

## Statement of Significance

The Buena Vista Historic District is a community within Prospect Hill and Avendia Guadalupe District. This historic community serves as the gateway in and out of downtown into the heart of San Antonio, the Westside. The Buena Vista Historic District is an area with rich influences of Hispanic arts, culture, craftsmanship, and history that shifted San Antonio into a culturally diverse city. The Buena Vista District was the hub for many immigrants who migrated from Mexico during the Mexican Revolution War in 1910. The Buena Vista Historic District was one of few communities that welcomed Hispanics homeownership in the 1900s. Homes were built with craftsmanship and have lasted over 100s of years. Homes were customized with wrap around porches, high ceilings, and an array of different styles ranging from Asian inspired bungalows to Sears Craftmans (see A1). Churches were central to the community and establish a sense of faith and culture that are recognized within the Buena Vista Historic District as well as other buildings that brought life into the District. Many influential people were born in the Buena Vista District. These individuals have utilized their skills and talents to help mold the City of San Antonio (see A2). The Buena Vista District is a true historic community that lives up to its name, Buena Vista, the "Good View."

### A1. Architectural style of home within the Buena Vista Historic District:

- Romanesque style church
- Queen Anne style home
- Arts & Crafts Bungalows
- Victorian homes
- Shotgun style homes
- Asia inspired Bungalows (only a few exist in this style within San Antonio)
- Icehouse
- Commercial buildings
- Art Modern & International style influence
- Beaux Arts classicism
- Carrol Burnett childhood home
- Mission/Spanish Electric style
- Early 20<sup>th</sup> century National style with Double balconies

### A2. People associated with the Buena Vista Historic District

- Architect N. Straus Nayfach- design the building on 105 S. Zarzamora he is also known for his design of the Alameda Theater on Houston street
- Dr. Ricardo Romo- former UTSA President
- Alex Briseno – former City Manger
- Roland Briseno – Artist
- Carol Burnett – the Carol Burnett home serves as American Sunrise
- Lionel Sosa – advertising artist in Hispanic marketing
- Henry Cisneros – former Mayor of San Antonio
- Jesse Trevino – Artist known for the spirit of healing mural on Santa Rosa Hospital

## Statement of Significance

### References:

- Westside designated landmarks phase 1 &2 Office of historic preservation
- Guadalupe westside community plan May 3, 2007
- The rise of Latino Prospect Hill DR. Ricardo Romo July 26, 2019, La Prensa Texas
- Jesse Trevino Passion and Determination win out, Dr. Ricardo Romo, La Presna Texas
- Leaders, Influencers & Texas heroes: Sosa a legend in Hispanic marketing san Antonio express news March 26, 2015

Westside Designated Landmarks  
Phase II  
June 2014



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

Community Partners:



**Westside Preservation  
Alliance**

Westside Designated Landmarks  
Phase I  
Office of Historic Preservation  
March 2013





Commercial Building  
105 S. Zarzamora

### History

The building was designed by San Antonio architect N. Straus Nayfach in 1933 (*The San Antonio Light*, 6/11/1933, 6). A very similar building is located along St. Mary's Street near the King William neighborhood. Architect Nayfach is best known for his design of the Alameda Theater on Houston Street and for numerous homes within the Monticello Park area.

A *San Antonio Express* article (March 13, 1934, pg 16) shows that a Red and White store was there as early as 1934. The 1940-1941 City Directory continues to list Gunther's Red and White Store at this location. Red and White was a midcentury chain grocery store. Today, the building continues to serve a commercial function.

### Public Comments

- This building is built of Nelstone blocks (precursor to cinder blocks)

### 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];** as a structure designed by prominent San Antonio architect N. Straus Nayfach;

**Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7];** as a uniquely designed commercial storefront along the busy corridor of Zarzamora Street;

**Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8];** as a well built example of an early to mid-century commercial structure

**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 and well designed commercial storefront with parapet roof and awning that is typical of San Antonio's Westside.



House  
2303 Monterey (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 76<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> century National style home with double balconies.



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 21<sup>st</sup> 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.



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 & Loan 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-19<sup>th</sup> century with Admiral Perry's "opening" of Japan to the Western World. Japanese exhibits were very popular in international exhibitions during the late 19<sup>th</sup> 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 20<sup>th</sup> 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-20<sup>th</sup> 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.



