

**HISTORIC AND DESIGN REVIEW  
COMMISSION  
September 21, 2022**

**HDRC CASE NO:** 2022-24908  
**ADDRESS:** 2004 Chihuahua  
**LEGAL DESCRIPTION:** NCB 2474 BLK 5 LOT 1 THRU 6  
**ZONING:** R-5  
**CITY COUNCIL DIST.:** 5  
**APPLICANT:** Natalie Guerrero/Westside Preservation Alliance  
**OWNER:** St. Alphonsus Catholic Church  
**TYPE OF WORK:** Request for Review of Historic Significance  
**CASE MANAGER:** Amy Fulkerson

**REQUEST:**

A request for review by the HDRC regarding eligibility of the property at 2004 Chihuahua for landmark designation.

**APPLICABLE CITATIONS:**

*Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.*

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
  1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
  2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of

the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

*Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.*

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.  
Criteria for Evaluation.

1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;**
2. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
6. **Its historical architectural or cultural character as a particularly fine or unique example of a utilitarian structure;**
7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature;**
11. **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;**

*Local Government Code, Sec. 211.0165 - Designation of Historic Landmark or District.*

(b) If the property is owned by an organization that qualifies as a religious organization under Section [11.20](#), Tax Code, the municipality may designate the property as a local historic landmark or include the property in a local historic district only if the organization consents to the designation or inclusion.

## **FINDINGS:**

- a. On April 6, 2022, the Westside Preservation Alliance submitted a Request for Review of Historic Significance for the property at 2004 Chihuahua. St. Alphonsus Catholic Church, Archdiocese of San Antonio, owns the property which is located in City Council District 5.
- b. **CASE HISTORY:** On November 9, 2021, OHP received an incomplete application for demolition of the rectory and an outbuilding located at 2004 Chihuahua Street. Public notice of the demolition was sent on November 17, 2021. Public feedback opposing demolition was received from the Westside Preservation Alliance, Esperanza Peace and Justice Center, and the Historic Westside Resident Association. The demolition application was determined complete on April 5, 2022.
- c. **DEMOLITION AND DESIGNATIONS COMMITTEE:** On September 14, 2022, the Demolition and Designations Committee conducted a site visit with representatives of the applicant and the property owners present. Notes are included in the case file.
- d. The only path for designation is for the Archdiocese to reconsider and consent to designation. Regardless of the action taken by the Historic and Design Review Commission, the designation cannot

move forward to City Council for designation without the owner's consent, based on Local Government Code 211, sec. 211.0165(b).

