived on his dairy farm at the intersection of Lakeview (now Martin) and 26th streets. He was listed as a dairyman on the 1910 census. The household was comprised of Stephenson, his wife, and five of their children—Daisy, Floy, Walter, Annie and Mabel—as well as an adopted daughter, Marion. The 1911 city directory listed Stephenson as a dairyman and owner of Berkshire hogs and Jersey cattle.[3]

James Stephenson died on February 8, 1922, at his home at 4001 Lakeview Avenue. His obituary stated that he was a native of England, a former resident of Boerne, and had lived in San Antonio for 22 years. Stephenson's funeral was held at his home and he was buried in Boerne.[4] Julia Stephenson continued to live in the Lakeview Avenue house, later numbered 4515 West Martin.

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[1] United States Census, Texas, 1880, 1900 and 1910. Julia Perrin was the daughter of David and Emily Perrin. She was born in Illinois. The family moved to Iowa in the late 1850s. It is not known why or when Julia Perrin came to Texas (United States census, Iowa 1860; 1870).
[2] United States census, Texas, 1900; San Antonio *Daily Light*, March 30, 1905, 7; November 11, 1905, 5; Bexar County Deed Records (BCDR) 237:352.
[3] United States census, Texas, 1910; San Antonio city directory, 1910. Julia Stephenson adopted Marion Rietbert "who has been in my family like a daughter since she was two weeks old," in 1927 (BCDR 961:79).
[4] San Antonio *Light*, February 8, 1922, 16.

Julia Stephenson continued to live in the family house, and in 1930, was enumerated with her maid and an 11 year old "ward" named Gene Stephenson, presumably a grandchild. It is assumed that the dairy operation closed after James Stephenson's death. Prior to her death in 1945, Julia Stephenson conveyed her property to her children in various transactions. She died on April 11, 1945 at the age of 88, and was buried with her husband in Boerne.[5]

The Stephenson's son, Walter, a carpenter, moved to the Martin Street house and remained there at least until 1954. (Subsequent city directories have not been checked.) Julia Stephenson's probate record has not been researched, but it is known that the Martin Street house was willed to her children who sold it in 1970 to Juan Contreras, Sr. and his wife, Lillian. The Contreras family sold the property to Melissa Ybarra and Raul Pesina in 2002. The families are thought to be related. Raul Pesina sold his interest to Melissa Ybarra in 2006. She continues to own and live in the house in 2012.[6]

Public Comments

- Beautiful. Looks like a farmhouse. I would look at it from my classroom windows at OLLU.
- Great porch – let's party! Don't lose it!
- Looks like it may have been a farmhouse. Next to Rosedale Park.
- I have passed this house for about 30 years. I think it should be restored...It's a beautiful house. I call it the Bate's Hotel from the movie "Psycho."
- Important historic reference

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th Queen Anne style home;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot in a largely non-residential area;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; significant example of an early 20th century Queen Anne style residence;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of an early 20th century Queen Anne style home with double wrap around porches.

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[5] San Antonio *Express*, April 12, 1945; BCDR 1813:147-49; 1807:536-37.

[6] BCDR 6389:568-572; 9583:1676; 12148:0706. The property had many owners by 2002, possibly indicating that it was probably inherited by various members of the Contreras family. Among the names of those conveying the property in 2002 were Contreras, Pesina, Moreno, Medina Villanueva, and Guzman. Further research is needed to confirm this assumption.