Tiendita/store  
1501 W. Cesar Chavez (423 S. Brazos)

### 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 20<sup>th</sup> century masonry commercial structure (tiendita);

**Its unique location or singular physical characteristics that make it 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 20<sup>th</sup> 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 20<sup>th</sup> century tiendita.**



Church  
1614 (1624) 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-20<sup>th</sup> 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-20<sup>th</sup> 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-20<sup>th</sup> century Art Moderne and International stylistic influences.



Guadalupe Community Center  
1801-1815 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-20<sup>th</sup> 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](http://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

### 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. The 1927-28 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 20<sup>th</sup> 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 20<sup>th</sup> century Romanesque style church.



107 S. Elmendorf

### History

The current owner mentioned a write up about the house when it reached 100 years of age. Built in 1910, the house originally faced W. Commerce St. It was later reoriented to front S. Elmendorf. Per the 1911-24 Sanborn (vol. 4, sheet 393), the property featured the existing 2-story house with porches fronting W. Commerce Street and an address of 3600-3602 W. Commerce. At that time, the property included a 2-story rear stable, which is no longer standing. The 1951 Sanborn (vol. 4, sheet 393) indicated that the house had been moved further south on the lot and reoriented to face Elmendorf (formerly S. Bandera). It was listed in 1951 with an address of 107 Elmendorf and included a new garage outbuilding and a small one-story rear outbuilding. A self-service filling station was located north of house on the same lot along W. Commerce. The rear stable appeared to have been replaced with a small 2-story dwelling with a porch fronting the alley.

City directories of 1911, 1915, and 1924-25 indicate the property as 3602 W. Commerce, owned by John and Mattie Sutcliffe. He was a stone contractor with yards located at SAP Depot and served as secretary of the SA Builder's Exchange. The 1927-28 directory lists only John Sutcliffe as the owner. In 1929-30, a Mrs. Augusta Bachle, widow, is the owner of 3602 W. Commerce. The 1940-41 directory lists the property with its new address of 107 S. Elmendorf under the ownership of Mrs. Irene Abrego. The 1955 and 1960 directories indicate Frank Abrego as the owner. There are numerous references in newspaper archives to 107 S. Elmendorf as rental property in the early 1930s (as early as 1931). Therefore, based on this research, the house on the property must have been reoriented to face S. Elmendorf between 1930 and 1931.

### Public Comments

- Age; architecture; only house of this style in the area. Same builder as several limestone buildings at Fort Sam.
- Built by John Sutcliffe, immigrant from England to SA. Distinctive design. Sutcliffe ran Redondo Tile as owner.
- Too gorgeous not to keep alive.
- Very special structure/has held up well. Built by my great grandparents/was moved to this location from W. Commerce/I have picture of Mattie feeding chickens in her yard here.
- Most beautiful house in area – must be kept for others to enjoy.
- Beautiful architecture.
- I have a book with a chapter in it re: Sutcliffe family history
- The architecture of the house is like no other on that side of town. A prominent pharmacist (Frank Abrego [?]) lived there and raised his family there. Mr. Abrego owned Walter Pharmacy on Culebra (?) and W. Commerce. Since inheriting the house from my parents, I have raised by son and helped raise my 4 grandchildren. I have opened my home to church activities of Divine Redeemer Presbyterian Church for your groups and bible studies. I, as well as the great-grandchildren of John and Mattie Sutcliffe, am very interested in designation of the home as a Historic Landmark.
- Before my father Frank Abrego inherited the house, his mother Irene Reyna Abrego owned it and another at Idaho and Hackberry that she rented out to boarders. She had been an educator in Monterey area but migrated to avoid the Revolution. Starting over as a domestic, she raised 2 sons who inherited these homes for their own families. She worked for the Denman family – prominent attorneys – and strove to raise her family to its former prominence. The architecture, with the round turret, is quite distinctive. Includes a spiral staircase inside the turret and the top floor of the turret was a finished round bedroom.