- e. **HISTORIC CONTEXT:** The applicant submitted a Statement of Significance which is included in this case file. The parcel which includes 2004 Chihuahua was donated by Charles Graebner, a German-American businessman, to the Archdiocese in 1925 with the requirement that a church, school, and rectory be constructed. St. Alphonsus Catholic Church was established in 1925. Prior to this, the closest Catholic Church was Sacred Heart Catholic Church established in 1899 and located at 2123 W. Commerce. Between the founding of the two parishes, San Antonio's westside saw an influx of immigrants from Mexico seeking shelter from the revolution. The Mission Revival church was built in 1925 and City Directories indicate that the rectory was constructed by 1928. According to ScoutSA research, the same year the church was built, the parish and Regina Guild founded the St. Alphonsus Clinic in a two-room building located at 1210 S. Zarzamora. The clinic provided pre-natal and postpartum services to mothers and infants. Their scope increased to include language and sewing classes. The applicant writes "Of major social import, 2004 Chihuahua was one of 18 Youth Centers opened in June of 1965 as part of the Federal Government's Neighborhood Youth Program, developed under the Office of Economic Opportunity (OEO) within the frame of the War on Poverty initiative. Here, the Youth Program was developed in collaboration with Father Yanta, then priest at St. Adolphus, and housed at 2004 Chihuahua. For the nine-hundred and sixty-two youth who participated that year, the Youth Program was a social as well as an economic lifeline. Father Yanta, the first Archbishop of Polish descent in San Antonio, dedicated his work to helping impoverished areas of the San Antonio's Westside. His efforts to create the San Antonio Neighborhood Youth Organization (SANYO), was but one of his influential projects. Several SANYO directors would go on to become community and city leaders." According to ScoutSA research, in 1963 the St. Alphonsus Clinic moved to a new building provided by the parish at 1050 San Carlos. The Federal Government's Neighborhood Youth Program was established in 1965 as a program for youth 16-21 to assist dropouts, potential dropouts, and those with an ambition to continue their studies and lack the means to do so. Eighteen centers were created in San Antonio, including one at St. Alphonsus Catholic Church. It is believed that this center was held in the same building as the clinic. This building currently serves as the Parish Hall.
- f. **SITE CONTEXT:** The property comprises one block and is bound by S. Zarzamora on the west, Chihuahua St. to the north, Rosillo on the east side, and San Carlos St. on the south. St. Alphonsus Church faces S. Zarzamora with an address of 1202 S. Zarzamora. The rectory building faces Chihuahua street with an address of 2004 Chihuahua and an alternate address of 1202 S. Zarzamora. The clinic building faces San Carlos St with an address of 1210 S. Zarzamora. The structures are aligned with the northern edge of the property with an asphalt parking lot to the south. A concrete curb surrounds the parking lot.
- g. **ARCHITECTURAL DESCRIPTION:**  
**Rectory:** A two-story wood frame vernacular structure built in the National Folk I-House Family style with Greek Revival detailing and with a two-story rear extension. The side gable structure includes a raised covered stoop with entry portico at the front entrance featuring a classical pediment with dentil detailing. The stoop's exterior entry's wrought iron columns were likely introduced later, as replacements to the original columns. The front door is flanked by sidelites which appear to be original. The first floor contains two vertically proportioned single hung windows on either side of the door, while the second floor, features a single window in the center flanked by two pairs of single hung windows. A bay window located on the structure's west facade, towards the rear, also features dentil detailing. The interior design layout begins at the central formal entry and reception area and continues to the more functional and utilitarian spaces towards the rear and southern part of the structure. The common theme for the design of the rectory is reflective of the local climate, which is primarily warm with south-easterly winds. Southern facing row windows, oriented towards San Carlos St., with open seating and sleeping areas, were situated to make the most of southerly breezes prior to the invention and adoption of air conditioning.  
**Garage:** The single-story masonry vernacular building has a pyramidal roof form with exposed rafter tails. There is a single door and window on the south elevation. Later additions include a lean-to shed and water heater closet.  
**Church:** Built in 1925, St. Alphonsus Catholic Church draws from local architectural examples such as the San Antonio Missions and San Fernando Cathedral to blend elements of Mission and Spanish Revival

architecture. The building is stucco clad with deep-set windows, stained glass, buttresses, and low-pitch roof. The front façade features twin bell towers, mission-style parapet with inset niche, carved wooden double doors with inlaid tile cross in the transom and decorative surround. Facing S. Zarzamora St, the church is a prominent feature and community anchor.

- h. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC sec. 35-607(b):

- 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** for its contributions to the spiritual, cultural, and social well-being of San Antonio's Westside working class community, including its service as a youth center under the Federal Government's "War on Poverty" initiative.
- 2. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** for its association with Charles Graebner, Archbishop Drossaerts, and Father Yanta.
- 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an example of American Folk Vernacular, in particular the I-House Family, representative of working class and socioeconomic affiliations of the early 20th century.
- 6. Its historical architectural or cultural character as a particularly fine or unique example of a utilitarian structure;** as a parish rectory, exemplifying the unique, historic, educational, and significant religious relationship that the church has with its local faith community.
- 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;** for its distinctive location at the corner of Chihuahua and S. Rosillo, where the structure has strong visibility and familiarity to the local community.
- 11. 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;** For its particular association with the cultural, social, and economic heritage associated with 1960s economic development through Federal Programs for Youth as well as the War on Poverty programs.

Staff found that the evidence submitted by the applicant supports criteria 1 and 2 for the rectory building alone, but it does not sufficiently support criteria 5, 6, 7, or 11.

- i. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- j. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. Because the owner is a religious entity, if they are not in favor, the designation case cannot proceed based on State law and they may proceed with demolition.