House
2607 W. Houston

History

The property appears to have been constructed ca. 1906-1907. The property is not identified in the 1905-06 City Directory but is listed in the 1911 directory under ownership (home) of WF and Blanche Woods. At that time the address was **2901** W. Houston. Beginning in 1927-28 and continuing through at least 1940-41, the property was listed under Henry Buchsenchultz. In 1951 the property was listed as apartments (under **2905** W. Houston per Sanborn map). In 1955-56 and 1960, the property (still identified as 2905 W. Houston), was listed under Mrs. Antonia J. Ortiz. The 1911 Sanborn map (1911-1924, 1911, vol. 1, sheet 8) identifies the property as the only house within the city block. A 2-story stable with a one-story side ell is located behind the house, as well as a small one-story structure next to the stable. At that time, the property (lot) extended through the block from W. Houston to Zavalla (later Travis St.). The 1950 Sanborn map (1911-1951, vol. 1, 1911-1950, sheet 8) identifies the property as apartments with a rear one-story detached garage. By this time, an alley is located at the rear of the lot, separating it from the lot to the north fronting Travis St. The earliest reference to the property is a **1907** newspaper ad seeking a cook for Mrs. W.F. Woods, 2901 W. Houston (*SA Light*, Sept. 15, 1907). In 1926, a newspaper ad appeared for "goats and sheep bought and sold" by Geo. W. Burdett, 2905 W. Houston (*SA Light*, June 18, 1926). In October 1926 an ad for "two large upstairs rooms, every modern convenience, garage" were listed for 2905 W. Houston (*SA Light*, Fri. Oct. 8, 1926). The property appears to have already been split into apartments by 1940, as an ad lists a 2-story apartment house for sale at 2905 W. Houston (*SA Express*, Apr. 17, 1940).

Public Comments

- Not too many 2-story houses in Westside that look historical.

Eligibility Criteria

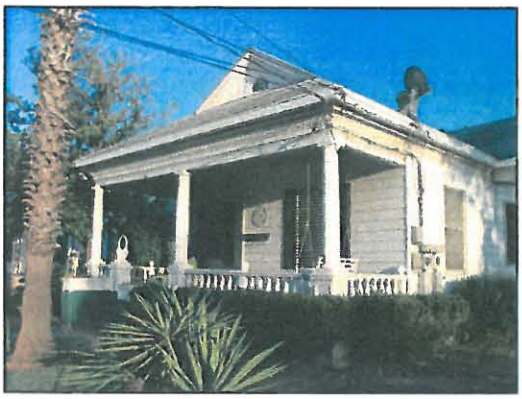
Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th Queen Anne style home and one of the only houses of this scale and significance within the vicinity;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot along the busy corridor of W. Houston St.;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; significant example of an early 20th century Queen Anne style residence and reflective of the types of homes that likely once comprised more of the surrounding neighborhood;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of an early 20th century Queen Anne style home with double wrap around porches.



Home of Hannibal Pianta **OWNER SUPPORTS DESIGNATION**
242 Cornell

History

This was the home of ornamental plaster manufacturer Hannibal Pianta. Pianta did ornamental plasterwork on numerous buildings, both public and private, throughout San Antonio in the early 20th century. Pianta moved to this home with his wife Rose in 1915. Rose remained in the home until her death in 1961. Notice Pianta's decorative plaster ornament in the cornice above the columns. Both houses at 631 and 641 Leal were built upon Hannibal's father John's lots immediately following John's death and have Pianta artistic features. (Source: Charlotte Kahl, OST) One of Pianta's most well known projects was the design of the ornamental plasterwork on the magnificent Thomas Jefferson High School.

Pianta Family Existing Buildings:

300-302 Fredericksburg Rd – Hannibal Pianta Ornamental Concrete Shop (1913)
302 Fredericksburg Rd – Pianta/Beacon Hill Residential Hotel above shop (1923)
102 Cornell St – Home of Hannibal Pianta and Sons Ornamental Concrete Shop (1927)
242 Cornell St – Home of Hannibal Pianta and family (1915)
307 Cornell St – NesStone rental and curb
315 Cornell St – Dale Pianta Home
310 Cornell St – Eugene Pianta Home
102 Beal St – Home built by Hannibal for Rose but not used by family
402 Donaldson Ave – home built by contractor Sultenfuss while his son was working with Pianta
311 Fredericksburg Rd – NelStone Building between Pianta shops