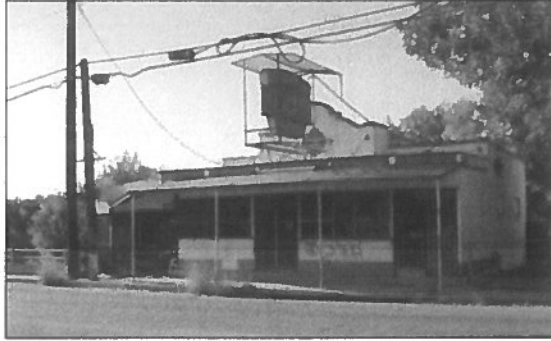
### Eligibility Criteria

**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 20<sup>th</sup> century Queen Anne style home and the only home of this size and scale within the surrounding residential neighborhood;

**Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]** the only Queen Anne style home of this size and significance within this residential neighborhood; significant also due it is reorientation on the lot from W. Commerce to the side street of S. Elmendorf;

**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** remaining example of an elaborate early 20<sup>th</sup> century Queen Anne style home;

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



Contreras Ice House  
1617 W. Commerce

### History

Ice houses were once a vital part of every neighborhood. Before refrigeration, blocks of ice were used in ice boxes to extend the life of perishables. Over time, ice house became places to socialize too. There were three ice-manufacturing plants in San Antonio in the 1860s, but many more developed in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Contreras Ice House at 1617 W. Commerce Street appears in the 1924-25 City Directory as the Lone Star Ice Company Station, with an address at that time of 2117 W. Commerce. City directory listings continue to identify the site at the Lone Star Ice Company through at least 1941. At that time it was identified as Lone Star Ice Co. Station No. 2. In 1951, the property was identified as the Lone Star Ice Delivery. By 1955 it was known as the Contreras Ice House. On the 1951 Sanborn map, the ice house is identified with its current footprint and a "refrigeration machine" along the west elevation. Contreras Ice House features painting of tuxedo-clad penguin with block of ice (from "Texas Ice Houses Melt Away", the Kitchen Sisters, NPR available at: <http://www.npr.org/templates/story/story.php?storyId=5522825>).

### Public Comments

- Provided neighborhood gathering place. Ice houses sold much needed ice before refrigeration.
- If "San Antonio" Mission Revival is original to the building, this is a significant design feature.
- Ice house typical of area – use typical of Westside
- Gotta keep her – especially neon
- Love the penguin. Another essential part of every neighborhood.
- My dad and I used to deliver blocks of ice here and remember it as a friendly cultural spot to meet
- IMPORTANT cultural space
- Great location next to river – typical ice house open for family use.

### Eligibility Criteria

**Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1]** as a remaining example of an early 20<sup>th</sup> century ice house, once an important resource and gathering place in every neighborhood;

**Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]** its location along the busy commercial corridor of W. Commerce Street making it an accessible local gathering spot;

**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 a remaining example of an early 20<sup>th</sup> ice house and local community gathering spot.

**It is an important example of a particular architectural type or specimen [35-607(b)12]** a significant remaining example of an early 20<sup>th</sup> century ice house.



Buena Vista Garden Building  
1202 Buena Vista

### History

According to research, the building appears to have been constructed ca. 1929-30. The first listing for 1202 Buena Vista in city directories is in 1929-30 under SB Parker. In 1940-41 the property is listed as Buena Vista Gardens (beer). This continues through 1955-56. In 1951 (and 1955-56), a small commercial structure adjoining the building's west well is listed as 1201 ½ Buena Vista, Solis Cruz Radio and Television. In 1960, the main building is listed as Recuerdo Club (beer) with Solis Cruz Radio and Television Service remaining next door at 1202 ½.

Sanborn maps indicate the parcel contained a home in 1912. The 1911-1951 Sanborn map indicates the current building footprint and lists it as "Club House." A filling station was located directly in front of the building at the immediate corner of Buena Vista and S. Colorado.

A 1930 newspaper ad for Nevelow Bros. identifies the Buena Vista Service Station at 1202 Buena Vista (*SA Light*, May 9, 1930). Various newspaper articles in the 1930s and 40s reference dances and wedding receptions held at the building. In 1938, a newspaper article noted that a free dance would be held and "given by Sheriff Will W. Wood, in behalf of his candidacy for reelection (*SA Light*, June 28, 1938). In 1966, a newspaper notice mentioned the Buena Vista Club team meeting at 1202 Buena Vista (*SA Light*, Feb. 27, 1966). In 1974, the property at 1202 Buena Vista is listed as Buena Vista TV in a newspaper ad for Quasar TVs (*Express News*, Apr. 21, 1974). The east exterior wall of the building along S. Colorado features the mural, "Piedad" (Mercy), re-enacting the crucifixion of Jesus Christ in a contemporary setting. Featured in the mural are images of the scene of a spectacle with media, police officers, a worried mother, and a prophesying priest. The text expresses the emotions portrayed by Jesus Christ: mercy, forgiveness and power in graffiti-modern script. Lead muralist: Ruth Buentello, 2003. (Office of Cultural Affairs, San Antonio Neighborhood Tours, *Westside Murals y Mas* available at: <http://www.saculturaltours.com>)

### Public Comments

- Popular music venue and commercial.
- An important meeting place for Mexican American social/political organizations as well as an important salon de baile
- Salon - important structure historically and culturally
- Patio Andaluz across street is also significant
- David Blancos artist did a great job!
- Another popular dance venue. It was a gas station at one time also.
- Cultural legacy
- This building was used for wedding receptions, etc.