**RECOMMENDATION:** A property must meet three of 16 criteria under UDC Sec. 35-607(b) in order to be eligible for local historic landmark designation. Staff finds that the rectory itself does not meet the criteria for individual landmark designation. The full parcel at 2004 Chihuahua is eligible for designation, and if it were designated the rectory would be considered a contributing structure. Consistent with state law, unless the property owner consents to designation, the case will conclude and the demolition request will be approved.

# Bexar CAD

## Property Search Results > 132359 ST ALPHONSUS CHURCH for Year 2022

Tax Year: 2022 - Values not available

### Property

#### Account

Property ID:	132359	Legal Description:	NCB 2474 BLK 5 LOT 1 THRU 6
Geographic ID:	02474-005-0010	Zoning:	R-5
Type:	Real	Agent Code:	40136
Property Use Code:	5600		
Property Use Description:	EXEMPT - CHURCH		

#### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

#### Location

Address:	2004 CHIHUAHUA ST SAN ANTONIO, TX 78207	Mapsco:	616A6
Neighborhood:	NBHD code11640	Map ID:	
Neighborhood CD:	11640		

#### Owner

Name:	ST ALPHONSUS CHURCH	Owner ID:	93754
Mailing Address:	1202 S ZARZAMORA ST SAN ANTONIO, TX 78207-6798	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
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(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
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(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
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(=) Assessed Value:	=	N/A	

**Taxing Jurisdiction**

Owner: ST ALPHONSUS CHURCH

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	1.0686	46548.22	0.00	0.00	N/A	N/A

**Roll Value History**

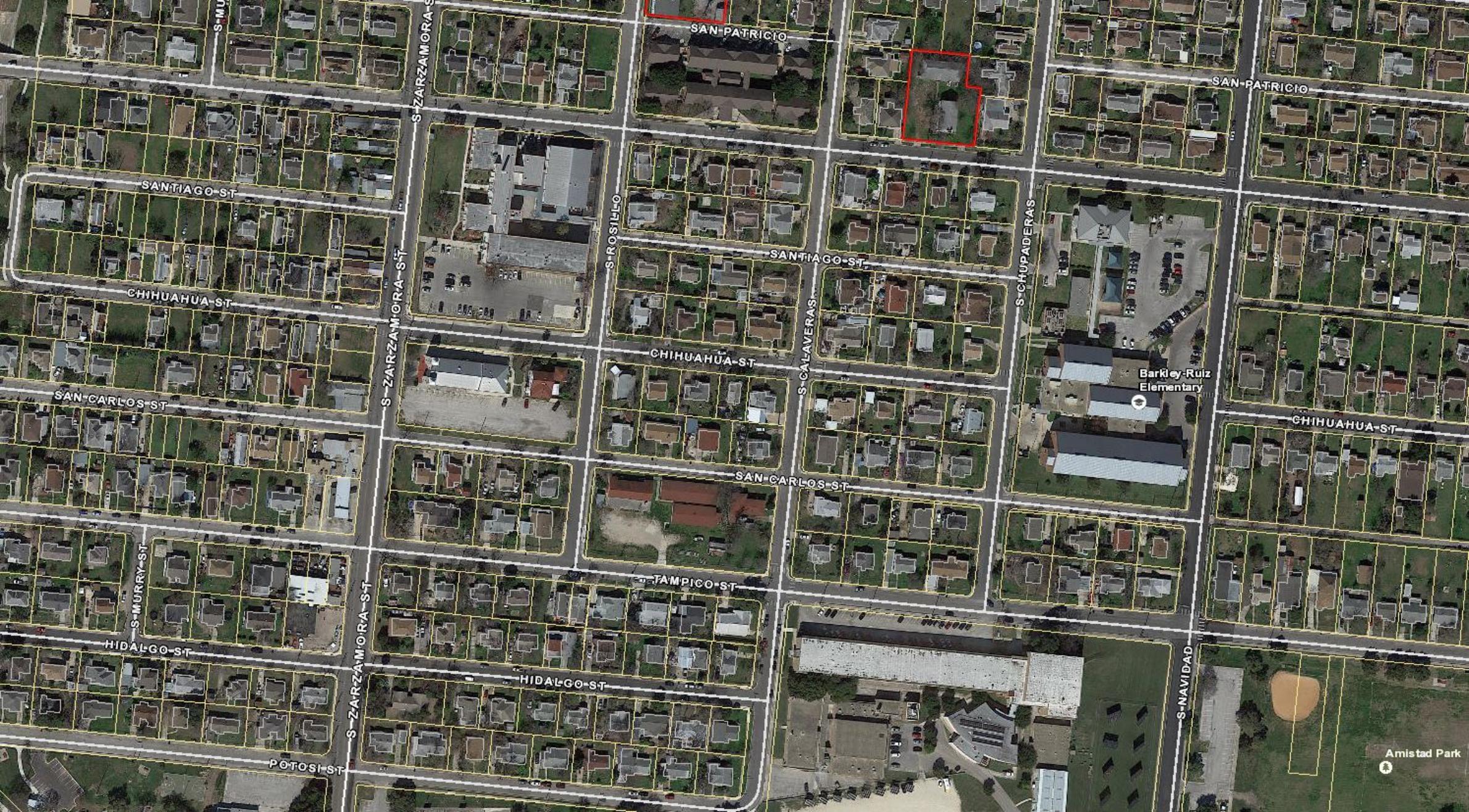
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$129,870	0	129,870	\$0	\$129,870
2020	\$0	\$129,870	0	129,870	\$0	\$129,870
2019	\$0	\$0	0	0	\$0	\$0
2018	\$0	\$0	0	0	\$0	\$0