Public Comments

- Attractive home

Eligibility Criteria

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3] the home of renowned ornamental plaster manufacturer Hannibal Pianta;

Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation [35-607(b)4] Hannibal Pianta whose decorative plaster ornament adorns hundreds of San Antonio buildings and whose work was prolific throughout the city in the early decades of the 20th century;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact example of a turn-of-the-century home with distinctive Pianta decorative ornamental plaster ornament;

Its historical and architectural integrity of design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflective of the type of ornamental plasterwork for which Pianta is well known;

House
926 Cincinnati

OWNER SUPPORTS DESIGNATION

History

The third owners are reportedly living in house now and state that it was built in 1875 (although other accounts suggest a later date) and has had alterations including removal of a porch. The house reflects Eastlake/Stick, Queen Anne, and Shingle Style influences. It appears to have been constructed ca. 1890, although City directories don't show the address of 926 Cincinnati until 1921-22. *Frank Leslie's Illustrated Newsletter*, dated Oct 4, 1890, includes a drawing of the property by H.D. Nichols. It identifies the house, along with others in the vicinity as "the suburbs of San Antonio Views in 'West End.'"

Today, 926 East Cincinnati is on lots 20 & 21, yet the City Directories do not show an owner (John and Elizabeth Jordan) at 926 Cincinnati until late 1920 or 1921. Property (lots 20 & 21) was originally purchased as part of Moore's Subdivision of George M. Maverick's first Addition to the City of San Antonio in 1890 by Ada and James B. Day from the Homestead Land and Improvement Company (1890-May 17, V76 p294). James Day then buys lots 22 & 23 in 1891 (1891-May 15, V100 p161). Lots 20 and 21 are sold to John and Mary Sommerville in 1895 (1895-April 8, V141 p88). John and Mary Sommerville sell lots 20 and 21 to H.B. Woodley in 1897, and deed states "Said property is now and has been ever since the purchase of same by us from the said James Day and Ada Day our homestead and has been constantly and continuously since the purchase of same land used, occupied and enjoyed by us as our homestead, and actual and bona fide residence" (1897-May 4, V158 p553). *This would indicate that the existing house was constructed ca. 1895.* In 1905, James Day sells the adjoining lots 22 & 23 to H.B. Woodley (1905-July 21, V239 p172). Alice C. Woodley, widow and executrix of the estate of H. B. Woodley sells the four lots (20, 21, 22 & 23) to John Jordan in 1911 (1911-March 2, V353 p417). It is the Jordan family who first appear in the City Directory at 926 Cincinnati in 1920.

The Jordan family owned and lived at the property from 1911 until 1976. Present day 926 Cincinnati sits on Lot 20 and part of Lot 21. These lots were part of the parcel of four lots (20, 21, 22, and 23) purchased by John Jordan from Alice Woodley, the widow of H.B. Woodley in March 1911. Mr. John Jordan's death certificate and a short obituary indicate that he was a farmer, born of German immigrant parents in Fredericksburg, TX, August 8, 1851. His wife Elizabeth was also the child of German immigrants. John and Elizabeth were the parents of seven children when they moved from Gillespie Country (Fredericksburg area) to San Antonio in 1911 when Mr. Jordan was about 59 years of age. The Jordans appear in the San Antonio City Directory for the first time in1912 under the name section and street guide at 818 E. Cincinnati and he is listed as a grocer at 3202 West Houston. The purchase of the four lots on E. Cincinnati coincides with their move to San Antonio.
The 1913 and 1914 City Directories list the Jordans as still living at #818 E. Cincinnati and Mr. Jordan is indicated as a retail grocer at 3202 W Houston St. In the 1915 directory his name is followed by "retired." He and Elizabeth are still at #818 E Cincinnati.