### Eligibility Criteria

**Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its association as a community beer garden and meeting place for events, receptions, dances, etc. throughout the 20<sup>th</sup> century;**

**Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]** its corner location along the busy commercial corridor of Buena Vista Street at Colorado and the striking *Piedad* mural along the building's east wall;

**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 20<sup>th</sup> century commercial building that served a variety of commercial and entertainment functions within the Westside community;

**It is an important example of a particular architectural type or specimen [35-607(b)12]** a significant example of an early 20<sup>th</sup> century commercial building that provided community services and meeting space to the Westside community.



Tiendita  
1403 Saunders

### History

The small tiendita appears to have been constructed c. 1910. City directory research indicates that RA and Emilia Laechelin were the property owners in 1911. WC Youree was the property owner in 1924-25, along with Fannie Youree who was identified as a renter. In 1927-28, the first reference specifically to the tiendita is identified as Right Place Grocery, WC Youree owner. This remains the same in the 1929-30 directory. In 1940-41 the tiendita is listed as Trevino Romana Grocery. Beginning in 1951 and continuing through at least 1960, it is identified as Esparza's Grocery Store under Juan Esparza and then Jose Esparza. Esparza Grocery was in operation through at least 1970 based on a news paper article mentioning an armed robbery and shooting at the store, under the operation of Jose M. Esparza and wife Ofelia (*SA Light*, Nov. 17, 1970).

Sanborn maps indicate that the tiendita structure was on the site by 1912 (Sanborn Map 1911-1924, vol. 2, 1912, sheet 400). The site is vacant on the 1904 Sanborn. Saunders Street was originally called Matamoras (prior to ca. 1925), and the tiendita was originally addressed as 1401 Matamoras. A 1913 newspaper article identifies 1401 Matamoras as a "butcher outfit" that was for sale (*SA Light*, Oct. 27, 1913). A 1925 newspaper article mentions that the owner of the grocery store at 1401 Saunders "drove three prospective holdup men from his grocery store in front of his home..." (*SA Light*, Sept. 3, 1925). The owner was listed as WC Yuerol (although the City Directory of listed his name as Youree).

Architecturally it is significant as a masonry example of a small early 20<sup>th</sup> century store with rusticated cmu construction and parapet. It appears to have retained original wood sash windows.

### Public Comments

- Preserving tienditas such as this one is very important since they represent a vital part of SA heritage.
- Example of tiendita next to owner's house. Quite typical of era.
- This is a beautiful example of a tiendita. Metal siding looks like pressed tin.
- For the historical flavor it gives the area.

### 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 significant example of a small, local early 20<sup>th</sup> century masonry commercial structure (tiendita) featuring rusticated cmu and parapet;

**Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]** its corner location at Saunders and Brazos 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 architecturally significant 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]** a significant example (rusticated cmu masonry) of an early 20<sup>th</sup> century tiendita.



3103 W. Commerce

### History

The present building was completed in 1929 for Leppard Motors Co. (Willys-Knight and Whippet dealers) as an auto sales and service facility. J.A. Leppard and his sister operated the dealership and had been in the garage business at a location next door for 13 years prior, known as the Hill Top Garage. The newspaper article included a photo of the exterior and interior showroom with several cars on display. According to the article, the building included a repair shop with car lift, electric car washer and a service/parts department. Per the article, the building announced its new opening on March 5<sup>th</sup>, 1929. Earlier article (8-12-1928, *San Antonio Express*) mentioned contract was let for \$14,875 for construction of new building for Hill Top Garage. H. A. Miller was awarded general contract (?-article very difficult to read, poor quality scan). Possibly says L. Barrington Co. (??) are architects/engineers.