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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**2022 data current as of Apr 6 2022 1:21AM.****2021 and prior year data current as of Mar 4 2022 7:01AM****For property information, contact (210) 242-2432 or (210) 224-8511 or email.****For website information, contact (210) 242-2500.**

This year is not certified and ALL values will be represented with "N/A".



SAN PATRICIO

SAN PATRICIO

SANTIAGO ST

S-ROSILLO

SANTIAGO ST

S-CHUPADERAS

CHIHUAHUA ST

CHIHUAHUA ST

S-CALAVERAS

Barkley Ruiz Elementary

SAN CARLOS ST

SAN CARLOS ST

CHIHUAHUA ST

TAMPICO ST

HIDALGO ST

HIDALGO ST

S-NAVIDAD

POTOSI ST

Amistad Park

Chihuahua St

Chihuahua St

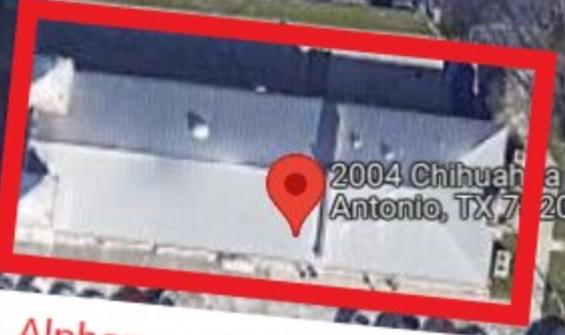
Chihuahua St

Chihuahua St

S Zarzamora St

S Rosillo St

S Calaveras St



2004 Chihuahua St,  
Antonio, TX 78207



Clinic  
c. 1925

St. Alphonsus Catholic Church  
c. 1925

Rectory

San Carlos St

San Carlos St

San Carlos St

San Carlos St

S Zarzamora St

S Rosillo St

S Calaveras St

Sisters Victory  
Noll Ministry



Clinic  
c. 1965



St. Alphonsus  
Catholic School

Tampico St

Tampico St

Tampico St

Tampico St

## Materials Submitted by the Applicant

# Request for Review of Historic Significance\*

Print



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

1901 S Alamo, San Antonio, TX 78204  
(210) 215-9274 OHP@SANANTONIO.GOV

Date Received

### PROPERTY DESCRIPTION

Property Address

2004 Chihuahua

San Antonio, TX 78207

Legal Description

NCB 2474 BLK 5 LOT 1 THRU 6

[Property Search](#)

### REQUESTER INFORMATION

Name (First and Last)

Natalie Guerrero

Organization (if applies)

Westside Preservation Alliance

Mailing Address

E-mail Address

Phone

### OWNER INFORMATION

Owner Name

ST ALPHONSUS CHURCH

Owner Mailing Address

1202 S ZARZAMORA ST  
SAN ANTONIO, TX 78207-6798

E-mail Address

Phone

(210) 433-9365

Has owner been contacted?