The City Directory of 1921-1922 is the first to show the family at 926 E. Cincinnati. Prior to that they are still at #818. There are seven <u>new</u> numbers in the 900 block of E. Cincinnati (919 to 1000) in the 1921-1922 edition, including 926. Until the appearance of these new house numbers there were only two 900 block numbers, 902 and 916, appearing in

the immediately preceding years. As the two numbers 902 and 916 appear for several years prior to the appearance of 926, there is no reason to think the Directory service would not have also included 926 if there was a structure there (?) A short obituary appearing in the San Antonio Express of Sunday, April 15, 1923, states that John Jordan died at his home at 926 E Cincinnati and that he had been a resident of San Antonio the "last 12 years." His death certificate which gives the date of death as April 14, 1923 (when he would have been 71 years old) describes him as a retired farmer. John Jordan was survived by his wife Elizabeth, and four daughters. John Jordan's widow, Elizabeth, continued to live at 926 Cincinnati after John Jordan's death. In August 1935, she sold lot 23 out of the original four lots to the Schirens

The 1948 City Directory lists Mrs. Elizabeth Jordan still at 926 Cincinnati. A separate name listing of Lena M. Jordan (daughter) indicates she resides with her mother and is a seamstress at Wolff and Marx. The 1961 City Directory lists Emily Jordan (daughter) at 926 E. Cincinnati and that she is an organizer of the AF of L United Garment Workers. September 22, 1964, Louise D. Jordan (widow of the youngest Jordan son Guido who died in May 1964) conveys Lot 20 and Lot 21 (with exception of the east 12.22 ft of lot 21) to Lena, Susie and Emily Jordan – all feme soles. Lena died in September 1967 and Susie died in March of 1968. The 1976 City Directory lists Emily F Jordan still residing at 926 Cincinnati. She would have been 81 years old. She died August 1977. The 1977 Directory indicates 926 as vacant. On November 13, 1978, Margaret Jordan and other Jordan heirs sell the above property to Ruben and Margarita Mendez.

The house is also within the area once known as the West End. An 1892-93 City Directory ad described the area as "Beautiful West End... the finest artificial lake in the South, lighted at night by electric lights...beautiful architectural beauty of over 200 homes...the finest electric car system in the state...fine artesian wells...handsome dancing pavilion and boats for rowing on the lake...cars leave corner of Houston and Main Ave every 15 minutes for the place." (Research by Lisa Davis, San Antonio Conservation Society).

Public Comments

- Impressive confluence of Victorian-era styles - Queen Anne and more.

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of a late 19th century home reflecting Eastlake/Stick, Queen Anne, and Shingle Style influences and one of the only homes of this age and style to remain in the area;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large lot within a residential area characterized by later early 20th century homes;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11] significant example of a late 19th century home reflecting Eastlake/Stick, Queen Anne, and Shingle Style influences and one of the only homes of this age and style to remain in the area; reflects the early suburban designs of the area once known as West End;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of a late 19th century home reflecting Eastlake/Stick, Queen Anne, and Shingle Style influences.

Commercial Building
1805/1807 Guadalupe St

History

This is a one story CMU commercial storefront building with a stepped parapet. It appears to accommodate separate tenant spaces with two separate entrance doors flanking fixed glass windows. There is also a frame sidewalk awning supported with metal tie rods.

The building first appears in the 1924-1925 Directory under Jose & Isabel Castillo, a wood peddler, who rented it. Following similar patterns in the area, it went through a period of successive ownership and use. In 1926 Lucas Sanchez, a driver, rented it, and in 1927 it was rented by Amador & Juana Buentello. He was listed as a salesman at this location and actually lived at 623 El Paso. A second family also resided there: Braullio & Adelia Castellanos, was an employee of the Gebhardt Chili powder Company. The Castellanos' were followed by Felix & Salome Lopez, a driver, who were listed as the homeowners from 1928 until 1934. In 1934 the residents changed to Filliberto & Petra Diaz, followed by Pablo & Concepcion Esparza, a laborer, in 1938. There was a questionable listing as vacant in 1940 because in 1942 it was listed under Pablo "Espinoza"/Esparza once again until 1946. Ownership changed again from 1946 to 1951, when it was under Ernesto & Juana Lara, who was listed as a laborer in 1946 and a helper of Mission Concrete in 1948. This was followed by another change in 1951 to Jimmie & Cruz Gonzalez.