City directory research indicates that in 1924-25, 3701 and 3705 W. Commerce was Hill Top Garage and Grocery (although this would have been in a previous structure(s) on the site). The property is listed as Leppard Motor Co. from 1929 through at least 1941. At that time and through at least 1961), the adjoining property to the west at 3705 ½ was a 2-story building known as the Prospect Hill Lodge No. 1247 AF & AM (this structure is no longer standing). In 1951, 1955, and 1960 the property at 3701 W. Commerce is listed as Leppard Lumber Co. The structure is not identified on the 1911 Sanborn, but is identified on the 1951 Sanborn (vol. 1, sheet 7) with the former Lodge building adjoining it to the west. The Sanborn shows front canopy and a rear addition that extends to rear edge of lot.

### Public Comments

- Beautiful building in the middle of Westside. Love it.
- Great design
- Beautiful architecture. I knew it had been a lumber company at one time. Don't see many buildings like this in the Westside.
- It was the mid-way point for people living around Commerce and Gen. McMullen who walked to town. You could stop and purchase a soft drink and get out of the heat for a while.
- So little is left of the Commerce/Zarzamora intersection that was such a lively place in '50s.
- Great example of drive-thru facility – beautiful architecture.

### Eligibility Criteria

**Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1]** an architecturally significant former automobile dealership/garage along the busy commercial corridor of W. Commerce Street and one of the most elaborate of this resource type remaining on the Westside;

**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 20<sup>th</sup> century Mission/Spanish Eclectic style auto dealership/garage;

**Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]** its elaborate design and location along the busy commercial corridor of W. Commerce 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];** distinctive as an architecturally significant former auto dealership garage along a major Westside commercial corridor;

**It is an important example of a particular architectural type or specimen [35-607(b)12]** an important example of an early 20<sup>th</sup> century Mission/Spanish Eclectic style former garage/auto dealership.



Mexican American Unity Council/Former Crockett Elementary  
2300 W. Commerce

### History

Main building constructed in 1911 of stone, brick and reinforced concrete as Crockett Public School No. 11. (1911-1924 Sanborn, vol. 4, sheet 397). Replaced an earlier one-story David Crockett school on the same site that was there by at least 1904. Large rear 2-story additions added in 1930 (1911-1951 Sanborn, vol. 4, sheet 397). Purchased by Mexican American Unity Council in 1976. In 1977, *the San Antonio Light* mentioned that a new library would be named for the late Isabel Bazan, who had worked at the Main Library for more than 35 years (*SA Light* 3/16/1977). The new Isabel Bazan branch library was located in the Crockett School (*SA Light*, May, 11, 1977).

### Public Comments

- School in Prospect Hill area. Education in Westside.
- The MAUC founded many orgs. in town – historic!
- Great example of neoclassical, popular in Mexico before revolution
- Great regal building – none of these left must save
- Schools built with character and developed character!
- They did a wonderful restoration on the building. It's not like any school I ever went to.
- An excellent specimen of its style and a tremendous history as a school, Bazan library, and home to MAUC!
- My youngest brother attended in the '30s.

### Eligibility Criteria

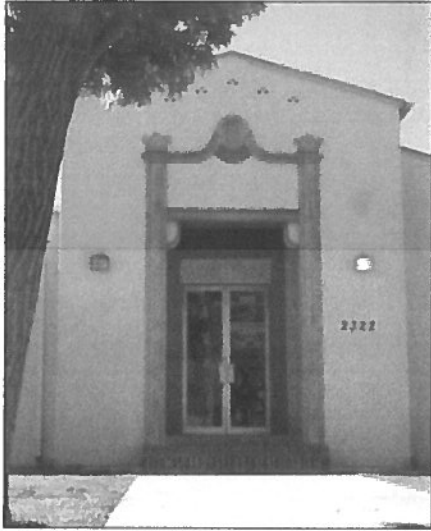
**Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1]** its lengthy history as an educational institution within the Westside community and later for its services provided through the Mexican American Unity Council;

**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 outstanding example of the early 20<sup>th</sup> century Beaux Arts style applied to an educational facility;

**Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]** its location along the busy commercial corridor of W. Commerce Street;

**Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8]** Despite incorporation of modern replacement windows, the building continues to reflect its original Beaux Arts classicism and remains largely intact on the exterior.

**It is an important example of a particular architectural type or specimen [35-607(b)12]** an imposing example of Beaux Arts classicism of the early 20<sup>th</sup> century applied to an educational facility.