yes

no

*\*In accordance with UDC Section 35-606, requests for landmark designation may only be made by or with the concurrence of the property owner. However, any person may request that a property be reviewed for significance (this form) by the HDRC. **This form is not an application for landmark designation.** After review, the HPO shall forward the request to the Historic and Design Review Commission for its review and recommendation.*

I, THE UNDERSIGNED, UNDERSTAND AND ACKNOWLEDGE THAT THIS DOCUMENT IS NOT AN APPLICATION FOR HISTORIC LANDMARK DESIGNATION OF THIS PROPERTY. THIS IS A REQUEST FOR REVIEW BY THE APPROPRIATE OFFICIAL OR BODY AND DOES NOT OBLIGATE ANY FURTHER ACTION AS TO THE PROPERTY IN QUESTION. I ALSO UNDERSTAND THAT SUBMISSION OF THIS FORM CONFERS NO RIGHT TO APPEAL ANY ACTION OR DECISION BY ANY OFFICIAL OR BODY. I FURTHER DECLARE THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Natalie Green

REQUESTER SIGNATURE

4/6/22

DATE

**PLEASE SUBMIT THIS FORM ALONG WITH:**

- Clear photographs of the building from multiple angles
- Statement of Significance\*\*
- Copy of the current ownership information including deed record

**Submit**

Requests for review may be e-mailed or hand-delivered at the address above.

*\*\*The Office of Historic Preservation and Historic and Design Review Commission recommend landmarks for designation on the basis of historical, architectural, and cultural significance. Section 35-607 of the Unified Development Code outlines the Designation Criteria for Historic Districts and Landmarks. Please provide a **Statement of Significance** that explains how the property meets at least three of these criteria.*

## STATEMENT OF SIGNIFICANCE

2004 Chihuahua Street  
San Antonio, TX 78207

**Built Date:** c. 1925

**Architectural Style:** National American Folk

**Associated Individuals:** Bishop Arthur Jerome Drossaerts, Bishop John Walter Yanta, Charles Graeber

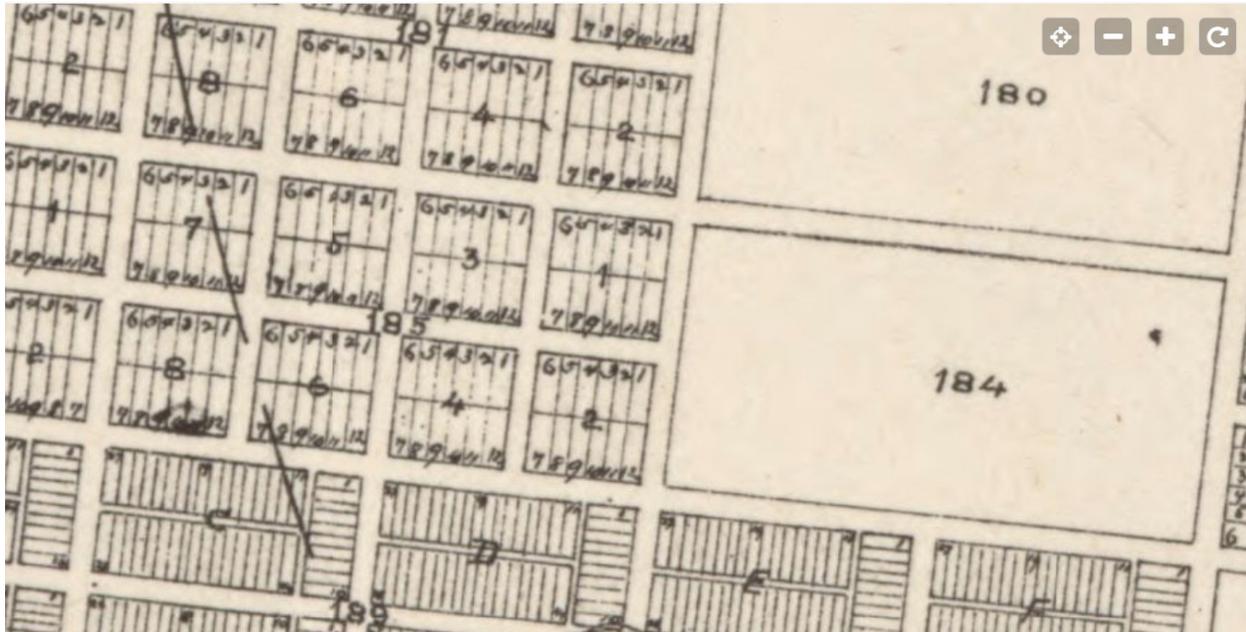
The two-story rectory at 2004 Chihuahua, located on the grounds of the St. Alphonse Church, has served as a residence and office for the clergy, as well as a spiritual, cultural, and social center to the Westside community for at least 97 years. It is a visible reminder of the historic development and growth of San Antonio's Westside.