The building continued to alternate ownership for several years. From 1952 to 1954, Mrs. Josefa/Juanita Alderte, a widow of Elisidro, rented the property. Then in 1954 it was listed under Frank & Estella Guitierrez, who was a machine operator, while in 1955 it was listed under Presente & Vicenta Villanueva. This continued in 1957 when Ignacio & Antonia Olivares, a driver for the City Sanitation Department, were listed as the homeowners. In 1958 Fidela Gonzalez, who was the widow of Pedro, was listed as the owner/resident, with the addition of Manuela Chairez in 1959. Finally, from 1960 until 1965 Manuela Chairez, a dressmaker, was the only listed homeowner. Then from 1965 until 1968, it remained vacant for a period, after which (1968 to 1974) Alejandro & Maria Mares, a laborer, took over residency.

Following these shifts was another longer period of residency. From 1975 until 1983, Saul & Elia Gonzalez, a driver for Vulcan Materials (under Glen Lambert, Supt. Gravel & Ready Mix 12307 Huebner rd.) and later in sales, lived there. After them was Jesus & Dora Jimenez from 1983 to 1988 after which it had a short period of vacancy. This was followed by the residency of the Mares family from 1988 to 2002. The first member was a retiree, Alejandro & Maria Mares, who lived there or were listed as the owners until 2000, after which their son or relative Manuel and his wife Rachel also are listed as residents. *(Cultural Survey/Esperanza pg 22)*

Public Comments

None

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community [35-607(b)1]; as a significant example of a the small tienditas and stores found throughout the Westside during the early to mid-20th century.

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as an intact example of the small community tienditas and stores that served the local community during the early to mid-20th century prior to the introduction of strip centers and larger chain grocery stores.

It is an important example of a particular architectural type or specimen [35-607(b)12]; as an intact tiendita/ commercial building type with a typical parapet roof and awning found throughout the Westside.

Munguia Printers
2201 Buena Vista

History

The 1940-1941 city directory identifies the property as 2905 Saunders Ave, Munguia Romulo, printer. By 1951, the property is listed as Romulo Munguia at 2907 Saunders Ave, and Munguia Printers at 2201 Buena Vista. Based on research, the building was constructed in 1949.

A 1949 *San Antonio Evening News* article (Apr 29, 1949) called the construction "modernistic design printing plant." The building was originally was a single story structure designed by De Haven Pitts, architect. The second story was added in the early 1960s.

This was one of the few Westside places where political candidates could go for inexpensive printing of campaign materials, Munguia's Printers were responsible for publishing *Alazan Times, LULAC News, PAPA, Actividades, Mosaicos, West Side Examiner, Alpha, Southern Star, Texas Bantam Banner, Chinese Lantern*, and many other publications (*SA Evening News*, 4/29/1949).

Public Comments

- "Heard that the original printing press is at the Smithsonian"
- Printed historically significant publications and one of few union printers
- "Hub" of the Westide!!

Eligibility Criteria

Its value as a visible or archaeological reminder of the cultural heritage of the community, or national event [35-607(b)1]; as an important location for Westside printing, including many community campaign materials.

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3]; as the location of Munguia Printers, established by Munguia Romulo.

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as one of the first printers on the Westside of San Antonio that served as the printers of political campaign materials.

Building
1111 Monterey

History

The property at 1111 Monterrey is first listed as a 28-unit apartment in the 1926 city directory. Prior to that, a single family house was at that address. Most of the units in 1927-28 were still vacant (only nine were rented).

The building does not show up in the Sanborn San Antonio 1911-1924, but it does show up as 2 identical buildings on the San Antonio 1951 Sanborn map (vol.4, Sheet 401). Only one building remains today. No mention was found of the building(s) in newspapers other than vital statistics, thefts. It appears to remain a multi-unit residential building today.