Former Prospect Hill Library  
2322 Buena Vista

### History

The building opened as the Prospect Hill Library in 1930 (*SA Express*, 9/16/1930). In 1935, the library was enlarged with additions and alterations (*SA Express*, 10/6/1935). In 1950, an article stated that the "Prospect Hill Taxpayers League...will soon complete the deal with the city parks department in regard to obtaining full charge of the Prospect Hill Library and auditorium building" (*SA Express*, 8/11/1950). A new recreation center was opened in the library building in 1951 (*SA Express*, 12/16/51). A 1957 article stated, "City Manager Matthews has promised the Prospect Hill Library auditorium will be cleaned and renovated for use by organizations in that area" (*SA Light* 2/22/1957). In 1962, an article mentioned that "work started in February on a program of remodeling and repairs for the Prospect Hill Branch Library Building" and library operations were to be transferred to a mobile book unit while the repairs and renovations were going on (*SA Light* 4/22/1962). A new library at Las Palmas was completed in 1969 to replace this structure. Beginning in 1980, WIC has had offices in the building. Today it remains the administrative offices of WIC.

The words "San Antonio Public Library Prospect Hill Branch" are embossed on the façade above the main entrance. The building reflects minimal Art Deco stylistic influences.

### Public Comments

- Important in the community over many years
- Beautiful building
- Its longstanding use as a community gathering place for learning, recreations, art, and health
- As a very young girl I walked to the library and learned about the beauty of reading.
- Another wonderful building that served the Westside community children – has no obvious reason for destroying.

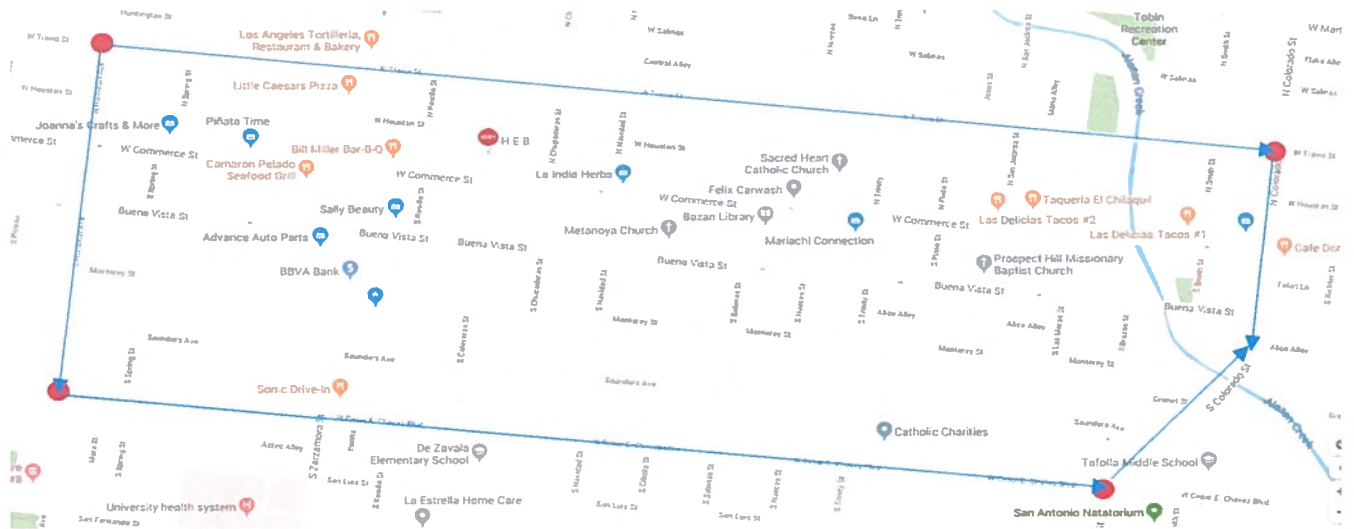
### Eligibility Criteria

**Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1]** a lasting reminder of the Prospect Hill neighborhood and its history serving the community as a public library;

**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 1930s institutional architecture reflecting minimal Art Deco influences;

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

# MAP OF BUENA VISTA HISTORIC DISTRICT



## East to West:

- From Cesar Chavez Blvd and Colorado to Cesar Chavez Blvd and Hamilton
- 1501 W Cesar Chavez Blvd to 426 S Hamilton
- From Travis and Colorado to Travis and Hamilton
- 1502 W Travis St to 3142 W Travis St

## North to South:

- From Travis and Colorado to Colorado and Cesar Chavez Blvd
- 1502 W Travis St to 1514 W Cesar Chavez Blvd
- From Travis and Hamilton to Travis and Cesar Chavez Blvd
- 3143 W Travis St to 3012 W Cesar Chavez Blvd