### Architectural Description

A two-story wood frame vernacular structure built in the National Folk I-House Family style with Greek Revival detailing and with a two-story rear extension. The building is marked by symmetry, balance, and the application of the Golden Ratio proportions that relate this structure back to a divine relationship. Appropriate for a religious structure. The restrained use of exterior ornamentation reflects not only the style and function of the building, but also the values of the working-class neighborhood in which it is set. This side gable structure includes a raised covered stoop entry portico at the front entrance featuring a classical pediment with dentil detailing. The stoop's exterior entry's wrought iron columns were likely introduced at a later date, as replacements to the original columns. The front door is flanked by sidelites which appear to be original. The first floor contains two vertically proportioned single hung windows on either side of the door, while the second floor, features a single window in the center flanked by two pairs of single hung windows. A bay window located on the structure's west facade, towards the rear, also features dentil detailing. The interior design layout begins at the central formal entry and reception area and continues to the more functional and utilitarian spaces towards the rear and southern part of the structure. The common theme for the design of the rectory is reflective of the local climate, which is primarily warm with south-easterly winds. Southern facing row windows, oriented towards San Carlos St., with open seating and sleeping areas, were situated to make the most of southerly breezes prior to the invention and adoption of air conditioning. Building materials were generally affordable and locally sourced as the supply chain was not extensive as it is today. The use of wood frame construction and exterior wood cladding reflect the local building knowledge and methods prevalent at the time and which became distinct and specific to this region. Simple structures that were built by the people, for the people. The style is indicative of new industries being established and contributing to the prosperity essential to improving the life of communities. The building type and function is an important and significant example of the affordable building types of the city's westside, especially as built during a time of the city's expansion and growing population of people who had fled Mexico's civil war in the early 20<sup>th</sup> century.

## Historic Context

While Sanborn maps do not extend to this area, the Rullman City Map of 1890 clearly indicates the area was platted by this time. At the time the property would have been identified as part of Old City Lot 185 (see blocks 5 & 6).



Deeds indicate that the property was transacted through several real estate transfers until the purchase by Graebner with the intent of donating it to the Archdiocese. Graebner donated the property to the Archdiocese on January 9 for the purposes of building a church “with the least possible delay and not later than ninety days after the date” of conveyance. The deed instructed that a school and a rectory were to also be erected.

Graebner, a prominent San Antonio businessman, was the descendant of a German pioneer family who settled in San Antonio and Boerne in the mid-1800s. Graebner had a lively interest in the natural, educational, and spiritual development of San Antonio and was known for donating properties for parks, schools, and churches. Graebner Elementary School, located in the Palm Heights neighborhood is named after him in recognition of his donation of land for the school.

Graebner deeded the property on Chihuahua and Zarzamora to Bishop Arthur Jerome Drossearts, who had been consecrated as San Antonio’s Bishop in 1918. As bishop, Drossearts built more than sixty churches and fifty schools in San Antonio. In 1926, he was named the first archbishop of the Catholic Archdiocese of San Antonio. He was consecrated as such in February 1927. Drossearts is also largely recognized for his efforts to keep the Mission parishes alive and thriving.

Since 1925, when St. Alphonsus was built, the Rectory has held a vitally important place in the Spanish speaking working-class community that St. Alphonsus serves. In this community, where the median income has historically been below the poverty line, the building at 2004 Chihuahua has been culturally and socially significant, as well as a place of refuge.