Public Comments

None

Eligibility Criteria

Its value as a visible or archaeological reminder of the cultural heritage of the community, or national event [35-607(b)1] as a remaining example of a 1920s multi-unit dwelling that was once a common housing type on San Antonio's Westside;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] one of a few remaining examples of vernacular early 20th century multi-family housing on San Antonio's Westside;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11] as a remaining example of a 1920s multi-unit dwelling that was once a common housing type on San Antonio's Westside.

EXHIBIT B

WESTSIDE PHASE II POTENTIAL LANDMARKS

SITE NO	SITE ADDRESS	NAME	LEGAL DESC
404	N RICHTER	St. James AME Church	NCB 2282 BLK 4 LOT 7, 8 & W 2.44 FT OF 9
2101	BUENA VISTA ST	Victory Temple	NCB 2317 BLK 12 LOT 9 THRU 12
926	CINCINNATI AVE	House	NCB 2025 BLK 16 LOT 20 AND W39.6 FT OF 21
2124	COLIMA ST	Church	NCB: 2456 BLK: 6 LOT: SW IRR 125 FT OF 49 COLONIA SAN ALFONSO UNIT-8
242	CORNELL	Home of Hannibal Pianta	NCB 2076 BLK 3 LOT 15
2304	EL PASO ST	Templo Cristiano	NCB 2429 BLK 6 LOT N 150 FT OF 5 & 6
321	FREDERICKSBURG RD	Former Pig Stand No. 17 - Yelis Tacos	NCB 2047 BLK 4 LOT S IRR 126.5 FT OF 18
323	FREDERICKSBURG RD	Former Gas Station - J & B's Ice House	NCB 2047 BLK 4 LOT N IRR 102.01 FT OF 18
2303	MONTEREY ST	House	NCB 2332 BLK 18 LOT 12 E 27 FT OF 11
1501	W CESAR CHAVEZ	Tiendita/Store	NCB 2371 BLK 8 LOT S 62.1 FT OF 23 & 24
218	S ZARZAMORA	Asian Bungalow - Laredo National Bank	NCB 2330 BLK 20 LOT 14 & 15
214	S ZARZAMORA	Asian Bungalow - Laredo National Bank	NCB 2330 BLK 20 LOT 13
2009 (2011)	VERA CRUZ	Templo Espiritual Church	NCB 2457 BLK 7 LOT 34 COLONIA SAN ALFONSO UT-17
2006	W COMMERCE ST	Carol Burnett Childhood Home	NCB 2313 BLK 4 LOT 14
2607	W HOUSTON ST	House	NCB 2280 BLK 31 LOT 10 11 AND 12
4527	W MARTIN ST	Two-story House	NCB 8269 BLK 1 LOT 12, 13,14,14,15,16,17, 18, 39, 40, 41, 42, 43, 44, & 45
1614	BUENA VISTA ST	Church	NCB 2339 BLK 6 LOT 4 5 & 6
900	LEAL	Aguilar Grocery	NCB 2208 BLK 3 LOT 16 AND 17
1805	GUADALUPE ST	Commercial building	NCB 6021 BLK H LOT 13
1425	EL PASO ST	Commercial building	NCB 2418 BLK C LOT W 70FT OF S 23.3FT OF 10 & W 70FT OF 11
1227	EL PASO ST	La Chiquita Bakery	NCB 2417 BLK 5 LOT 6
1111	MONTEREY ST	Residential Bldg	NCB 2343 BLK 6 LOT 10
1801-1815	CESAR CHAVEZ (BCAD: 1801 W CESAR E CHAVEZ BLVD)	Guadalupe Community Center	NCB 2368 BLK 5 LOT 10-14
2201	BUENA VISTA ST	Munguia Printers	NCB 2318 BLK 24 LOT 15