Of major social import, 2004 Chihuahua was one of 18 Youth Centers opened in June of 1965 as part of the Federal Government's Neighborhood Youth Program, developed under the Office of Economic Opportunity (OEO) within the frame of the War on Poverty initiative. Here, the Youth Program was developed in collaboration with Father Yanta, then priest at St. Adolphus, and housed at 2004 Chihuahua. For the nine-hundred and sixty-two youth who participated that year, the Youth Program was a social as well as an economic lifeline.

Father Yanta, the first Archbishop of Polish descent in San Antonio, dedicated his work to helping impoverished areas of the San Antonio's Westside. His efforts to create the San Antonio Neighborhood Youth Organization (SANYO), was but one of his influential projects. Several SANYO directors would go on to become community and city leaders.

No buildings currently designated in the Westside recognize or represent the historical, cultural, social, or significance of the 1960s. Historical designation of 2004 Chihuahua would begin to fill that lacuna.

### **Criteria For Designation**

1. "Its value as a visible or archeological reminder of the cultural heritage of the community, or national event" for its contributions to the spiritual, cultural, and social well-being of San Antonio's Westside working class community, including its service as a youth center under the Federal Government's "War on Poverty" initiative.
2. "Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation" for its association with Charles Graebner, Archbishop Drossaerts, and Father Yanta.
5. "Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials" as an example of American Folk Vernacular, in particular the I-House Family, representative of working class and socio-economic affiliations of the early 20<sup>th</sup> century.
6. "Its historical architectural or cultural character as a particularly fine or unique example of a utilitarian structure" as a parish rectory, exemplifying the unique, historic, educational, and significant religious relationship that the church has with its local faith community.
7. "Its unique location or singular physical characteristics that make it an established or familiar visual feature" for its distinctive location at the corner of Chihuahua and S. Rosillo, where the structure has strong visibility and familiarity to the local community.
11. "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;" For its particular association with the cultural, social, and economic heritage associated with 1960s economic development through Federal Programs for Youth as well as the War on Poverty programs.

to hold, the above described property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said P. W. Sauer and wife, Alma Sauer, their heirs and assigns forever. And I do hereby bind myself, my heirs, executors, administrators, successors or assigns, to Warrant and Forever defend all and singular the said property unto the said grantees herein their heirs, assigns and successors, against the claim or claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof. Witness the signature of the Grantor at San Antonio, Texas, on this the 6th day of January, A. D. 1925.

(\$1.50 Rev. Stamps Cancelled.)

H. J. Shearer,

State of Texas,  
County of Bexar:

Before me the undersigned authority, on this day personally appeared H. J. Shearer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office, on this the 6th day of January,

A.D. 1925.

RCM:LP  
1-6-25

R.C. Metting,  
Notary Public in and for Bexar County, Texas.

Filed for record Jan. 9th, 1925, at 2:29 O'clock PM,  
Recorded Jan. 10th, 1925, at 11:05 O'clock AM,  
Jack R. Burke, County Clerk, Bexar County, Texas.  
By: Chas. Grossmann, Deputy.

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No. 109733.

Charles Graebner,

General Warranty Deed

The Rt. Rev. Arthur J. Drossaerts,  
Bishop

State of Texas,  
County of Bexar:

Know all men by these presents: That I, Charles Graebner, of Bexar County, State of Texas, for and in consideration of One Dollar, and the further considerations herein expressed, to me in hand paid, the receipt whereof is hereby acknowledged, have given, donated, Granted, and conveyed, and by these presents do Give, Donate, Grant and Convey unto the Right Reverend Arthur J. Drossaerts, Roman Catholic Bishop of the Diocese of San Antonio, Texas, all that certain tract or parcel of land more particularly described as follows; to-wit: The North One Hundred Fifty-three (153) feet of lots numbered One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), in Block numbered Five (5), in New City Block Numbered Twenty-four Hundred Seventy-four (2474), said lots fronting altogether 308.2 feet on the south side of Chihuahua Street, and running back between parallel lines a distance of 153 feet to San Carlos Street for depth. The property herein conveyed is further bounded on the North by said Chihuahua Street, on the west by Zarzamora Street, on the East by Rosillo Street, and on the South by said San Carlos Street, and is situated in the City of San Antonio, in Bexar County, State of Texas, and reference is here also made to the survey and Plat of said property made by Louis Polk, County Surveyor of Bexar County, on the 6th day of January A. D. 1925, which Plat is duly recorded in the Plat Records of Bexar County, State of Texas, It is hereby made a condition of this conveyance and the said Right Reverend, Arthur J. Drossaerts, as Catholic Bishop of San Antonio, hereby covenants and agrees, that as soon as possible, and with the least possible delay, and not later than ninety (90) days after date, he, the said Catholic Bishop of San Antonio, shall begin the erection of a Catholic church to be constructed of brick or equally good and substantial materials, upon the property above described; said church structure to cost between twenty and thirty thousand dollars, and the erection and construction of said church to continue with all possible diligence after the beginning of such construction, without interruption until completed. It is further agreed and understood as a condition of said donation and conveyance by the said Charles Graebner, that as soon as same can practically be done in the light of the requirements and finances of the said church, there shall also be erected upon the said property, by the said Catholic Bishop of San Antonio, or his successors, a school building and rectory, conforming in architecture and materials to

said church building. To have and to hold the above described property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said the Right Reverend, Arthur J. Drossaerts, Roman Catholic Bishop of the Diocese of San Antonio, Texas, his successors and assigns, forever, and I do hereby bind myself, my heirs, executors, administrators, successors or assigns, to Warrant and forever defend all and singular the said property unto the said Grantee herein, his successors and assigns, against the claim or claims of every person whomsoever lawfully claiming, or to claim the same, or any part thereof. Witness the signature of the Grantor at San Antonio, Bexar County, Texas, on this the 5th day of January, A.D. 1925.

Charles Graebner.

State of Texas,  
County of Bexar:

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid on this day personally appeared Charles Graebner, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office on this the 8th day of January, A.D. 1925.

A. J. Parker,  
Notary Public in and for Bexar County, State of Texas.

Seal.

AJP-wc.  
1-6-25.

Filed for record Jan. 9th, 1925, at 2:50 O'clock PM,  
Recorded Jan. 10th, 1925, at 11:25 O'clock AM,  
Jack R. Burke, County Clerk, Bexar County, Texas.  
By: Chas. Grossmann, Deputy.

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No. 109734:  
L. C. Evans,

Warranty Deed with V/L

Miguel Vela.

The State of Texas,  
County of Bexar:

Know all men by these presents: That I, L. C. Evans, of the County of Bexar State of Texas, for and in consideration of the sum of Ten Dollars, and other valuable considerations to me paid, and secured to be paid, by Miguel Vela as follows: Ten Dollars cash in hand paid, and the assumption of the payment, by the said Miguel Vela of one certain promissory, vendor's lien note in the sum of Seven Hundred and Seventy Five Dollars, dated Aug. 21, 1924, payable to the order of Miguel Vela, and executed by grantor herein, secured by vendor's lien on same property herein and hereby conveyed have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Miguel Vela of the County of Bexar State of Texas, all that certain Lot No. 201 in N. C. B. 6182 in the South Home Addition to the City of San Antonio, Bexar County, Texas, To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Miguel Vela, and his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Miguel Vela, and his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute. Witness my hand at San Antonio, Texas. this 7 day of Octo. A.D. 1924.

L. C. Evans

The State of Texas,  
County of Bexar:

Before me, J. W. Fullerton, a notary public in and for Bexar County, Texas, on this day personally appeared L. C. Evans, known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office. This 7 day of Oct. A.D. 1924.

J. W. Fullerton,

Notary Public, Bexar County, Texas.

Seal.



ST. ALPHONSUS CHURCH  
RECTOR

2004



The building is a two-story structure with a gabled roof and a prominent front porch. The exterior is clad in white horizontal siding, which is severely deteriorated, with large areas of paint missing, exposing the underlying wood. The roof is a dark red color. The house features several windows: a small arched window in the gable, a row of three windows on the second floor, and a row of three windows on the first floor. The porch has a decorative, octagonal roof and is supported by wooden columns, some of which appear to be in poor condition. A utility pole is positioned in the foreground, and a grey SUV is parked on the right side of the image.





NOTICE  
NO TRESPASSING

ACTIC  
110-431-4932



AZTEC  
310-433-8933

AZTEC  
310-433-8933

AZTEC  
310-433-8933



**AZTEC**  
FENCE & ORNAMENTAL IRON  
210-433-8932

Av  
C  
o

